



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: March 8, 2018 REPORT NO. PC-18-005

HEARING DATE: March 15, 2018

SUBJECT: ECO BLÖK RESIDENCES; Process Four Decision

PROJECT NUMBER: [530514](#)

OWNER/APPLICANT: PFP Coastal Holdings, LLC, a Delaware Limited Liability Company

SUMMARY:

Issues: Should the Planning Commission approve an application for the demolition of an assisted living complex and the construction of 30 detached single-family dwelling units located at 3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue in the Pacific Beach Community Plan and Local Coastal Program Land Use Plan?

Staff Recommendations:

1. ADOPT Mitigated Negative Declaration No. 530514, and ADOPT the Mitigation Monitoring and Reporting Program;
2. APPROVE Coastal Development Permit No. 2081351; and
3. APPROVE Site Development Permit No. 2099448.

Community Planning Group Recommendation: On June 28, 2017, the Pacific Beach Planning Group vote 3-8-0 on a motion to recommend approval of the project. This motion failed and no other action was taken on the project (Attachment 14).

Environmental Review: [Mitigated Negative Declaration No. 530514](#) has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which addresses potential impacts to Cultural Resources (Historical Resources/ Archaeology) and Noise (Construction). A Mitigation Monitoring and Reporting Program (MMRP) would be implemented with this project, which shall reduce the potential impacts to below a level of significance.

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

Housing Impact Statement: The project proposes the demolition of the ARC Assisted Living Complex (currently unoccupied) and the construction of 30 detached single-family dwelling units. The project would implement the land use designation of the Pacific Beach Community Plan and would create 30 single-family dwelling units where none currently exist on the site. This project is subject to the requirements of the City's Inclusionary Affordable Housing Regulations ([Chapter 14, Article 2, Division 13](#) of the San Diego Municipal Code).

BACKGROUND

The 1.64-acre project site is located at 3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue (Attachments 1-4). The site is zoned RM-1-1 (Residential - Multiple Unit) and is designated Multi-Family Residential in the Pacific Beach Community Plan (PBCP). In addition, the project site is within the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Transit Priority Area, Parking Impact Overlay Zone Parking (Coastal and Beach), and the Residential Tandem Parking Overlay Zone.

The site is comprised of 30 legal lots of which 24 lots are located on the east side of Shasta Street between Roosevelt Avenue and Fortuna Avenue. The remaining six lots are located on the east side of Shasta Street just south of Roosevelt Avenue. The project site is currently developed with a vacant group care facility (ARC Assisted Living) comprised of three structures and associated landscaping, as well as the Pacific Beach Community Garden located on the six lots south of Roosevelt Avenue. The Pacific Beach Community Garden has been actively growing organic produce for over thirty five years and the ARC of San Diego had generously allowed the use of their property by the local community. The overall project site is situated southeast of the intersection of Shasta Street and Fortuna Avenue. Fortuna Avenue borders the site to the north, Shasta Street to the west, an alley and residential development to the east, and residential development to the south.

The site slopes gently from north to south with elevations ranging from 47 feet Mean Sea Level (MSL) at the north end of the property to approximately 33 feet MSL at the southern end. The site is not located within the 100-year floodplain or any Special Flood Hazard area. The project site is not located within or adjacent to the Multiple Habitat Planning Area and does not contain Environmentally Sensitive Lands as defined in San Diego Municipal Code (SDMC) [Section 113.0103](#). The site is located approximately 1.19-miles from the Pacific Ocean and 1,025 feet from the shores of Mission Bay. The property is not located between the sea and the first public roadway paralleling the sea, and Shasta Street, Fortuna Avenue and Roosevelt Avenue at this location is not designated as a physical accessway or view corridor. The site does not contain intermittent or partial vistas, viewsheds or scenic overlooks as identified within the adopted PBCP and Local Coastal Program Land Use Plan, nor are there existing or potential views to the ocean through the site.

The existing project site was initially developed as military housing during the 1940s. A 1953 aerial photograph of the project site shows five multi-family housing structures within the project area. These structures were removed before 1976. A single foundation slab from one of these structures remains in the southern portion of the project site. The structure at 3977 Shasta Street was constructed in 1976 making the building 41 years in age; the structure at 1765 Fortuna Avenue was constructed in 1992 making the building 25 years in age; and the structure at 1750 Roosevelt Avenue was constructed in 1992 making the building 25 years in age. Therefore, none of the buildings are 45 years old nor are they considered historical resources under the City's Significance

Determination Thresholds.

On January 26, 1976, the Planning Commission approved Conditional Use Permit (CUP) No. 444-PC for a residential care complex, which included five residential cottages, an educational complex, and an administrative building (Attachment 7). This CUP covered the project site and the adjacent lots on the west side of Shasta Street. On October 4, 1990, the Planning Commission approved Coastal Development Permit (CDP) and CUP No. 89-1157, an amendment of CUP 444-PC, to allow for a residential treatment center for 64 mentally disabled adults (Attachment 8). This permit allowed for the construction of four two-story residential buildings on the west side of Shasta Street and two two-story group homes on the east side of Shasta Street, and the conversion of the one-story structure located at 3977 Shasta Street into a multi-purpose building.

On August 2, 2016, the Development Services Department approved CDP No. 1643684 to convert the four two-story residential buildings on the west side of Shasta Street into market rate apartment units (Attachment 9). The CDP No. 1643684 also includes the rescission of CUP No. 89-1157 and CUP 444-PC. However, this CDP only covered the lots on the west side of Shasta Street; therefore, CUP No. 89-1157 and CUP 444-PC still remains in effect on the project site located on the east side of Shasta Street.

DISCUSSION

Council Policy No. 600-27 and 900-14:

On July 31, 2017, the City Council adopted [Resolution No. R-311256](#) amending Council Policy No. 600-27 regarding the Affordable/In-Fill Housing and Sustainable Buildings Expedite program (Program). This resolution went into effect upon the adopted associated amendments to the SDMC regarding the qualifications for the Program pursuant to [Ordinance No. O-20856 \(New Series\)](#). The qualifications and regulations for the affordable, in-fill housing and sustainable buildings project became effective on October 20, 2017, which replaces the qualification requirements for private development from Council Policy 900-14 (2003 version) to the SDMC. The project application was deemed complete on May 24, 2017, and the project is utilizing the Program qualifications and SDMC regulations that were in effect at the time of the submittal.

The project will achieve a Leadership in Energy and Environmental Design (LEED) Silver certification, which includes a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption. Because the project utilizes renewable technologies and qualifies as Sustainable Buildings, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

Project Description:

The project proposes the demolition of the former 10,758-square-foot ARC Assisted Living Complex and the Pacific Beach Community Garden to allow for the redevelopment of the 30 legal lots totaling approximately 71,250 square feet (2,375-square feet per lot). However, there are 15 existing mature *Ulmus Parvifolia* (Chinese Evergreen Elm) located within the public right of way along Shasta Street Fortuna Avenue and Roosevelt Avenue that will remain and be protected during the demolition and construction phases for the development. The Pacific Beach Community Plan designates the project

site as Multi-Family Residential. The underlying base zone is RM-1-1, which permits a maximum density of one dwelling for each 3,000 square feet of lot area. More specifically, the purpose of the RM zone is to provide for multiple dwelling unit development at varying densities and this project accommodates development with similar densities and characteristics. The RM-1 zone permits lower density multiple dwelling units with some characteristics of single dwelling units.

Twenty-four of the lots are located on the east side of Shasta Street between Roosevelt Avenue and Fortuna Avenue. The remaining six lots are located on the east side of Shasta Street just south of Roosevelt Avenue. Each lot would be constructed with a detached single-family dwelling unit. The project includes a lot line adjustment to allow for the reconfiguration of the lot line between Lots 1 and 2 and Lots 23 and 24 of Block 17, as well as Lots 1 and 2 of Block 27, which are the lots at the end of the blocks.

The proposed single-family dwelling units would include six unique floor plans and would range in size from approximately 1,655 to 1,780 square feet. Each home would have at least three bedrooms and three bathrooms with one floor plan featuring four bedrooms and three bathrooms. Each home would have a carport with covered parking for two vehicles, of which 27 of the lots would take access from the alley and three lots would take access from the street. The project proposes a maximum building height of 23 feet 6 inches for the two-story units and 28 feet 8 inches for the three-story units, which complies with the zoning regulations and the Coastal Height Limitation Overlay Zone.

Development of the project requires a Site Development Permit for deviations to the development regulations; and a Coastal Development Permit for development within the Coastal Overlay Zone (Non-Appealable Area 2). This permit also includes the rescission of CUP No. 89-1157 and CUP 444-PC.

Project-Related Issues:

Climate Action Plan (CAP) Consistency- A CAP Consistency Checklist was prepared by the applicant and the project was determined to be in conformance with the CAP. CAP Implementation Strategies, include a combination of roofing materials with solar reflection. The project has been designed to have an energy budget that shows a 10-percent energy improvement to the Title 24, Part 6 Energy Budget. This energy demand reduction will be provided through a combination of on-site renewable energy generation (photovoltaic) and energy performance design elements, and will achieve a LEED Silver certification. The project conserves water by using low-flow fixtures/appliances and the parking spaces shall be equipped with electric services to allow for the future installation of electric vehicle supply equipment to provide a vehicle charging station for the use of the resident. Additionally, a portion of the project is located within a Transit Priority Area; therefore, the project is consistent with the growth projections and land use assumptions used in the CAP.

Deviations- An applicant may request deviations from the applicable development regulations for affordable/in-fill housing and Sustainable Buildings in accordance with Section 143.0915 pursuant to a Site Development Permit decided in accordance with Process Four provided that the findings in Section 126.0504(a) and the supplemental findings in Section 126.0504(m) are made and the deviation results in a more desirable project. The following table is a matrix of the proposed deviations, which is followed by the justifications for the deviations (Attachment 6-Deviation

Location Diagrams):

Deviations Summary			
Deviation Description	Deviation from SDMC	Required	Proposed
Rear Yard Setback for Lots 2 and 23 of northern portion, and Lot 2 of southern portion	Section 131.0431 and Table 131-04G	Minimum 15 feet	4 feet
Rear Yard Setback for Lots 1 and 24 of northern portion, and Lot 1 of southern portion	Section 131.0431 and Table 131-04G	Minimum 15 feet	6 feet
Front Yard Setback for Lots 1 and 24 of northern portion, and Lot 1 of southern portion	Section 131.0431 and Table 131-04G	Minimum setbacks where a 50 percent blended setback of 15 feet and 20 feet	10 feet
Floor Area Ratio (FAR) the project proposes a 0.96 FAR for Lots 1 and 24 of northern portion and Lot 1 of northern portion; a FAR of 0.57 for Lot 2 and 23 of northern portion and Lot 2 of southern portion	Section 131.0431 and Table 131-04G	Limit FAR to 0.75 times the lot size	Combined and then averaged, each lot would result in an FAR of 0.72 for each of the reconfigured two-lot condition at the corners of the project site
Angled Building Envelope Plane for Lots 1 and 24 of northern portion and Lot 1 of southern portion	Section 131.0444(e)	Requires that angled building envelope plane apply to side yard setbacks	None
Front Yard Setback for Lots 4, 5, 7, 10, 12, 14, 15, 18, 19, and 22 for the northern portion, and Lots 4 and 5 of the southern portion	Section 131.0431 and Table 131-04G with reference to Section 131.0443(d)(1)	Minimum 15 feet and 20 feet standard	15 feet
Rear Yard Setback for Lots 4, 5, 7, 10, 12, 14, 15, 18, 19, and 22 of northern portion and, and Lot 4 through 6 of southern portion	Section 131.0431 and Table 131-04G with reference to Section 131.0443(d)(4)	Minimum 15 feet or where a rear yard abuts an alley, 1/2 of the alley (or 10 feet) may be counted toward the required rear yard	Reduced rear yard setback by 2.6 feet (2.6 foot setback plus 10 feet from centerline of the alley for a total 12.6 foot rear yard setback)

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization and re-use of the existing lots for residential use, while meeting the purpose and intent of the development regulations. The first five deviations listed above apply to the six lots abutting Fortuna Avenue and Roosevelt Avenue, and the integration of the development consistent with the existing development along Fortuna Avenue and Roosevelt Avenue, which have similar lot constraints. The remaining two deviations are to allow for building façade offsets and varying the building articulations, and architectural interest along Shasta Street and the adjoining alley instead of a uniform façade setback along the street.

Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the SDMC. In addition, the proposed development will assist in accomplishing the goal of the City by providing market-rate housing opportunities in a transit-friendly area.

Community Plan and General Plan Analysis:

The Pacific Beach Community Plan (PBCP) designates the site as Multi-Family, with a residential density range of Low-Medium Density (9 -<15 dwelling units/acre). As stated in the PBCP Residential Land Use Element, this density category predominantly occupies those portions of the community that are closer to the beach and bay, is characterized by lower intensity multi-family housing, such as two-on-ones or duplexes. The project would develop a single-family unit per each of the 30 legal lots, resulting in a density of 18 dwelling units per acre. While this would be greater than the low-medium density designation, the RM-1-1 zone allows a maximum of one dwelling unit on each existing legal lot. The proposed project would be consistent with the prescribed residential use of the community plan as implemented by the RM-1-1 zone.

The proposed project would implement the General Plan Conservation Element policy to employ sustainable or “green” building techniques for the construction and operation of buildings by including photovoltaic panels within the project. To fulfill the policy of implementing sustainable landscape design and maintenance, the proposed project reduces the amount of impervious surfaces within the site as compared to the current use.

The proposed project would be consistent with the PBCP Residential Element goal to enhance residential neighborhoods by establishing and maintaining street tree patterns and promoting general maintenance and improvement of residential properties. The project would help implement this goal by preserving the 15 mature *Ulmus Parvifolia* (Chinese Evergreen Elm) trees located within the public right-of-way along Shasta Street, Fortuna Avenue and Roosevelt Avenue, consistent with the streetscape design requirements and street tree plan in the PBCP.

The proposed project would implement the General Plan Urban Design Element policies related to Architecture and Residential Street Frontages by including building façade offsets and varying the building step-backs; spacing the building structures to provide visual access thorough the development; utilizing neutral, earth-tone, muted colors that complement the natural landscape; and varying wall textures including wood siding, plaster/stucco, and stone. Several deviations are

requested as part of the development proposal that relate to front yard setback, rear yard setback, building angle envelope, and floor area ratio. The proposed deviations would allow for offsets in the building façade and variations in the building envelope that create a street frontage with architectural interest, consistent with the policies of the Urban Design Element. Additionally, the proposed project would incorporate outdoor recreation space in the form of rooftop decks, consistent with the policies of the Urban Design and Recreation Elements of the General Plan.

Conclusion:

With the approval of the requested deviations, the proposed development meets all applicable regulations and policy documents. Staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted PBCP, the SDMC, and the General Plan. In addition, the project would materially assist in accomplishing the City goal by providing market-rate housing opportunities in a transit priority area.

ALTERNATIVES

1. ADOPT Mitigated Negative Declaration No. 530514, and ADOPT the Mitigation Monitoring and Reporting Program; and APPROVE Coastal Development Permit No. 2081351 and Site Development Permit No. 2099448, with modifications.
2. DO NOT ADOPT Mitigated Negative Declaration No. 530514, and DO NOT ADOPT the Mitigation Monitoring and Reporting Program; and DENY Coastal Development Permit No. 2081351 and Site Development Permit No. 2099448, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Patricia J. FitzGerald
Assistant Deputy Director
Development Services Department

Jeffrey A. Peterson
Development Project Manager
Development Services Department

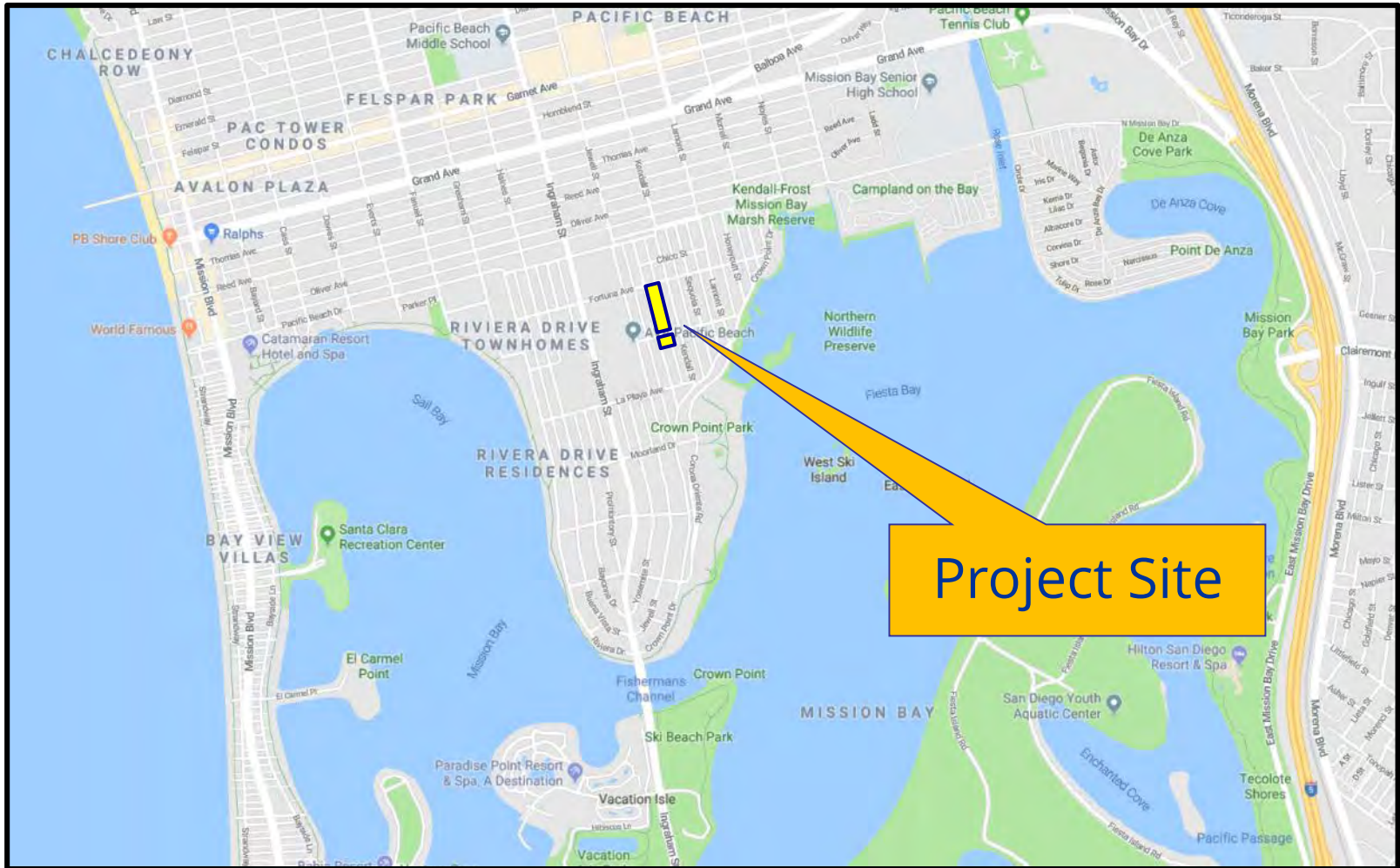
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Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Pacific Beach Community Plan Land Use Map
5. Photographic Survey
6. Deviation Location Diagrams
7. Conditional Use Permit No. 444-PC

8. Coastal Development Permit and Conditional Use Permit No. 89-1157
9. Coastal Development Permit No. 1643684
10. Project Data Sheet
11. Draft CDP SDP Permit Resolution with Findings
12. Draft CDP SDP Permit with Conditions
13. Draft MND Environmental Resolution
14. Community Planning Group Recommendation
15. Ownership Disclosure Statement
16. Project Plans

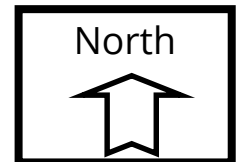
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Location Map

ECO BLÖK RESIDENCES - PROJECT NO. 530514

3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue

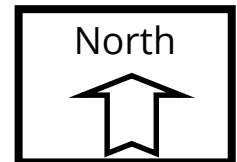


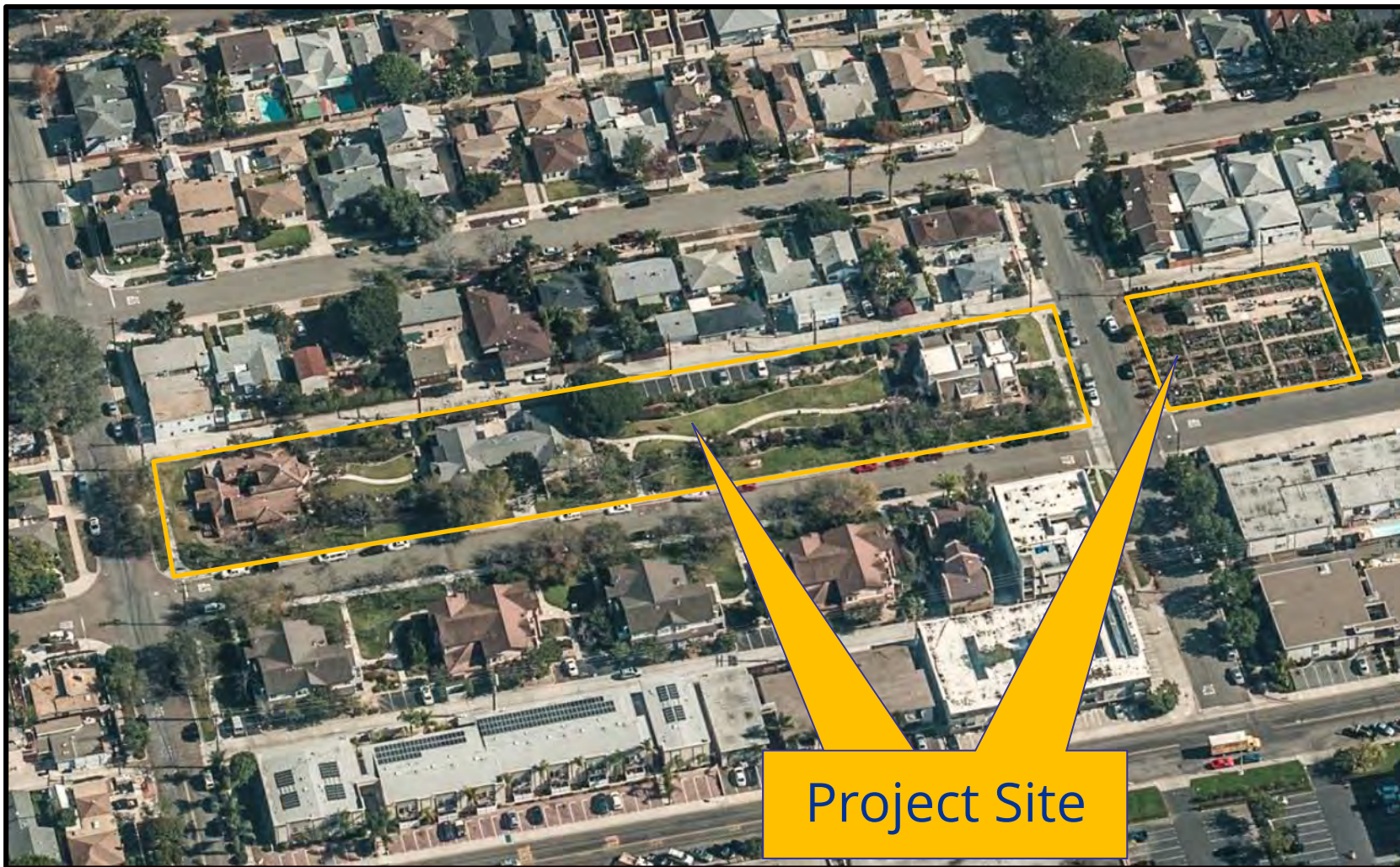


Aerial Photograph

ECO BLÖK RESIDENCES - PROJECT NO. 530514

3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue





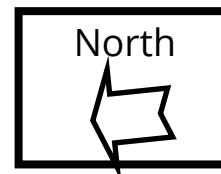
Project Site

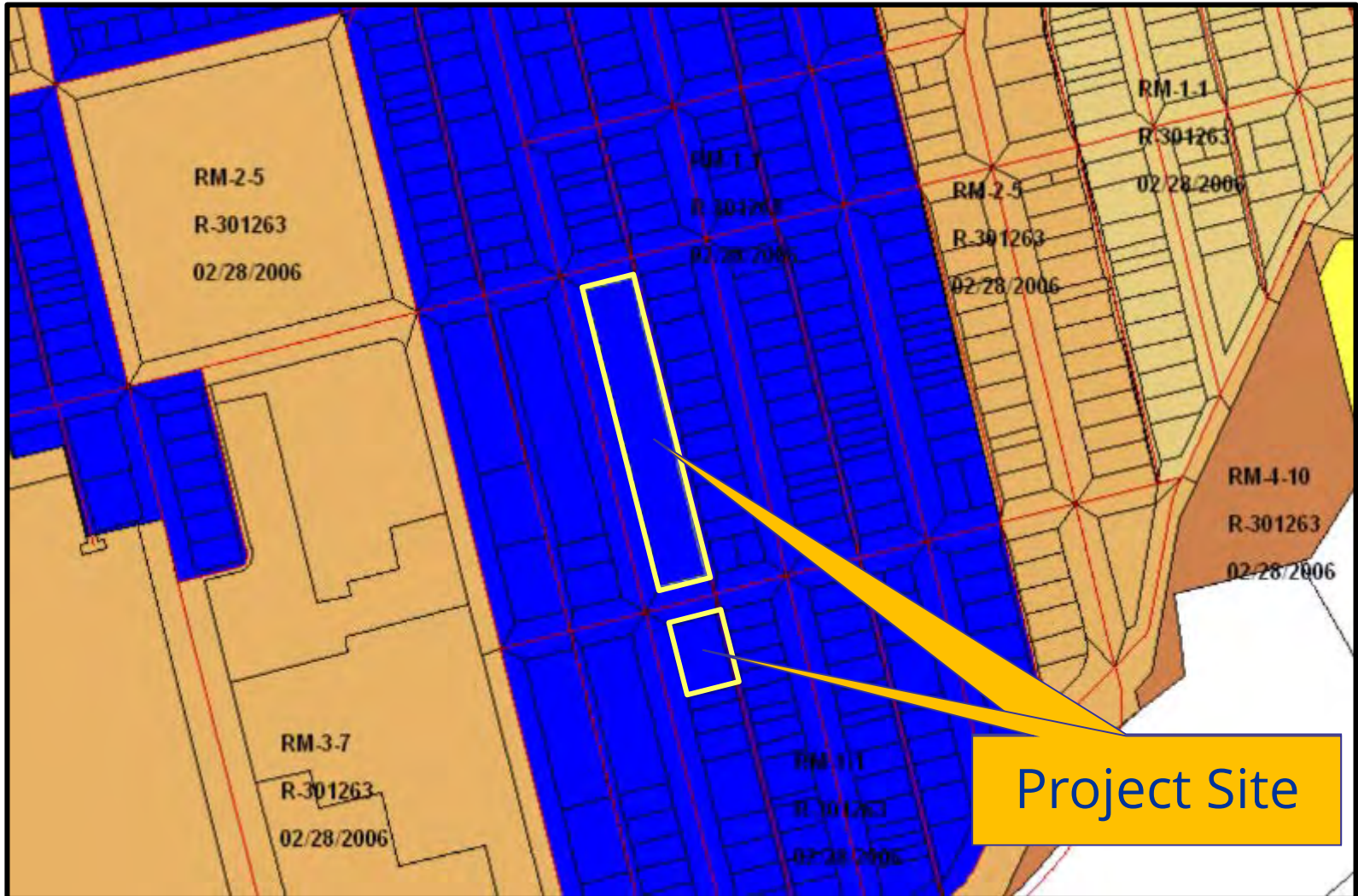


Aerial Photographic (Bird's Eye)

ECO BLÖK RESIDENCES - PROJECT NO. 530514

3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue

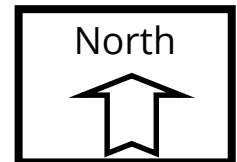


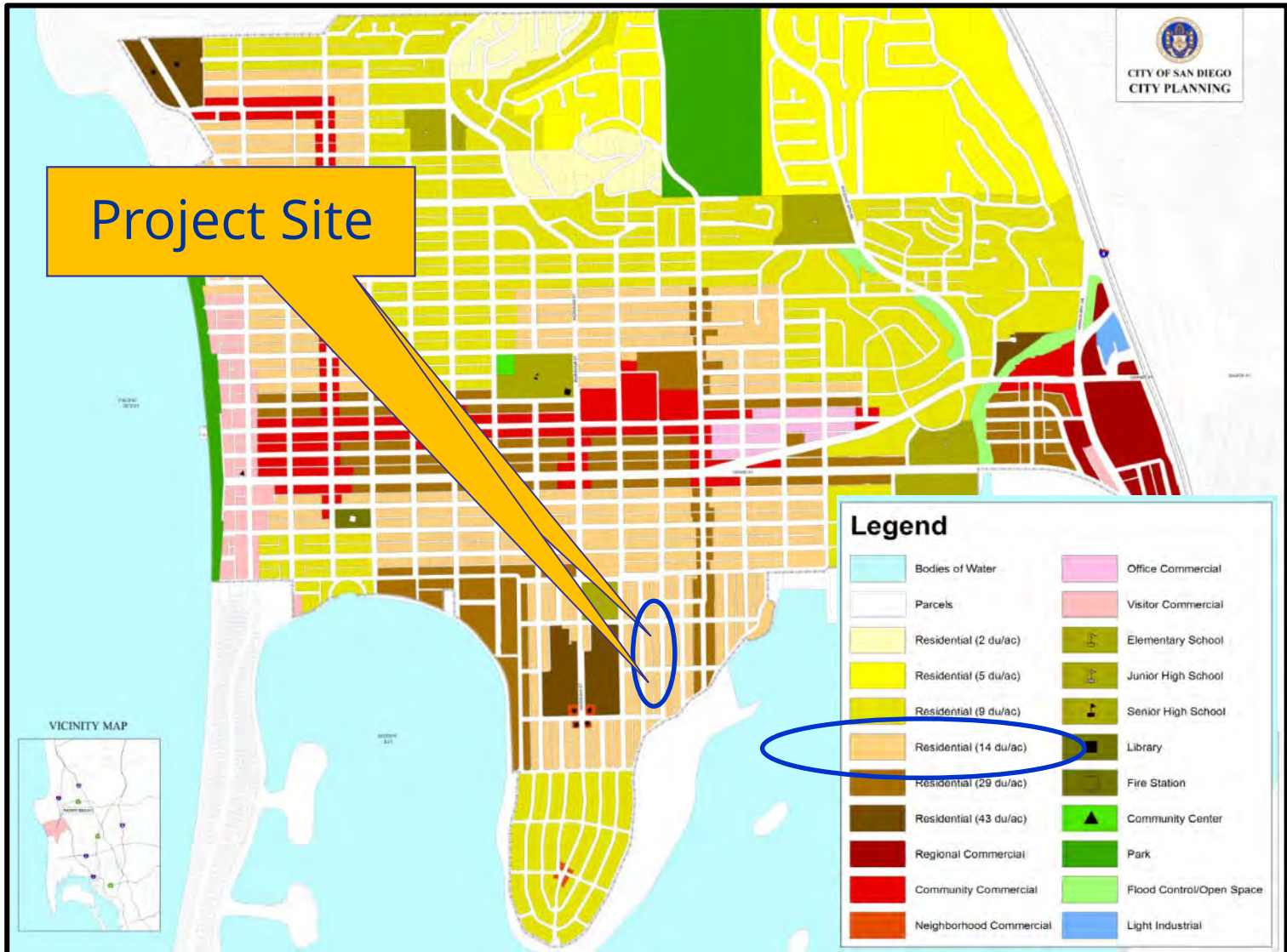


Zoning Map (RM-1-1)

ECO BLÖK RESIDENCES - PROJECT NO. 530514

3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue

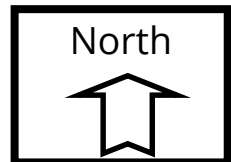


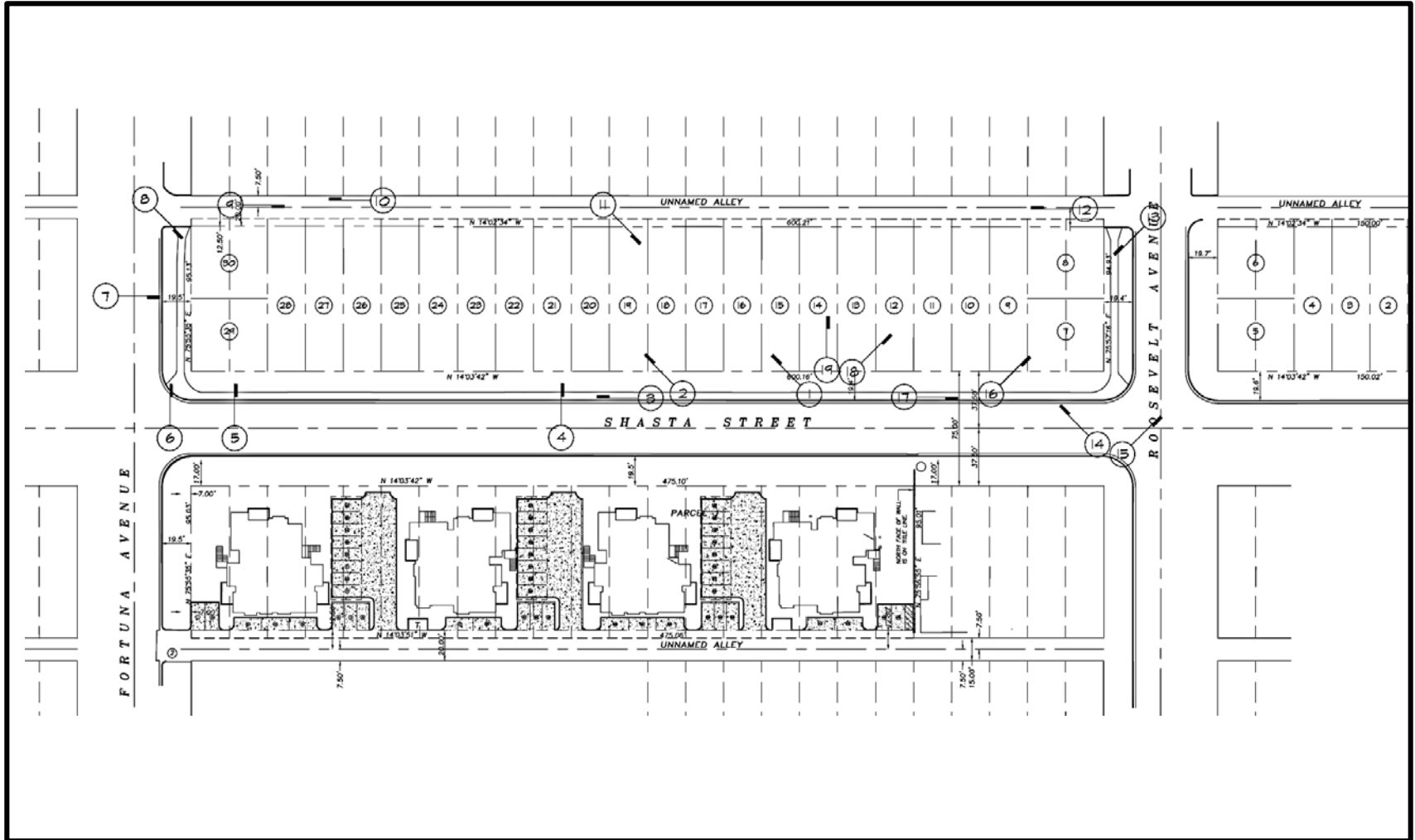


Pacific Beach Community Land Use Plan

ECO BLÖK RESIDENCES - PROJECT NO. 530514

3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue

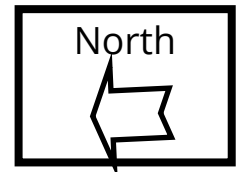




Photographic Survey

ECO BLÖK RESIDENCES - PROJECT NO. 530514

3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue





1765 Fortuna Ave., 3977 Shasta St., 1750 Roosevelt Ave. - View 1



1765 Fortuna Ave., 3977 Shasta St., 1750 Roosevelt Ave. - View 2



1765 Fortuna Ave., 3977 Shasta St., 1750 Roosevelt Ave. - View 3



1765 Fortuna Ave., 3977 Shasta St., 1750 Roosevelt Ave. - View 4



1765 Fortuna Ave., 3977 Shasta St., 1750 Roosevelt Ave. - View 5



1765 Fortuna Ave., 3977 Shasta St., 1750 Roosevelt Ave. - View 6



1765 Fortuna Ave., 3977 Shasta St., 1750 Roosevelt Ave. - View 7



1765 Fortuna Ave., 3977 Shasta St., 1750 Roosevelt Ave. - View 8



1765 Fortuna Ave., 3977 Shasta St., 1750 Roosevelt Ave. - View 9



1765 Fortuna Ave., 3977 Shasta St., 1750 Roosevelt Ave. - View 10



1765 Fortuna Ave., 3977 Shasta St., 1750 Roosevelt Ave. - View 11



1765 Fortuna Ave., 3977 Shasta St., 1750 Roosevelt Ave. - View 12



1765 Fortuna Ave., 3977 Shasta St., 1750 Roosevelt Ave. - View 13



1765 Fortuna Ave., 3977 Shasta St., 1750 Roosevelt Ave. - View 14



1765 Fortuna Ave., 3977 Shasta St., 1750 Roosevelt Ave. - View 15



1765 Fortuna Ave., 3977 Shasta St., 1750 Roosevelt Ave. - View 16



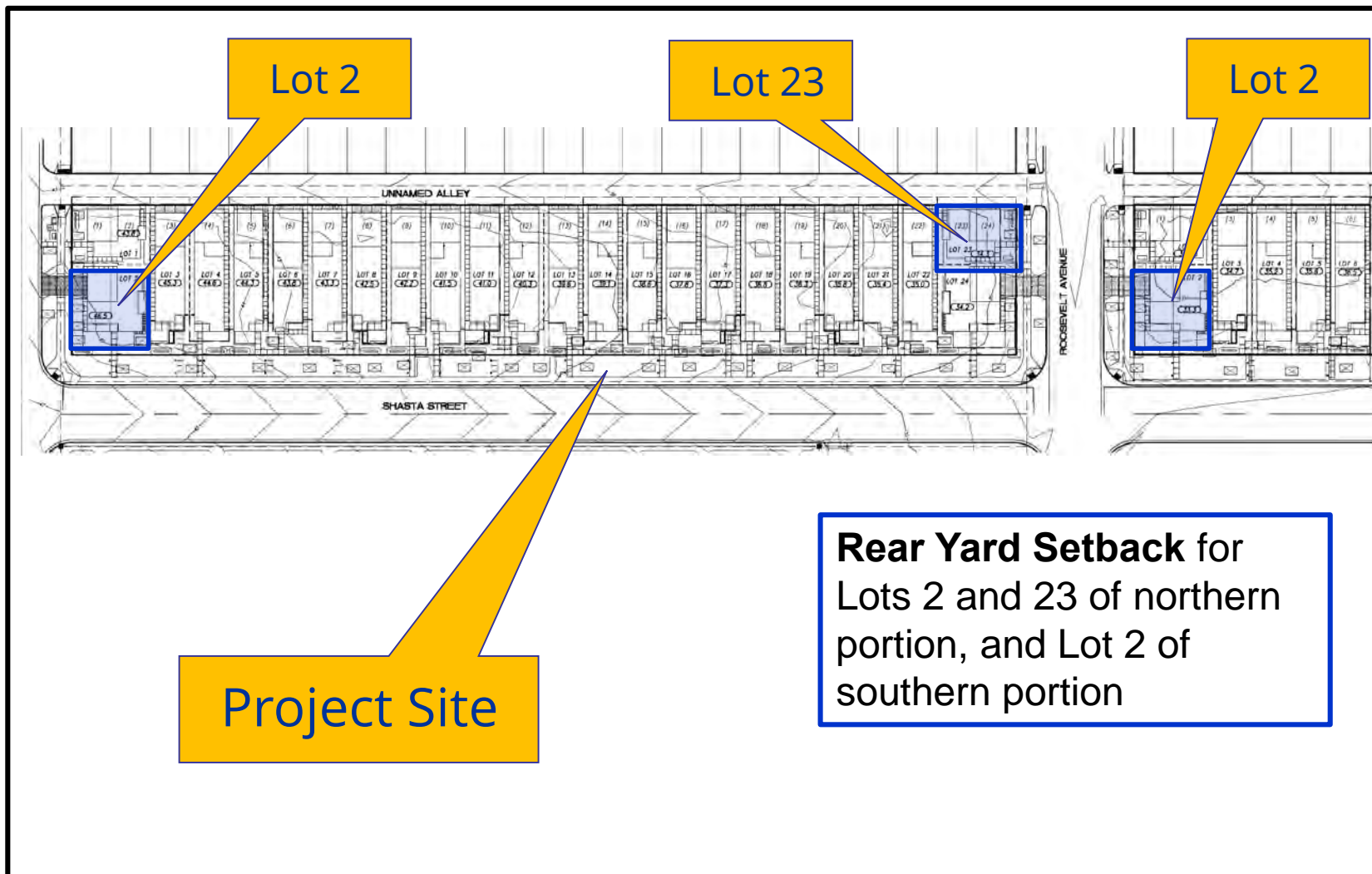
1765 Fortuna Ave., 3977 Shasta St., 1750 Roosevelt Ave. - View 17



1765 Fortuna Ave., 3977 Shasta St., 1750 Roosevelt Ave. - View 18



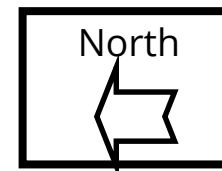
1765 Fortuna Ave., 3977 Shasta St., 1750 Roosevelt Ave. - View 19

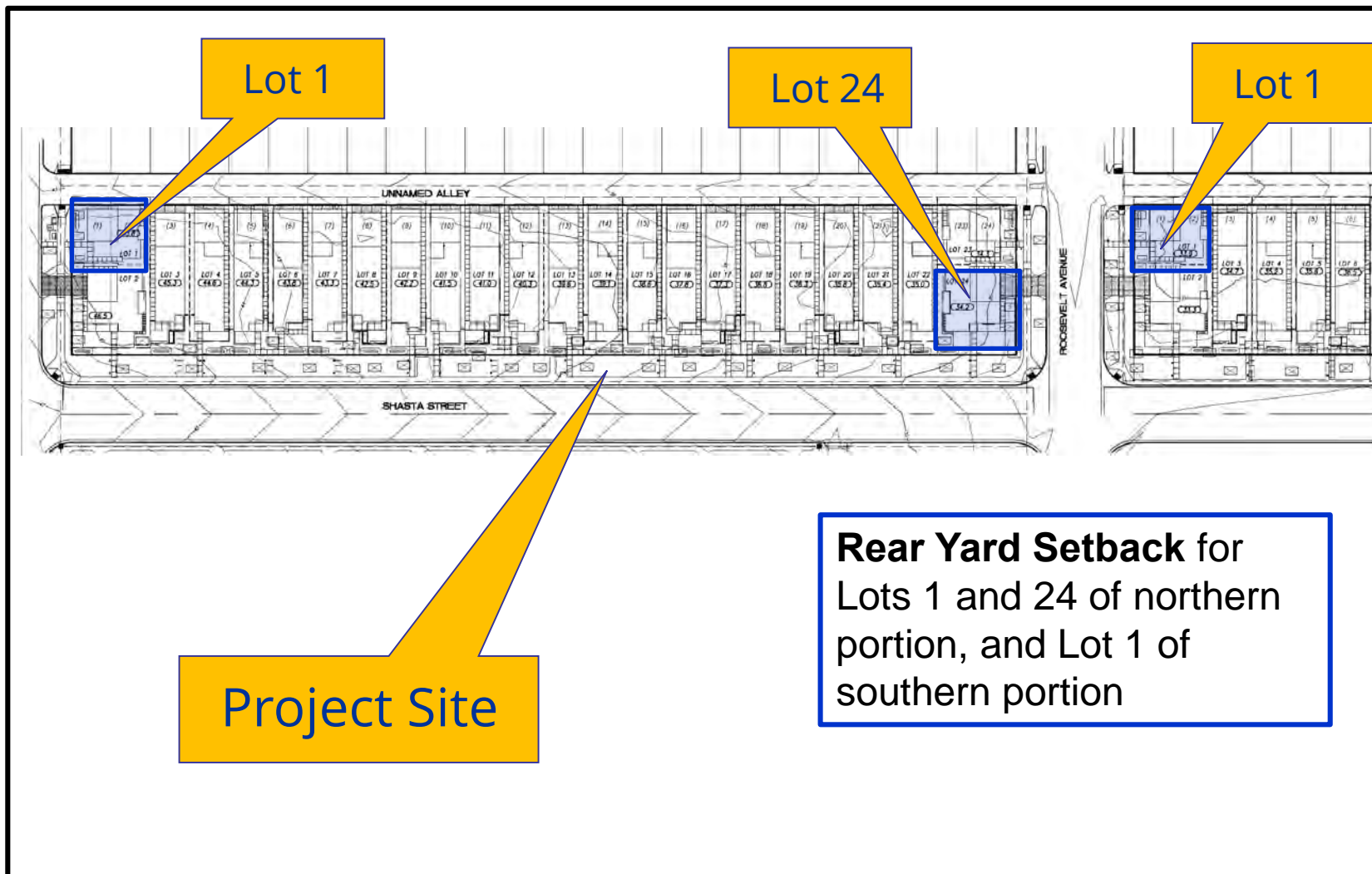


Deviation Location Diagram - 1

ECO BLÖK RESIDENCES - PROJECT NO. 530514

3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue

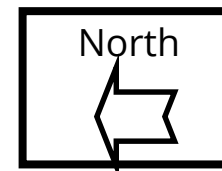


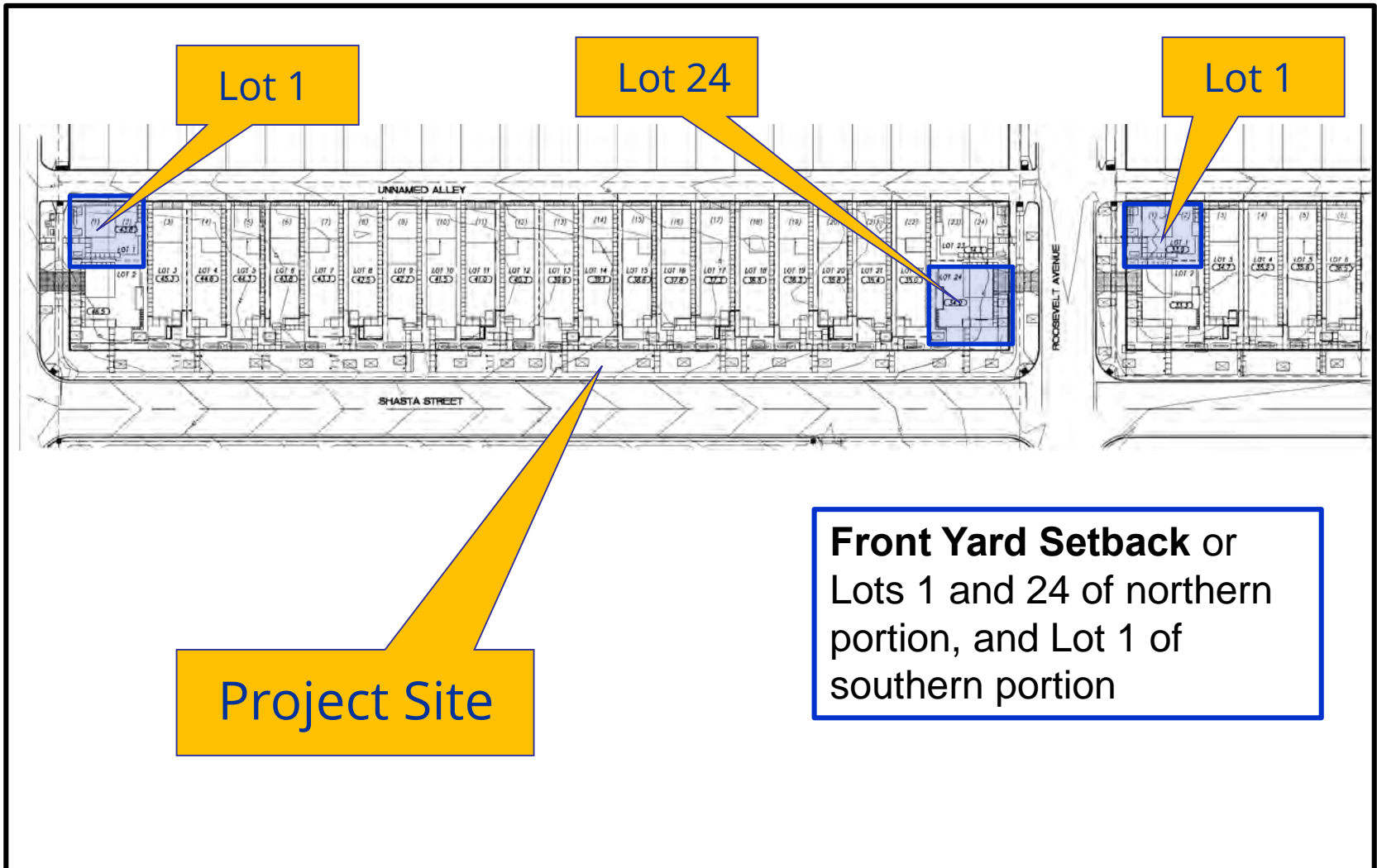


Deviation Location Diagram - 2

ECO BLÖK RESIDENCES - PROJECT NO. 530514

3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue

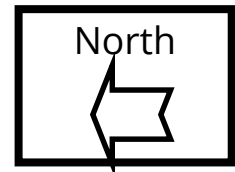


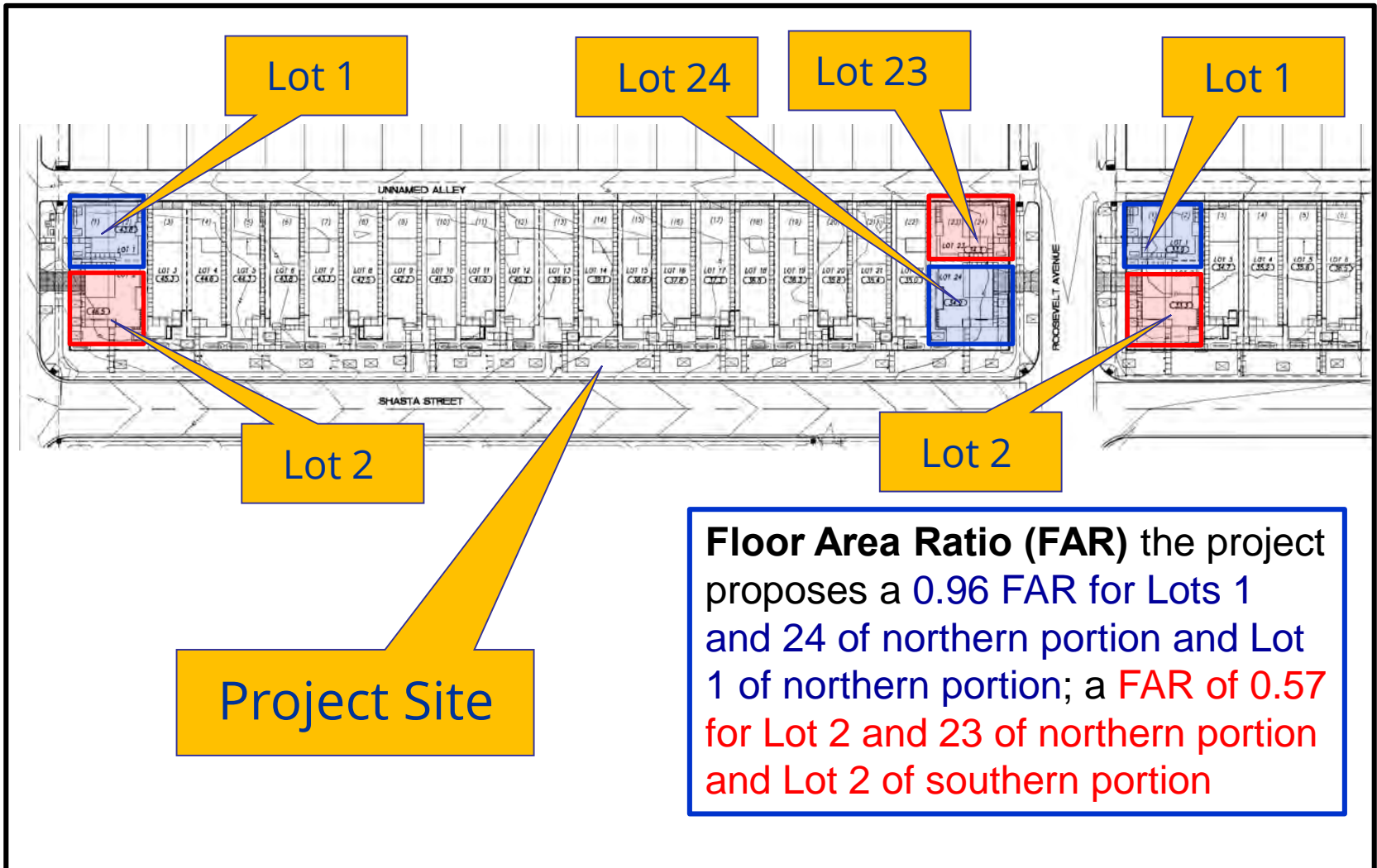


Deviation Location Diagram - 3

ECO BLÖK RESIDENCES - PROJECT NO. 530514

3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue

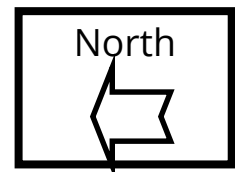


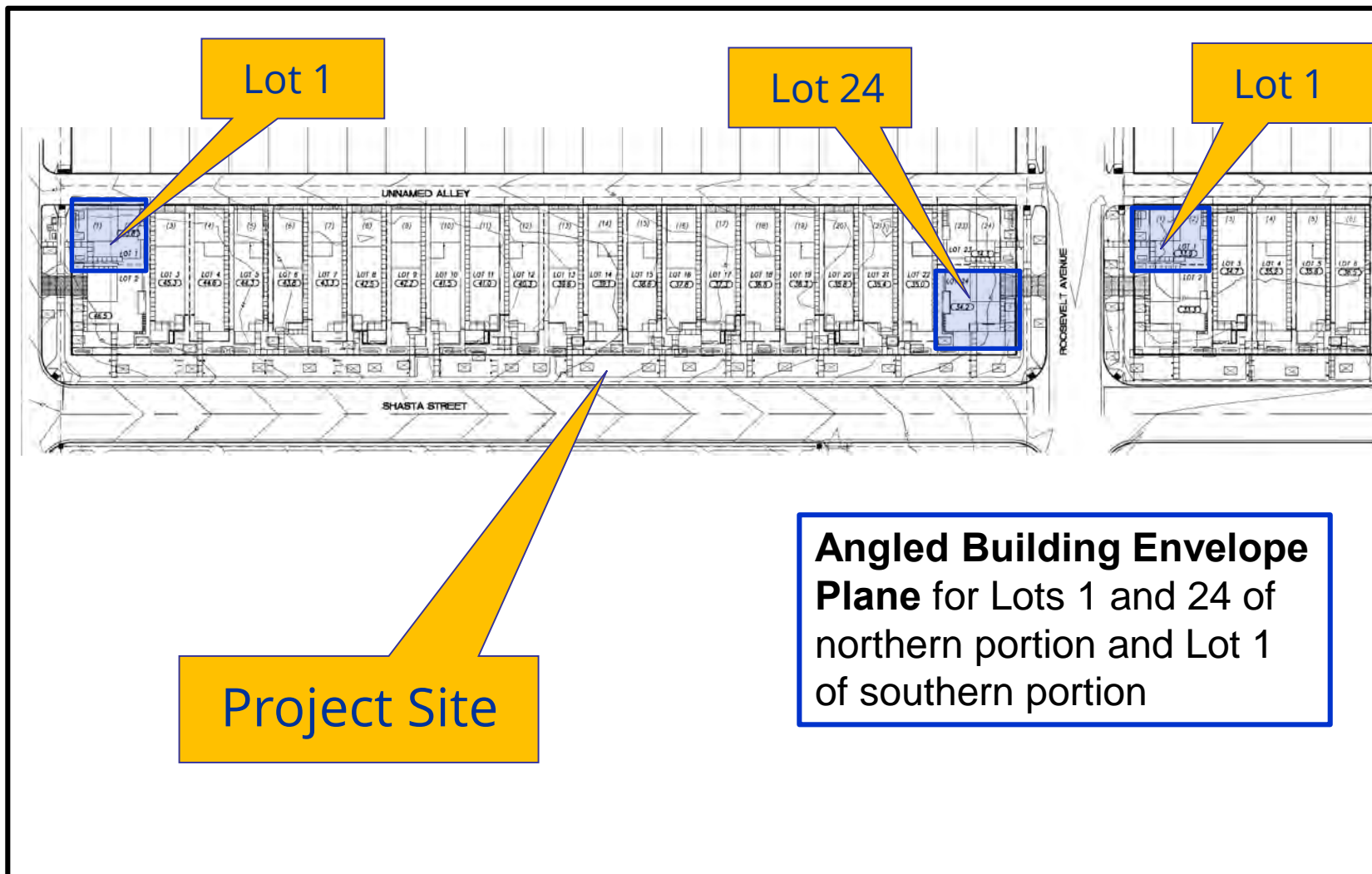


Deviation Location Diagram - 4

ECO BLÖK RESIDENCES - PROJECT NO. 530514

3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue

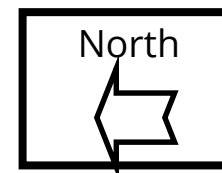




Deviation Location Diagram - 5

ECO BLÖK RESIDENCES - PROJECT NO. 530514

3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue





Project Site

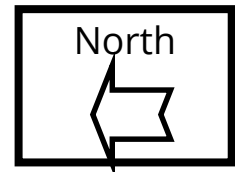
Front Yard Setback for
Lots 4, 5, 7, 10, 12, 14, 15,
18, 19, and 22 for the
northern portion, and Lots
4 and 5 of the southern
portion



Deviation Location Diagram - 6

ECO BLÖK RESIDENCES - PROJECT NO. 530514

3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue





Project Site

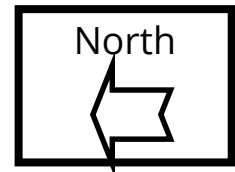
Rear Yard Setback for Lots 4, 5, 7, 10, 12, 14, 15, 18, 19, and 22 of northern portion and, and Lot 4 through 6 of southern portion



Deviation Location Diagram - 7

ECO BLÖK RESIDENCES - PROJECT NO. 530514

3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue



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SAN DIEGO, CALIF.

CONDITIONAL USE PERMIT NO. 444-PC
PLANNING COMMISSION

This Conditional Use Permit is granted by the Planning Commission of The City of San Diego to FRIENDS OF HANDICAPPED CHILDREN, a California corporation, "Owner/Permittee", for the purposes and under the terms and on the conditions as set out herein pursuant to the authority contained in Section 101.0506 of the Municipal Code of The City of San Diego.

1. Permission is hereby granted to "Owner/Permittee" to construct and operate a residential home for handicapped individuals located on the east and west sides of Shasta St. between Fortuna and Roosevelt Avenues and at the southeast corner of Shasta St. and Roosevelt Avenue described as lots 30-48 in Blk. 16; lots 1-24 in Blk. 17 and lots 1-6 in Blk. 27 Fortuna Park Addition, Map No. 894 and a portion of Shasta St. closed, Fortuna Park Addition, Map #994, in the R-2A zone.

2. The residential home for handicapped individuals shall include, and the term "Project" as used in this Conditional Use Permit shall mean the total of the following facilities:

- a. Five residential cottages for 14 persons per cottage.
- b. Educational activity swimming complex with 4000 square feet of floor area.
- c. Administration Building with 8000 square feet of floor area, 2 stories in height.
- d. Offstreet parking.
- e. Incidental accessory uses as may be determined and approved by the Planning Director.

3. Not less than 59 offstreet parking spaces shall be provided and maintained on the subject property in the approximate location shown on Exhibit "A", dated December 16, 1975, on file in the office of the Planning Department. Each parking space shall be a minimum of 8-1/2 feet by 20 feet in size and shall not be converted for any other use. Areas and driveways shall be marked. Parking spaces and aisles shall conform to Planning Department standards. No charge shall be made at any time for the use of these offstreet parking spaces.

No
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4. Building permits may be issued for Cottage No. 1 as Phase I subject to no conditions.

5. Prior to the issuance of any building permits for Phase II which would consist of 4 cottages and the educational activity swimming complex, Shasta Street must be vacated and a parcel map recorded consolidating the property into one parcel. The street closing shall be coordinated with the filing of the parcel map subject to the requirements of the City Engineer.

6. A scenic vista to the Bay shall be provided through the project where Shasta Street is proposed to be vacated.

7. The Permittee shall comply with the General Conditions for Conditional Use Permits attached hereto and made a part hereof.

Passed and adopted on December 16, 1975.

No 26888
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GENERAL CONDITIONS FOR CONDITIONAL USE PERMITS

1. Prior to the issuance of any building permits, complete building plans (including signs) shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity with Exhibit "A" dated December 16, 1975, on file in the office of the Planning Department. The property shall be developed in accordance with the approved building plans except where regulations of this or other governmental agencies require deviation therefrom. Prior to and subsequent to the completion of the project, no changes, modifications or alterations shall be made unless and until appropriate applications for amendment of this permit shall have been approved and granted.
2. Prior to the issuance of any building permits a complete landscaping plan, including a permanent watering system, shall be submitted to the Planning Director for approval. Said plans shall be in substantial conformity with Exhibit "A" dated December 16, 1975, the office of the Planning Department. Approved planting shall be installed prior to the issuance of an occupancy permit on any building. Such planting shall not be modified or altered unless and until this permit shall have been amended to permit such modification or alteration.
3. All outdoor lighting shall be so shaded and adjusted that the light therefrom is directed to fall only on the same premises where such light sources are located.
4. This Conditional Use Permit granted by the City shall be utilized within 18 months after the effective date thereof. Failure to utilize the Conditional Use Permit within an 18-month period will automatically void the same. This Conditional Use Permit shall be subject to all of the terms and conditions granted herein and pursuant to the terms set forth in Section 101.0506 and 101.0507 of the Municipal Code. See the latter referenced sections as those terms and conditions apply hereto.
5. Construction and operation of the approved use shall comply at all times with the regulations of this or other governmental agencies.
6. This Conditional Use Permit shall not be final until the eleventh day following its filing in the office of the City Clerk and is subject to appeal to the City Council as provided for in Section 101.0506 of the Municipal Code of The City of San Diego.
7. The effectiveness of this Conditional Use Permit is expressly conditioned upon, and the same shall not become effective for any purpose unless and until the following events shall have occurred:
 - a. Permittee shall have agreed to each and every condition hereof by having this Conditional Use Permit signed within 90 days of the Commission's decision. In no event shall this condition be construed to extend the time limitation set forth in Condition No. 4 above i.e., the time commences to run on the date that the Planning Commission granted this Conditional Use Permit.

4:

26888

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(Gen. Cond's CUP's)

Page 4 of 6

- b. This Conditional Use Permit executed as indicated shall have been recorded in the office of the County Recorder.

8. After the establishment of the project as provided herein, the subject property shall not be used for any other purposes unless specifically authorized by the Planning Commission, unless the proposed use meets every requirement of zone existing for the subject property at the time of conversion.

9. The project included within this Conditional Use Permit shall be used only for the purposes and under the terms and conditions as set forth in this permit unless the Permit shall have been revoked by The City of San Diego.

10. In addition to any other remedy provided by law, any breach in any of the terms or conditions of this Permit or any default on the part of the Permittee or its successors in interest, shall be deemed a material breach hereof and this Conditional Use Permit may be cancelled or revoked. Cancellation or revocation of this Conditional Use Permit may be instituted by the City or permittee. The Planning Director shall set this matter for public hearing before the Planning Commission giving the same notice as provided in Section 101.0506 or 101.0507. An appeal from the decision of the Planning Commission may be taken to the City Council within 10 days after the decision is filed with the City Clerk. The Clerk shall set the matter for public hearing before the City Council giving the same notice as provided in Section 101.1506 or 101.0507.

11. This Conditional Use Permit shall inure to the benefits of and shall constitute a covenant running with the lands, and the terms, conditions and provisions hereof shall be binding upon Permittee, and any successor or successors thereto, and the interests of any successor shall be subject to each and every condition herein set out.

May, 1974

No. 26888

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Page 5 of 6

AUTHENTICATED BY:

F. R. Knostman
F. R. Knostman, Senior Planner
Planning Department

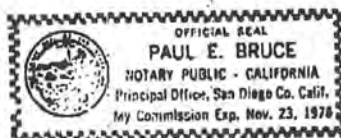
Nancy H. Beck
Nancy Beck, Acting Secretary
of the Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)ss.

On this 6TH day of JANUARY, 1976, before me,
the undersigned, a Notary Public in and for said County and
State, personally appeared F. R. Knostman
known to me to be Senior Planner of the City of San Diego
Planning Department, and NANCY BECK, known to me to be the
Acting Secretary of the Planning Commission of The City of
San Diego and known to me to be the persons whose names are
subscribed to the within instrument and acknowledged that
they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official
seal, in the County of San Diego, State of California, the
day and year in this certificate first above written.

Paul E. Bruce
Notary Public in and for
the County of San Diego,
State of California



No.

26888

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Page 6 of 6

ACKNOWLEDGED:

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

FRIENDS OF HANDICAPPED CHILDREN, A California corporation, "Owner/Permittee"

By

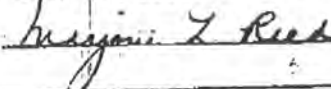

Authorized Signator

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On January 12, 1976, before me, the undersigned, a Notary Public, in and for said State, personally appeared MILTON BLACKSTONE known to me to be the MEMBER OF THE BOARD OF DIRECTORS of the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

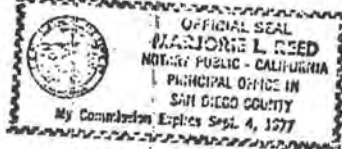
WITNESS my hand and official seal.

Signature



NOTARY SEAL

Name (Typed or Printed)



No. 26888
13

76-026888
FILE/PAGE NO. _____
BOOK 1976
RECORDED REQUEST OF
CITY CLERK
JAN 28 3 38 PM '76
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
HAILEY F. BLOOM
RECORDER

NO FEE

DOCUMENT NO. **754018**
FILED **JAN 27 1976**
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

(Zoning-CUP)

Conditional Use Permit No. **444-PC** - Friends of
Handicapped Children - Residential home for the
handicapped - E. & W. sides of Shasta St. bet
Fortuna and Roosevelt Avenues - Lots 1-24, Blk 17,
& Lots 1-6, Blk 27, and Lots 30-48, Blk 16, and por
Shasta St., proposed for closing, Fortuna Park Addition

cc: Planning - 4A

13
No 26888

Page 1 of 9

Recording requested by
and mail to:
City of San Diego
Planning Dept.-LCP
202 C Street, M.S. 5B
San Diego, CA 92101-3864

NOTE: COUNTY RECORDER, PLEASE RECORD AS
RESTRICTION ON USE OR DEVELOPMENT OF
REAL PROPERTY AFFECTING THE TITLE TO
OR POSSESSION OF THE

2155

PLANNING COMMISSION RESOLUTION NO. 0768-PC
COASTAL DEVELOPMENT AND
CONDITIONAL USE PERMIT NO. 89-1157

WHEREAS, Association for Retarded Citizens, Owner/Permittee, filed an application for a Coastal Development Permit and Conditional Use Permit No. 89-1157 to develop subject property located on the east and west side of Shasta Street between Fortuna and Roosevelt Streets in the Pacific Beach Community Planning Area, described as Lots 30-48, Block 16; Lots 1-24, Block 17, and Lots 1-6, Block 27, Fortuna Addition, Map No. 984, in the R1500 Zone; and

WHEREAS, on October 4, 1990, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 89-1157 and Conditional User Permit No. 89-1157 pursuant to Section 105.0200 of the Municipal Code of the City of San Diego; NOW, THEREFORE,

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

1. That the Planning Commission adopts the following written Findings, dated October 4, 1990.

Coastal Development Permit Findings:

- a. There are no physical accessways legally used by the public located on the site, therefore, no encroachment on such accessways will occur. No public views to or along coastal scenic resources will occur.
- b. The proposed project will not adversely affect marine resources, environmentally sensitive areas, or archaeological or paleontological resources.
- c. There are no significant historic or prehistoric resources located on the site, therefore, no special protection for these resources is required.
- d. There are no recreational or visitor-serving facilities or coastal scenic located resources on the site, therefore, no adverse affects on these resources will occur.
- e. The proposed project is located approximately 800 feet from the shoreline adjacent to Mission Bay. Existing residential development between the Bay and the proposed development will provide an adequate buffer to protect the environmentally sensitive habitat and recreation area located along the shoreline.

PC CDP PERMIT NO. 89-1157 - PC RESO. NO. 0768 Page 2 of 9

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- f. The proposed project will require minimal grading for site preparation. No other alterations to the landform are required, thus, no undue risks from geologic, erosional, and/or fire and flood hazards will occur.
- g. The proposed project will be visually compatible with the surrounding development. The project will be located on a vacant 2.81-acre site in the Multi-Family Zone of Pacific Beach. The project has been designed with varied roof lines, increased setbacks, and extensive use of landscaping and street trees to buffer it from adjacent development and enhance the streetscape. The buildings will be a maximum of 25 feet high, with a minimum of 15 feet between the four apartment buildings on the west side of Shasta Street. The project is surrounded by one- and two-story multi-family development, including development with a higher allowable density than is proposed for the Clair Burgener Estates project.
- h. The proposed project is in conformity with the General Plan, the Local Coastal Program, and the Municipal Code.

Conditional Use Permit Findings:

- a. The proposed project will not be detrimental to the health, welfare, and safety of the people residing and/or working in the area. The proposed project has been designed to provide an integrated, non-institutional residential care facility for developmentally disabled, non-driving adults. The minimum age of residents will be 16, with a minimum on-site staff of seventeen at any given time. Conditions in the permit restrict the number of buildings and residents, provide for construction of public improvements and extensive landscaping, and defer the construction of one, 6,000-square-foot building located on the south side of Roosevelt Street for a minimum of five years.
- b. The proposed development complies with all the relevant regulations in the Municipal Code.

PC CDP PERMIT NO. 89-1157 - PC RESO. NO. 0768 Page 3 of 9

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BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 89-1157 and Conditional User Permit No. 89-1157 is hereby GRANTED to Association for Retarded Citizens, Owner/Permittee, in the form and with the terms and conditions as set forth in Coastal Development Permit No. 89-1157 and Conditional Use Permit No. 89-1157, a copy of which is attached hereto and made a part hereof.


Robert Korch
Senior Planner

Adopted on: October 4, 1990
By a vote of: 4-0

PC CDP PERMIT NO. 89-1157 - PC RESO. NO. 0768 Page 4 of 9

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RESOLUTION NUMBER R-0769 PC

ADOPTED ON October 4, 1990

WHEREAS, on October 9, 1989, ASSOCIATION FOR RETARDED CITIZENS, a California corporation, Owner/Permittee, submitted an application to the Planning Department for a Amendment to a Conditional Use Permit and a Coastal Development Permit; and

WHEREAS, the permits were set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issues were heard by the Planning Commission on October 4, 1990 ; and

WHEREAS, the Planning Commission of the City of San Diego considered the issues discussed in Negative Declaration No. 89-1157; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it is hereby certified that the information contained in Negative Declaration No. 89-1157, together with any comments received during the public review process, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et. seq.) as amended, and the State guidelines thereto (California Administrative Code Section 15000 et. seq.), and that said report has been reviewed and considered by the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission finds, based upon the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment and therefore, that said Negative Declaration is hereby approved.


Mary Ladana
Senior Planner

PC CDP PERMIT NO. 89-1157 - PC RESO. NO. 0768 Page 5 of 9

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COASTAL DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT
NO. 89-1157
CLAIR BURGNER ESTATES
PLANNING COMMISSION
AMENDS CONDITIONAL USE PERMIT NO. 444 P.C.

This Coastal Development Permit NO. 89-1157 and Amendment to Conditional Use Permit No. 444 P.C. is granted by the Planning Commission of the City of San Diego to THE ASSOCIATION FOR RETARDED CITIZENS, Owner Permittee pursuant to Section 105.0201 of the Municipal Code of the City of San Diego.

1. Permission is hereby granted to Owner/Permittee to construct a residential treatment facility for sixty-four mentally disabled adults, ages 16 and over and amend Conditional Use Permit No. 444 P.C. located on Shasta Street between Fortuna Avenue and La Playa, described as Lots 30-48, Block 16, Lots 1-24, Block 1; and Lots 1-6, Block 27, Fortuna Addition, Map No. 894, in the R-1500 Zone.
2. The facility shall consist of the following:
 - a. Four, two-story residential buildings, two, two-story group homes, and a one-story multi-purpose building for a total of 39,320 feet of floor area;
 - b. Landscaping;
 - c. Off-street parking; and
 - d. Incidental accessory uses as may be determined incidental and approved by the Planning Director.
3. Not fewer than forty (40) off-street parking spaces shall be maintained on the property in the location shown on Exhibit "A," dated October 4, 1990, on file in the office of the Planning Department. Parking spaces shall comply with Division 8 of the Zoning Regulations of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking space dimensions shall conform to Zoning Ordinance standards. Parking areas shall be clearly marked at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.
4. No permit shall be granted nor shall any activity authorized by this permit be conducted on the premises until:
 - a. The Permittee signs and returns the permit to the Planning Department; and
 - b. The Coastal Development Permit is recorded in the office of the County Recorder.

5. Before issuance of any building permits, complete grading and working drawings shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated October 4, 1990, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

6. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The Plans shall be in substantial conformity to Exhibit "A," dated October 4, 1990, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease, weed and litter free condition at all times.

7. The property included within this coastal development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Planning Director or the permit has been revoked by the City of San Diego.

8. This Coastal Development Permit and Conditional Use Permit may be cancelled or revoked if there is a material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City of San Diego or Permittee.

9. This Coastal Development Permit and Conditional Use Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

10. The use of texture or enhanced paving shall be permitted only with the approval of the City Engineer and Planning Director, and shall meet standards of these departments as to location, noise and friction values, and any other applicable criteria.

11. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

12. All outdoor lighting shall be so shaded and adjusted so that the light is directed to fall only on the same premises as light sources are located.

PC CDP PERMIT NO. 89-1157 - PC RESO. NO. 0768 Page 7 of 9

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13. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

14. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the construction of two twenty-foot concrete alleys adjacent to this development between Fortuna Street and Roosevelt Avenue, east and west of Shasta Street satisfactory to the City Engineer.

15. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the construction of new curb, sidewalk, and pedestrian ramps adjacent to this development along Fortuna Street, Roosevelt Avenue, and Shasta Street, satisfactory to the City Engineer.

16. After establishment of the project, the property may not be used for any other purposes unless:

- a. Authorized by the Planning Commission; or
- b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
- c. The permit has been revoked by the City.

17. The applicant shall provide the Planning Director with a revised site plan, eliminating the portion of the project located on Lots 1-6, Block 27, Map 894, currently in use as the Pacific Beach Community Garden.

18. The applicant agrees that no change in use for Lots 1-6, Block 27, Map 894 shall occur until:

- a. A period of not less than five years from the date of final approval of this permit shall have expired; and
- b. An application for an amendment to Conditional Use Permit No. 89-1157 shall have been received and acted upon in accordance with Sections 101.0510 and 105.0201 of the Municipal Code.

19. Prior to the issuance of any building permits, the applicant shall submit plans satisfactory to the Planning Director incorporating the following:

- a. Dual glazed windows shall be provided on building walls adjacent to the alley east of Shasta Street;
- b. Mechanical ventilation shall be provided in all buildings located on the east side of Shasta Street, between Fortuna Avenue and Roosevelt Street (Lots 1-24, Block 17); and

PC CDP PERMIT NO. 89-1157 - PC RESO. NO. 0768 Page 8 of 9

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- c. The site wall adjacent to the alley east of Shasta Street shall be six feet high and composed of solid material. Landscaping shall be retained along the base of said wall.

20. The Planning Department shall return to the Planning Commission within one year following final approval of the project with a status report on the first year of operations.

21. Unless appealed this Coastal Development Permit shall become effective on the eleventh day following the decision of the Planning Commission.

22. This Coastal Development Permit and Conditional Use Permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted as set forth in Section 105.0216 of the Municipal Code.

23. This Coastal Development Permit shall become effective on October 15, 1990.

24. This Coastal Development Permit incorporates Conditional Use Permit No. 88-1157. The Conditional Use Permit shall not be valid until the Coastal Development Permit becomes effective.

25. This project shall comply with the phasing and financing standards, policies and requirements relating to growth management in effect at the time of approval of this project, including any successor or new policies, financing mechanisms, phasing schedules, plans and ordinances adopted by the City of San Diego after January 11, 1990.

26. In the event that 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.

APPROVED by the Planning Commission of the City of San Diego on October 4, 1990.

AUTENTICATED BY:

Type/No. of Document CDP 891157/RESO 0768

Number of Pages 9 of 9

Date of Document October 4, 1990

2163

Robert Korch
ROBERT KORCH, SENIOR PLANNER, CITY OF SAN DIEGO PLANNING DEPARTMENT
STATE OF CALIFORNIA) SS.
COUNTY OF SAN DIEGO)

On this 23rd day of October in the year 1990, before me, Catherine L. Meyer, a Notary Public in and for said County and State, personally appeared Robert Korch personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person who executed this instrument as Senior Planner of the Planning Department of the City of San Diego and acknowledged to me that the Municipal Corporation executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the County of San Diego, State of California, the day and year in this certificate first above written.

Catherine L. Meyer
Catherine L. Meyer
Notary Public in and for the County of San Diego, State of California



PERMITTEE(S) SIGNATURE/NOTARIZATION:

The undersigned Permittee(s), by execution thereof, agrees to each and every condition of this permit and promises to perform each and every obligation of Permittee(s) thereunder.

BY: Richard B. Finner, CEO
ASSOCIATION FOR RETARDED CITIZENS
A CALIFORNIA CORPORATION
OWNER/PERMITTEE

BY: _____

CAT. NO. NH00827
TO 1944 CA (9-84)

(Individual)

TICOR TITLE INSURANCE

STATE OF CALIFORNIA
COUNTY OF San Diego } SS.

On October 29, 1990
said State, personally appeared Richard B. Finner before me, the undersigned, a Notary Public in and for

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature Connie Jean DeGano



CORPORATION

(This area for official notarial seal)

2164 90 590680

RECORDED IN
BOOK 590680
PAGE 2164

OCT 31 AM 11:40

VERA L. LYLE
COUNTY RECORDER

RF	11
AR	9
MO	1

RECORDS SECTION, SAN DIEGO COUNTY, VERA L. LYLE

DOC# 2016-0409698



Aug 11, 2016 09:35 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$48.00

PAGES: 12

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: 24006461

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1643684

ECO BLOK APARTMENTS PROJECT NO. 469599

DEVELOPMENT SERVICES DEPARTMENT

This Coastal Development Permit No. 1643684 is granted by the Development Services Department of the City of San Diego to PATHFINDER CROWN POINT APARTMENTS, LLC, a Delaware limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 1.04 acre site is located at 3956-3996 Shasta Street in the RM-1-1 zone of the Pacific Beach Community Plan area. The project site is legally described as Lots 30 through 48 inclusive of Block 16 of Fortuna Park Addition, according to Map thereof No. 894, filed January 22, 1903.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to rescind Conditional Use Permits No. 89-1157 and No. 444 and convert the existing structures to allow market rate apartment units and for the addition of 48 new parking spaces described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 2, 2016, on file in the Development Services Department.

The project shall include:

- a. Rescind Conditional Use Permits No. 89-1157 and No. 444 and convert the existing structures to allow market rate apartment units and for the addition of 48 new parking spaces;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. 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.

ORIGINAL**FINAL**

STANDARD REQUIREMENTS:

1. This permit rescinds Conditional Use Permits No. 89-1157 and No. 444 on this site and renders Conditional Use Permits No. 89-1157 and No. 444 null and void.
2. 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 August 2, 2019.
3. 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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.

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

AFFORDABLE HOUSING REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

13. The project proposes to export 590 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"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

14. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrains within the Shasta Street right-of-way adjacent to the site.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing curb ramp located at the southeast corner of the alley entrance, adjacent to the site on Fortuna Avenue, with current City Standard Drawing SDG-137 with truncated domes.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
18. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
19. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
20. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan in accordance with current City Storm Water Standards.

LANDSCAPE REQUIREMENTS:

21. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a forty square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
22. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A." Construction plans shall show, label, and dimension a forty square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).
23. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413(d), to be included with the construction documents. An irrigation audit shall be submitted consistent with

Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

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

PLANNING/DESIGN REQUIREMENTS:

25. 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.

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

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

TRANSPORTATION REQUIREMENTS:

28. A minimum of 54 automobile spaces (including 2 standard accessible spaces and 1 van accessible space), 2 motorcycle spaces, and 14 bicycle spaces are required by the Land Development Code. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate decision-maker.

29. The Owner/Permittee shall provide and maintain a twenty-five foot by twenty-five foot visibility triangle area along the property line at the southwest corner of the intersection of Shasta Street and Fortuna Avenue. No obstacles higher than thirty-six inches shall be located within this area.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the

approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Development Services Department of the City of San Diego on July 15, 2016 by Resolution No. CM-6620.

Permit Type/PTS Approval No.: CDP NO. 1643684
Date of Approval: July 15, 2016

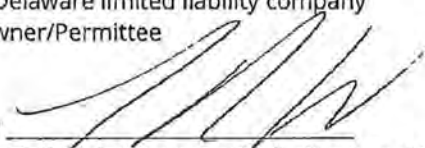
AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT


John S. Fisher
Development Project Manager

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

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

Pathfinder Crown Point Apartments, LLC,
a Delaware limited liability company
Owner/Permittee


By _____
By: Pathfinder Partners Realty Ventures V, its
Manager
By: Pathfinder Partners, LLC, its Manager
By: Pathfinder Management and Operations
Company, LLC, its Manager
By: Lorne Polger, Manager

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

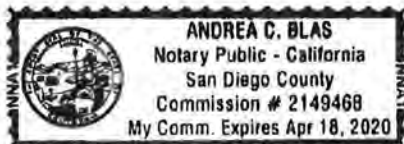
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of San Diego)
 On Aug. 10, 2016 before me, Andrea C. Blas, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared John S. Fisher
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Andrea C. Blas
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of SAN DIEGO)

On August 5th, 2016 before me, Amanda Kay Snyder, Notary Public,
 Date Here Insert Name and Title of the Officer

personally appeared LORNE POLGER
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Amanda Kay Snyder
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

ORIGINAL

PROJECT DATA SHEET		
PROJECT NAME:	ECO Blök Residences; Project No. 530514	
PROJECT DESCRIPTION:	Demolition of an assisted living complex and the construction of 30 detached single-family dwelling units located at 3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue.	
COMMUNITY PLAN AREA:	Pacific Beach	
DISCRETIONARY ACTIONS:	Coastal Development Permit and Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Industrial	
<p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <p>ZONE: RM-1-1</p> <p>HEIGHT LIMIT: 30 feet (Coastal Height Limitation Overlay Zone)</p> <p>LOT SIZE: 6,000 square feet</p> <p>FLOOR AREA RATIO: 0.75</p> <p>LOT COVERAGE: NA</p> <p>FRONT SETBACK: 15 feet (min.) and 20 feet (std.)</p> <p>SIDE SETBACK: 5 feet (min.) and 8 feet (std.)</p> <p>STREETSIDE SETBACK: 10 feet</p> <p>REAR SETBACK: 15 feet</p> <p>PARKING: 60 space (2 per dwelling unit)</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low-Medium Density; RM-1-1	Single and Multi-Family Residential
SOUTH:	Low-Medium Density; RM-1-1	Single and Multi-Family Residential
EAST:	Low-Medium Density; RM-1-1	Single and Multi-Family Residential
WEST:	Low-Medium Density; RM-1-1	Multi-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	Deviations to the rear yard setback, front yard setback, floor area ratio (FAR), and the angled building envelope plane.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On June 28, 2017, the Pacific Beach Planning Group vote 3-8-0 on a motion to recommend approval of the project. This motion failed and no other action was taken on the project.	

PLANNING COMMISSION
RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2081351
SITE DEVELOPMENT PERMIT NO. 2099448
ECO BLÖK RESIDENCES - PROJECT NO. 530514 [MMRP]

WHEREAS, PFP COASTAL HOLDINGS, LLC, a Delaware Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit for the demolition of the ARC Assisted Living Complex (currently unoccupied) and the construction of 30 detached single-family dwelling units and three lot line adjustments (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 2081351 and 2099448), on portions of a 1.64-acre site;

WHEREAS, the project site is located at 3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue. The site is zoned RM-1-1 (Residential - Multiple Unit) and is designated Multi-Family Residential in the Pacific Beach Community Plan. In addition, the project site is within the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Transit Priority Area, Parking Impact Overlay Zone Parking (Coastal and Beach), and the Residential Tandem Parking Overlay Zone;

WHEREAS, the project site is legally described as Parcel 2: Lots 1 through 24 inclusive of Block 17 of Fortuna Park Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No 894, filed in the Office of the County Recorder of San Diego County, January 22, 1903. Excepting therefrom the Easterly 5.00 fee as dedicated to the City of San Diego, in the Deed recorded April; 22, 1992 as Instrument No. 1992-0236618, of Official Records; and Parcel 3: Lots 1 through 6 inclusive of Block 27 of Fortuna Park Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No 894, filed in the Office of the County Recorder of San Diego County, January 22, 1903. Excepting therefrom the Easterly 5.00 fee as dedicated to the City of San Diego, in the Deed recorded April; 22, 1992 as Instrument No. 1992-0236618, of Official Records;

WHEREAS, on March 15, 2018, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 2081351 and Site Development Permit No. 2099448 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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 March 15, 2018.

A. Coastal Development Permit [SDMC Section §126.0708]

1. Findings for all Coastal Development Permits:

a. 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 1.64-acre project site is located at 3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue. The site is zoned RM-1-1 (Residential - Multiple Unit) and is designated Multi-Family Residential in the Pacific Beach Community Plan. In addition, the project site is within the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Transit Priority Area, Parking Impact Overlay Zone Parking (Coastal and Beach), and the Residential Tandem Parking Overlay Zone. The site is comprised of 30 legal lots of which 24 of the lots are located on the east side of Shasta Street between Roosevelt Avenue and Fortuna Avenue. The remaining six lots are located on the east side of Shasta Street just south of Roosevelt Avenue.

The project proposes the demolition of the former 10,758-square-foot ARC Assisted Living Complex and the Pacific Beach Community Garden to allow for the redevelopment of the 30 legal lots with 30 detached single-family dwelling units. The project proposes a maximum building height of 23 feet 6 inches for the two-story units and 28 feet 8 inches for the three-story units, which complies with the zoning regulations and the Coastal Height Limitation Overlay Zone. The site is located approximately 1.19-miles from the Pacific Ocean and 1,025 feet from the shores of Mission Bay. The property is not located between the sea and the first public roadway paralleling the sea, and Shasta Street, Fortuna Avenue and Roosevelt Avenue at this location is not designated as a physical accessway or view corridor. The site does not contain intermittent or partial vistas, viewsheds or scenic overlooks as identified within the adopted PBCP and Local Coastal Program Land Use Plan, nor are there existing or potential views to the ocean through the site. Therefore, the project does not impact or encroach on any existing or proposed public accessway vista, or view shed and enhances and protects public views through design features, parkways, and setbacks consistent with the with the goals and policies of the certified Local Coastal Program land use plan.

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

The project proposes the demolition of the former 10,758-square-foot ARC Assisted Living Complex to allow for the redevelopment of the 30 legal lots with 30 detached single-family dwelling units. The site slopes gently from north to south with elevations ranging from 47 feet Mean Sea Level (MSL) at the north end of the property to approximately 33 feet MSL at the southern end. The site is not located within the 100-year floodplain or any Special Flood Hazard area. The project site is not located within or adjacent to the Multiple Habitat Planning Area and does not contain Environmentally Sensitive Lands as defined in San Diego Municipal Code (SDMC) Section 113.0103.

A Mitigated Negative Declaration (MND) No. 530514 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which addresses potential impacts to Cultural Resources (Historical Resources/Archaeology) and Noise (Construction); and a Mitigation, Monitoring, and Reporting Program (MMRP) would be implemented with this project to reduce the potential impacts to below a level of significance. Therefore, it has been determined that the development will not adversely affect environmentally sensitive lands.

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

The 1.64-acre project site is located at 3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue. The Pacific Beach Community Plan designates the site as Multi-Family, which allows Low-Medium Density (9 -<15 dwelling units/acre). This density category, which predominantly occupies those portions of the community that are closer to the beach and bay, is characterized by lower intensity multifamily housing, such as two-on-ones or duplexes, but does allow for single family dwelling units. The underlying base zone is RM-1-1, which permits a maximum density of one dwelling for each 3,000 square feet of lot area. More specifically, the purpose of the RM zone is to provide for multiple dwelling unit development at varying densities and accommodates development with similar densities and characteristics. The RM-1 zone permits lower density multiple dwelling units with some characteristics of single dwelling units.

The project proposes the demolition of the former 10,758-square-foot ARC Assisted Living Complex to allow for the redevelopment of the 30 legal lots with 30 detached single-family dwelling units. The project proposes a maximum building height of 23 feet 6 inches for the two-story units and 28 feet 8 inches for the three-story units, which complies with the zoning regulations and the Coastal Height Limitation Overlay Zone. The site is located approximately 1.19-miles from the Pacific Ocean and 1,025 feet from the shores of Mission Bay. The property is not located between the sea and the first public roadway paralleling the sea, and Shasta Street, Fortuna Avenue and Roosevelt Avenue at this location is not designated as a physical accessway or view corridor. The site does not contain intermittent or partial vistas, viewsheds or scenic overlooks as identified within the adopted Pacific Beach Community Plan and Local Coastal Program Land Use Plan, nor are there existing or potential views to the ocean through the site.

Several deviations are requested as part of the development proposal that relate to front yard setback, rear yard setback, building angle envelope, and floor area ratio. The Pacific Beach Community Plan nor the certified Local Coastal Program land use plan do not provide specific recommendations regarding these particular development requirements, other than general guidelines for including building articulation and design compatibility. As proposed, the project would incorporate varying façade offsets including breaks in the buildings massing to allow view through the project, varying building and textures, sustainable development features such as photovoltaic panels, and outdoor recreation space in the form of rooftop decks. Notwithstanding the deviations, the project as proposed would be in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The 1.64-acre project site is located at 3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue. The site is located approximately 1.19-miles from the Pacific Ocean and 1,025 feet from the shores of Mission Bay, and is not located between the sea and the first public roadway paralleling the sea. Therefore, the proposed development does not have to comply with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

B. SITE DEVELOPMENT PERMIT [SDMC Section §126.0505]**1. Findings for all Site Development Permits-Section §126.0505(a):****a. The proposed development will not adversely affect the applicable land use plan.**

The 1.64-acre project site is located at 3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue. The Pacific Beach Community Plan designates the site as Multi-Family, which allows Low-Medium Density (9 -<15 dwelling units/acre). This density category, which predominantly occupies those portions of the community that are closer to the beach and bay, is characterized by lower intensity multifamily housing, such as two-on-ones or duplexes, but does allow for single family dwelling units. The underlying base zone is RM-1-1, which permits a maximum density of one dwelling for each 3,000 square feet of lot area. More specifically, the purpose of the RM zone is to provide for multiple dwelling unit development at varying densities and accommodates development with similar densities and characteristics. The RM-1 zone permits lower density multiple dwelling units with some characteristics of single dwelling units.

The project proposes the demolition of the former 10,758-square-foot ARC Assisted Living Complex to allow for the redevelopment of the 30 legal lots with 30 detached single-family dwelling units. The proposed single-family dwelling units would include six unique floor plans and would range in size from approximately 1,655 to 1,780 square feet. Each home would have at least three bedrooms and three bathrooms with one floor plan featuring four bedrooms and three bathrooms. Each home would have a carport with covered parking for two vehicles, of which 27 of the lots would take access from the alley and three lots would take access from the street. The project will achieve a Leadership in Energy and Environmental Design (LEED) Silver certification, which includes a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption.

Several deviations are requested as part of the development proposal that relate to front yard setback, rear yard setback, building angle envelope, and floor area ratio. The Pacific Beach Community Plan does not provide specific recommendations regarding these particular development requirements, other than general guidelines for including building articulation and design compatibility. As proposed, the project would incorporate varying façade offsets including breaks in the buildings massing to allow view through the project, varying building and textures, sustainable development features such as photovoltaic panels, and outdoor recreation space in the form of rooftop decks. Notwithstanding the deviations, the project as proposed would be consistent with the policies of Pacific Beach Community Plan.

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

The project proposes the demolition of the former 10,758-square-foot ARC Assisted Living Complex to allow for the redevelopment of the 30 legal lots with 30 detached single-family dwelling units. The project will achieve a Leadership in Energy and Environmental Design (LEED) Silver certification, which includes a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption.

A Mitigated Negative Declaration (MND) No. 530514 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which addresses potential impacts to Cultural Resources (Historical Resources/Archaeology) and Noise (Construction); and a Mitigation, Monitoring, and Reporting Program (MMRP) would be implemented with this project to reduce the potential impacts to below a level of significance.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions are necessary to avoid adverse impacts to the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in Coastal Development Permit No. 2081351 and Site Development Permit No. 2099448, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee will be required to obtain a grading and public improvement permit. Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

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

The project proposes the demolition of the former 10,758-square-foot ARC Assisted Living Complex to allow for the redevelopment of the 30 legal lots with 30 detached single-family dwelling units. Several deviations are requested as part of the development proposal that relate to front yard setback, rear yard setback, building angle envelope, and floor area ratio. The following table is a matrix of the proposed deviations, which is followed by the justifications for the deviations:

Deviations Summary			
Deviation Description	Deviation from SDMC	Required	Proposed
Rear Yard Setback for Lots 2 and 23 of northern portion, and Lot 2 of southern portion	Section 131.0431 and Table 131-04G	Minimum 15 feet	4 feet
Rear Yard Setback for Lots 1 and 24 of northern portion, and Lot 1 of southern portion	Section 131.0431 and Table 131-04G	Minimum 15 feet	6 feet
Front Yard Setback or Lots 1 and 24 of northern portion, and Lot 1 of southern portion	Section 131.0431 and Table 131-04G	Minimum setbacks where a 50 percent blended setback of 15 feet and 20 feet	10 feet
Floor Area Ratio (FAR) the project proposes a 0.96 FAR for Lots 1 and 24 of northern portion and	Section 131.0431 and Table 131-04G	Limit FAR to 0.75 times the lot size	Combined and then averaged, each lot would result in an FAR of 0.72 for each of the

Deviations Summary			
Deviation Description	Deviation from SDMC	Required	Proposed
Lot 1 of northern portion; a FAR of 0.57 for Lot 2 and 23 of northern portion and Lot 2 of southern portion			reconfigured two-lot condition at the corners of the project site
Angled Building Envelope Plane for Lots 1 and 24 of northern portion and Lot1 of southern portion	Section 131.0444(e)	Requires that angled building envelope plane apply to side yard setbacks	None
Front Yard Setback for Lots 4, 5, 7, 10, 12, 14, 15, 18, 19, and 22 for the northern portion, and Lots 4 and 5 of the southern portion	Section 131.0431 and Table 131-04G with reference to Section 131.0443(d)(1)	Minimum 15 feet and 20 feet standard	15 feet
Rear Yard Setback for Lots 4, 5, 7, 10, 12, 14, 15, 18, 19, and 22 of northern portion and, and Lot 4 through 6 of southern portion	Section 131.0431 and Table 131-04G with reference to Section 131.0443(d)(4)	Minimum 15 feet or where a rear yard abuts an alley, 1/2 of the alley (or 10 feet) may be counted toward the required rear yard	Reduced rear yard setback by 2.6 feet (2.6 foot setback plus 10 feet from centerline of the alley for a total 12.6 foot rear yard setback)

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization and re-use of the existing lots for residential use, while meeting the purpose and intent of the development regulations. The first five deviations listed above apply to the six lots abutting Fortuna Avenue and Roosevelt Avenue, and the integration of the development consistent with the existing development along Fortuna Avenue and Roosevelt Avenue, which have similar lot constraints. The remaining two deviations are to allow for building façade offsets and varying the building articulations, and architectural interest along Shasta Street and the adjoining alley instead of a uniform façade setback along the street. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the San Diego Municipal Code.

2. Supplemental Findings – Deviations for Affordable/In-Fill Housing Projects and Sustainable Buildings-Section §126.0505(m):

a. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City, and/or the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-

generation and other renewable technologies (e.g. photovoltaic, wind, and/or fuel cells) to generate electricity needed by the building and its occupants.

The project proposes the demolition of the former 10,758-square-foot ARC Assisted Living Complex to allow for the redevelopment of the 30 legal lots with 30 detached single-family dwelling units. The project will achieve a Leadership in Energy and Environmental Design (LEED) Silver certification, which includes a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption. Therefore, the proposed development would materially assist in reducing impacts associated with fossil fuel energy use by using alternative energy resources, self-generation and other renewable technologies to generate electricity needed by the building and its occupants.

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

The underlying base zone is RM-1-1, which permits a maximum density of one dwelling unit for each 3,000 square feet of lot area. More specifically, the purpose of the RM zone is to provide for multiple dwelling unit development at varying densities and accommodates development with similar densities and characteristics. The RM-1 zone permits lower density multiple dwelling units with some characteristics of single dwelling units. The project proposes the demolition of the former 10,758-square-foot ARC Assisted Living Complex to allow for the redevelopment of the 30 legal lots with 30 detached single-family dwelling units. Several deviations are requested as part of the development proposal that relate to front yard setback, rear yard setback, building angle envelope, and floor area ratio. Notwithstanding the deviations, the project as proposed would be consistent with the purpose of the underlying zone.

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

As outlined in Site Development Finding B(1)(c), listed above, the proposed deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 2081351 and Site Development Permit No. 2099448 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. 2081351 and 2099448, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services

Adopted on: March 15, 2018

Internal Order No. 24007144

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: 24007144

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2081351

SITE DEVELOPMENT PERMIT NO. 2099448

ECO BLÖK RESIDENCES - PROJECT NO. 530514 [MMRP]

PLANNING COMMISSION

This Coastal Development Permit No. 2081351 and Site Development Permit No. 2099448 is granted by the Planning Commission of the City of San Diego to PFP COASTAL HOLDINGS, LLC, a Delaware Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0708 and 126.0505. The 1.64-acre site is located at 3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue. The site is zoned RM-1-1 (Residential - Multiple Unit) and is designated Multi-Family Residential in the Pacific Beach Community Plan. In addition, the project site is within the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Transit Priority Area, Parking Impact Overlay Zone Parking (Coastal and Beach), and the Residential Tandem Parking Overlay Zone. The project site is legally described as Parcel 2: Lots 1 through 24 inclusive of Block 17 of Fortuna Park Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No 894, filed in the Office of the County Recorder of San Diego County, January 22, 1903. Excepting therefrom the Easterly 5.00 fee as dedicated to the City of San Diego, in the Deed recorded April; 22, 1992 as Instrument No. 1992-0236618, of Official Records; and Parcel 3: Lots 1 through 6 inclusive of Block 27 of Fortuna Park Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No 894, filed in the Office of the County Recorder of San Diego County, January 22, 1903. Excepting therefrom the Easterly 5.00 fee as dedicated to the City of San Diego, in the Deed recorded April; 22, 1992 as Instrument No. 1992-0236618, of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of an assisted living complex (currently unoccupied) and the construction of 30 detached single-family dwelling units and three lot line adjustments, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 15, 2018, on file in the Development Services Department.

The project shall include:

- a. Demolition of the former 10,758-square-foot ARC Assisted Living Complex and the Pacific Beach Community Garden to allow for the redevelopment of the 30 legal lots with 30 detached single-family dwelling units. The proposed single-family dwelling units would

include six unique floor plans and would range in size from approximately 1,655 to 1,780 square feet. Each home would have at least three bedrooms and three bathrooms with one floor plan featuring four bedrooms and three bathrooms. Each home will have a carport with covered parking for two vehicles, of which 27 of the lots will take access from the alley and three lots will take access from the street;

- b. A lot line adjustment between Lots 1 and 2, and Lots 23 and 24 in Block 17; and Lots 1 and 2 in Block 27;
- c. Deviations from the SDMC:
 - 1. Rear Yard Setback: A deviation from SDMC Section 131.0431, Table 131-04G which requires a minimum rear yard setback of 15 for the RM-1-1 zone. The project proposes a minimum rear yard setback of 4 feet for Lots 2 and 23 of northern portion, and Lot 2 of southern portion;
 - 2. Rear Yard Setback: A deviation from SDMC Section 131.0431, Table 131-04G which requires a minimum rear yard setback of 15 for the RM-1-1 zone. The project proposes a rear yard setback of 6 feet for Lots 1 and 24 of northern portion, and Lot 1 of southern portion;
 - 3. Front Yard Setback: A deviation from SDMC Section 131.0431, Table 131-04G which requires a minimum front yard setbacks where a 50 percent blended setback of 15 feet and 20 feet for the RM-1-1 zone. The project proposes a 10-foot front yard setback for Lots 1 and 24 of northern portion, and Lot 1 of southern portion;
 - 4. Floor Area Ratio: A deviation from SDMC Section 131.0431, Table 131-04G which requires a limited floor area ratio of 0.75 times the lot size for the RM-1-1 zone. The project proposes a 0.96 floor area ratio for Lots 1 and 24 of northern portion and Lot 1 of northern portion; a floor area ratio of 0.57 of Lot 2 and 23 of northern portion and Lot 2 of southern portion. The deviation would allow for a combined and then averaged, each lot would result in an FAR of 0.72 for each of the reconfigured two-lot condition at the corners of the project site;
 - 5. Angled Building Envelope Plane Requirements: A deviation from SDMC Section 131.0444(e) which requires that angled building envelope plane apply to side yard setbacks. The project proposes that structures on Lots 1 and 24 of northern portion and Lot 1 of southern portion would not meet this requirement;
 - 6. Front Yard Setback: A deviation from SDMC Section 131.0431, Table 131-04G with reference to 131.0443(d)(1) which requires a minimum front yard setbacks of 15 feet minimum and 20 feet standard for the RM-1-1 zone. The project proposes a 15-foot front yard setback for Lots 4, 5, 7, 10, 12, 14, 15, 18, 19, and 22 for the Northern portion, and Lots 4 and 5 of the southern portion;
 - 7. Rear Yard Setback: A deviation from SDMC Section 131.0431, Table 131-04G with reference to 131.443(d)(4) for the RM-1-1 zone. The project proposes a reduced rear yard

setback by 2.6 feet (2.6 foot setback plus 10 feet from centerline of the alley for a total 12.6 foot rear yard setback) Lots 4, 5, 7, 10, 12, 14, 15, 18, 19, and 22 of northern portion and, and Lot 4 through 6 of southern portion;

- d. Recission of Conditional Use Permit No. 444-PC, and Coastal Development Permit and Conditional Use Permit No. 89-1157;
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking;
- g. Each single-family dwelling unit would contain a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. In addition, each single-family dwelling unit would contain sustainable building design measures to meet a Leadership in Energy and Environmental Design (LEED) Silver certification; and
- h. 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 29, 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" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. 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.

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 530514, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 530514, 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 (Historical Resources/ Archaeology)
Noise (Construction)

CLIMATE ACTION PLAN REQUIREMENTS:

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

AFFORDABLE HOUSING REQUIREMENTS:

15. 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.).

GEOLOGY REQUIREMENTS:

16. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

17. The project's geotechnical consultant has selected a well permeameter test method for evaluating infiltration rates for planning phase design of the proposed full infiltration bio-retention

basin(s). Per the Storm Water Standards (Appendix D, Table D.3-1), the infiltration rate should be confirmed following excavation of the basin(s). An update geotechnical report containing the confirmation test field data, test results, and infiltration rate must be submitted for evaluation of design phase infiltration feasibility.

18. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

ENGINEERING REQUIREMENTS:

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

20. The project proposes to export 1,488 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.

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

22. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrains, concrete walkways, landscape and irrigation within the public Right-of-Way.

23. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current 12 foot City Standard driveway, adjacent to the site on Fortuna Avenue and Roosevelt Avenue, per Exhibit "A," satisfactory to the City Engineer.

24. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing alley aprons with current City Standard Alley Aprons on Fortuna Avenue and Roosevelt Avenue, per Exhibit "A," satisfactory to the City Engineer.

25. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing curb ramps on both sides of alley entrance on Roosevelt Avenue and south side of alley entrance on Fortuna Avenue, per Exhibit "A," with current City Standard curb ramp with Detectable/Tactile Warning Tile, satisfactory to the City Engineer.

26. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of an additional 5 feet of the adjacent alley south of Roosevelt Avenue, satisfactory to the City Engineer.

27. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
28. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
29. Prior to the issuance of any construction permit, the Owner/Permittee 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.
30. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
31. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

32. 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.
33. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(5).
34. 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.

35. 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.

PLANNING/DESIGN REQUIREMENTS:

36. The carports shall be constructed and maintained with at least two sides that are at least 75 percent completely open. The carports shall be included in the calculation of floor area ratio (FAR) if less than two sides of the carport are 75 percent completely open. Other than Deviation No. 4, listed above, the project may not exceed the allowable FAR of the zone.

37. 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.

38. Prior to the issuance of building permits, construction documents shall fully illustrate that each single-family dwelling unit incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the single-family dwelling unit's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

39. Prior to issuance of building permits, the construction documents shall note all criteria included in the design and construction of the project to meet a Leadership in Energy and Environmental Design (LEED) Silver Certification.

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

TRANSPORTATION REQUIREMENTS

41. All automobile parking spaces must be constructed in accordance with the requirements of the SDMC and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

42. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

43. 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) [BFPD], on each water service (domestic, fire and irrigation), 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.

44. 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.

45. Prior to Final Inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

46. The Owner/Permittee shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

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 March 15, 2018 and [Approved Resolution Number].

ATTACHMENT 12

Permit Type/PTS Approval No.: CDP No. 2081351 and

SDP NO. 2099448

Date of Approval: March 15, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Jeffrey A. Peterson
Development Project Manager

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

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

**PFP COASTAL HOLDINGS, LLC,
a Delaware Limited Liability Company**
Owner/Permittee

By _____
Name:
Title:

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

PLANNING COMMISSION
RESOLUTION NUMBER _____
A RESOLUTION ADOPTING MITIGATED NEGATIVE DECLARATION NO. 530514 AND
THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE
ECO BLÖK RESIDENCES - PROJECT NO. 530514

WHEREAS, on May 24, 2017, PFP COASTAL HOLDINGS, LLC, a Delaware Limited Liability Company, owner, submitted an application to the Development Services Department for a Coastal Development Permit and Site Development Permit for the ECO BLÖK Residences project (Project); and

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

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

WHEREAS, the Planning Commission considered the issues discussed in the Mitigated Negative Declaration No. 530514 (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.

ATTACHMENT 13

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: _____
Jeffrey A. Peterson
Development Project Manager
Development Services Department

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT NO. 2081351
SITE DEVELOPMENT PERMIT NO. 2099448
PROJECT NO. 530514

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. 530514 shall be made conditions of Coastal Development Permit No. 2081351 and Site Development Permit No. 2099448 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: Not applicable.

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, applicant t is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 393503 and/or Environmental Document Number 393503, 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: **Not Applicable**
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
Historical Resources	Archaeology Reports	Archaeology/Historic Site Observation
Noise	Acoustical Reports	Noise Mitigation Features Inspection
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Cultural Resources (Historical Resources / Archaeology)

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 (CSV). The CSV'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 CSVr 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.

Noise (Construction)

The following best management practices shall be implemented to reduce noise associated with construction of the project:

1. All noise-producing equipment and vehicles using internal combustion engines shall be equipped with mufflers; air-inlet silencers where appropriate; and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specification. Mobile or fixed "package" equipment (e.g., arc-welders, air compressors) shall be equipped with shrouds and noise control features that are readily available for that type of equipment.
2. All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a local, state, or federal agency shall comply with such regulation while in the course of project activity.
3. Idling equipment shall be kept to a minimum and moved as far as practicable from noise-sensitive land uses.
4. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
5. Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.
6. Construction site and access road speed limits shall be established and enforced during the construction period.
7. The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.
8. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners to contact the job superintendent if necessary. In the event the City receives a complaint, appropriate corrective actions shall be implemented and a report of the action provided to the reporting party.

9. Pumps and associated equipment (e.g., portable generators etc.) shall be shielded from sensitive uses using local temporary noise barriers or enclosures, or shall otherwise be designed or configured so as to comply with applicable municipal code nighttime noise standards. The specific location and design of such barriers will be determined in conjunction with construction plans for individual projects.



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

Community Planning Committee Distribution Form Part 2

Project Name: ECO BLoK Residences		Project Number: 530514	Distribution Date: 5/24/2017
Project Scope/Location: Pacific Beach IO# 24007144 ** SUSTAINABLE EXPEDITE** (Process 4) PDP/SDP/ CDP/LLA to demo 3 ex bldgs. & construct 30 new detached dwelling units; and rescind CUP #89-1159 and CUP #444 at 3937-3977 Shasta St., 1765 Fortuna Av, and 1750 Roosevelt Av. in the RM-1-1 zone, Coastal Overlay Zone (Non-appealable), Coastal Height Limitation Overlay, Pacific Beach Community Plan. CD 2.			
Applicant Name: Tim Golba		Applicant Phone Number: (619) 231-9905 x102	
Project Manager: Jeff Peterson	Phone Number: (619) 446-5237	Fax Number: (619) 321-3200	E-mail Address: JAPeterson@sandiego.gov
Committee Recommendations (To be completed for Initial Review): <i>SEE ATTACHED MINUTES OF 6/28/17 PBPG MEETING.</i>			
<input checked="" type="checkbox"/> Vote to Approve <i>FAILED</i>	Members Yes <i>3</i>	Members No <i>8</i>	Members Abstain <i>0</i>
<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 checked="" type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) <i>LB</i>			<input type="checkbox"/> Continued
CONDITIONS: <i>VOTE TO APPROVE FAILED - NO OTHER VOTE WAS TAKEN. SEE MINUTES (ATTACHED) REFLECTING REASONS BOARD MEMBERS VOTED AGAINST PROJECT.</i>			
NAME: <i>KARL RAND</i>		TITLE: <i>CRMS CHAIR</i>	
SIGNATURE: <i>[Signature]</i>		DATE: <i>7/17/17</i>	
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.gbplanning.org

Pacific Beach Taylor Library
4275 Cass Street, San Diego, CA 92109
Wednesday, June 28, 2017: 6:30-9:00 pm
MINUTES - DRAFT

Item 1- **Call to Order, Quorum**

Members Present: Amy Gordon, Baylor Triplett, Ben Ryan, Chris Olson, Ed Gallagher, Eve Anderson, Henish Pulickal, Jason Legros, Jim Morrison, Karl Rand, Kristen Victor, Liz Segre, Marcia Nordstrom, Michael Martin, Paula Gandolfo, R.J. Kunysz, Tony Franco

Members Absent: Peter Lee, Steve Pruett

Recorder of These Minutes: Liz Segre

Item 2 - **Non-Agenda Public Comments** (2 minutes maximum per speaker)

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

Chris Olson – His topic was Respect. Urged us during these meetings to be on time, listen while others talk, have respect for government representatives and for the people presenting topics and projects. Also respect fellow subcommittee members by showing up to meetings and doing homework beforehand. For example, it's important to read the written materials beforehand and to read them even if you can't attend a meeting. And ask questions.

Eve Anderson – Topic was Tuesday nights at PB Library, starting at 5 pm. Said it's great fun, and it's a potluck. Since the church across the street from the library feeds homeless but doesn't offer services, the park has deteriorated.

Don Gross – Concerned about intersection of Crown Point Drive and Foothill Blvd. Said the City has marked off the area for crosswalks but said they can't do roundabouts or pedestrian crossings with flashing lights. Would like to see more low-cost housing in PB. Said he has information about the Guy Hill Cadillac project that PB Planning Group did not receive.

Tony Franco -- Had an update on the PB Farmer's Market. Received email from president of Discover PB saying additional \$127,000 per year must be paid (to MTS and SDPD'??) but the market nets only \$70,000 per year. Feels our market is being singled out. Is asking Mayor's office for guidance. No other farmer's market in San Diego has to pay this kind of money.

Paula Gandolfo – Agreed with Franco's concerns. Spoke about the community garden that's being started at St. Andrews By the Sea church across from the library. Said \$275 [is amount correct?] donation provides a box of produce for a needy family. Please share this info with neighbors.

Item 3 - **Current Agenda - Modifications and Approval**

Jason Legros moved to accept the meeting agenda; Karl Rand seconded. **APPROVED** 13-0-0

Item 4 – May 24, 2017 Minutes - Modifications and Approval

Corrected minor items on the minutes.

Jason Legros moved to accept the corrected minutes; Ben Ryan seconded. **APPROVED** 13-0-0

Item 5 –

Consent Items:

Support letter for the Nautical Mile – Jodi Summers of Walk of Fame International sent a draft letter of support for this to H. Pulickal. This is an educational and naval recruitment tool meant to honor our military carriers' technical achievements. The letter will be sent.

Support letter for new security at PB Library – Andie Lacombe requested we provide this letter, to be presented to Misty Jones, who is director of San Diego Library. The letter will be sent.

Letter of appreciation for Gary Pence for new safety arrows at Riviera curve before Ingraham. The letter will be sent.

PBPG Chair's Report (Information Item)

Presenter: Henish Pulickal

Pulickal asked if everyone on the PB Planning Group had undergone COW or E-COW training. If not, this must be done ASAP.

Said he will eject people from our meetings if they aren't civil. Referred to the discussion during the May meeting on the Edgewater project, when some attendees were not respectful. Felt he should have not allowed that. Will not tolerate such behavior in future.

Feels that we should consider projects and topics at macro level, meaning not "what's in it for me?" but rather "what's in it for us?" Said this is one of the best boards we have had and has heard similar opinions from other people.

Asked: Should we post the meeting agenda outside or inside the library before meetings? Will continue to post it outside.

Urged group members not to circulate information or opinions on projects outside of our meetings. Said it is appropriate for members to recuse themselves from judging projects if there's an involvement by the member or a conflict of interest.

Regarding absences by board members from meetings: Reminded us that we can't miss four meetings in a row without danger of being removed from the Planning Group.

J. Legros spoke about the recent C-3 meeting and said they accept nominations from groups for potential wetland area designations. The areas must be adjacent to a waterway. We might want to work on such a project.

Also spoke on the capital improvements list and affordable housing initiatives. Said a consolidation of planning groups had been proposed. Does not agree with this idea and neither do other PB Planning Group members. [Jason -- I have missed some details here]

Item 6 - Councilmember Zapf Representative (Information Item)

Presenter: James McGuirk

McGuirk said that on June 29 the City and Parks Dept. would hold the 5th meeting on DeAnza Cove at Mission Bay High School. There was to be an open house with City engineers available to discuss.

To learn more about Fiesta Island proposals (there are two right now), you can visit <http://fiestaislandamendment.com/>

July 11 would be the next meeting on Fiesta Island Mission Bay master plan, at Sta. Clara Recreation Center.

Lorie Zapf was to hold a press event on June 29 announcing more money secured for the Bike Bait program to be supported for two years. It has a 100% conviction rate. The bike thieves are reportedly stealing other items as well and committing other crimes besides bicycle theft.

Item 7 - Code Compliance (Information Item)

Presenter: Jason Legros

Subcommittee update including potential new PROW walk.

The committee took a couple of walks (one with J. McGuirk) and catalogued problems, such as signs, merchandise and furniture on sidewalks, uneven and broken sidewalks, tree roots, and tree wells not filled in (tripping hazard). Need to find solution for these tree wells.

On July 5 at PB Library there was to be a meeting for creating a mission statement for this subcommittee and for brainstorming.

Franco asked McGuirk if the City would plant trees in sidewalks for citizens. Answer was yes, but you must water the trees, and they must not be trees that would raise the sidewalk. Also there are recommended fills for the tree wells that don't harm the trees.

Item 8 - Streets and Sidewalks Subcommittee (Information Item)

Presenter: Chris Olson

Minutes and Project Monitoring Spreadsheet

Olson urged us to examine the Project Monitor table that lists all our projects and to notify him if we want him to add items to the list, so he can track them.

He plans to have meetings with Gary Pence, who is the senior traffic planner for San Diego. Will ask him what we can really accomplish regarding traffic, parking, bike-friendly proposals, and pedestrian-friendly issues.

Asked us to attend the meetings, which are on the third Monday of each month at 6 pm at St. Andrews by the Sea.

Item 9 - CRMS (Action Items)

Presenter: Karl Rand

Olson said the De Anza revitalization plan would be released the day after this meeting. Just received a revised plan and must respond overnight! PBPG asked for community gardens (neither plan includes them) and for sand volleyball courts (one plan includes this).

- A. *519207–Costa Riviera -4032 Riviera Drive Description –Demolition of existing single family home and subdivision of lot into three lots and construction of 3 single family three story homes, each with a two car garage. Subcommittee approved 7-0.*

The developers said they want to create an aesthetically pleasing property. 3 separate entrances. Got a recommendation to do permeable parking pads in back and permeable pavers in front. They are requesting no variances.

Pulickal asked if the project was similar to the property two doors to the north. Answer: Yes, they did get some ideas from that. The houses are 3 bed, 3 bath with 2 parking spaces and about 1,700 sq. feet. They have roof decks. Solar panels are optional to buyers (but wired for that) and would still mean the buildings are below 30 feet high.

Morrison asked If owners could be prevented from using garages as storage; developer said he couldn't prevent such usage.

Anderson asked If the properties could be deeded to not allow STVRs. Developer said they don't have CC&Rs so can't prevent that. Legros said you can have a deed restriction preventing STVRs. Gallagher said we're not proposing a blanket restriction. Rand said we can make recommendations on this, but as a board we should look further into what we are allowed to do about STVRs. City law states they are illegal, but we as a board need to formulate a policy.

Developer said the plans include a dumbwaiter from the garage to the third floor, something that would please a lot of potential buyers. Said the City has no issues with the project. There are two parking spots, and this is allowed for buildings with two to five bedrooms.

Public comments: Patrick Cotton would like to see one parking spot per bedroom.

Ben Ryan moved to approve the project; Ed Gallagher seconded. **APPROVED** 11-3-0

Reasons for ¹¹no¹¹ votes: Anderson would like a no-STVR provision included. L¹¹unysz and Morrison agreed with that. Also Morrison would like the garages to be used for cars, not just storage.

- B. *530514 -£KO Blok - 3937 to 3977 Shasta Ave (between Fortuna and Roosevelt Aves) Description –Demolition of three existing buildings and construction of 30 new detached resident/a/ units. Subcommittee approved 5-1-1.*

Representative from Golba Architecture presented. Says Shasta is unusually wide and has mature vegetation. Not planning to remove any of the trees along the street. The project includes a lot of green features. Will not require new curb cuts. Sustainable, energy-efficient, as consistent as possible with Climate Action Plan.

The lots are legal family lots, each entitled to have a single-family home, so no variances required:

If they had planned only "big-box" structure, could have done only 24 units instead of 30.

They have four different house plans, to create some variety among the structures. The lots are 95' x 25'.

At the ends of the blocks, the homes would be more squared-off, with one in front and one on the alley.

All have roof decks, and there are various configurations of these decks – some with trellis coverings, others with plain roofs, solar arrays, etc.

There would be no loss of parking.

Landscape architect said all plantings will be low-water, and there'd be high-efficiency irrigation with re-use of gray water. Said not many San Diego projects include these features. Community garden type of option available.

They are requesting two deviations: Would need to change lot lines for the end properties that are oriented differently from the other homes. And they want a change to setback requirements in front of two of the buildings and in back on the alley.

Gandolfo questioned the term "community garden" and the presenter said he had misspoken – really he meant just that the owners would be able to use outdoor space for gardening.

Pulickal asked about utility poles in the alley.

The developers are Pathfinder and Silvergate – haven't built anything in Pacific Beach.

Gandolfo asked about the term "transit-oriented" that had been mentioned. Developer clarified that meant the properties are close enough (walkable) to transit on Grand Ave.

Anderson asked about STVRs. The developer said they'd put in a deed restriction on that.

Public comments:

Elizabeth, who lives behind that alley, asked about the timeline. Developer said there isn't one yet. Elizabeth is concerned about visibility and privacy in her own backyard. Also concerned about a particular tree – an Italian stone pine – and the answer was that it wouldn't be removed.

Patrick asked why this property had been sold to private Chinese investors and said it wasn't allowed to be sold. Developer said the company has no Chinese investors, and the property had been sold to pay off debts.

8:27 pm - Board voted to extend the meeting. Vote was 9-4.

Molly asked If there had been a public notice of the project. Someone with the developer answered that they had met with some of the immediate neighbors, and there had been informal word-of-mouth notice.

Kim said that affordability, and density are the main issues in San Diego. Wants a community garden. Proposed it be in the center of the block, and reduce the project by a couple of homes to accomplish that.

Another attendee said he's with Silvergate, and they are working on affordable housing in other areas of San Diego.

Kim asked what the price is for the homes. Answer: Don't know yet, but likely around \$800,000 to \$1 million.

Elizabeth said that if it hadn't been for Nextdoor.com, she wouldn't have known about the project at all.

Don Gross said these projects are all about money.

Laurel Miller said she lives in that neighborhood, and it's a real community, not just a drive-by. It would be nice to have an open space to create a sense of community. ARC was like that, and the community garden there was excellent. Said the project will impact them in a negative way.

Another attendee asked what the garages are like. Answer: off the alley.

Bess Eberhardt said her neighborhood has been highly impacted by development. Feels passionately about the community garden idea. Concerned about parking. There is always congestion. Asked why developers don't consider the character of the community.

Legros asked if removing a unit would be feasible. Answer: No, fiscally it would be a problem.

Olson said he was torn because the project has many excellent features but ultimately would like the developer to do something more creative, such as trying to make the street a greenbelt. Would like to see more variation in heights and sizes of the building, as well as some affordable housing. So feels opposed to the plan.

The subcommittee had one abstention in its vote on the project (Kristen Victor).

Eberhardt asked if the decision could be postponed. Said most neighbors hadn't heard about the project, and it feels rushed. Wants an extension.

(At some point during this discussion, Pulickal told Patrick he must leave, because he persistently interrupted other speakers with angry and insulting comments about the developers and the board members. He left.)

8:45 pm – Board voted to extend the meeting. Vote was 91. Victor, Lunysz, and Nordstrom had left.

Anderson said there would be other meetings on the project, and the architect confirmed this.

Ryan said the project is a good one and is within the law. Saw no reason to veto it.

Gandolfo said it adheres to the letter of the law but not the spirit of the community.

Legros and Pulickal discussed the board's mandate to recognize what constitutes lawful development.

Legros moved to approve the project; Ryan seconded. **NOT APPROVED** 3-8-0

Reasons for "no" votes:

Triplett agreed with Olson that it's a great project but is missing an opportunity.

Franco said if you remove a community garden, you should put one back in.

Legros said the public attendees had raised valid concerns, such as lack of outreach, which was troubling.

Segre said the project had many nice features, but was also troubled by the lack of outreach and was very interested in the community garden and greenspace ideas. The plan looks too urban.

Anderson said she would have liked them to remove one unit for a garden, but did appreciate the deed restriction on STVRs.

Olson cited a lack of creativity and community land use.

Morrison said he appreciated that the neighbors attended this meeting. Feels the developers do care and could make some compromises.

Gandolfo said she was disturbed by the lack of notification.

Item 10- Other Subcommittees and Reports (Time Permitting)

Pacific Beach Community Parking District: Chris Olson

Special Events: Ed Gallagher, Michael Martin

Communications: Baylor Triplett

STVR: Karl Rand

No time remained for these reports.

Item 11- Adjournment at 9:02 pm

Next PBPG Meeting: Wednesday, July 26, 2017 6:30-8:30 pm

If additional accessible accommodations need to be made, please contact the Chairperson, Henish Pulickal, at henish.pulickal@gmail.com or 858.380.8765



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

Ownership Disclosure Statement

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

Project Title

Eco Blöck Residences

Project No. For City Use Only

530514

Project Address:

1765 Fortuna Ave., 3977 Shasta Street, 1750 Roosevelt Ave., San Diego, CA 92109

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

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

Additional pages attached ☒ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: Eco Blök Residences	Project No. (For City Use Only) <div style="font-size: 1.5em; font-family: cursive;">530514</div>
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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? DE
 Corporate Identification No. 5723404
☐ Partnership

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

Corporate/Partnership Name (type or print): PFP Coastal Holdings, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 4380 La Jolla Village Drive, Suite 250 City/State/Zip: San Diego, CA 92122 Phone No: (858) 875-4400 Fax No: (858) 875-4655 Name of Corporate Officer/Partner (type or print): Lorne Polger Title (type or print): Manager of Manager of Manager of Manager Signature: Date: 12-15-16	Corporate/Partnership Name (type or print): Silvergate Pacific Investors, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 4980 North Harbor Drive, Suite 203 City/State/Zip: San Diego, CA 92106 Phone No: (619) 625-1260 Fax No: (619) 625-1260 Name of Corporate Officer/Partner (type or print): Ian Gill Title (type or print): Manager of Manager Signature: _____ Date: 12-15-16
--	---

Corporate/Partnership Name (type or print): Pathfinder Pacifica Coastal Investments, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 4380 La Jolla Village Drive, Suite 250 City/State/Zip: San Diego, CA 92122 Phone No: (858) 874-4400 Fax No: (858) 874-4655 Name of Corporate Officer/Partner (type or print): Lorne Polger Title (type or print): Manager of Manager of Manager of Manager Signature: Date: 12-15-16	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: _____ Date: _____
---	---

Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: _____ Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: _____ Date: _____
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Addendum to Ownership Disclosure Form

For

Eco Blök Residences-Project No. 530514

Property Owner = PFP Coastal Holdings, LLC, a DE LLC

Members of PFP Coastal Holdings, LLC =

Pathfinder Pacifica Coastal Investments, LLC, a DE LLC (*manager and member*)

Silvergate Pacific Investors, LLC, a DE LLC

Managing Members of Pathfinder Pacifica Coastal Investments, LLC =

Pacifica Crown Point, LP, a CA LP (*manager and member*)

Pathfinder Partners Realty Ventures V, LLC, a DE LLC (*manager and member*)

Individuals Authorized to Sign (through the above entities): Lorne Polger, Mitch Siegler, Brent Rivard, Scot Eisendrath, Deepak Israni, Ashok Israni

Members of Silvergate Pacific Investors, LLC =

Silvergate Pacific, LLC

Hutcheson Investment Partnership

The members of Silvergate Pacific, LLC are as follows:

Ian Gill

James Reynolds

J David Gardner

Robert J. Irving Jr.

Hutcheson Investment Partnership is owned by the Hutcheson Family Trust with Stewart Douglas Hutcheson as trustee.

ECO BLÖK RESIDENCES

3977 SHASTA STREET
SAN DIEGO, CA



ARTISTIC RENDERING - CONCEPT ONLY

COASTAL PERMIT SUBMITTAL SET

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

Project Address:
3977 SHASTA ST.,
SAN DIEGO, CA 92109

Project Name:
ECO BLÖK RESIDENCES

Sheet Title:
COVER SHEET

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 02-20-2017

Original Date: 12-18-16
Sheet 1 of 43

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

ECO BLÖK RESIDENCES
3977 SHASTA STREET
SAN DIEGO, CA 92109

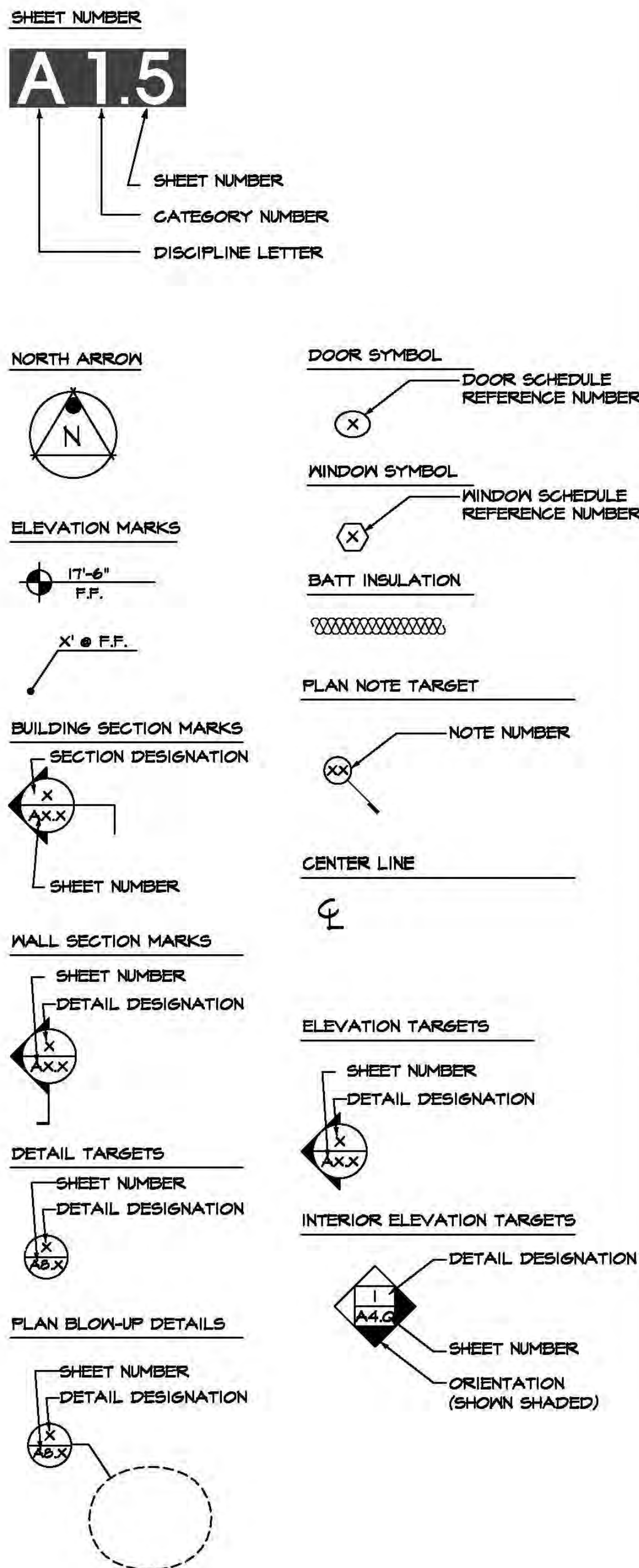


golba
inc.
T 1.0

SPECIAL INSPECTIONS:

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

SYMBOLS



VICINITY & HYDRANT MAP



GENERAL PLAN DEVELOPMENT GOALS

- THE PROPOSED INFILL DEVELOPMENT PROJECT AT 3977 SHASTA STREET RECOGNIZES THE GOALS OF THE CONSERVATION ELEMENT OF THE CITY OF SAN DIEGO'S GENERAL PLAN.
- IN EFFORT TO REACH THESE GOALS THE PROJECT WILL EMPLOY THE FOLLOWING:
- SOLAR PHOTO VOLTAGE SYSTEM FOR GENERATING POWER ON SITE.
 - HIGH EFFICACY LIGHTING OR OCCUPANCY SENSORS WHERE APPLICABLE
 - ENERGY STAR APPLIANCES
 - DUAL PANE LOW-E GLAZING ON ALL WINDOWS
 - USE OF LOW VOC PAINTS AND LOW EMITTING ADHESIVES, COATINGS, CARPETS AND OTHER FINISHES WHERE FEASIBLE.
 - USE OF ENGINEERED WOOD PRODUCTS WHERE APPLICABLE
 - NATURAL COOLING/VENTILATION WITH OPERABLE WINDOWS
 - WATER CONSERVING NATIVE & FEST RESISTANT PLANTS IN LANDSCAPE DESIGN WHERE FEASIBLE
 - USE OF PERMEABLE PAVING WHERE FEASIBLE.
 - USE OF RAIN SENSOR SHUT OFF DEVICES
 - HIGH EFFICIENCY IRRIGATION SYSTEM WITH STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT.

CGBSC NOTES:

- SITE DEVELOPMENT SEC 4106.4:**
- 4.106.4.1 NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES.
- FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

CERTIFICATION STATEMENT

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

SIGNATURE: DATE:

PROJECT CALCULATIONS

TYPICAL LOT SIZE:

25' X 45' = 2,375 S.F.

30 EXISTING LOTS X 2,375 S.F. = 71,250 S.F.

TYPICAL F.A.R.:

.75 MAX

SINGLE LOT TYPICAL INFILL:

(25' X 45') = 2,375 S.F.

(2,375 S.F.X.75) = 1,781.25 S.F. ALLOWED

DOUBLE LOT CORNER TYPICAL INFILL:

(50' X 45') = 4,750 S.F.

(4,750 S.F.X.75) = 3,562.5 S.F. ALLOWED

AREA CALCULATIONS:

NORTH PROJECT SCOPE (24 EXISTING LOTS)

FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: TOTAL

PLAN A/A(R)	875 S.F.	880 S.F.	-	1,755 S.F.
	OCCURS AT LOT 3, 8, 11, 17, 20			
PLAN B/B(R)	435 S.F.	741 S.F.	-	1,176 S.F.
	OCCURS AT LOT 5, 10, 12, 15, 19			
PLAN C/C(R)	913 S.F.	867 S.F.	-	1,780 S.F.
	OCCURS AT LOT 4, 7, 14, 18, 22			
PLAN D/D(R)	678 S.F.	640 S.F.	384 S.F.	1,751 S.F.
	OCCURS AT LOT 6, 9, 13, 16, 21			

PLAN E/E(R)	814 S.F.	841 S.F.	-	1,655 S.F.
PLAN F/F(R)	572 S.F.	666 S.F.	538 S.F.	1,716 S.F.
	TOTAL:			3,431 S.F.
	OCCURS AT LOTS 1 & 2 AND 23 & 24			

SOUTH PROJECT SCOPE (6 EXISTING LOTS)

FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: TOTAL

PLAN A/A(R)	875 S.F.	880 S.F.	-	1,755 S.F.
	OCCURS AT LOT 3			
PLAN B/B(R)	435 S.F.	741 S.F.	-	1,176 S.F.
	OCCURS AT LOT 5			
PLAN C/C(R)	913 S.F.	867 S.F.	-	1,780 S.F.
	OCCURS AT LOT 4			
PLAN D/D(R)	678 S.F.	640 S.F.	384 S.F.	1,751 S.F.
	OCCURS AT LOT 6			

PLAN E/E(R)	814 S.F.	841 S.F.	-	1,655 S.F.
PLAN F/F(R)	572 S.F.	666 S.F.	538 S.F.	1,716 S.F.
	TOTAL:			3,431 S.F.
	OCCURS AT LOTS 1 & 2			

DECKS (EXEMPT PER SDMC 113.0234 (b)(1))

	1ST FLOOR:	2ND FLOOR:	3RD / ROOF	TOTAL
PLAN A/A(R)	-	344 S.F.	264 S.F.	608 S.F.
PLAN B/B(R)	-	513 S.F.	300 S.F.	813 S.F.
PLAN C/C(R)	-	444 S.F.	284 S.F.	728 S.F.
PLAN D/D(R)	-	31 S F.	36 S.F.	67 S.F.
PLAN E/E(R)	-	344 S.F.	244 S.F.	588 S.F.
PLAN F/F(R)	-	244 S.F.	220 S.F.	464 S.F.

CARPORTS (EXEMPT PER SDMC 113.0234(g)(6)):

PLAN A/A(R)	347 S.F.
PLAN B/B(R)	347 S.F.
PLAN C/C(R)	347 S.F.
PLAN D/D(R)	347 S.F.
PLAN E/E(R)	382 S.F.
PLAN F/F(R)	403 S.F.

RESIDENTIAL PARKING REQ'S: (BEACH IMPACT PARKING)

PURSUANT TO SDMC TABLE 142-05B, SINGLE DWELLING UNIT WILL REQUIRE 2 SPACES PER UNIT.

PROJECT DATA

PROJECT DESCRIPTION:

THE PROJECT PROPOSES THE REDEVELOPMENT OF 30 LOTS IN THE CROWN POINT AREA OF PACIFIC BEACH LOCATED AT THE FORMER ARC ASSISTED LIVING COMPLEX ON SHASTA STREET. THE PROJECT INCLUDES 24 LOTS LOCATED ON THE FULL EAST SIDE BLOCK BETWEEN FORTUNA AVENUE AND ROOSEVELT AVENUE AND 6 ADDITIONAL LOTS LOCATED IMMEDIATELY SOUTH OF ROOSEVELT AVENUE ON THE EAST SIDE OF THE BLOCK. THE PROJECT INCLUDES THE DEMOLITION OF 3 EXISTING ASSISTED LIVING UNITS LOCATED ON THE SITE AND THEN PROPOSES A SERIES OF 30 SINGLE FAMILY HOMES WITH 24 HOMES LOCATED ON LOTS 3 THRU 22 OF BLOCK 17 MAP 844 ON 24 EXISTING LEGAL LOTS. THE PROJECT ALSO PROPOSES 6 ADDITIONAL HOMES TO BE LOCATED AT THE THREE END OF BLOCK LOCATIONS OF THE PROJECT SITE WHERE A LOT-LINE ADJUSTMENT WILL BE UTILIZED FOR LOT LINE RECONFIGURATIONS ON EXISTING LOTS 1 & 2, 23 & 24 OF BLOCK 17 AND LOTS 1 & 2 OF BLOCK 21 MAP 844.

THE PROJECT INCLUDES SIX SINGLE FAMILY HOME DESIGNS WITH 4 PLANS AND THEIR RESPECTIVE MIRRORRED PLANS IMPLEMENTED ON THE 24 INTERIOR LOTS OF THE PROJECT SITE AND THEN 2 ADDITIONAL SINGLE FAMILY HOME PLANS IMPLEMENTED AT THE THREE END OF BLOCK CORNER SITE LOCATIONS. PROJECT INCLUDES 2 OFF-STREET PARKING SPACES FOR EACH HOME AND PLANS B/B(R), C/C(R), D/D(R), E/E(R) & F/F(R) ARE THREE BEDROOM PLANS WITH PLAN A/A(R) BEING A FOUR BEDROOM DESIGN. EACH PROPOSED SINGLE FAMILY HOME IS APPROXIMATELY 1,770 SQUARE FEET OF LIVING SPACE AND ALL PLANS INCLUDE OUTDOOR LIVING AREAS AND ROOF DECKS PER INDIVIDUAL PLAN. PLAN TYPE A/A(R), B/B(R), C/C(R), & E/E(R) ARE TWO STORIES IN HEIGHT AND PLAN D/D(R) & F/F(R) ARE THREE STORIES.

THE PROJECT INCLUDES A SIGNIFICANT AMOUNT OF SUSTAINABLE DESIGN FEATURES INCLUDING PHOTOVOLTAIC POWER GENERATION, DROUGHT TOLERANT LANDSCAPE, PRESERVATION OF EXISTING STREET BELTWAY LANDSCAPE, PASSIVE SOLAR DESIGN FEATURES, GREY WATER SYSTEMS, ENERGY EFFICIENT APPLIANCES, WINDOWS AND BUILDING TECHNOLOGY AS WELL AS A VARIETY OF SUSTAINABLE DESIGN FEATURES AVAILABLE IN EACH HOME INCLUDING ELECTRIC VEHICLE CHARGING STATIONS AND GREEN ROOFS.

PROJECT ALSO REQUIRES THE RESCISSION OF CUP #84-1157 & #444 AS THEY APPLY TO THESE PARCELS. (NOTE: PARTIAL RESCISSION ALREADY OCCURRED FOR WESTERN PORTION OF CUP IN CDP #1643684 ISSUES IN 2016).

CURRENT SITE ADDRESS:

3977 SHASTA STREET
SAN DIEGO, CA 92104

ASSESSORS PARCEL NUMBER:

424-482-14-00; 424-532-25-00

LEGAL DESCRIPTION:

LOTS 1 THRU 24, BLOCK 17, MAP 844, COUNTY OF SAN DIEGO & LOTS 1 THRU 6, BLOCK 21, MAP 844, COUNTY OF SAN DIEGO

EXISTING DISCRETIONARY PERMITS:

NONE

REQUIRED DISCRETIONARY PERMITS:

COASTAL DEVELOPMENT PERMIT
SITE DEVELOPMENT PERMIT
LOT LINE ADJUSTMENT

YEAR EXISTING STRUCTURE WAS BUILT:

3977 SHASTA STREET.: 1976
1765 FORTUNA AVE.: 1942
1750 ROOSEVELT AVE.: 1992

EXISTING SOIL CONDITIONS:

PREVIOUSLY GRADED & DISTURBED

LOT USE

EXISTING: ASSITED-LIVING DWELLINGS
PROPOSED: 30 SINGLE-FAMILY DWELLINGS

LOT ZONING:

RM-1-I

OVERLAY ZONE DESIGNATION:

BEACH IMPACT PARKING
COASTAL HEIGHT OVERLAY ZONE

OCCUPANCY:

R-3

BUILDING CODES:

2016 CALIFORNIA RESIDENTIAL CODE,
2016 CALIFORNIA BUILDING CODE,
2016 CALIFORNIA ELECTRICAL CODE,
2016 CALIFORNIA PLUMBING CODE,
2016 CALIFORNIA MECHANICAL CODE,
2016 CALIFORNIA GREEN BUILDING CODE,
2016 CALIFORNIA FIRE CODE

CONSTRUCTION TYPE:

TYPE VB

DENSITY:

PURSUANT TO SDMC 113.0237(b), ONE UNIT PER LOT.

NUMBER OF STORIES

EXISTING: 2 STORY
PROPOSED: 2 STORY - PLAN A(R), B(R), C(R), & E(R)
3 STORY - PLAN D(R) & F(R)

BUILDING HEIGHT

EXISTING: 23'-00"
PROPOSED: PLAN A/A(R): 23'-6"
PLAN B/B(R): 23'-6"
PLAN C/C(R): 23'-6"
PLAN D/D(R): 23'-8"
PLAN E/E(R): 23'-6"
PLAN F/F(R): 23'-4"

GEOLOGICAL HAZARD CATEGORY:

52

SHEET INDEX

- GENERAL
- T1.0 COVER SHEET
- T1.1 LEGEND AND PROJECT DATA
- ARCHITECTURAL
- C-0.0 TOPOGRAPHICAL SURVEY
- C-1 TITLE SHEET
- C-2 DETAILS AND SECTIONS
- C-3 DEMOLITION PLAN
- C-4 GRADING PLAN
- A-0.0 MASTER SITE PLAN
- A-0.1 SITE PLAN DETAIL
- A-0.2 SITE PLAN DETAIL
- A-0.3 SITE PLAN DETAIL
- A1.0 FLOOR PLANS
- A1.1 FLOOR PLANS
- A1.2 FLOOR PLANS
- A1.3 FLOOR PLANS
- A1.4 FLOOR PLANS
- A1.5 FLOOR PLANS
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS
- A2.3 EXTERIOR ELEVATIONS
- A2.4 EXTERIOR ELEVATIONS
- A2.5 EXTERIOR ELEVATIONS
- A2.6 EXTERIOR ELEVATIONS
- A2.7 EXTERIOR ELEVATIONS
- A2.8 EXTERIOR ELEVATIONS
- A2.9 EXTERIOR ELEVATIONS
- A2.10 EXTERIOR ELEVATIONS
- A2.11 EXTERIOR ELEVATIONS
- A3.0 BUILDING SECTIONS
- A3.1 BUILDING SECTIONS
- A3.2 BUILDING SECTIONS
- LANDSCAPE
- L-0.01 EXISTING DEMO/SITE PLAN
- L-0.02 EXISTING TREE PLAN
- L1.01 HARDSCAPE PLAN
- L1.02 HARDSCAPE PLAN
- L1.03 HARDSCAPE PLAN
- L1.04 HARDSCAPE LEGEND
- L1.05 SITE SECTIONS
- L1.06 SITE SECTIONS
- L1.07 HARDSCAPE DETAILS
- L1.08 HARDSCAPE DETAILS
- L1.09 HARDSCAPE DETAILS
- L2.01 WATER EFFICIENT CALCULATIONS
- L2.02 IRRIGATION PLAN
- L2.03 IRRIGATION PLAN
- L3.00 LANDSCAPE CALCULATIONS
- L3.01 PLANTING PLAN
- L3.02 PLANTING PLAN
- L3.03 PLANTING PLAN
- L3.04 MULCH PLAN
- L3.05 MULCH PLAN
- L3.06 MULCH PLAN
- L3.07 PLANTING LEGEND
- L3.08 PLANTING DETAILS

PROJECT DIRECTORY

- OWNER:
- PATHFINDER PARTNERS COASTAL HOLDINGS, LLC
4380 LA JOLLA VILLAGE DRIVE, SUITE 250
SAN DIEGO, CA 92122
TEL: (619) 231-4405
- ARCHITECT:
- GOLBA ARCHITECTURE, INC.
1940 GARNET AVE., SUITE 100
SAN DIEGO, CA 92104
TEL: (619) 231-4405
CONTACT: BRIAN YAMAGATA
- CIVIL ENGINEER:
- LATITUDE 33 PLANNING & ENGINEERING
9468 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
TEL: (858) 751-0633
CONTACT: GIOVANNI POSILLICO
- GEOTECHNICAL CONSULTANT:
- GEOTON INCORPORATED
6460 FLANDERS DRIVE
SAN DIEGO, CA 92121
TEL: (858) 558-6400
CONTACT: ROD MIKESSELL
- LANDSCAPE:
- landLAB
702 HEBLTON DRIVE
SAN DIEGO, CA 92104
TEL: (858) 483-4817
CONTACT: NIKI VAN BUREN
- SURVEYOR:
- SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
9665 CHESAPEAKE DR., SUITE 445
SAN DIEGO, CA 92123
TEL: (858) 565-8362
CONTACT: ROBERT BATEMAN

Prepared By:
Brian Yamagata
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92104
Office: (619) 231-4405
Fax: (858) 750-3471

Project Address:
3977 SHASTA ST.,
SAN DIEGO, CA 92109

Project Name:
ECO BLOK RESIDENCES

Sheet Title:
PROJECT DATA

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1:

Original Date: 12-13-16
Sheet 2 Of 43

GOLBA ARCHITECTURE inc

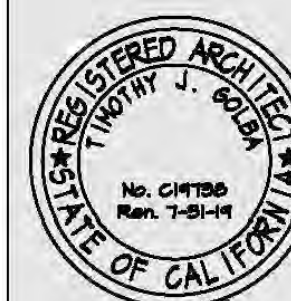
Architecture Space Planning Interior Design

1940 Garnet Ave. #100 San Diego California 92109

Phone: (619) 231-9905 Fax: (858) 750-3471

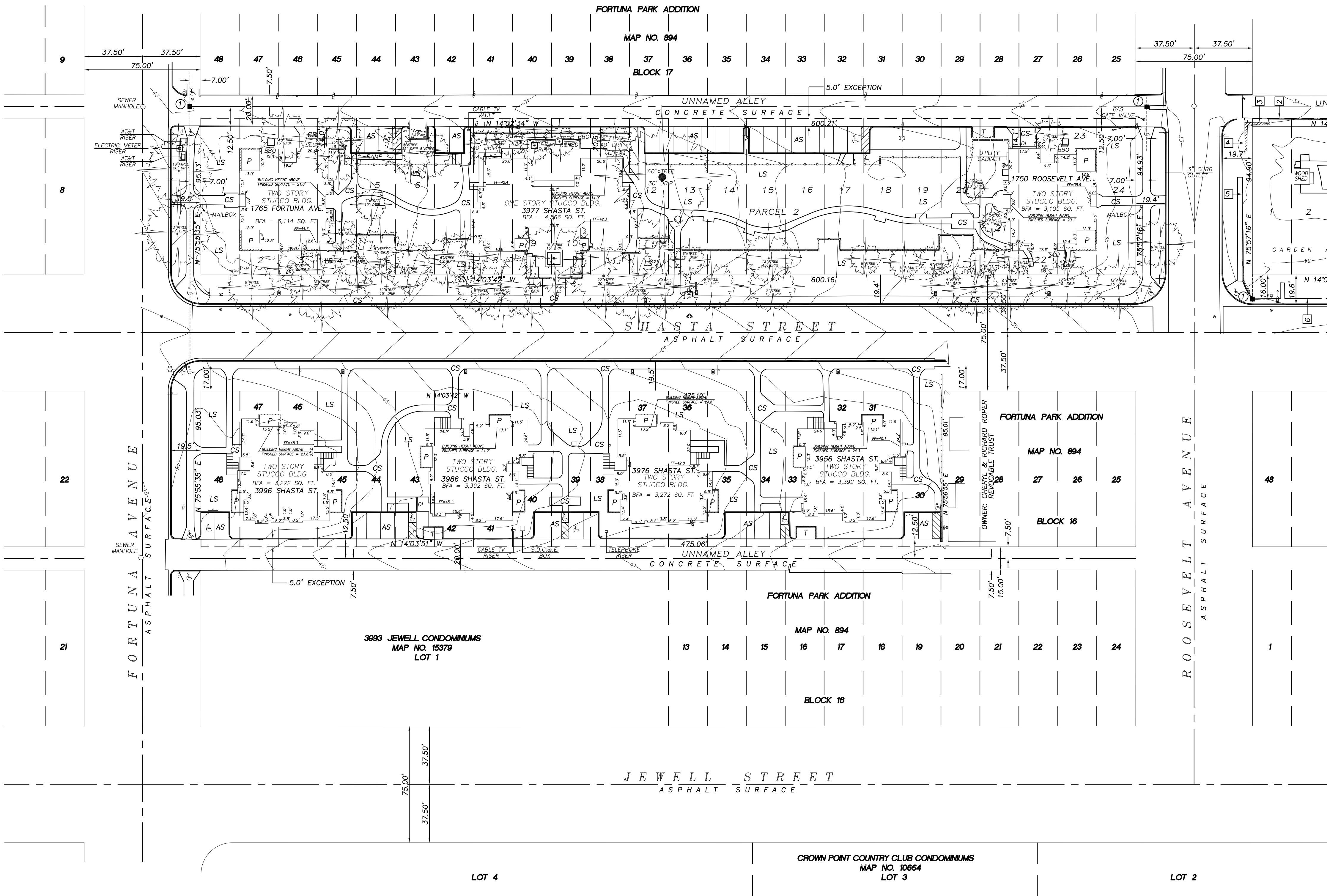
ECO BLOK RESIDENCES

3977 SHASTA STREET
SAN DIEGO, CA 92109



Golba Architecture inc

T 1.1



LEGAL DESCRIPTION:

PARCEL 2:
LOTS 1 THROUGH 24 INCLUSIVE OF BLOCK 17 OF FORTUNA PARK ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 894, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 22, 1903.

EXCEPTING THEREFROM THE EASTERLY 5.00 FEET AS DEDICATED TO THE CITY OF SAN DIEGO, IN DEED RECORDED APRIL 22, 1992 AS INSTRUMENT NO.1992-0236618 OF OFFICIAL RECORDS.

PARCEL 3:
LOTS 1 THROUGH 6 INCLUSIVE OF BLOCK 27 OF FORTUNA PARK ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 894, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 22, 1903.

EXCEPTING THEREFROM THE EASTERLY 5.00 FEET AS DEDICATED TO THE CITY OF SAN DIEGO, IN DEED RECORDED APRIL 22, 1992 AS INSTRUMENT NO.1992-0236618 OF OFFICIAL RECORDS.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND AS DESCRIBED IN STEWART TITLE PRELIMINARY REPORT NO. 01180-150645, DATED AS OF APRIL 30, 2015 AT 7:30 A.M.

APNS: 424-482-14, 424-532-25

PROPERTY NOTES:

1. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE WESTERLY RIGHT OF WAY LINE OF SHASTA STREET AS SHOWN ON MAP NO. 15379. I.E. N 14°03'42" W
2. THE BASIS OF ELEVATION IS THE NORTH EAST BRASS PLUG LOCATED AT THE INTERSECTION OF SHASTA STREET AND CROWN POINT DRIVE PER THE CITY OF SAN DIEGO VERTICAL CONTROL NETWORK. ELEVATION = 31.115 MSL.
3. THE NUMBER OF STRIPED PARKING SPACES WITHIN THE BOUNDARY OF THE PROPERTY IS 20, INCLUDING 2 HANDICAPPED SPACES.
4. BASED ON THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY NUMBER 060295, MAP NUMBER 06073C1611G REVISED MAY 16, 2012, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MAP.
5. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 71,267 SQUARE FEET / 1.636 ACRES.
6. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, OR STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WITHIN RECENT MONTHS.
7. THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
8. THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL, IF ANY.
9. THERE ARE NO OBSERVABLE WETLAND AREAS ON SITE.
10. THERE ARE NO OBSERVABLE ENCROACHMENTS.

MONUMENTATION NOTES:

- ① INDICATES FOUND LEAD AND DISC STAMPED "CITY ENGINEER".
- ② INDICATES FOUND LEAD AND DISC STAMPED "L.S. 4068".

SURVEYOR'S CERTIFICATE:

TO: PFP COASTAL HOLDINGS, LLC.; REGENTS BANK, ITS SUCCESSORS AND ASSIGNS; AND STEWART TITLE OF CALIFORNIA, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES TABLE A ITEMS 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 16, 17, 18, 19 AND 21. THE FIELD WORK WAS COMPLETED ON MARCH 31, 2015.

DATE OF PLAT OR MAP: JUNE 17, 2015

ROBERT J. BATEMAN
PROFESSIONAL LAND SURVEYOR NO. 7046
rbateman@sdsa.com



NOTES REGARDING PRELIMINARY REPORT:

4. AN INSTRUMENT ENTITLED "PLANNING COMMISSION RESOLUTION NO. 436-RESOLUTION GRANTING CONDITIONAL USE PERMIT NO. 444-PC", EXECUTED BY THE FRIENDS OF HANDICAPPED CHILDREN AND THE CITY OF SAN DIEGO, RECORDED JANUARY 28, 1976, AS INSTRUMENT NO. 76-026888, OF OFFICIAL RECORDS. AFFECTS SUBJECT PROPERTY BUT CAN NOT BE PLOTTED.
5. AN INSTRUMENT ENTITLED "PLANNING COMMISSION RESOLUTION NO. 0768-PC COASTAL DEVELOPMENT AND CONDITIONAL USE PERMIT NO. 89-11157", EXECUTED BY THE ASSOCIATION FOR RETARDED CITIZENS AND THE CITY OF SAN DIEGO, RECORDED OCTOBER 31, 1990 AS INSTRUMENT NO. 90-590680, OF OFFICIAL RECORDS. AFFECTS SUBJECT PROPERTY BUT CAN NOT BE PLOTTED.
6. THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED CONSENT TO TRANSFER AGREEMENT DATED MAY 13, 1991, BY AND BETWEEN FRIENDS OF HANDICAPPED CHILDREN, CALIFORNIA NON-PROFIT CORPORATION AND ASSOCIATION FOR RETARDED CITIZENS-SAN DIEGO, A CALIFORNIA NON-PROFIT CORPORATION UPON THE TERMS THEREIN PROVIDED RECORDED MAY 15, 1991 AS INSTRUMENT NO. 1991-0227929, OF OFFICIAL RECORDS. AN ABROGATION AND RELEASE OF RESTRICTIONS, RECORDED JANUARY 11, 2008 AS INSTRUMENT NO. 2008-0014269, OF OFFICIAL RECORDS. AFFECTS SUBJECT PROPERTY BUT CAN NOT BE PLOTTED.
7. A DOCUMENT ENTITLED "DECLARATION OF COVENANT", RECORDED MAY 15, 1991 AS FILE NO. 1991-0227931, OF OFFICIAL RECORDS. AN ABROGATION AND RELEASE OF RESTRICTIONS, RECORDED JANUARY 11, 2008 AS INSTRUMENT NO. 2008-0014269, OF OFFICIAL RECORDS. AFFECTS SUBJECT PROPERTY BUT CAN NOT BE PLOTTED.
8. AN EASEMENT FOR CABLE TELEVISION SERVICES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF AMERICAN TELEVISION AND COMMUNICATIONS CORPORATION DBA SOUTHWESTERN CABLE TV AS SET FORTH IN A DOCUMENT RECORDED JUNE 23, 1992 AS INSTRUMENT NO. 1992-0387854 AND 1992-0387855, BOTH OF OFFICIAL RECORDS. AN ASSIGNMENT OF INTEREST TO TIME WARNER ENTERTAINMENT, L.P., BY QUITCLAIM DEED RECORDED JUNE 3, 1994 AS INSTRUMENT NO. 1994-0363221 AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED BY THE INSTRUMENT AND THEREFORE COULD NOT BE PLOTTED.
9. THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED SOUTHWESTERN CABLE TV, CABLE INSTALLATION AGREEMENT DATED AUGUST 13, 1991, BY AND BETWEEN AMERICAN TELEVISION AND COMMUNICATIONS CORPORATION DBA SOUTHWESTERN CABLE TV AND ARC-SAN DIEGO UPON THE TERMS THEREIN PROVIDED RECORDED JUNE 23, 1992 AS INSTRUMENT NO. 1992-0387868, 1992-0387869, 1992-038770 AND 1992-0387871, ALL OF OFFICIAL RECORDS. AFFECTS SUBJECT PROPERTY BUT CAN NOT BE PLOTTED.
10. AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF PACIFIC BELL AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 20, 1992 AS INSTRUMENT NO. 1992-0748119, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED BY THE INSTRUMENT AND THEREFORE COULD NOT BE PLOTTED. SAID MATTER AFFECTS: PARCEL 2.

ENCROACHMENTS:

1. THE NORTH FACE OF BLOCK WALL IS 0.1' NORTH OF TITLE LINE.
2. THE EAST FACE OF WOOD WALL IS 5.3' EAST OF TITLE LINE.
3. THE EAST FACE OF WOOD WALL IS 2.6' EAST OF TITLE LINE.
4. THE NORTH FACE OF WOOD WALL IS 5.0' NORTH OF TITLE LINE.
5. THE NORTH FACE OF WOOD WALL IS 6.5' NORTH OF TITLE LINE.
6. THE WEST FACE OF WOOD WALL IS 15.6' WEST OF TITLE LINE.
7. THE WEST FACE OF WOOD WALL IS 15.7' WEST OF TITLE LINE.

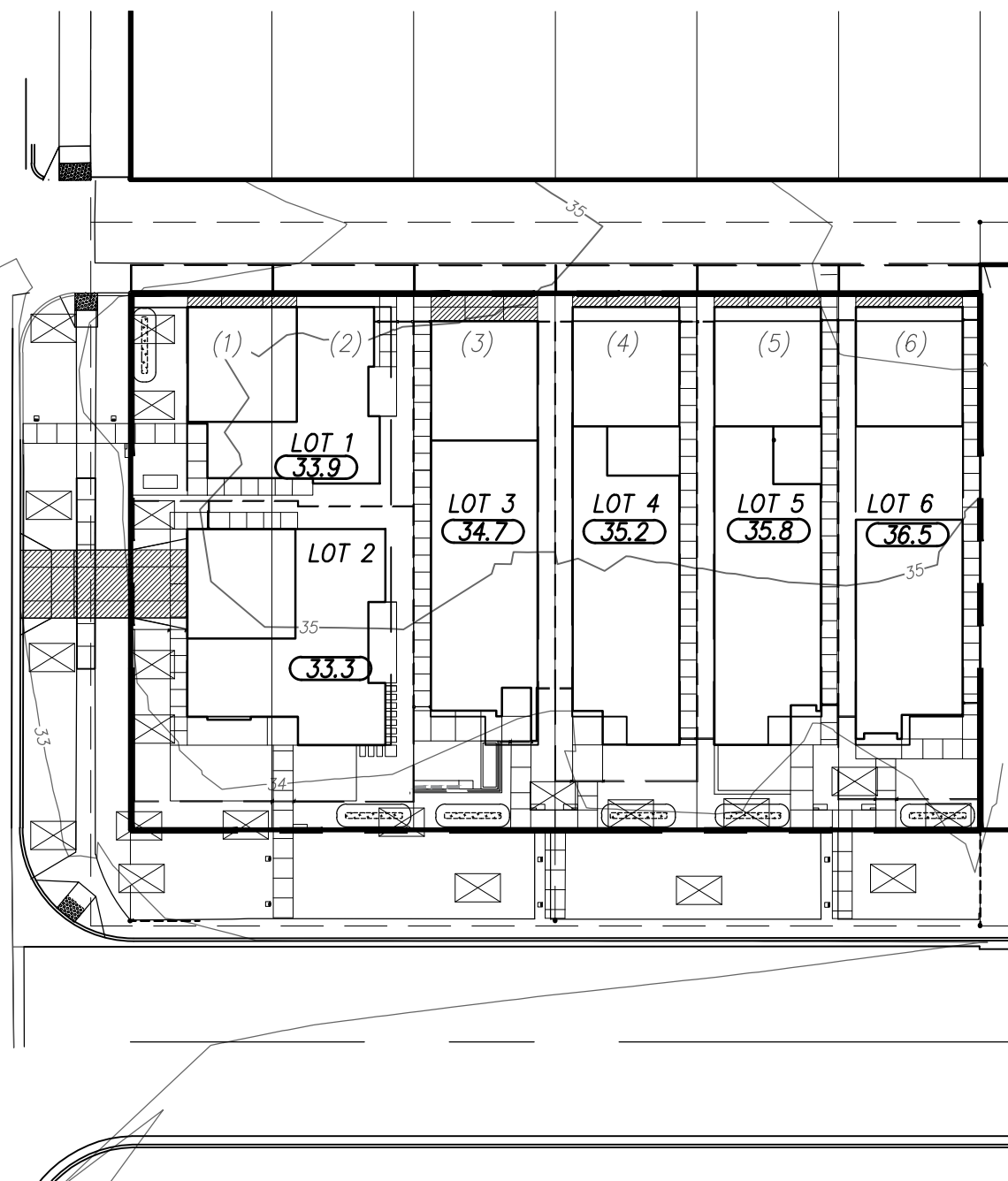
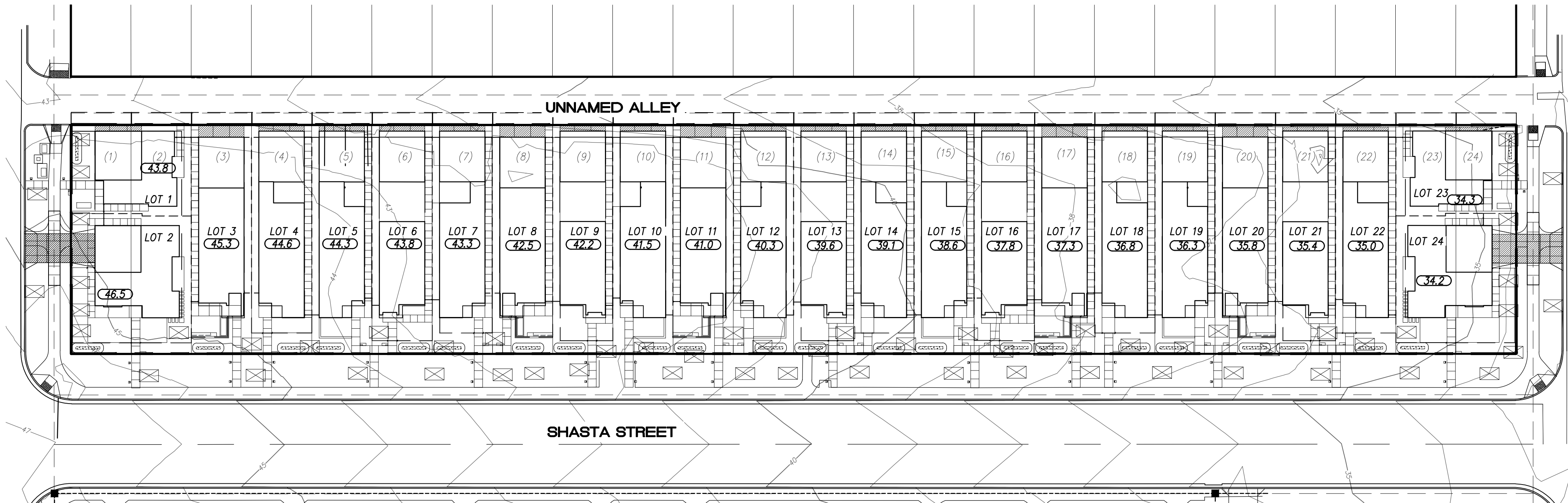
- LEGEND:
- INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES PROPERTY LINE
 - INDICATES MONUMENT OFFSET LINE
 - ⊙ INDICATES STREET LIGHT
 - ⊞ INDICATES BLOCK WALL
 - ⊞ INDICATES HANDICAP PARKING OR RAMP
 - ⊞ INDICATES STREET SIGN
 - ⊞ INDICATES ELECTRIC VAULT
 - ⊞ INDICATES POST INDICATOR VALVE
 - ⊞ INDICATES FIRE DEPARTMENT CONNECTION
 - ⊞ INDICATES BACK FLOW PREVENTION VALVE
 - ⊞ INDICATES WATER METER
 - ⊞ INDICATES WATER GATE VALVE
 - ⊞ INDICATES GAS METER
 - ⊞ INDICATES FIRE HYDRANT
 - ⊞ INDICATES TRASH ENCLOSURE
 - FF INDICATES FINISHED FLOOR
 - LS INDICATES LANDSCAPED AREA
 - CS INDICATES CONCRETE SURFACE
 - AS INDICATES ASPHALT SURFACE
 - SMH INDICATES SEWER MANHOLE
 - SDMV INDICATES STORM DRAIN MANHOLE
 - CV INDICATES COMMUNICATION VAULT
 - TSV INDICATES TRAFFIC SIGNAL VAULT
 - SLV INDICATES STREET LIGHT VAULT
 - SCO INDICATES SEWER CLEAN OUT
 - BFA INDICATES BUILDING FOOTPRINT AREA
 - P INDICATES PATIO
 - DI INDICATES DRAIN INLET

SOURCE OF ZONING DATA:
CITY OF SAN DIEGO: www.sandiego.gov

ZONING DATA	
DISTRICT:	PACIFIC BEACH
ZONE:	RESIDENTIAL MULTIPLE UNITS-1-1 RM-1-1
MINIMUM YARD REQUIREMENTS	
MINIMUM FRONT YARD:	15'
MINIMUM SIDE YARD:	5'
MINIMUM STREET SIDE YARD:	10'
MINIMUM REAR YARD:	15'
MAXIMUM STRUCTURE HEIGHT:	30'

A.L.T.A./A.C.S.M. LAND TITLE SURVEY		
For the exclusive use of: PATHFINDER PARTNERS, LLC 4380 LA JOLLA VILLAGE DRIVE SUITE 250 SAN DIEGO, CALIFORNIA 92122		
San Diego Land Surveying & Engineering, Inc.		
9665 Chesapeake Drive, Suite 445, San Diego, California 92123-1354 Phone: (858) 565-8362 Fax: (858) 565-4354		
Date: 04-8-2015	Revised: 04-13-2015	Revised: 06-08-2015
Scale: 1"=30'	Drawn by: G.H.G.	Sheet 1 of 1 Sheet
Drawing: Shasta St 3956 ALTA		A.P.N. 424-482-14

GRADING & DRAINAGE PLANS FOR:
ECO BLOK HOMES



LEGEND

EXISTING IMPROVEMENT	STANDARD DWGS.	SYMBOL
PROPERTY BOUNDARY		---
EXISTING LOT LINE		---
EXISTING CONTOURS		40 (5)
EXISTING LOT NO.		(5)
EXISTING SURFACE ELEVATION		(30.45 FS)
PROPOSED IMPROVEMENT	STANDARD DWGS.	SYMBOL
PROPOSED PROPERTY LINE		---
DIRECTION OF FLOW		→
INFILTRATION BASIN	(SEE DETAIL SHEET C-2)	
TRUNCATED DOMES	(DOME DEPTH = 36")	
PEDESTRIAN RAMP		
VISIBILITY TRIANGLE		
6" AREA DRAIN		SD
12" BROOKS BOX OR APPROVED EQUAL		■
3" PVC SIDEWALK UNDERDRAIN PIPE	(D-27)	---
CONCRETE DRIVEWAY APPROACH	(SEE L1.07)	
AC PAVEMENT		
DRAINAGE ARROW		→
TREE LOCATION (SEE LANDSCAPE PLANS)		⊗
PROPOSED CONTOURS		40
PERMEABLE PAVERS	(SEE L1.08)	
DISTURBED AREA		
PROPOSED SURFACE ELEVATION		32.15 FS
PROPOSED PAD ELEVATION		(45.0)
PROPOSED LOT		LOT 06
PROPOSED 4" SEWER LATERAL	SDS-102/103, SDS-105, SDS-108	⊙
PROPOSED 8" PVC SEWER MAIN		---
PROPOSED 6" PVC WATER MAIN		---
PROPOSED 1" COPPER WATER SERVICE	SDW-134, SDW-150, SDW-150, WS-03	---
PROPOSED 3/4" COPPER WATER METER	SDW-134, SDW-150,	⊠

EARTHWORK QUANTITES

1. TOTAL DISTURBED AREA:	1.64 ACRES
2. EXISTING REMOVED IMPERVIOUS AREA:	0.58 ACRES
3. AMOUNT OF CREATED IMPERVIOUS AREA:	1.16 ACRES
4. AMOUNT OF REPLACE IMPERVIOUS AREA:	0.00 ACRES
5. TOTAL PROPOSED IMPERVIOUS AREA:	1.16 ACRES
6. IMPERVIOUS % INCREASE:	100.0%
7. PERCENT OF TOTAL SITE TO BE GRADED:	100.0%
8. AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER:	0 ACRES
9. PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER:	0%
10. PERCENT OF THE EXISTING SLOPES STEEPER THAN 25% PROPOSED TO BE GRADED:	0%
11. AMOUNT OF CUT:	2056 CUBIC YARDS
12. AMOUNT OF FILL:	567 CUBIC YARDS
13. MAXIMUM HEIGHT OF FILL SLOPE(S):	2.5'
14. MAXIMUM HEIGHT OF CUT SLOPE(S):	2.8' FEET
15. AMOUNT OF EXPORT SOIL:	1488 CUBIC YARDS

SITE DEVELOPMENT

1. GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH THE CITY STANDARD DRAWINGS SDL-101 AND SDL-102, CURRENT STANDARD SPECIFICATIONS AND DIVISION 4, SECTION 62 OF THE SAN DIEGO MUNICIPAL CODE.
2. PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY DIVISION 4, SECTION 62, OF THE SAN DIEGO MUNICIPAL CODE AND ACCORDING TO CITY ENGINEER'S SPECIFICATION FOR LANDSCAPING AND IRRIGATION FOR LAND DEVELOPMENT, DOCUMENT 746595, FILES FEBRUARY 20, 1974.
3. SEE LANDSCAPE ARCHITECTURAL PLANS FOR ELEVATIONS AND HARDSCAPE DIMENSIONING BETWEEN CURB AND BUILDING FACE.

BENCHMARK

BRASS PLUG ON THE NORTH EAST CORNER OF SHASTA STREET AND CROWN POINT DRIVE PER THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK. ELEVATION = 31.115 MSL
SOURCE: PATHFINDER PARTNERS, LLC.
DATE: MARCH 31, 2015
MSL DATUM: NAVD 29

REFERENCE DRAWINGS

22760-D
26005-D
5429-W

LEGAL DESCRIPTION

PARCEL 2:
LOTS 1 THROUGH 24 INCLUSIVE OF BLOCK 17 OF FORTUNA PARK ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 894, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 22, 1903.
EXCEPTING THEREFROM THE EASTERLY 5.00 FEET AS DEDICATED TO THE CITY OF SAN DIEGO, IN DEED RECORDED APRIL 22, 1992 AS INSTRUMENT NO. 1992-0236618 OF OFFICIAL RECORDS
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EXCEPTING THEREFROM THE EASTERLY 5.00 FEET AS DEDICATED TO THE CITY OF SAN DIEGO, IN DEED RECORDED APRIL 22, 1992 AS INSTRUMENT NO. 1992-0236618 OF OFFICIAL RECORDS
THE ABOVE DESCRIBED PARCEL IS THE SAME LAND AS DESCRIBED IN STEWARD TITLE PRELIMINARY REPORT NO. 01180-150645, DATED AS OF APRIL 30, 2015 AT 7:30 AM

ASSESSOR'S PARCEL NUMBER

424-482-14, 424-532-25

OWNER/APPLICANT

PATHFINDER PARTNERS COASTAL HOLDINGS, LLC
4380 LA JOLLA VILLAGE DRIVE, SUITE 250
SAN DIEGO, CA 92122
TEL: 858-875-4400

GENERAL NOTES

1. GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
2. TELEPHONE: TIME WARNER CABLE
3. CABLE TELEVISION: TIME WARNER CABLE
4. SEWER: CITY OF SAN DIEGO
5. WATER: CITY OF SAN DIEGO
6. DRAINAGE SYSTEM: AS REQUIRED BY CITY ENGINEER
7. FIRE: CITY OF SAN DIEGO
8. SCHOOL DISTRICT: SAN DIEGO UNIFIED SCHOOL DISTRICT
9. CONTOUR INTERVAL: 2'-FEET
10. SOURCE: PATHFINDER PARTNERS, LLC
11. DATE: 03-2015
12. FIELD VERIFIED BY: ALYSON CONSULTING
13. DATE VERIFIED: 12-2015
14. GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN
15. ALL EXISTING BUILDINGS ARE TO REMAIN.

NOTES

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD
2. THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE MAP UNITS WHICH MAY BE FILED AS INDIVIDUAL FINAL MAPS AS PERMITTED BY THE CALIFORNIA STATE SUBDIVISION MAP ACT. THE DEVELOPER ALSO RESERVES THE RIGHT TO FILE THE FINAL MAPS OUT OF NUMERICAL SEQUENCE. THE CITY ENGINEER SHALL REVIEW SUCH MAP UNITS AND IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF SAID MAP UNITS.
3. AT NO TIME WILL THE DEVELOPER REQUEST, OR THE CITY PERMIT, WATER METERS WITHIN ANY VEHICULAR USE AREA TO SERVE THIS DEVELOPMENT.
4. 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.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
6. NO TREES OR SHRUBS EXCEEDING THREE (3) FEET IN HEIGHT IN MATURITY SHALL BE INSTALLED WITHIN TEN (10) FEET OF ANY PUBLIC SEWER FACILITIES AND FIVE (5) FEET OF ANY WATER FACILITIES.
7. NO STRUCTURES OR LANDSCAPING SHALL BE INSTALLED IN OR OVER ANY SEWER EASEMENT PRIOR TO THE APPLICANT OBTAINING A MAINTENANCE AND ENCROACHMENT REMOVAL AGREEMENT.
8. THIS PROJECT SHALL COMPLY WITH ALL CURRENT STREET LIGHTING STANDARDS ACCORDING TO THE CITY OF SAN DIEGO STREET DESIGN MANUAL (DOCUMENT NO. 297376, FILED NOVEMBER 25, 2002) AND THE AMENDMENT TO COUNCIL POLICY 200-18 APPROVED BY CITY COUNCIL ON FEBRUARY 26, 2002 (RESOLUTION R-296141) SATISFACTORY TO THE CITY ENGINEER.
9. DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL STORM WATER CONSTRUCTION REQUIREMENTS OF STATE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2009-00090DW, OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM WATER PERMIT, ORDER NO. R9-2013-0001, OR SUBSEQUENT ORDER. IN ACCORDANCE WITH ORDER NO. 2009-00090DW, OR SUBSEQUENT ORDER, A RISK LEVEL DETERMINATION SHALL BE CALCULATED FOR THE SITE AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED WITH THE COMMENCEMENT OF GRADING ACTIVITIES.

Underground Service Alert

Call: TOLL FREE
"811"
TWO WORKING DAYS BEFORE YOU DIG

GIOVANNI POSILLICO
R.C.E 66332
DATE



latitude 33
PLANNING & ENGINEERING
9968 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 658.751.9835

TITLE SHEET

PREPARED BY:	LATITUDE 33 9968 HIBERT STREET SECOND FLOOR SAN DIEGO, CA 92131	REVISION 6:	
LOT NUMBER:	PARCEL 2: 1-24 PARCEL 3: 1-6	REVISION 5:	
APN:	424-482-14 424-532-25	REVISION 4:	
PROJECT NAME:	ECO BLOK HOMES	REVISION 3:	
SHEET TITLE:	TITLE SHEET	REVISION 2:	
SHEET COUNT:	1 OF 4	REVISION 1:	
		ORIGINAL DATE:	12-13-16
		PTS #:	530514

ECO BLOK HOMES
1765 FORTUNA AVE., 3977 SHASTA ST., 1750 ROOSEVELT AVE.
SAN DIEGO, CA. 92109

DATE: 08.30.17

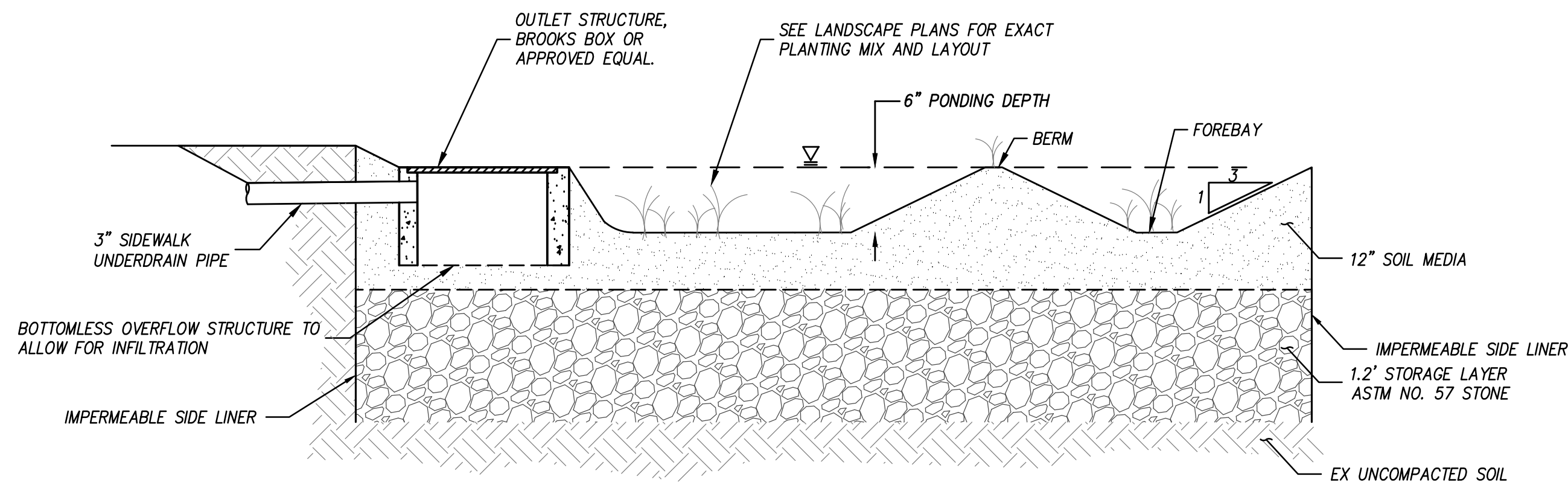
SCALE:

DRAWN:

JOB:

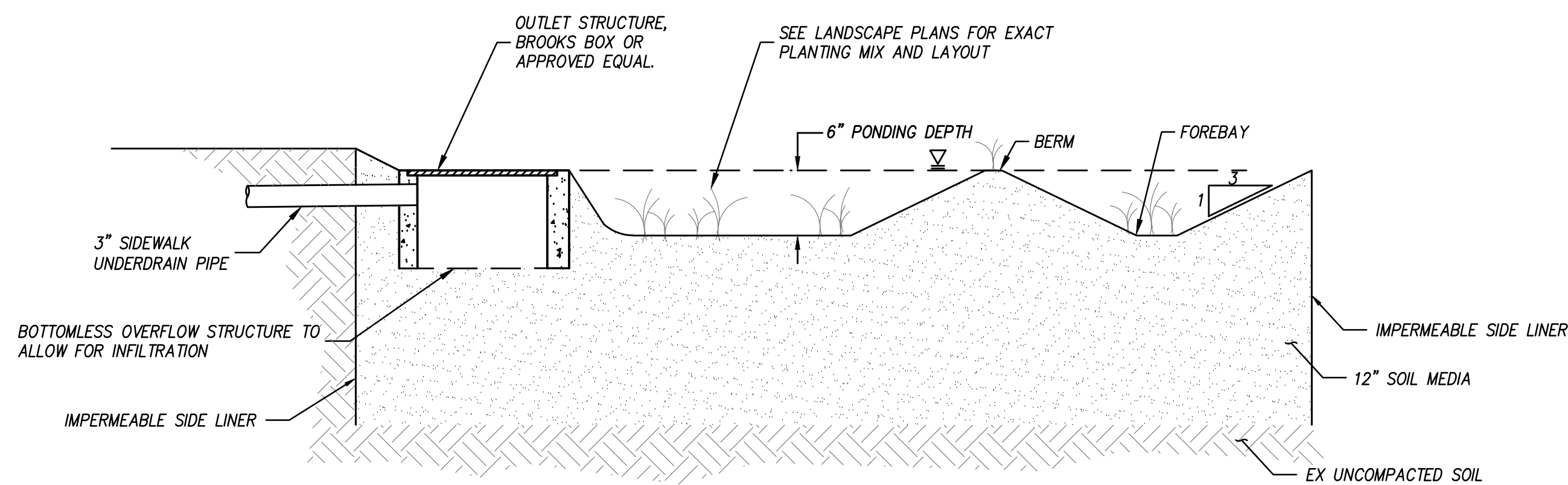
SHEET

C-1



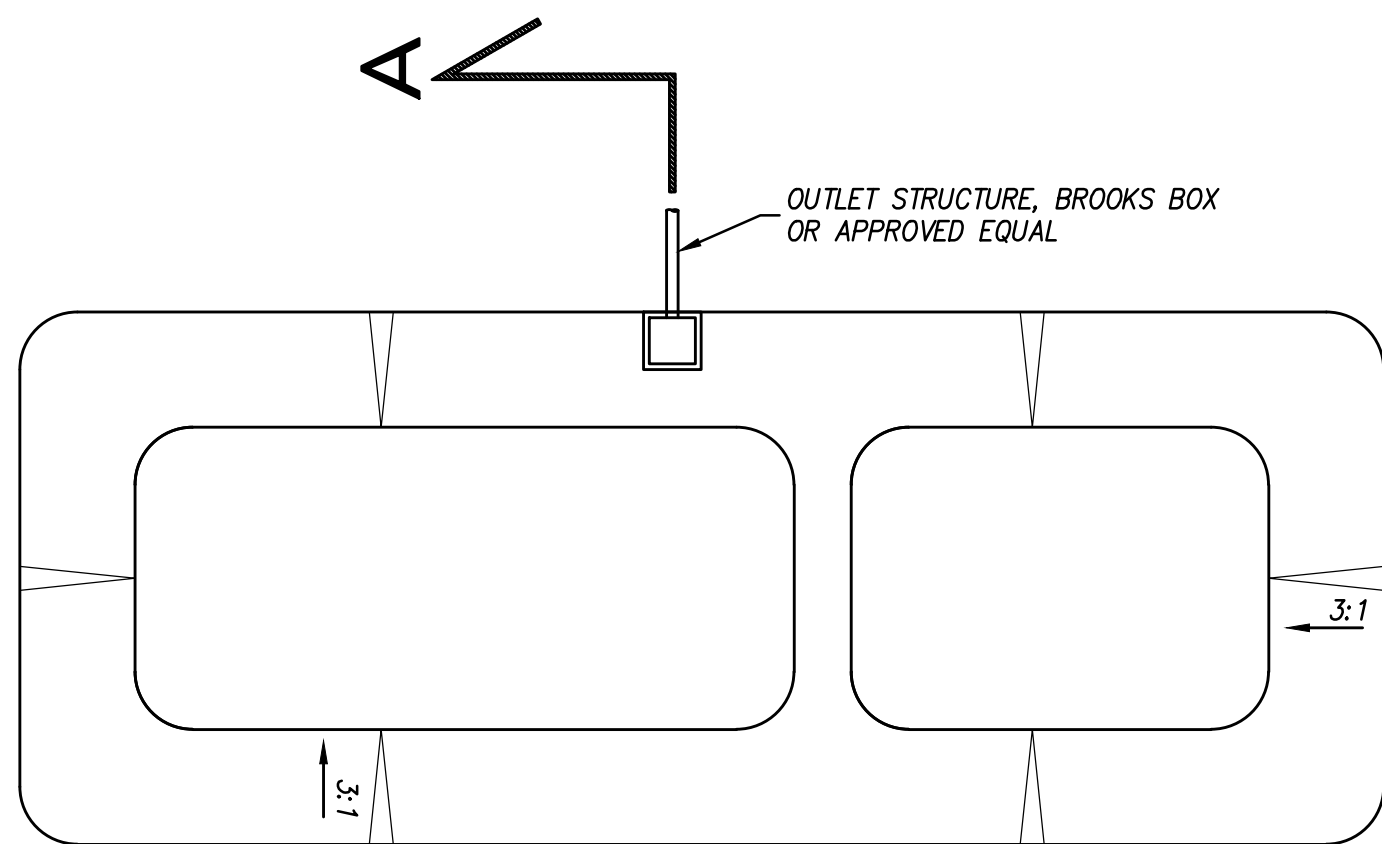
DETAIL 1: SECTION A-A

NTS



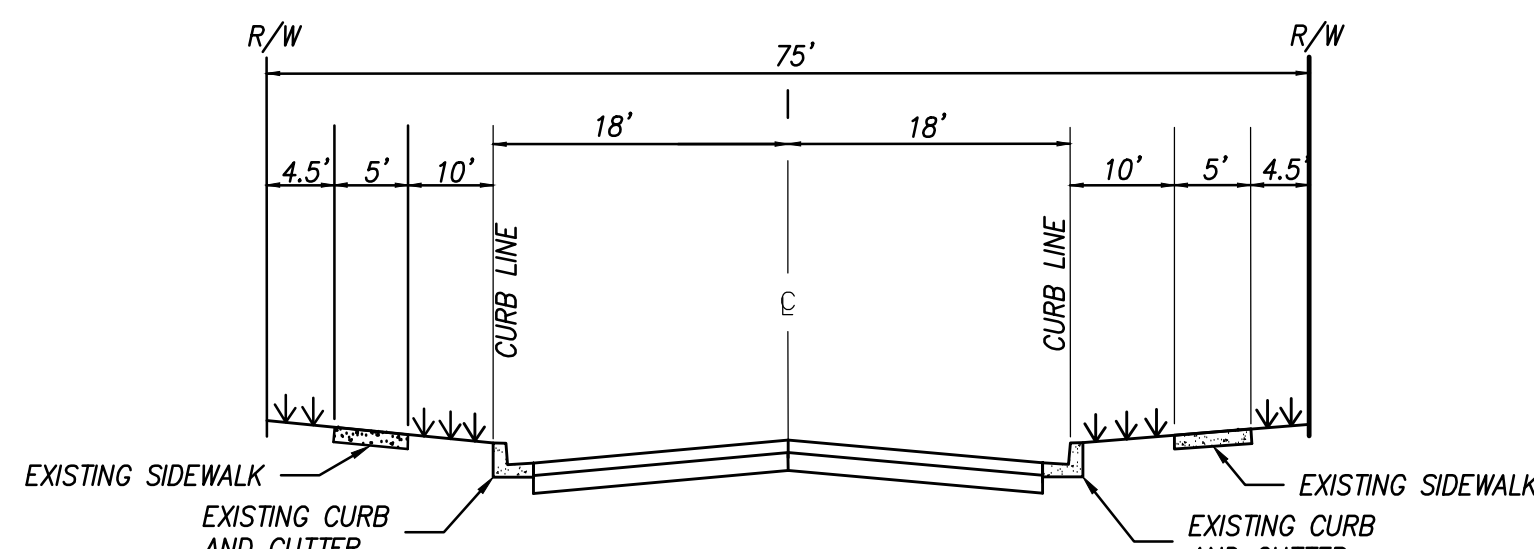
DETAIL 2: SECTION A-A

NTS

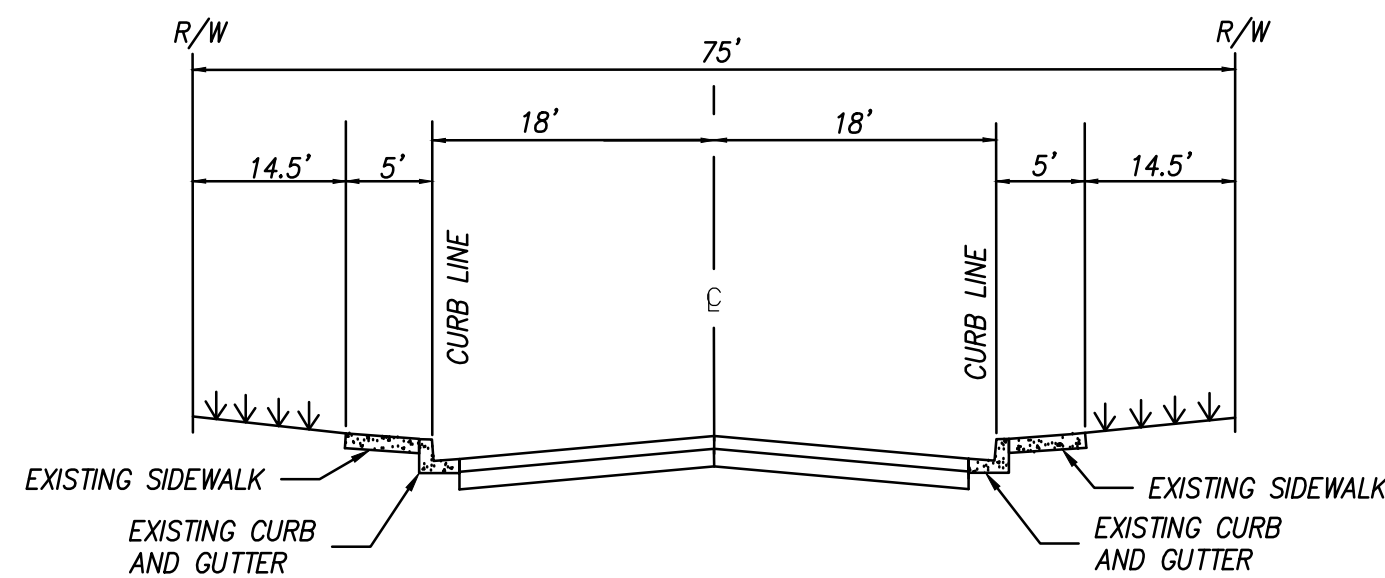


INFILTRATION BASIN DETAIL

NTS

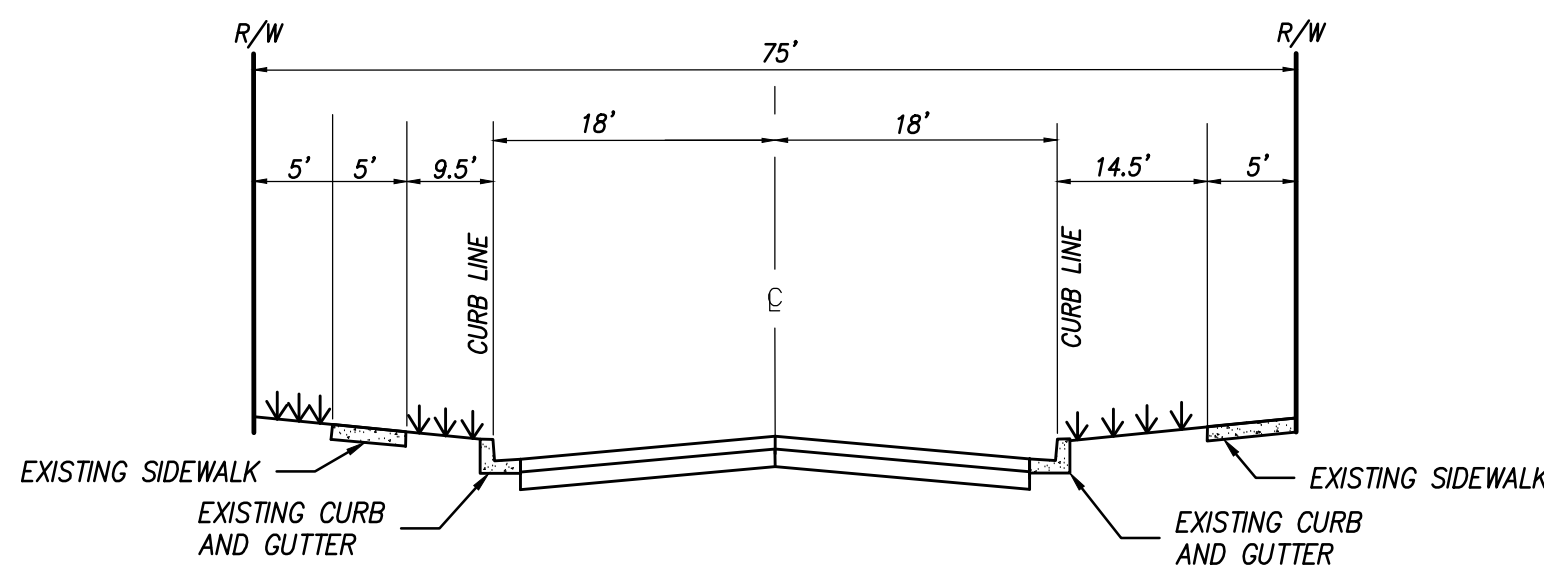


FORTUNA AVENUE



SHASTA STREET

NO SCALE



ROOSEVELT STREET

NO SCALE

Underground Service Alert



Call: TOLL FREE
"811"

TWO WORKING DAYS BEFORE YOU DIG



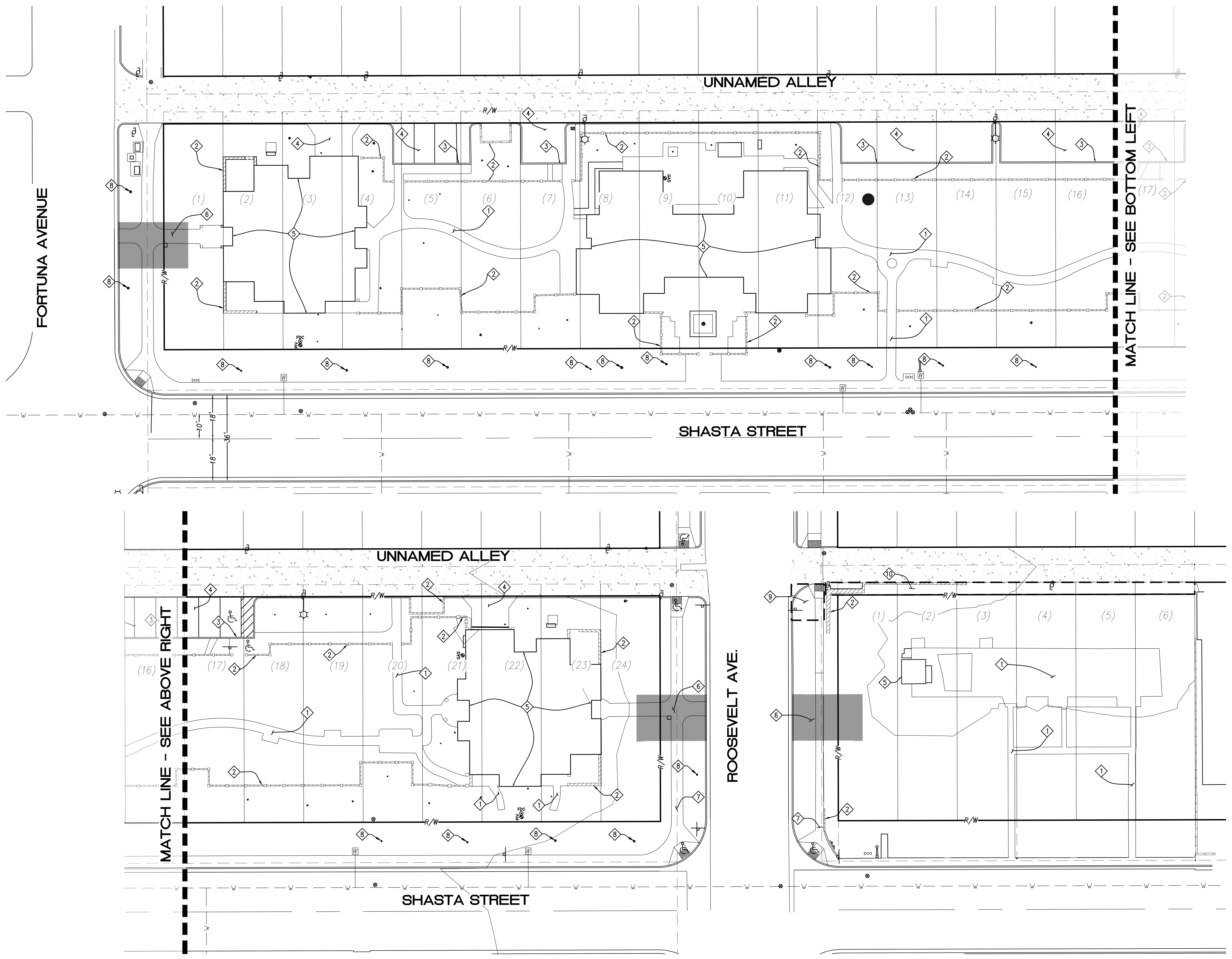
latitude 33
PLANNING & ENGINEERING
9968 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 619.751.9833

DETAILS AND SECTIONS

PREPARED BY:	LATITUDE 33 9968 HIBERT STREET SECOND FLOOR SAN DIEGO, CA 92131	REVISION 6:	
LOT NUMBER:	PARCEL 2: 1-24 PARCEL 3: 1-6	REVISION 5:	
APN:	424-482-14 424-532-25	REVISION 4:	
PROJECT NAME:	ECO BLÖK HOMES	REVISION 3:	
SHEET TITLE:	DETAILS AND SECTIONS	REVISION 2:	
SHEET COUNT:	2 OF 4	REVISION 1:	
		ORIGINAL DATE:	12-13-16
		PTS #:	530514

ECO BLÖK HOMES
1765 FORTUNA AVE., 3977 SHASTA ST., 1750 ROOSEVELT AVE.
SAN DIEGO, CA. 92109

DATE:	08.30.17
SCALE:	
DRAWN:	
JOB:	
SHEET	C-2



EMRA NOTE:
AN EMRA WILL BE REQUIRED FOR THE PRIVATE CONCRETE WALKWAYS, SIDEWALK UNDERDRAINS, LANDSCAPE AND IRRIGATION, AND SEWER LATERALS WITHIN THE PUBLIC RIGHT OF WAY.

NOTE:
CONTRACTOR TO VERIFY SEWER LATERAL LOCATIONS PRIOR TO CONSTRUCTION, NOTIFY ENGINEER OF ANY DISCREPANCIES.

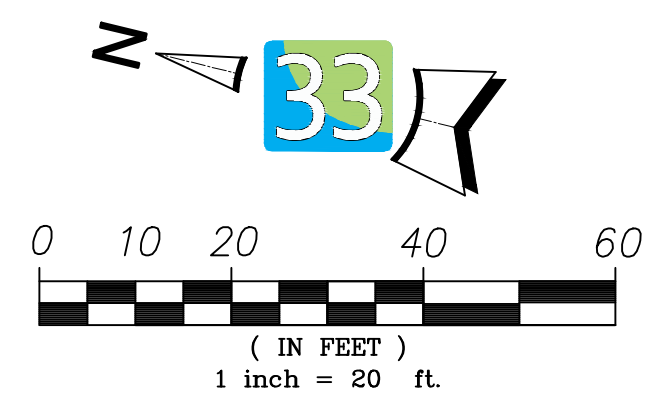
DEMOLITION NOTES

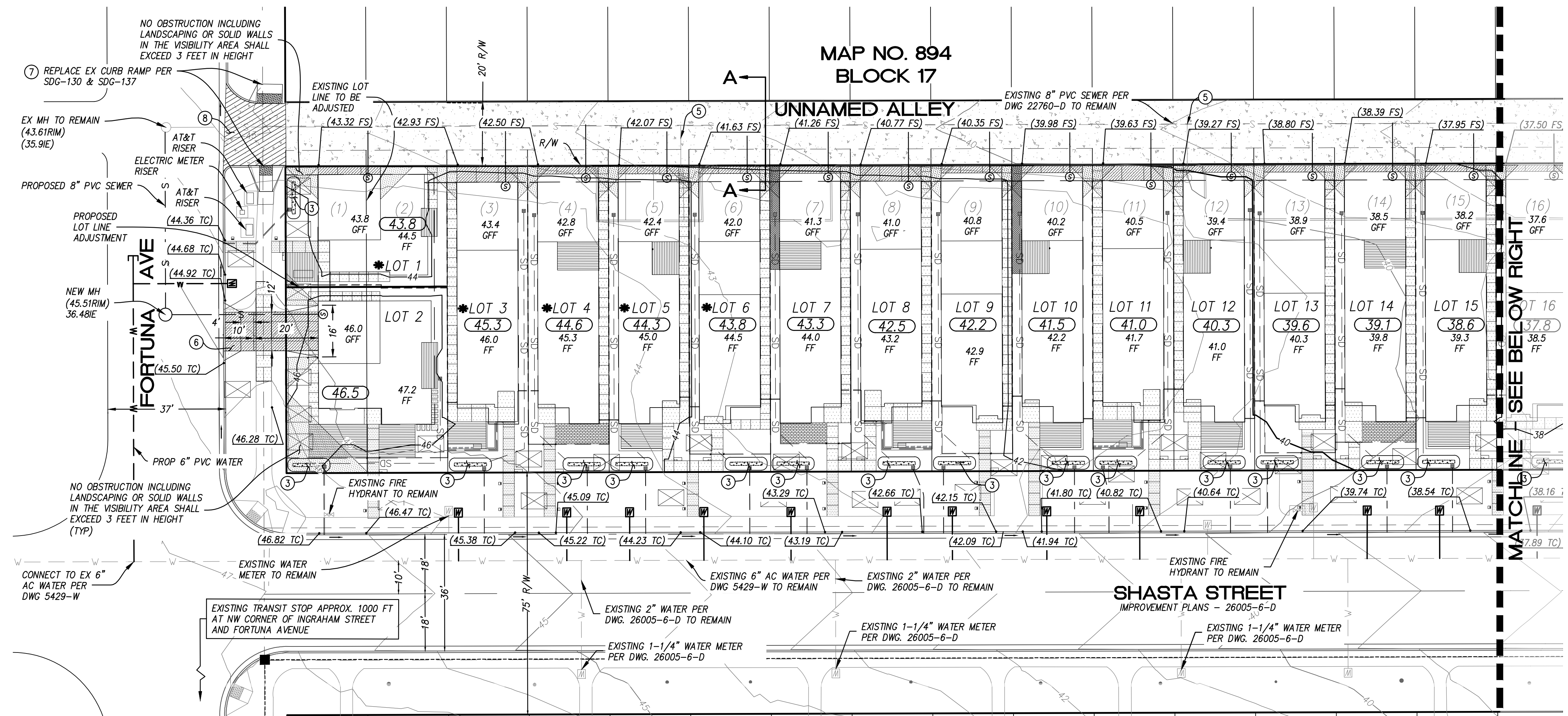
- 1 EXISTING SIDEWALK TO BE REMOVED
- 2 EXISTING WALL TO BE REMOVED
- 3 EXISTING CURB AND GUTTER TO BE REMOVED
- 4 EXISTING AC PAVEMENT TO BE REMOVED
- 5 EXISTING BUILDING TO BE REMOVED
- 6 EXISTING IMPROVEMENTS TO BE REMOVED FOR PROPOSED PUBLIC DRIVEWAY
- 7 EXISTING IMPROVEMENT TO REMAIN AND PROTECT IN PLACE
- 8 EXISTING TREE TO REMAIN
- 9 EXISTING IMPROVEMENTS TO BE REMOVED FOR PROPOSED CURB RAMP, CURB AND GUTTER, CONCRETE APRON, AND SIDEWALK
- 10 EXISTING IMPROVEMENTS TO BE REMOVED FOR PROPOSED 5' RIGHT OF WAY DEDICATION

DEMOLITION PLAN

PREPARED BY:	LATITUDE 33 9968 HIBERT STREET SECOND FLOOR SAN DIEGO, CA 92131	REVISION 6:	
LOT NUMBER:	PARCEL 2: 1-24 PARCEL 3: 1-6	REVISION 5:	
APN:	424-482-14 424-532-25	REVISION 4:	
PROJECT NAME:	ECO BLÖK HOMES	REVISION 3:	
SHEET TITLE:	DEMOLITION PLAN	REVISION 2:	
SHEET COUNT:	3 OF 4	REVISION 1:	
		ORIGINAL DATE:	12-13-16
		PTS #:	530514

Underground Service Alert
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CONSTRUCTION NOTES

- 1 SIDEWALK UNDERDRAIN PER D-27
- 2 EXISTING WATER METER TO REMAIN
- 3 INFILTRATION BMP PER DETAIL 1: SECTION A-A ON SHEET C-2
- 4 INFILTRATION BMP PER DETAIL 2: SECTION A-A ON SHEET C-2
- 5 EXISTING SEWER LATERAL TO BE REMOVED
- 6 PROPOSED PUBLIC DRIVEWAY PER SDG-161
- 7 RECONSTRUCT EXISTING CURB RAMP PER SDG-130 AND SDG-137
- 8 RECONSTRUCT EXISTING ALLEY APRON PER SDG-120
- 9 RELOCATED POWER POLE

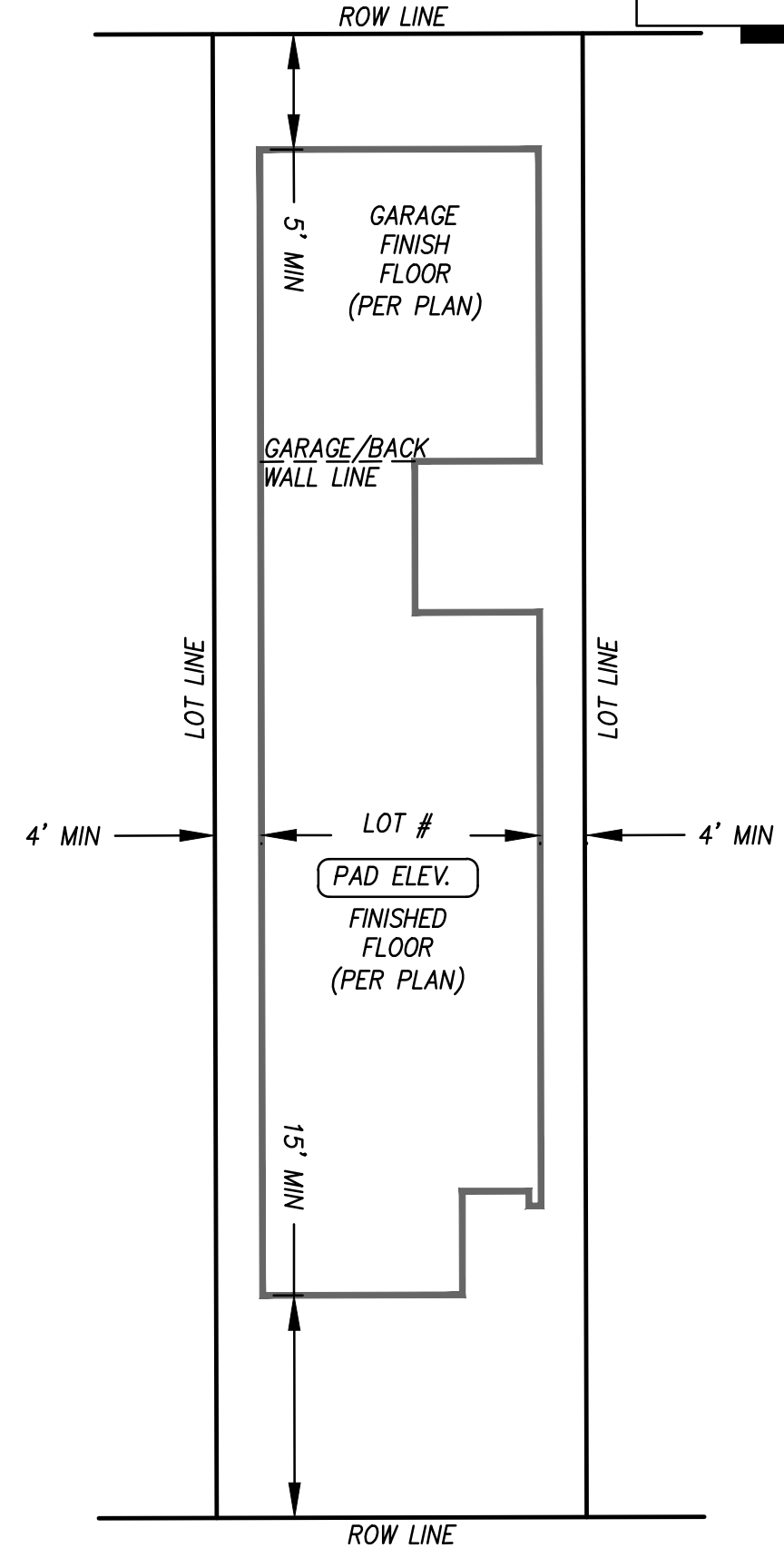
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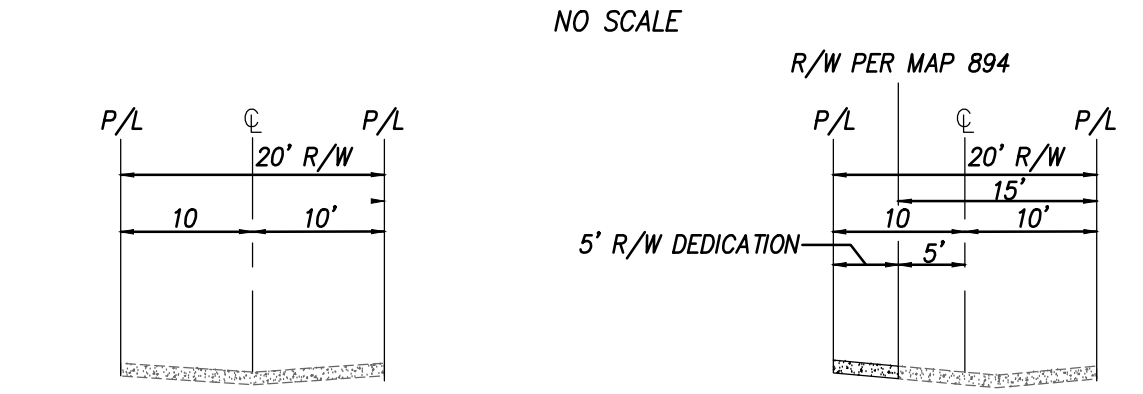
NOTE:
CONTRACTOR TO VERIFY SEWER LATERAL LOCATIONS PRIOR TO CONSTRUCTION, NOTIFY ENGINEER OF ANY DISCREPANCIES.

NOTE:
WHEN PRECISE GRADING PLAN IS SUBMITTED WITH BUILDING PERMIT, AREA DRAIN PIPE SYSTEM AND SWALES WILL BE DESIGNED

BACKWATER VALVE WILL BE REQUIRED ON THIS LOT

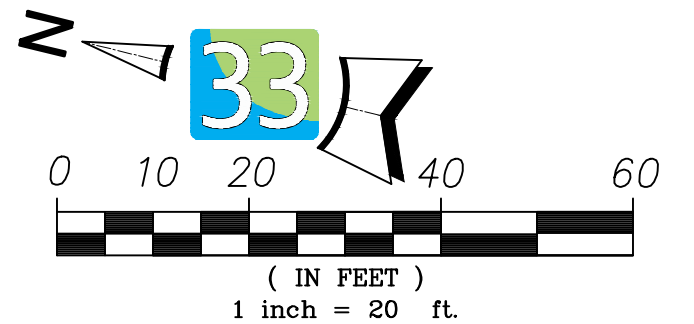


TYPICAL PAD GRADING - PVT



SECTION A-A

SECTION B-B



GRADING PLAN

PREPARED BY:	LATITUDE 33 9968 HIBERT STREET SECOND FLOOR SAN DIEGO, CA 92131	REVISION 6:	
LOT NUMBER:	PARCEL 2: 1-24 PARCEL 3: 1-6	REVISION 5:	
APN:	424-482-14 424-532-25	REVISION 4:	
PROJECT NAME:	ECO BLÖK HOMES	REVISION 3:	
SHEET TITLE:	GRADING PLAN	REVISION 2:	
SHEET COUNT:	4 OF 4	REVISION 1:	
		ORIGINAL DATE:	XX-XX-16
		PTS #:	530514

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PLANNING & ENGINEERING
9968 Hibert Street, 2nd Floor, San Diego, CA 92131
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SITE LEGEND:

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

SITE NOTES:

1. THIS STRUCTURE SHALL NOT EXCEED 30' IN HEIGHT IN CONFORMANCE WITH SDMG SECTION 113.0270.
2. THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS
3. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFG 901.4.4).
4. METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDG&E.
5. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT
6. THERE ARE NO EXISTING OR PROPOSED EASEMENTS.

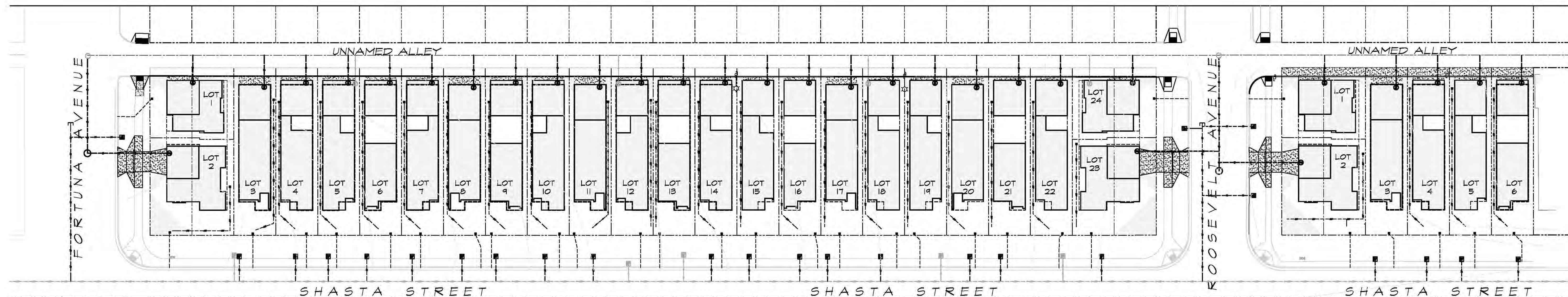
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NOTE:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S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

NOTE:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

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

NOTE:
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REQUESTED DEVIATIONS @ BLOCK 17, MAP 894

NOTE: SEE DEVIATION REQUESTS LISTED ON SHEET A0.0 FOR DEVIATION SPECIFICS

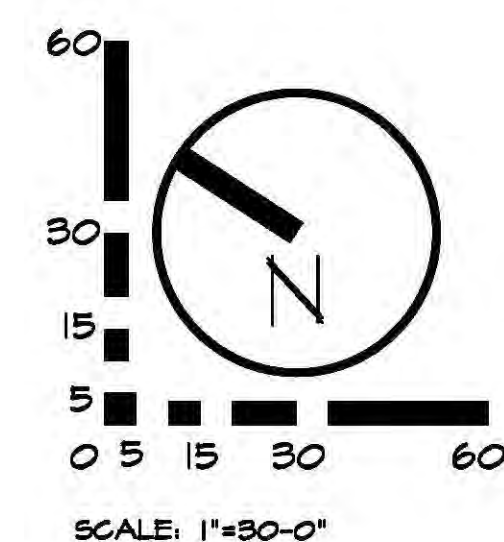
PLAN TYPE	#1	#2	#3	#4	#5	#6	#7
LOT 1	F(R)		X	X	X		
LOT 2	E(R)	X		X			
LOT 3	A						
LOT 4	C(R)					X	X
LOT 5	B					X	X
LOT 6	D(R)						X
LOT 7	C					X	X
LOT 8	A(R)						
LOT 9	D						X
LOT 10	B(R)					X	X
LOT 11	A					X	X
LOT 12	B(R)					X	X
LOT 13	D						X
LOT 14	C(R)					X	X
LOT 15	B					X	X
LOT 16	D(R)						X
LOT 17	A						
LOT 18	C(R)					X	X
LOT 19	B					X	X
LOT 20	A(R)						
LOT 21	D						X
LOT 22	C(R)					X	X
LOT 23	E	X			X		
LOT 24	F		X	X	X	X	

REQUESTED DEVIATIONS @ BLOCK 27, MAP 894

NOTE: REFER TO DEVIATION REQUEST FORM FOR DEVIATION SPECIFICS

PLAN TYPE	#1	#2	#3	#4	#5	#6	#7
LOT 1	F(R)		X	X	X		
LOT 2	E(R)	X		X			
LOT 3	A						
LOT 4	C(R)					X	X
LOT 5	B					X	X
LOT 6	D(R)						X

- DEVIATION REQUEST #1 A DEVIATION FROM SDMG 131.0431, TABLE 131-046 FOR RM-1-1 ZONE REAR YARD SETBACKS WHERE 15'-0" IS REQUIRED AND THE REAR SETBACK PROPOSED IS 4'-0"
- DEVIATION REQUEST #2 A DEVIATION FROM SDMG 131.0431, TABLE 131-046 FOR RM-1-1 ZONE REAR YARD SETBACKS WHERE 15'-0" IS REQUIRED AND THE REAR SETBACK PROPOSED IS 6'-0"
- DEVIATION REQUEST #3 A DEVIATION FROM SDMG 131.0431, TABLE 131-046 FOR RM-1-1 ZONE FRONT YARD SETBACKS WHERE A 50% BLENDED SETBACK OF 15'-0" AND 20'-0" IS REQUIRED AND THE FRONT SETBACK PROPOSED IS 10'-0"
- DEVIATION REQUEST #4 A DEVIATION FROM SDMG 131.0431, TABLE 131-046 FOR F.A.R. REGULATIONS WHERE A F.A.R. IS LIMITED TO .75 TIMES THE LOT SIZE AND THE PROPOSED F.A.R. FOR LOTS 1 AND 24, BLOCK 17, MAP 894 AND LOT 1, BLOCK 27, MAP 894 IS .96, WHILE THE F.A.R. PROPOSED FOR LOTS 2 AND 23, BLOCK 17, MAP 894 AND LOT 2, BLOCK 27, MAP 894 IS .57 FOR A CUMULATIVE F.A.R. OF .72 FOR EACH RECONFIGURED TWO-LOT CONDITION AT THE CORNERS OF THE PROJECT SITE.
- DEVIATION REQUEST #5 A DEVIATION FROM SDMG 131.0444(e), WHERE ANGLED BUILDING ENVELOPE PLANE REQUIREMENTS APPLY TO SIDE YARD SETBACKS AND THE PROPOSED STRUCTURES DO NOT MEET THIS REQUIREMENT.
- DEVIATION REQUEST #6 A DEVIATION FROM SDMG 131.0431, TABLE 131-046 FOR RM-1-1 ZONE FRONT YARD SETBACKS WHERE A 50% BLENDED SETBACK OF 15'-0" AND 20'-0" IS REQUIRED AND THE FRONT SETBACK PROPOSED IS TO OBSERVE THE MINIMUM SETBACK OF 15'-0" FOR UP TO 75%.
- DEVIATION REQUEST #7 A DEVIATION FROM SDMG 131.0431, TABLE 131-046 FOR RM-1-1 ZONE REAR YARD SETBACKS WHERE 15'-0" IS REQUIRED AND THE REAR SETBACK PROPOSED IS 12'-6"



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Fax: (858) 750-3471

Project Address:
3977 SHASTA ST.,
SAN DIEGO, CA 92109

Project Name:
ECO BLOK RESIDENCES

Sheet Title:
MASTER SITE PLAN

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4: 08-07-2017
Revision 3: 07-03-2017
Revision 2: 05-18-2017
Revision 1: 03-01-2017

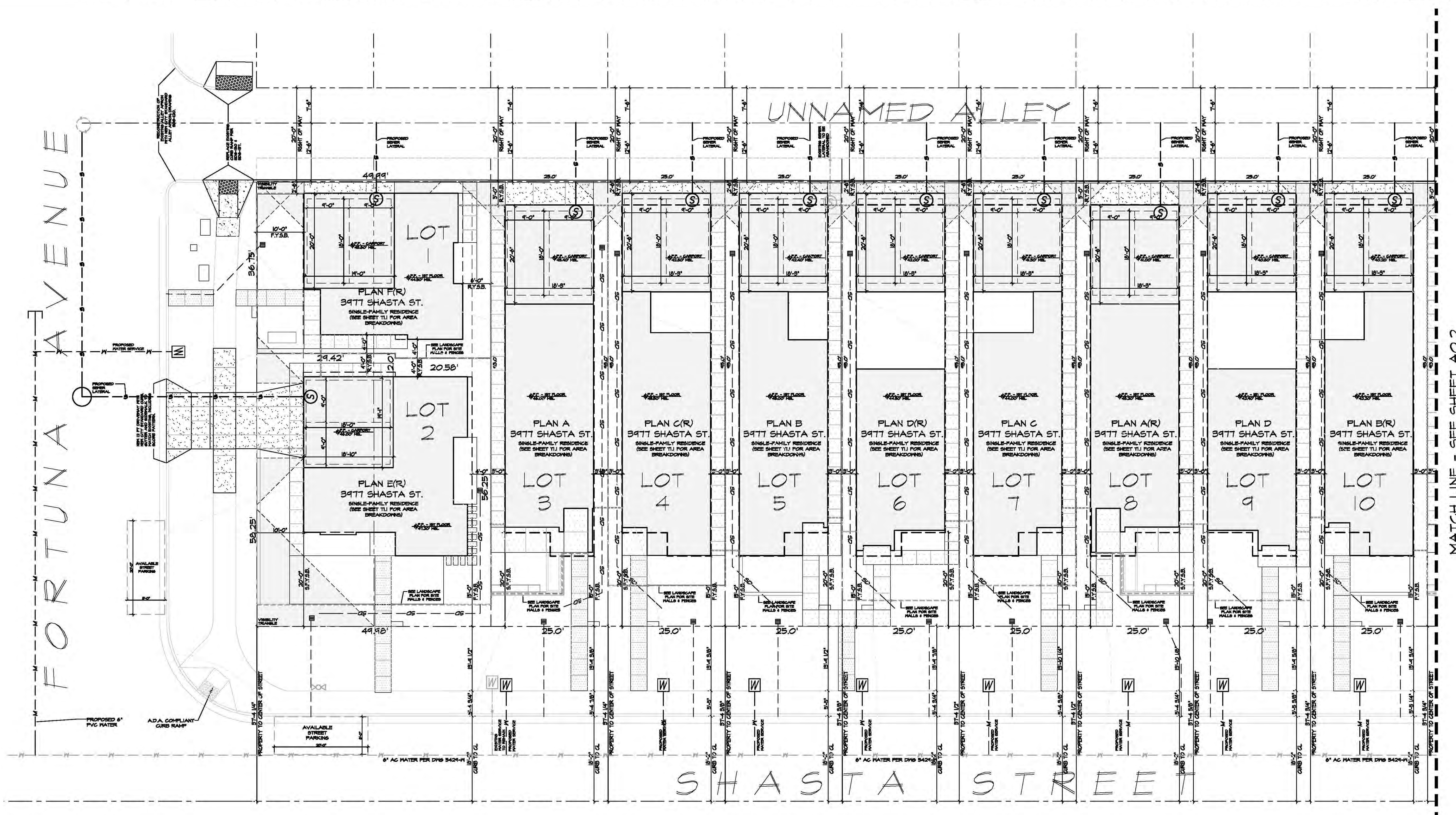
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Architecture ■ Space Planning ■ Interior Design
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Phone: (619) 231-9905 Fax: (858) 750-3471

A 0.0



SITE LEGEND:

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

SITE NOTES:

- THIS STRUCTURE SHALL NOT EXCEED 30' IN HEIGHT IN CONFORMANCE WITH SDMC SECTION 118.0270.
- THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS
- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFG 901.4.4).
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NOTE:
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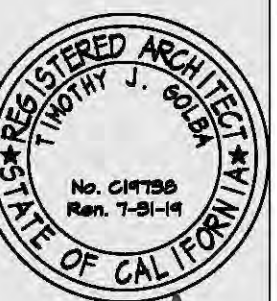
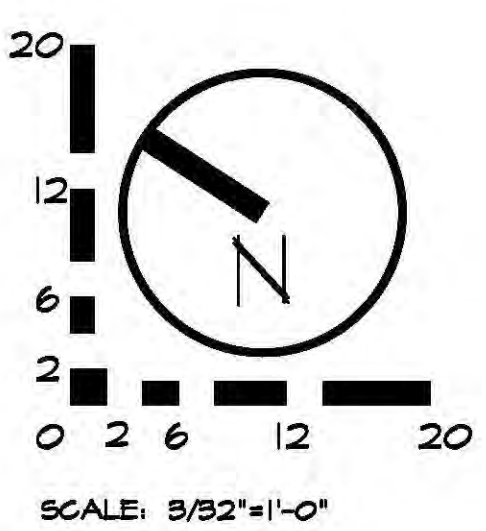
Project Address:
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SAN DIEGO, CA 92109

Project Name:
ECO BLOK RESIDENCES

Sheet Title:
SITE PLAN

- Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5: 08-30-2017
Revision 4: 08-07-2017
Revision 3: 07-03-2017
Revision 2: 05-18-2017
Revision 1: 03-01-2017

Original Date: 12-13-16
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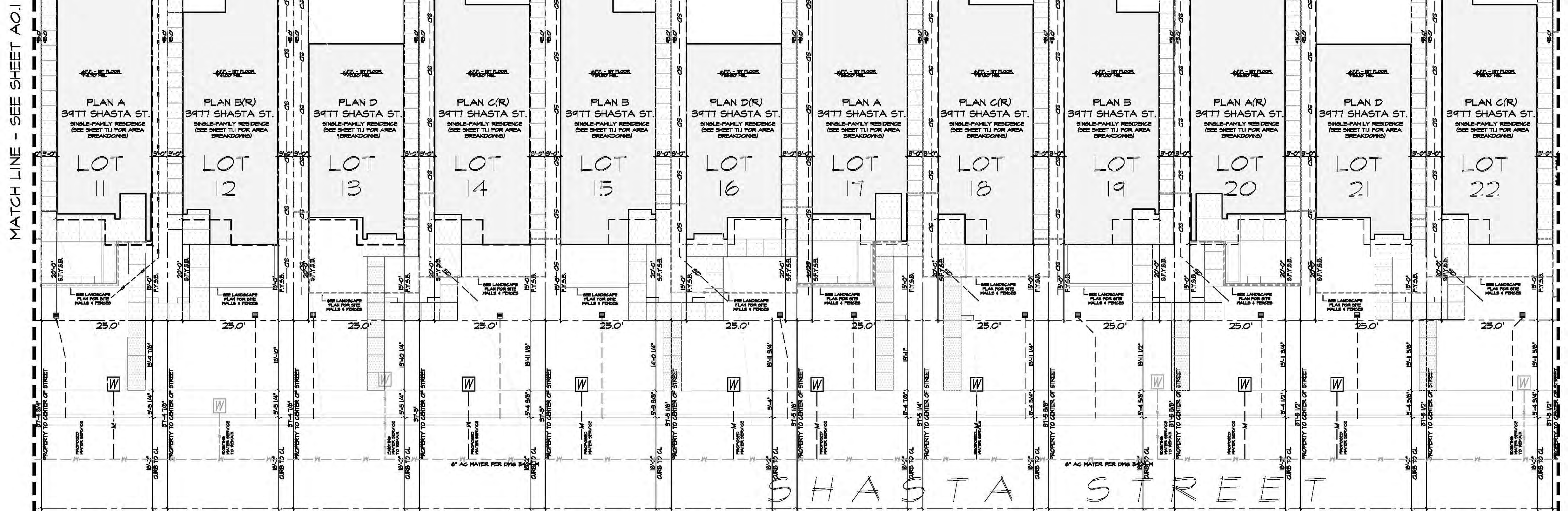


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MATCH LINE - SEE SHEET AO.1

MATCH LINE - SEE SHEET AO.3



SITE LEGEND:

INDICATES PROPERTY LINE	INDICATES SETBACK LINE	NEW HARDSCAPE	EXISTING CONCRETE PAVING	AREA OF NEW FOOTPRINT
INDICATES PROPERTY LINE	INDICATES SETBACK LINE	NEW HARDSCAPE	EXISTING CONCRETE PAVING	AREA OF NEW FOOTPRINT
INDICATES PROPERTY LINE	INDICATES SETBACK LINE	NEW HARDSCAPE	EXISTING CONCRETE PAVING	AREA OF NEW FOOTPRINT

INDICATES PROPERTY LINE
INDICATES SETBACK LINE
NEW HARDSCAPE
EXISTING CONCRETE PAVING
AREA OF NEW FOOTPRINT

ELECTRIC METER
GAS METER
WATER METER
DIRECTION OF DRAINAGE
ROOF DRAIN, DISCHARGE INTO LANDSCAPE AREA
EXISTING CONTOURS
PROPOSED CONTOURS

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- THIS STRUCTURE SHALL NOT EXCEED 30' IN HEIGHT IN CONFORMANCE WITH SDMC SECTION 18.0270.
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Project Name:
ECO BLOK RESIDENCES

Sheet Title:
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Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4: 08-07-2017
Revision 3: 07-03-2017
Revision 2: 05-18-2017
Revision 1: 03-01-2017

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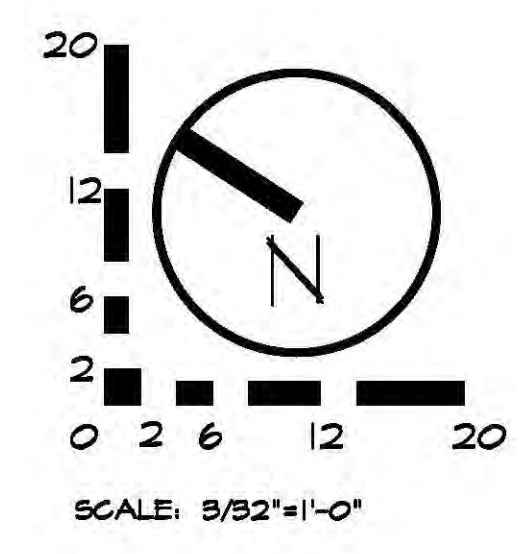
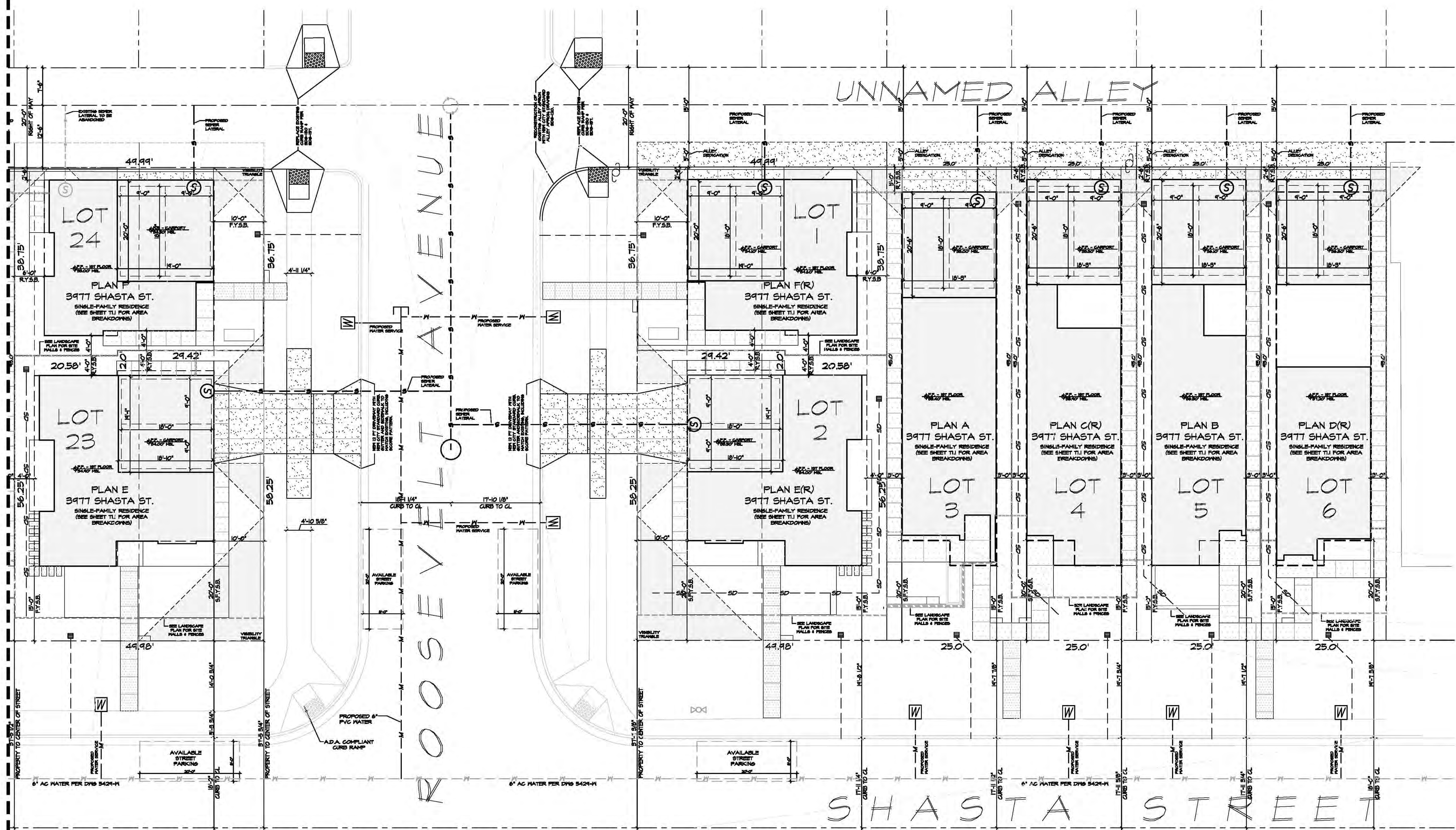
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MATCH LINE - SEE SHEET A0.2



SITE LEGEND:

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

- SITE NOTES:**
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 - THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS
 - PROVIDE BUILDINGS ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (JFC 901.4.4).
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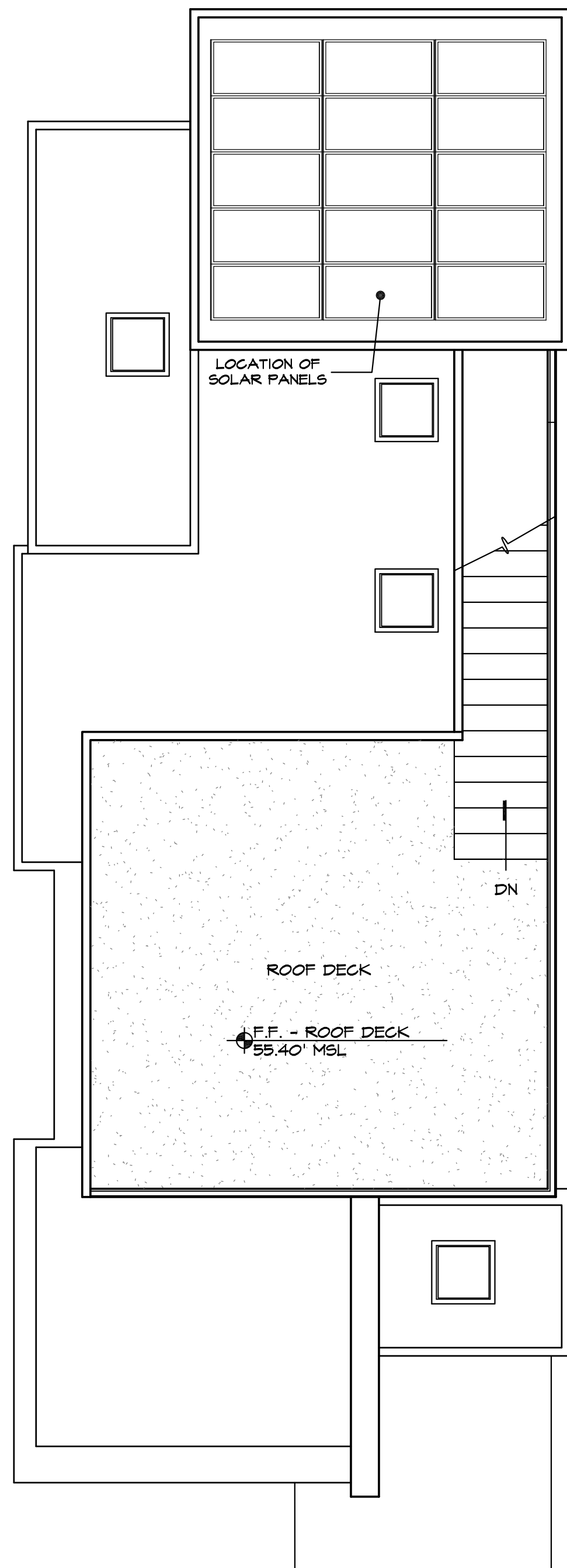
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SITE PLAN

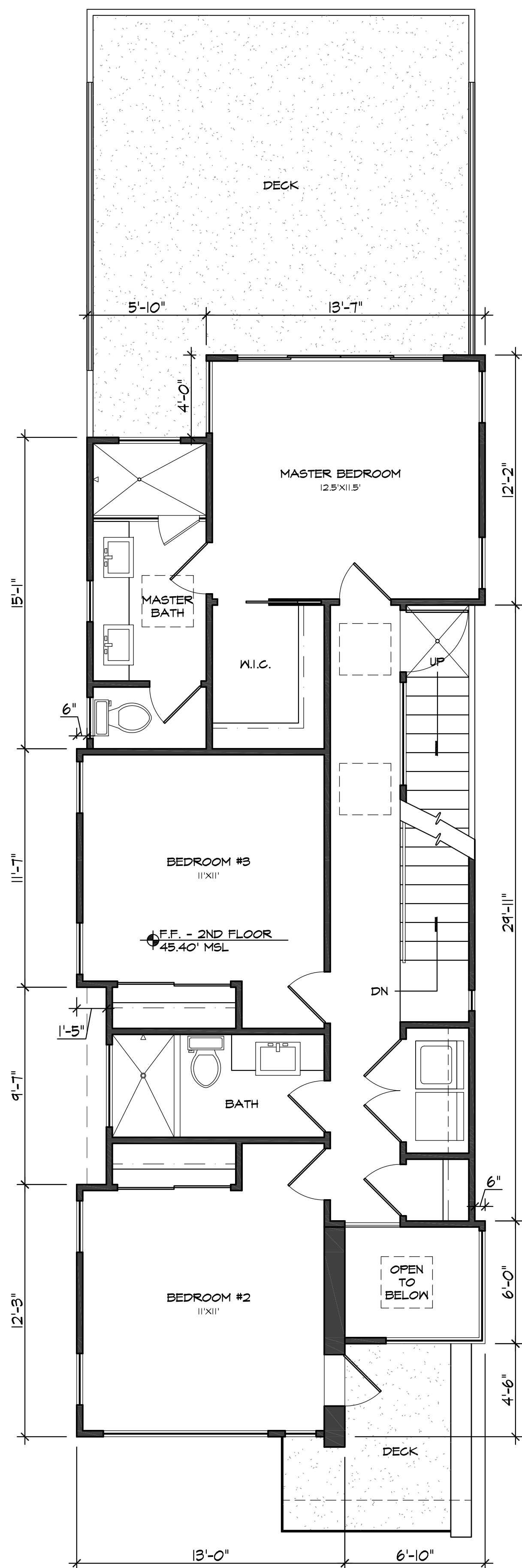
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Revision 1: 03-01-2017

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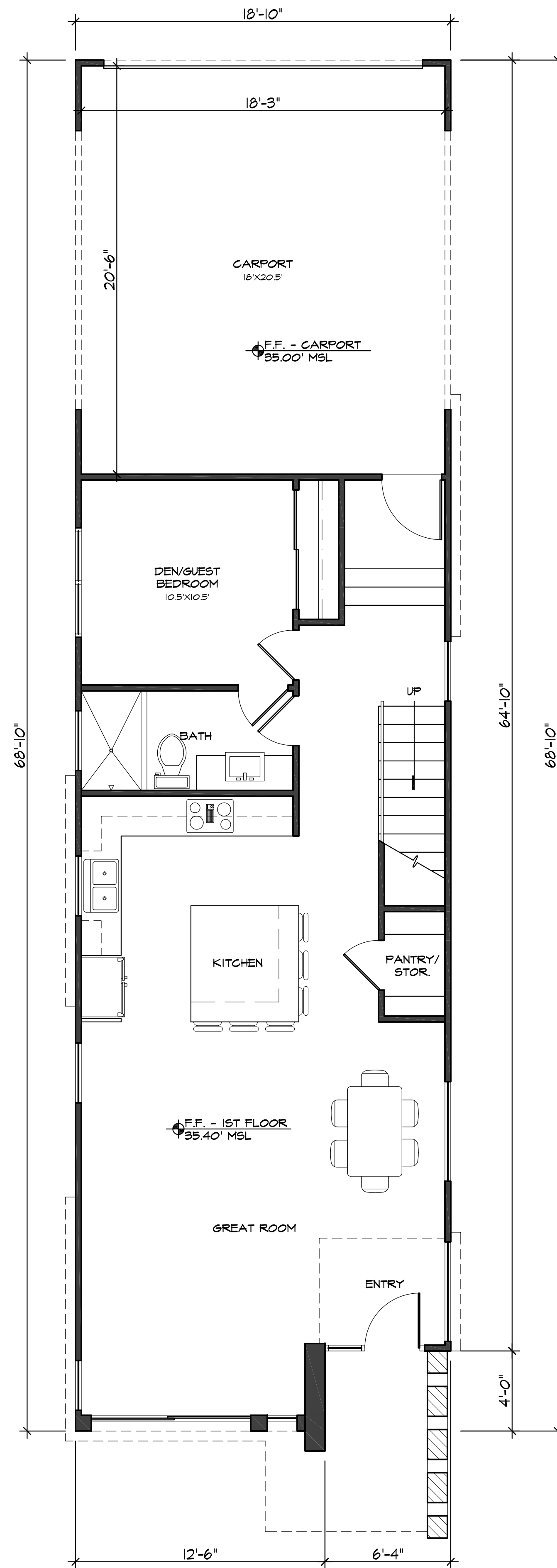
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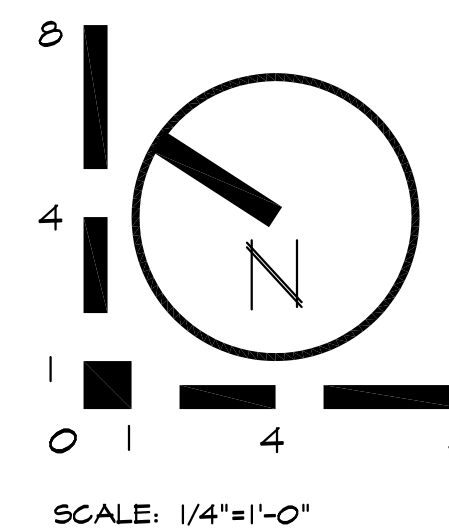
ROOF / ROOF DECK



SECOND FLOOR



FIRST FLOOR



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Project Address:
3977 SHASTA ST.,
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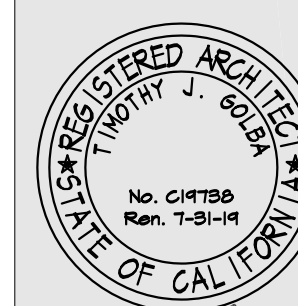
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Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 03-01-2017

Original Date: 12-13-16
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Sheet Title:
PLANS - PLAN A

ECO BLOK RESIDENCES

3977 SHASTA STREET
SAN DIEGO, CA 92109

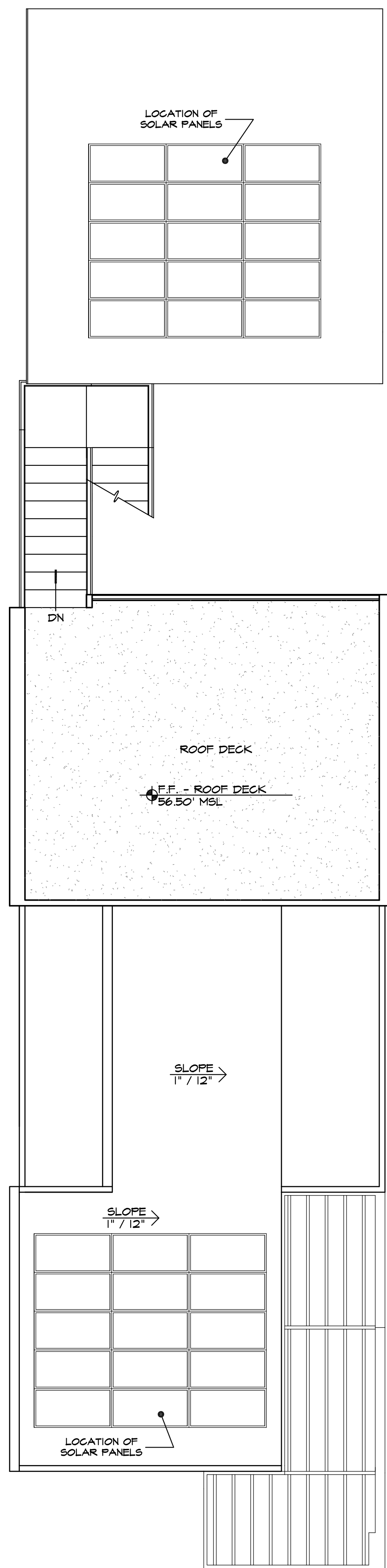


golba
inc.

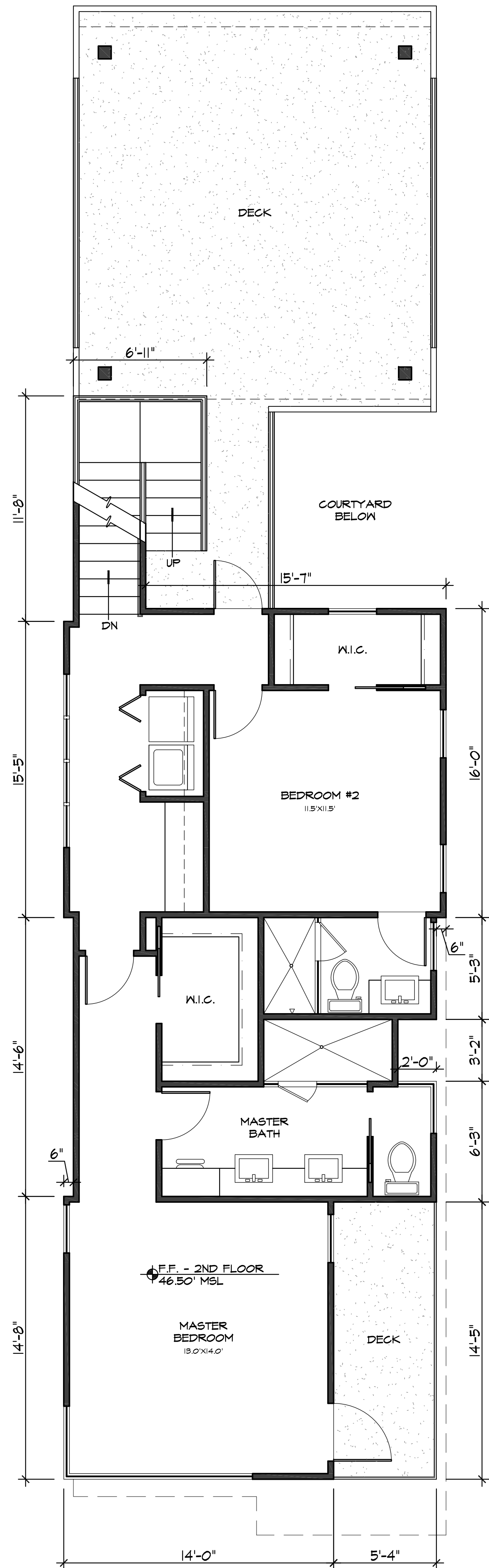
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1940 Garnet Ave., #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

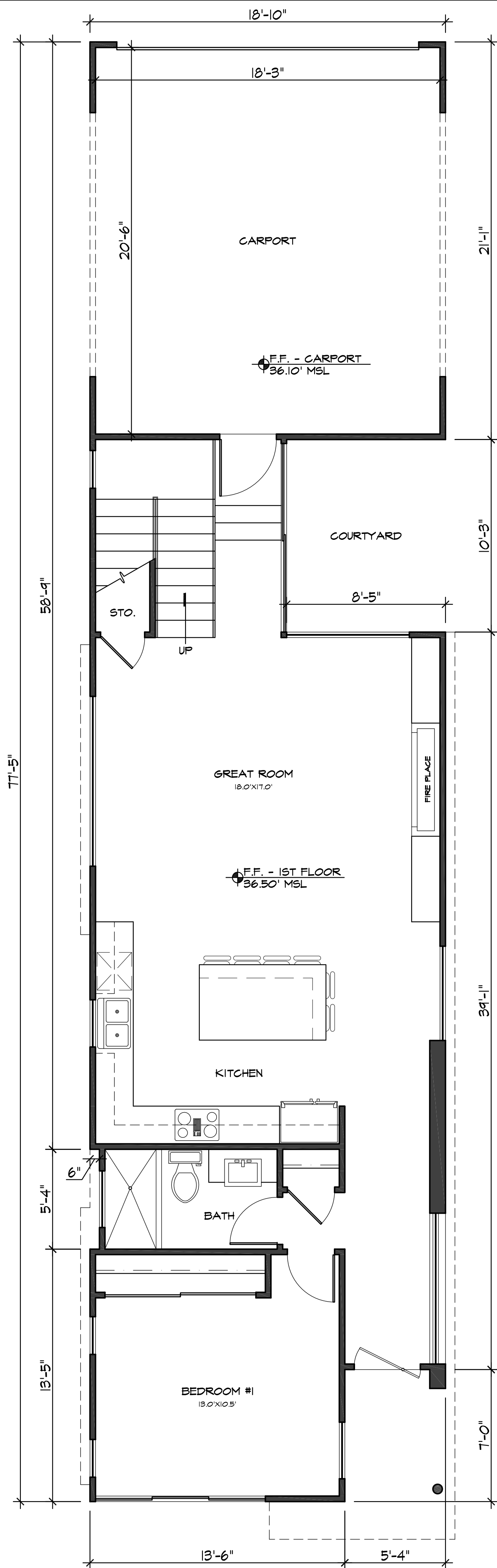
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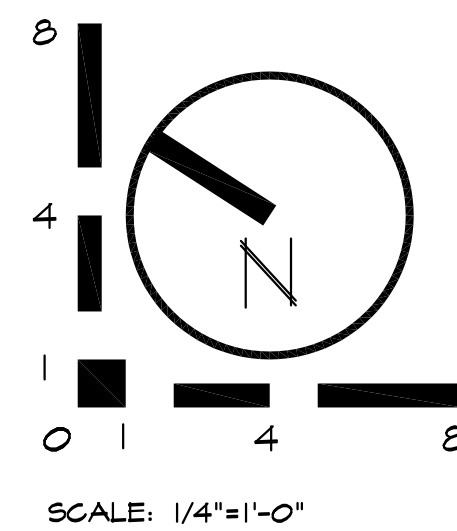
ROOF / ROOF DECK



SECOND FLOOR



FIRST FLOOR



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Project Address:
3977 SHASTA ST.,
SAN DIEGO, CA 92109

Project Name:
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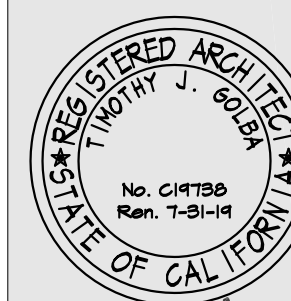
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PLANS - PLAN B

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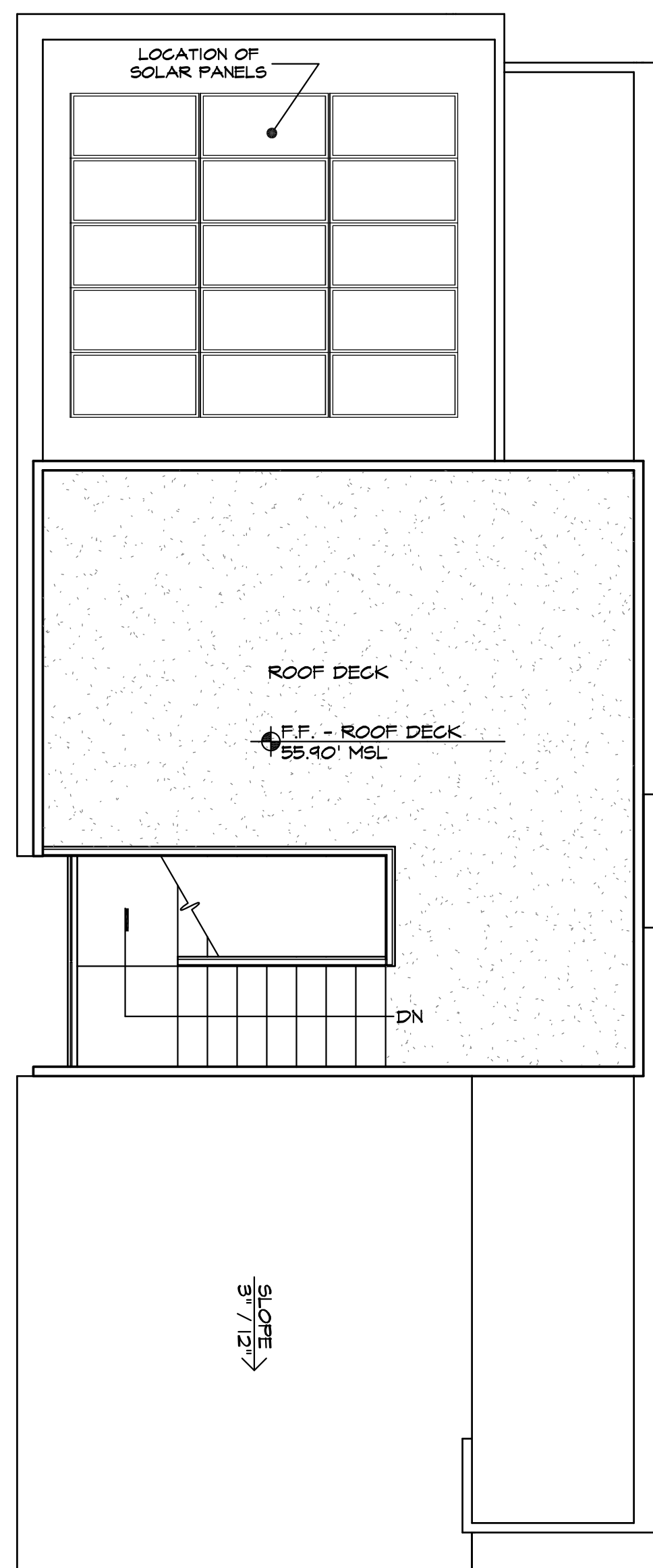


GOLBA ARCHITECTURE INC.

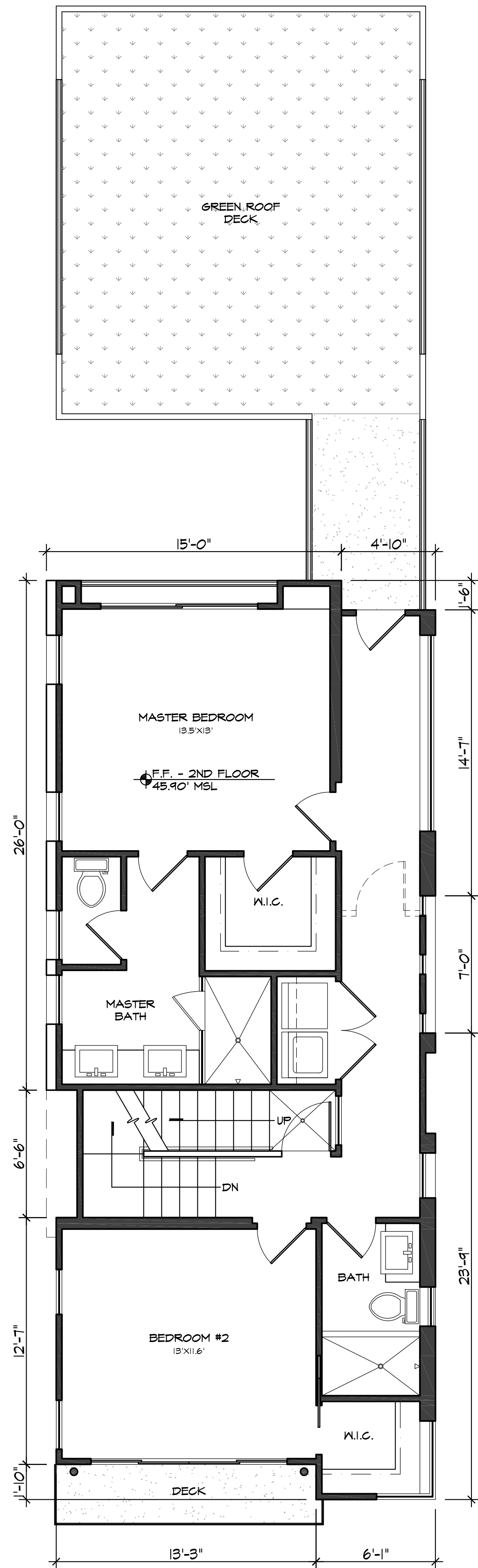
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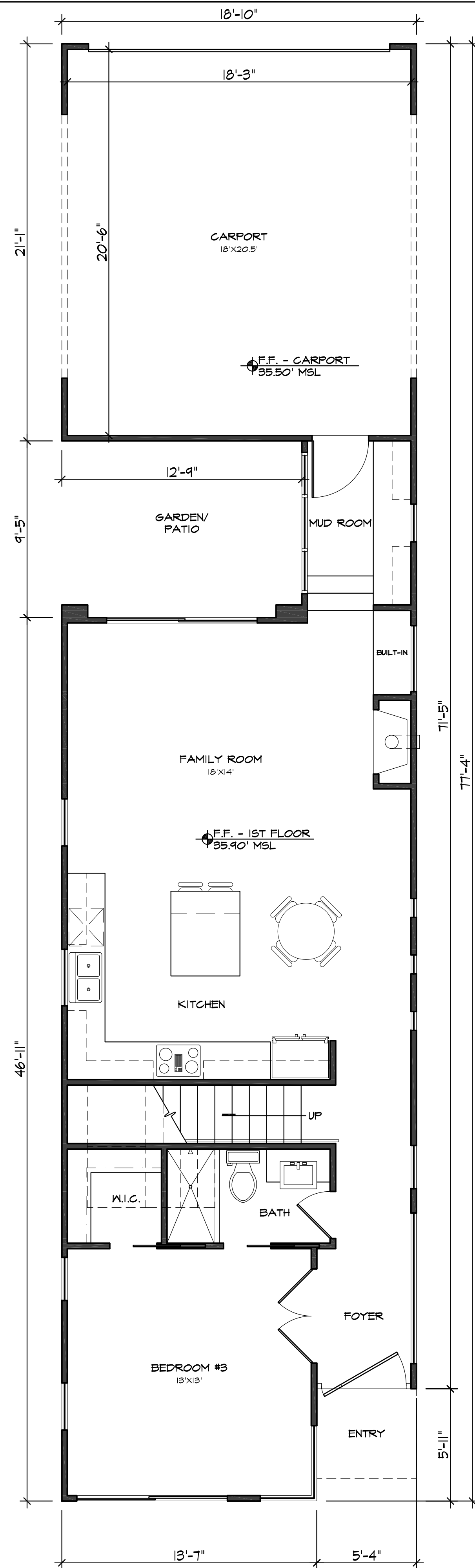
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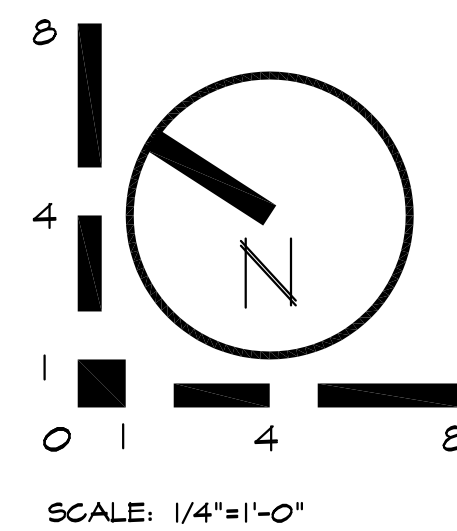
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SECOND FLOOR



FIRST FLOOR



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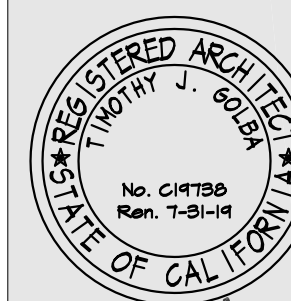
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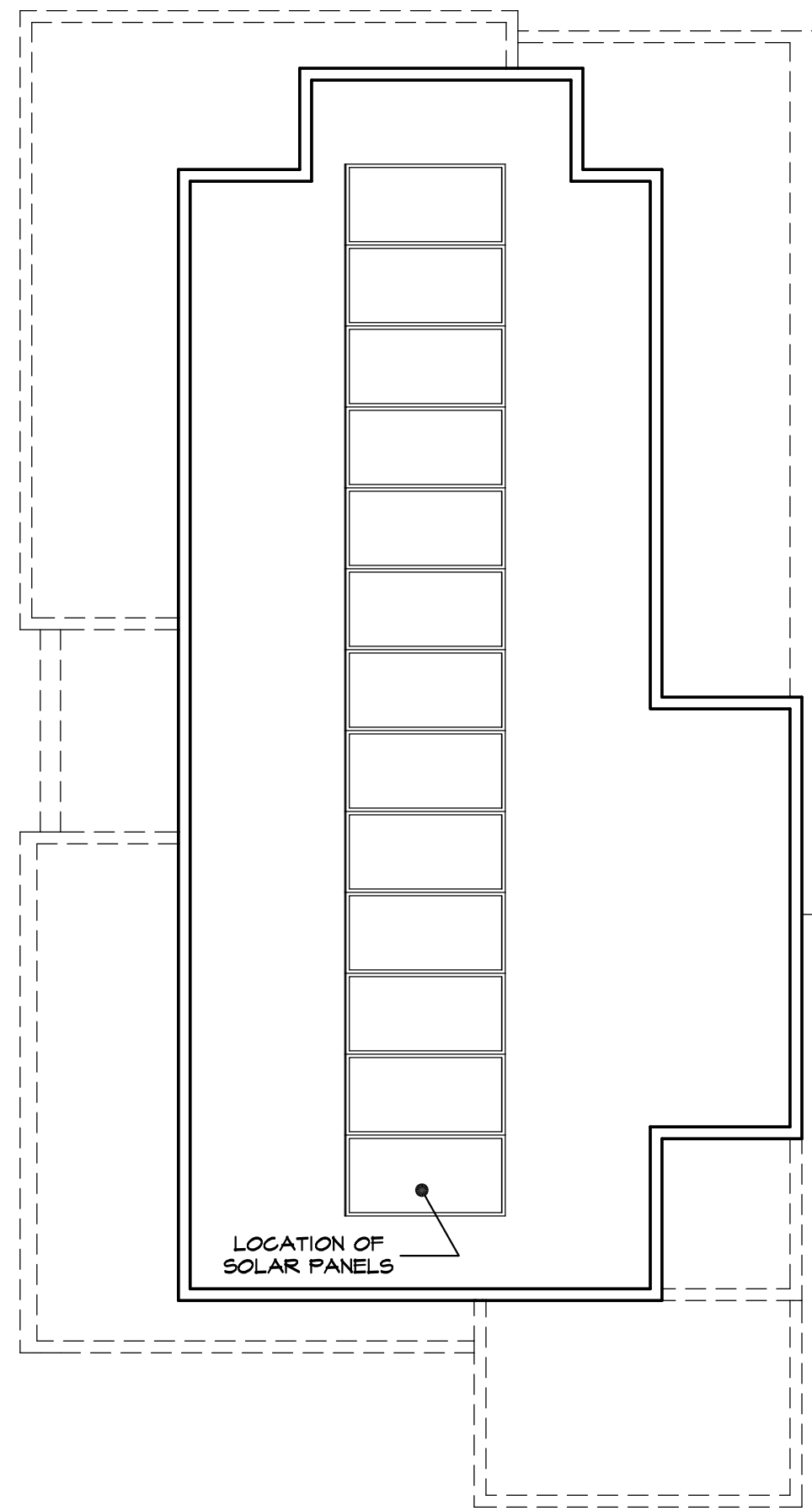
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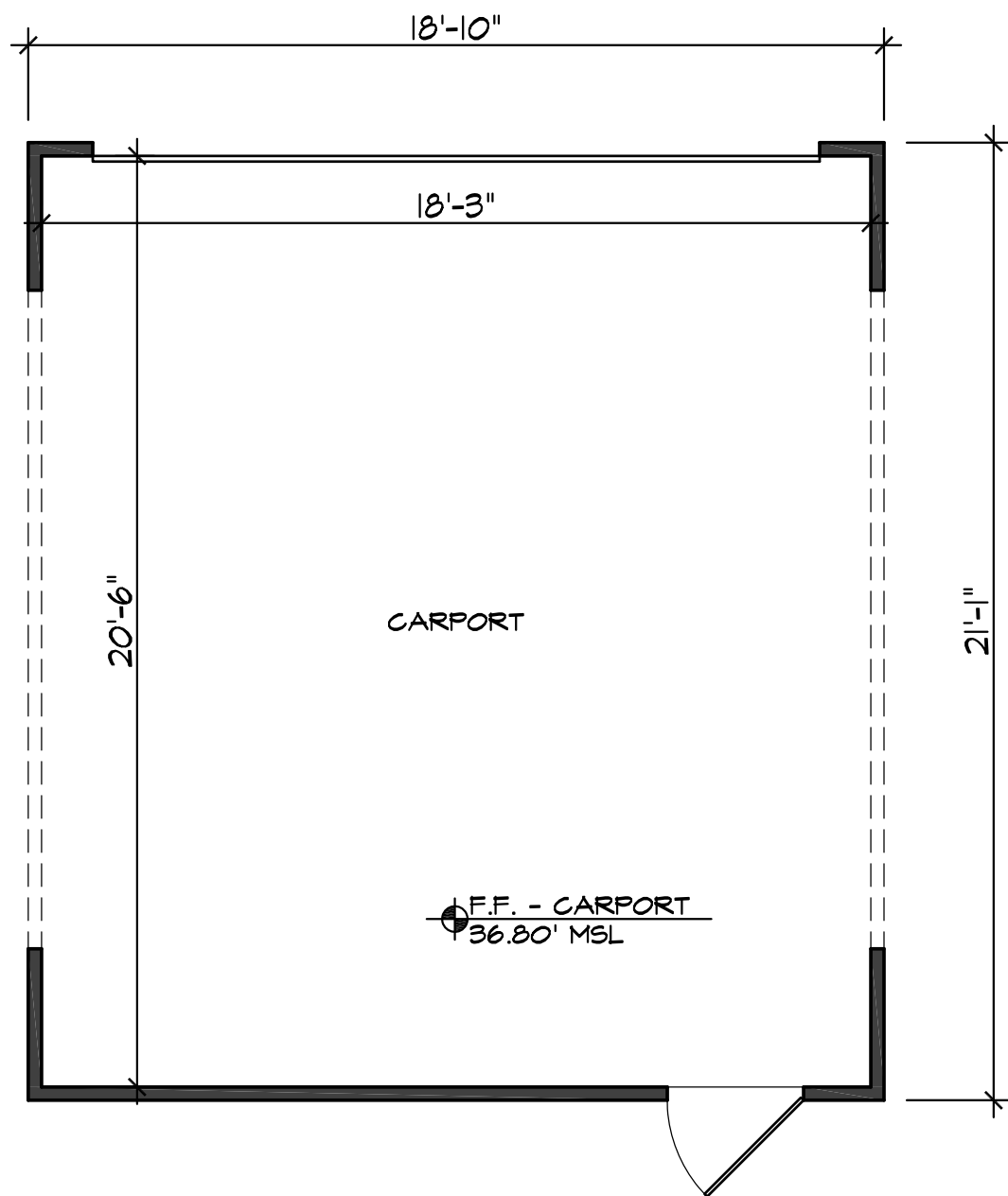
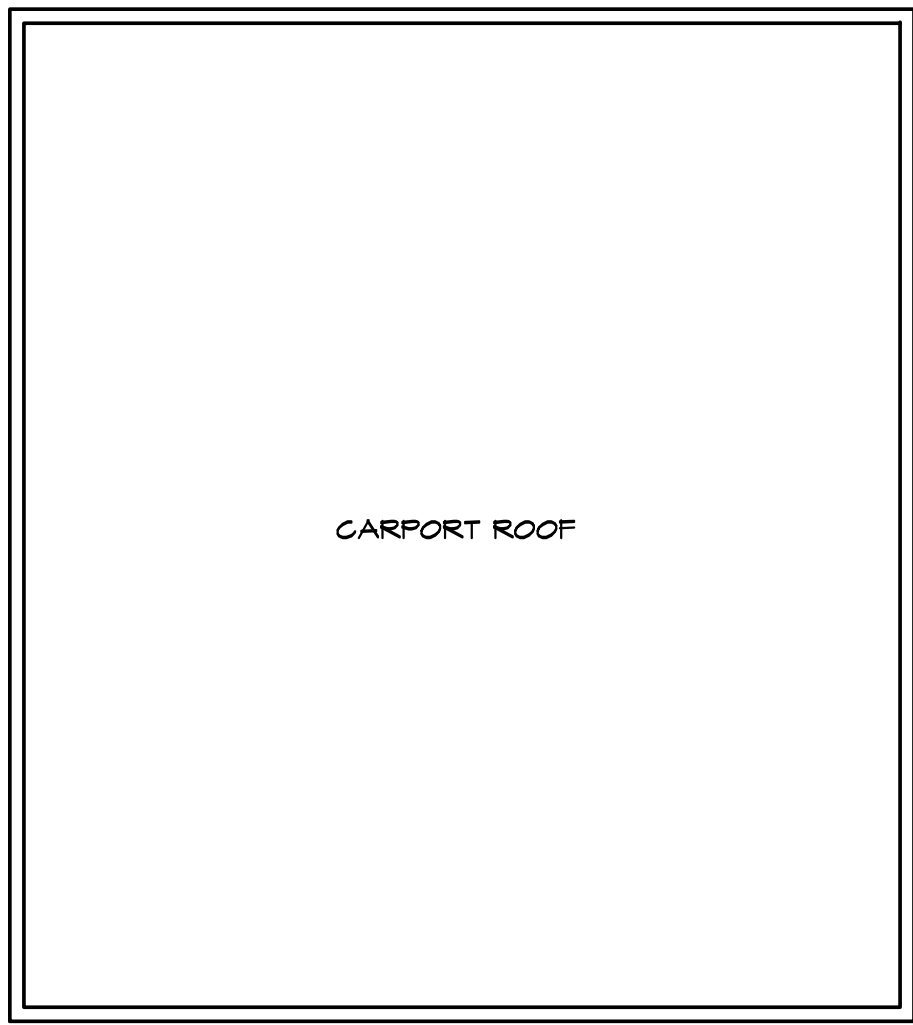
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INC.

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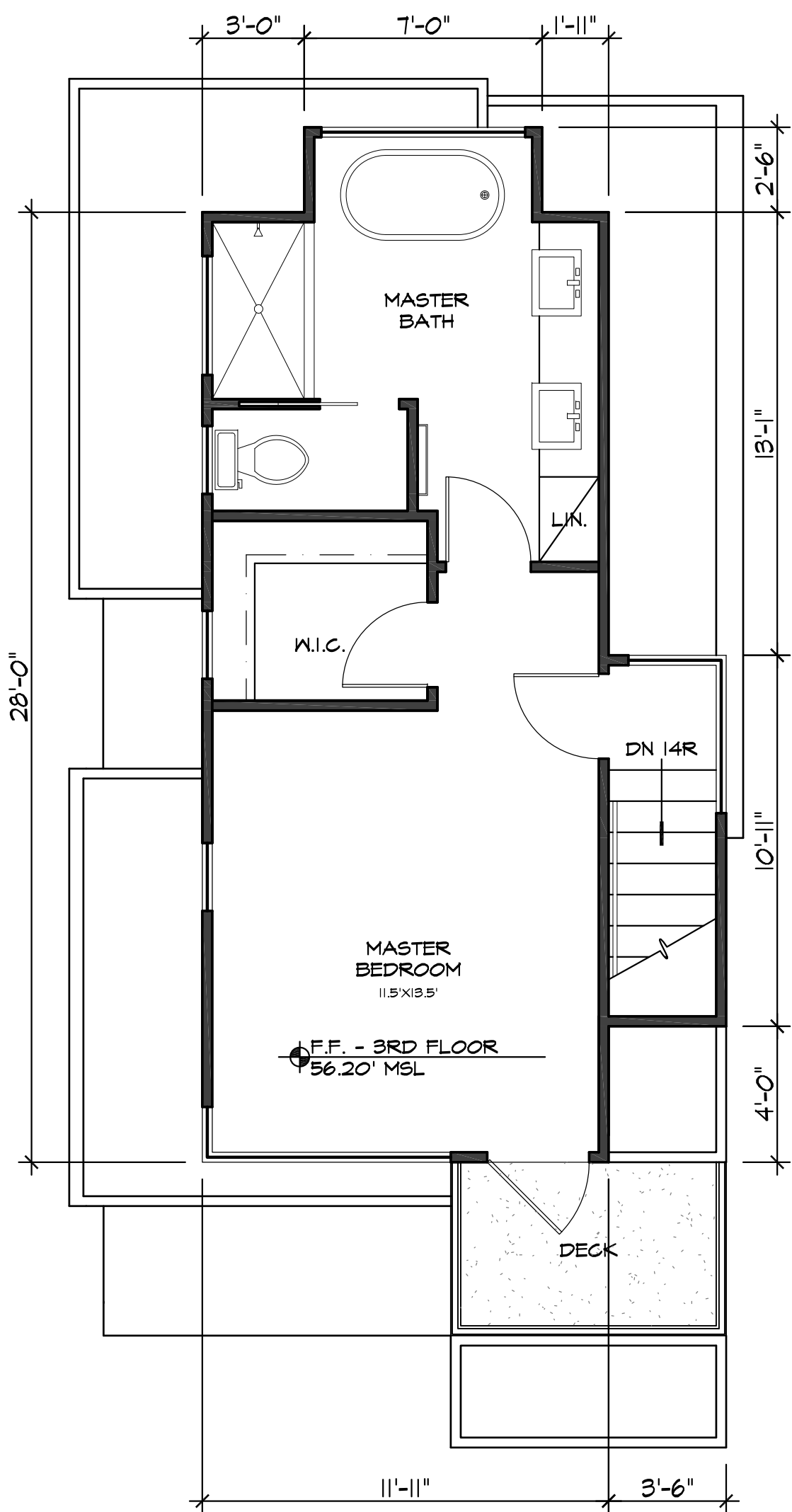
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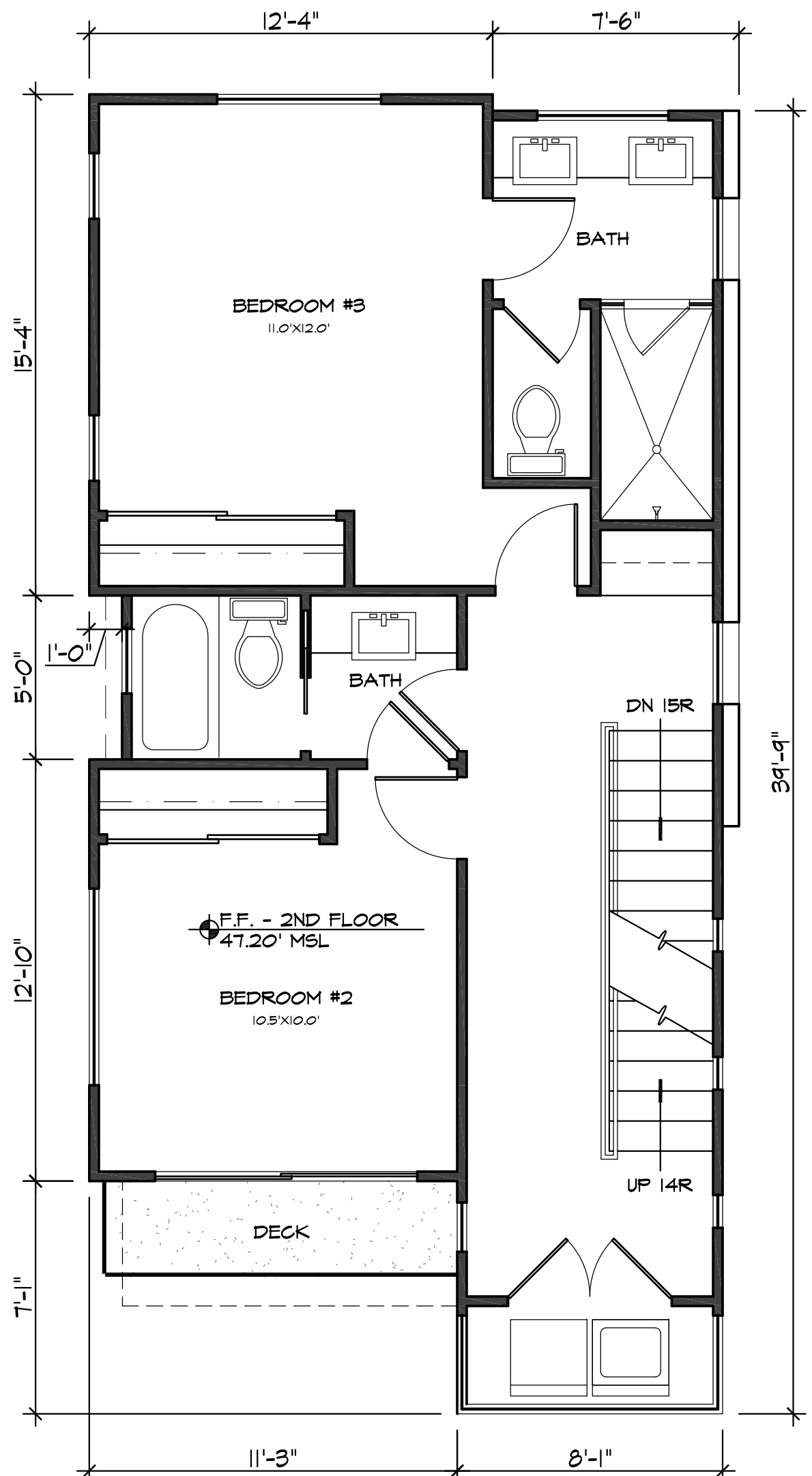
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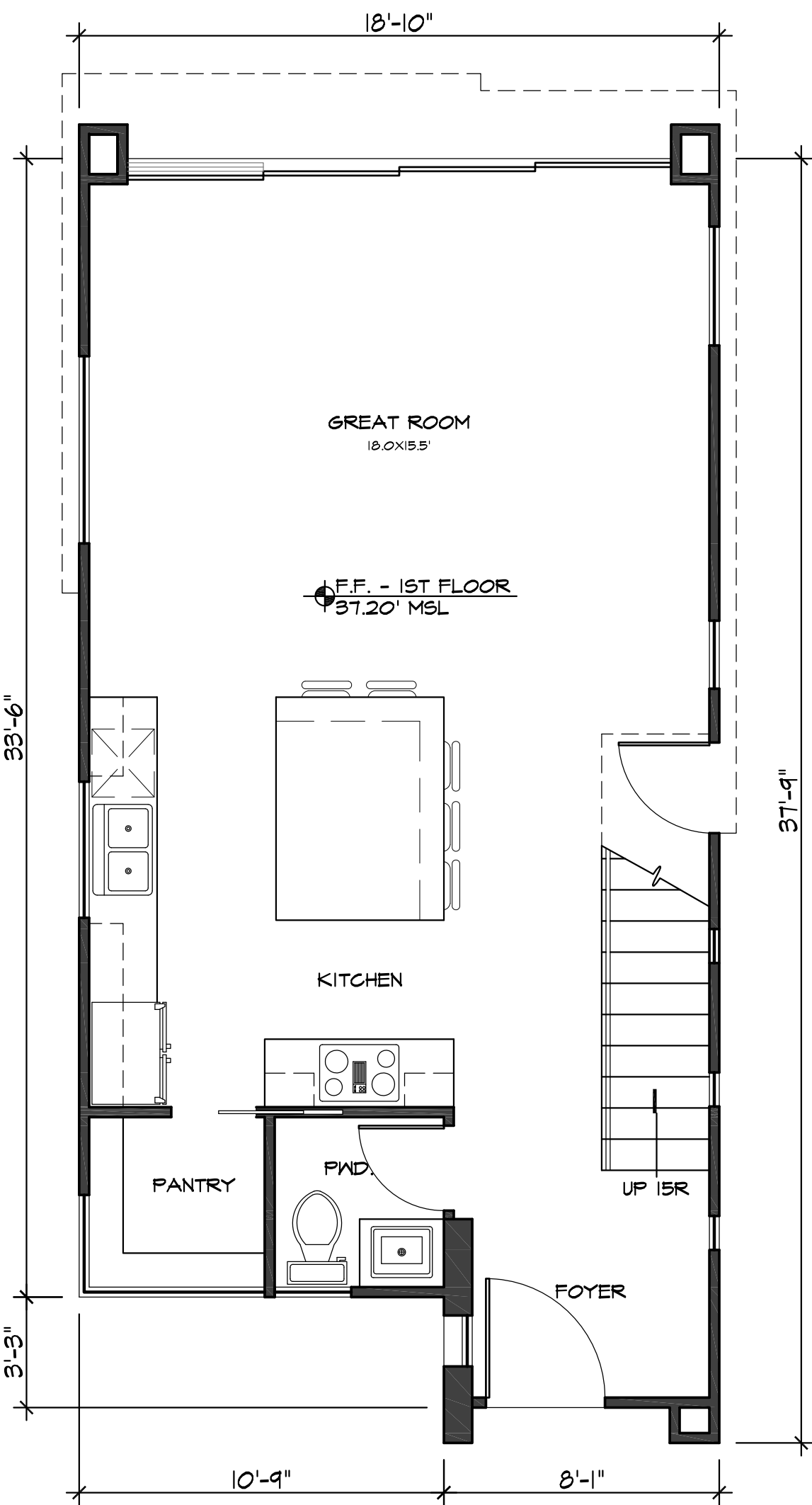
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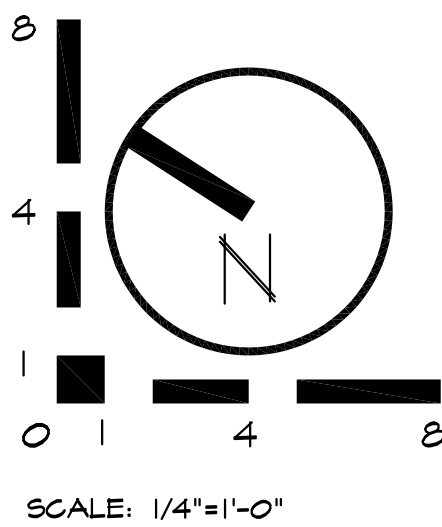
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



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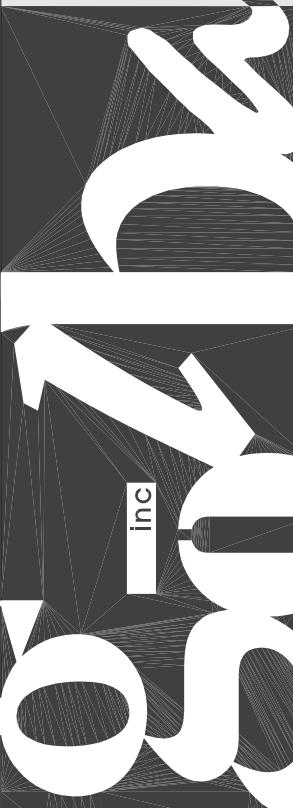
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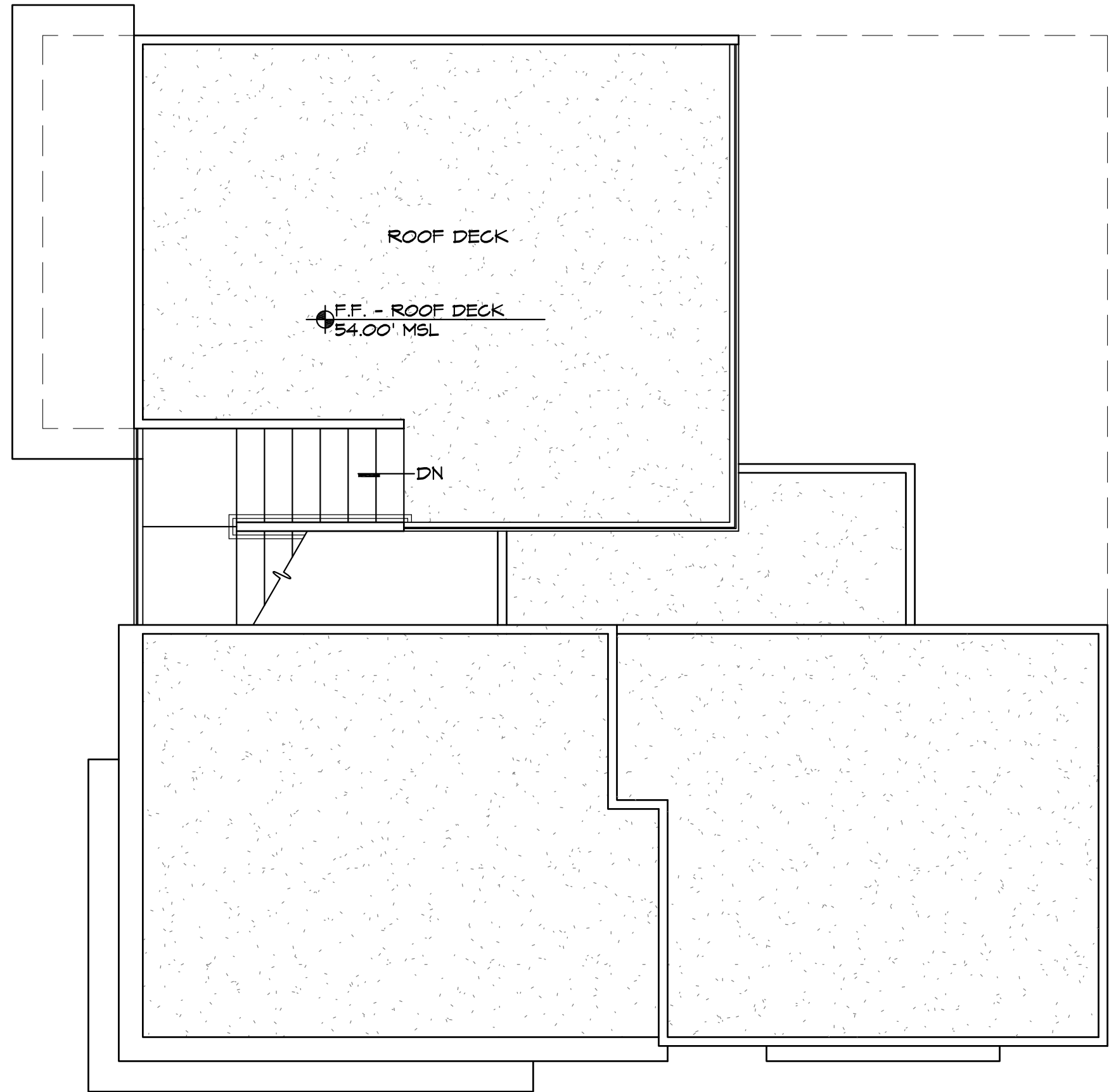
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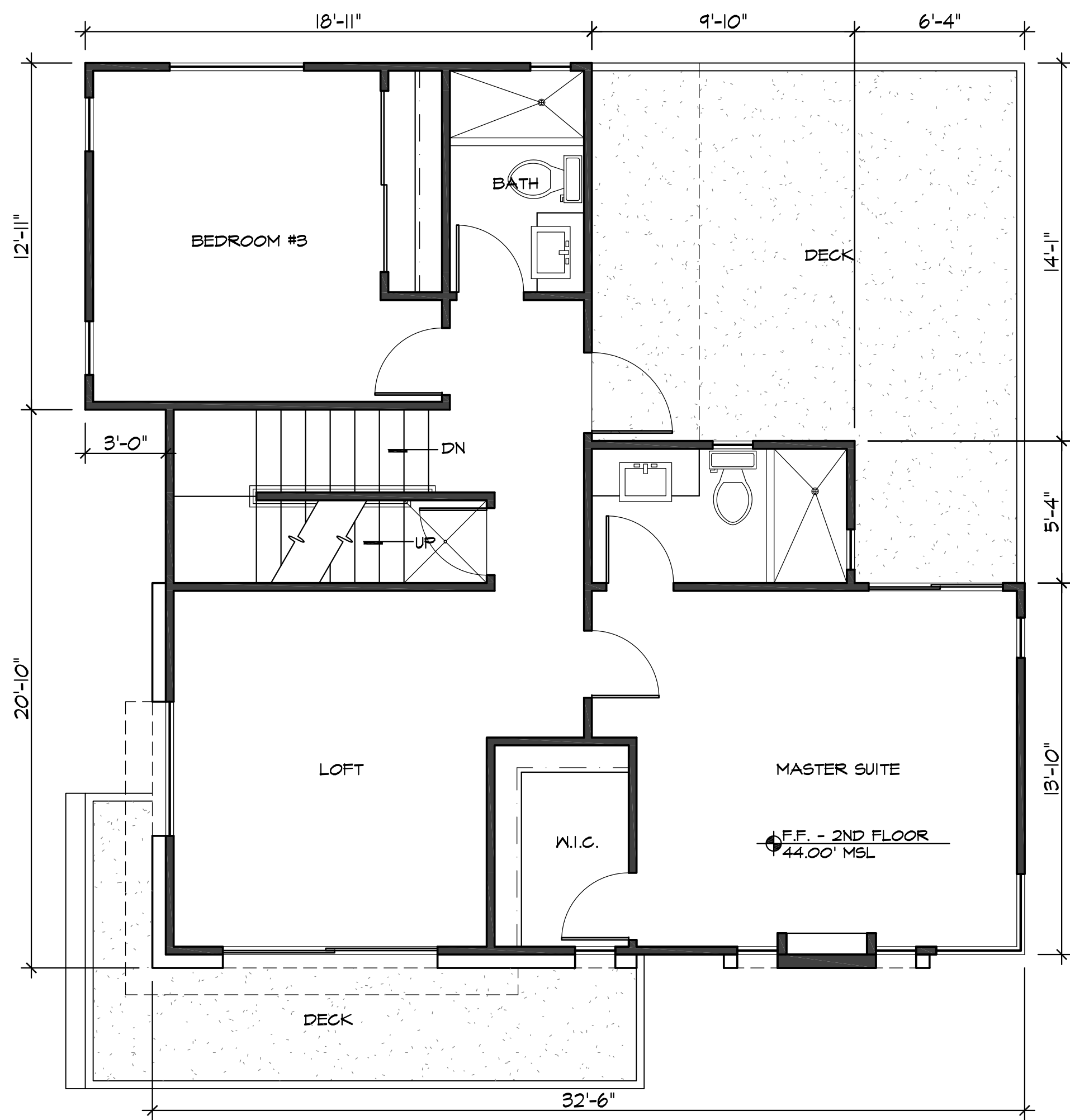
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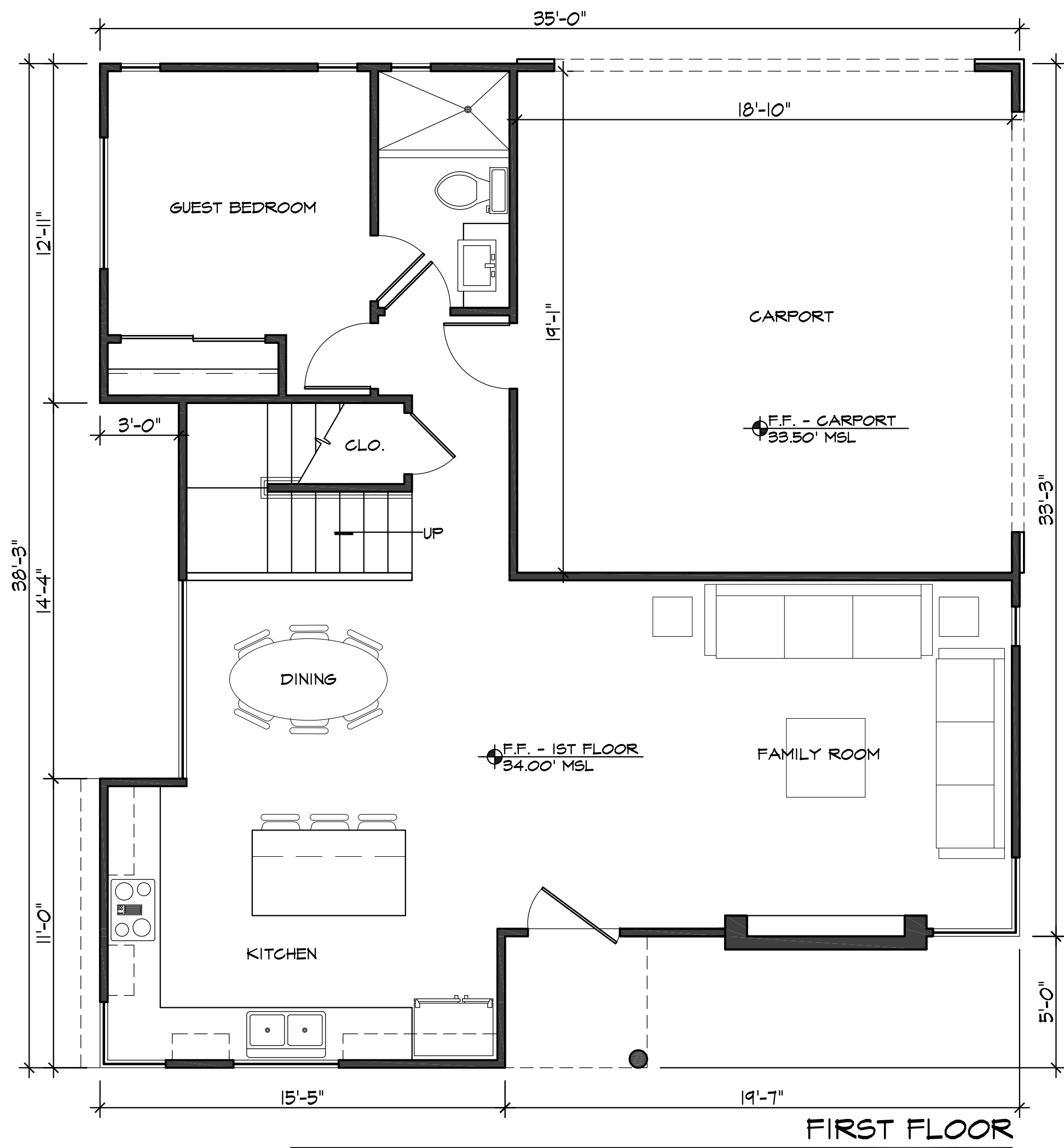
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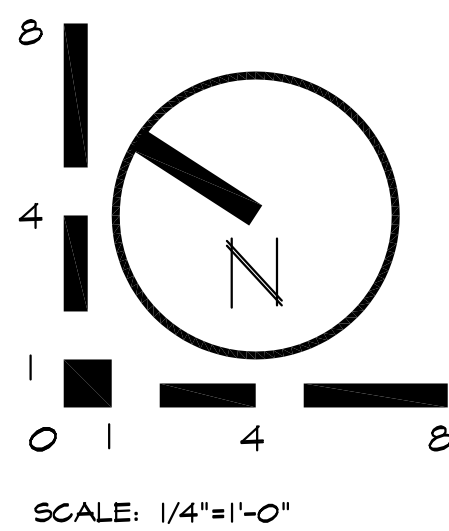
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SECOND FLOOR



FIRST FLOOR



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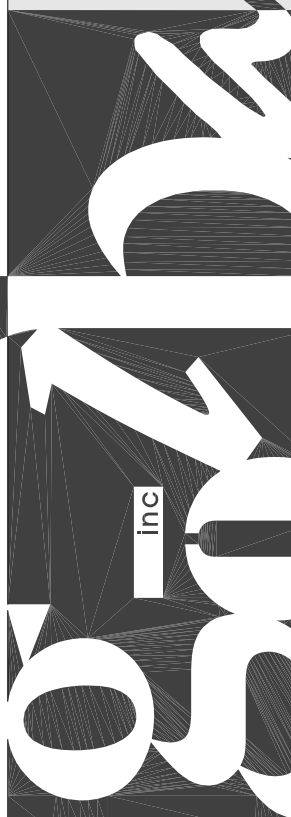
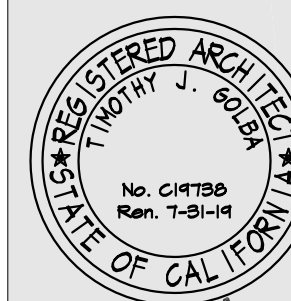
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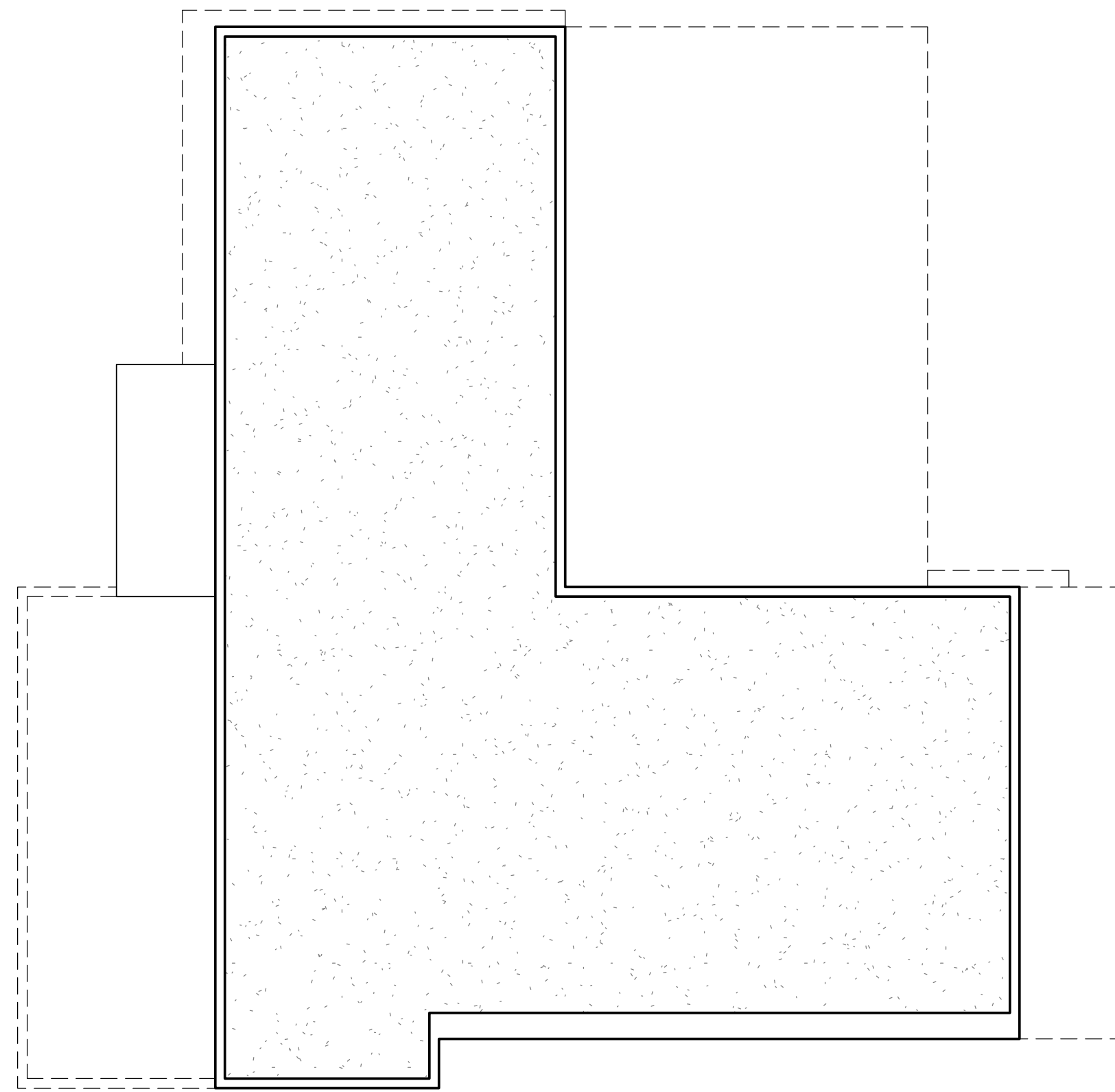
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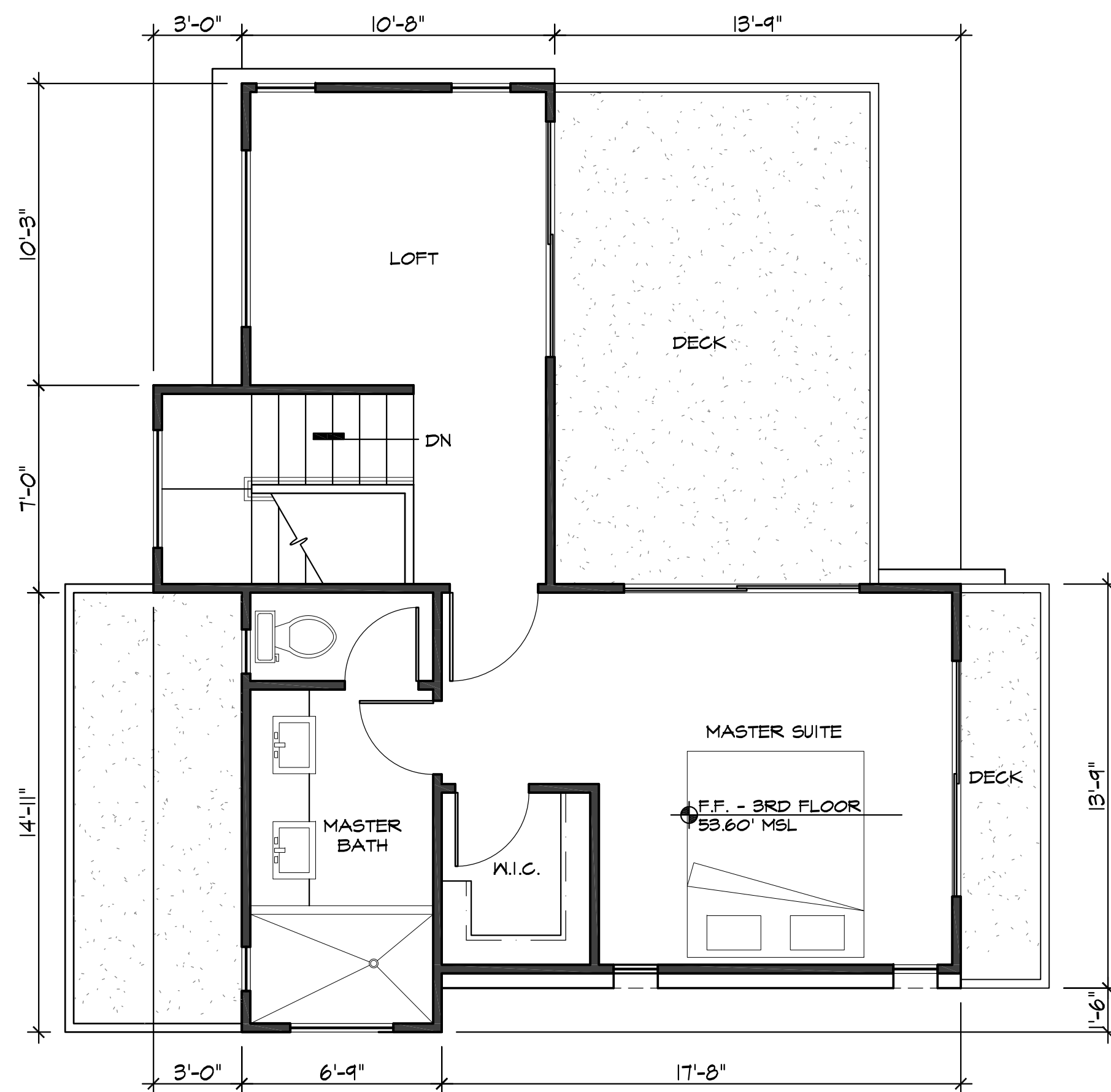


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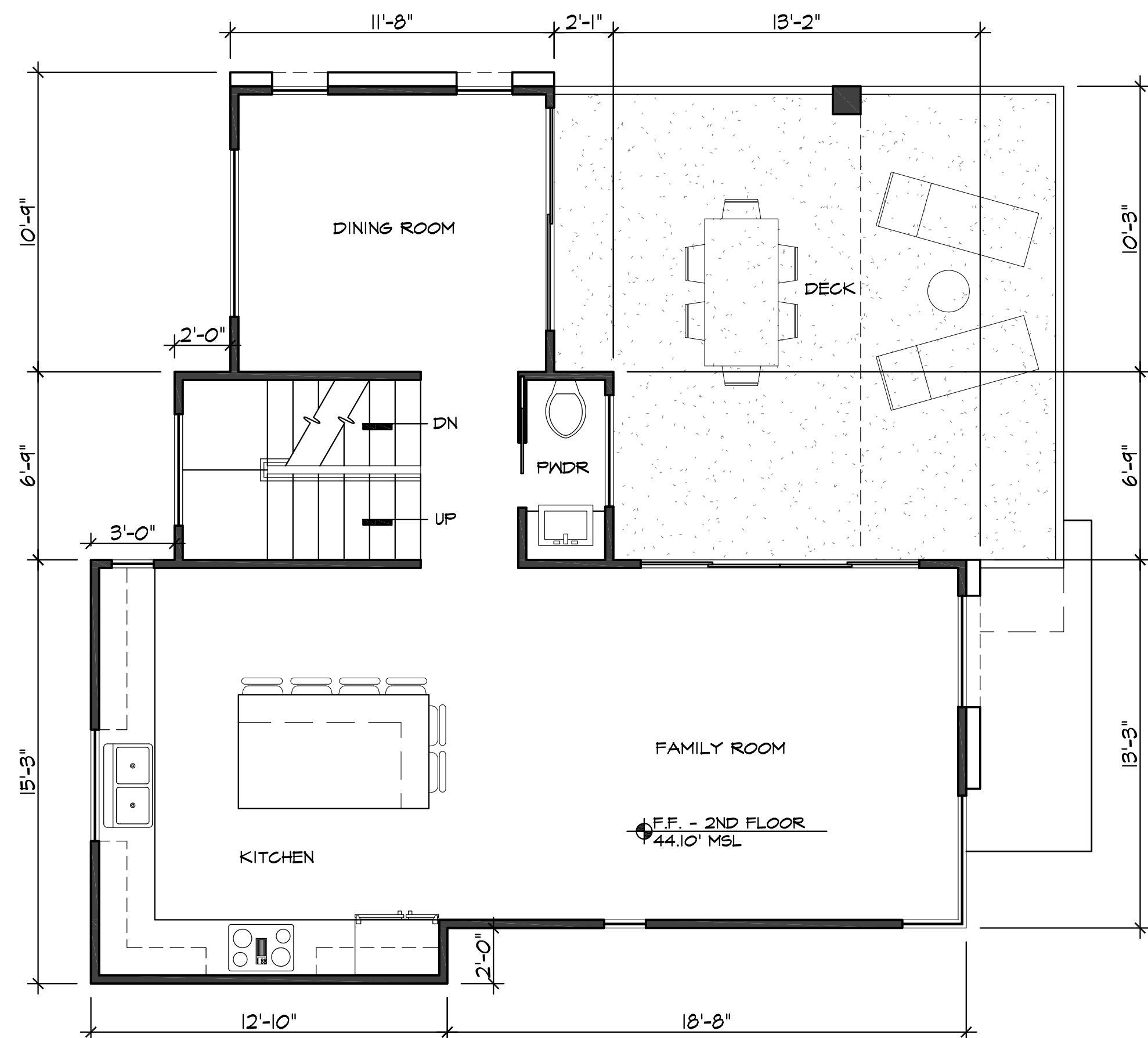
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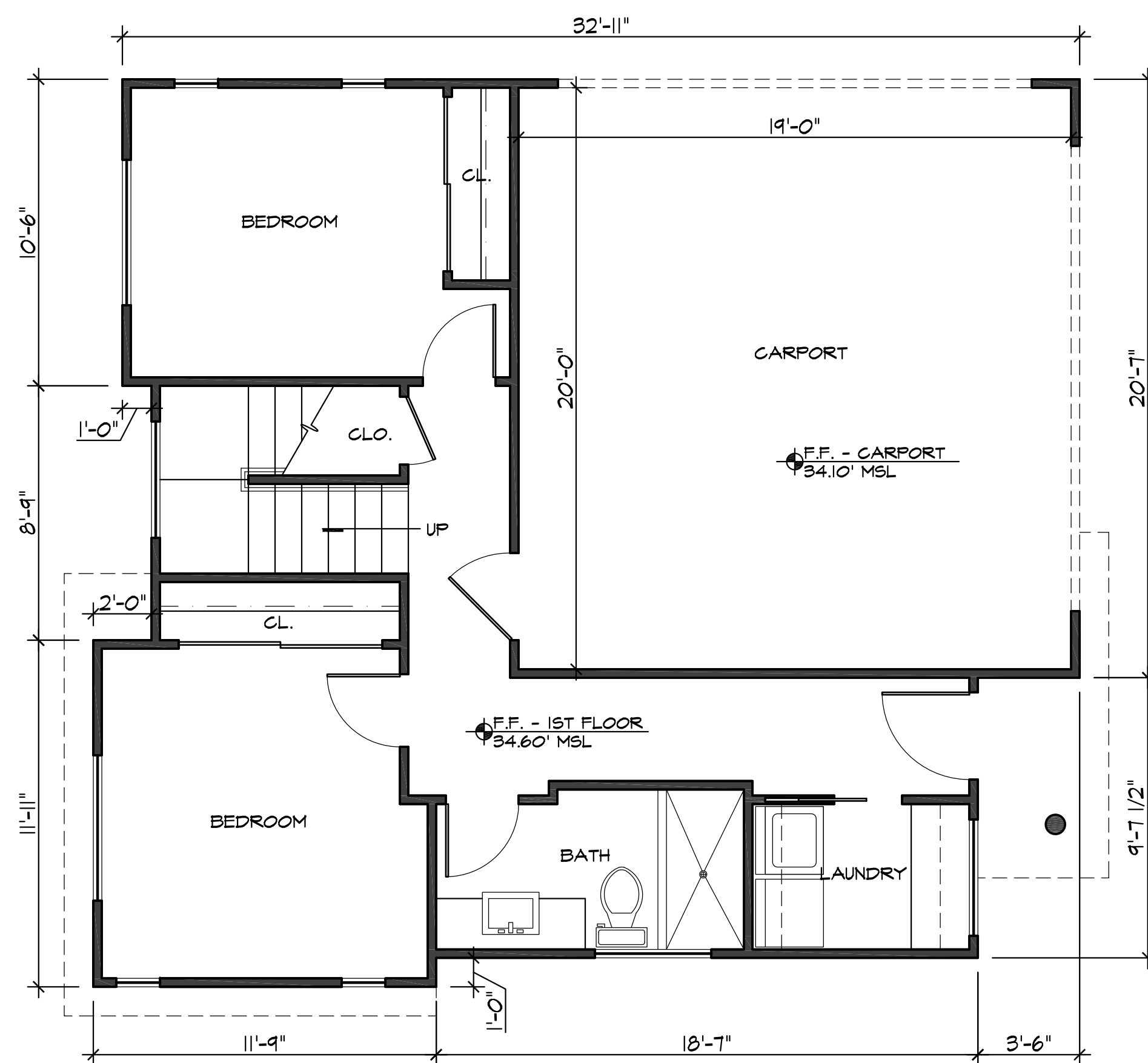
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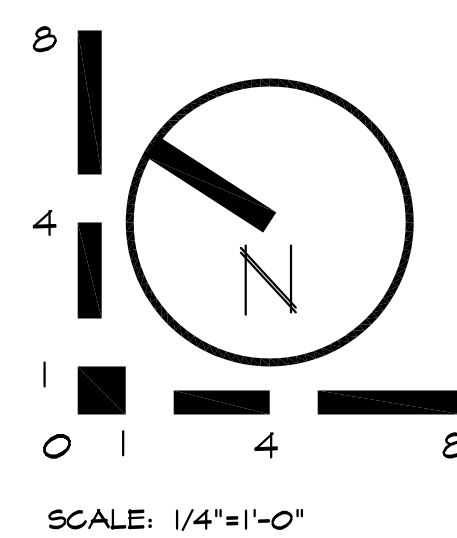
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



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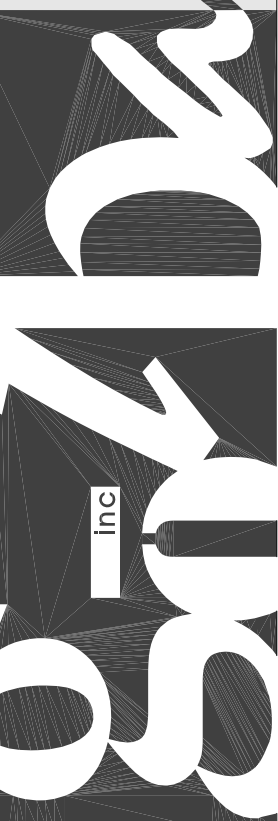
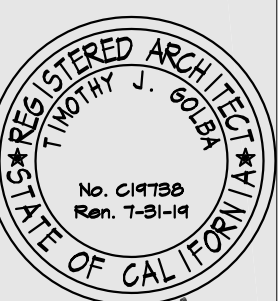
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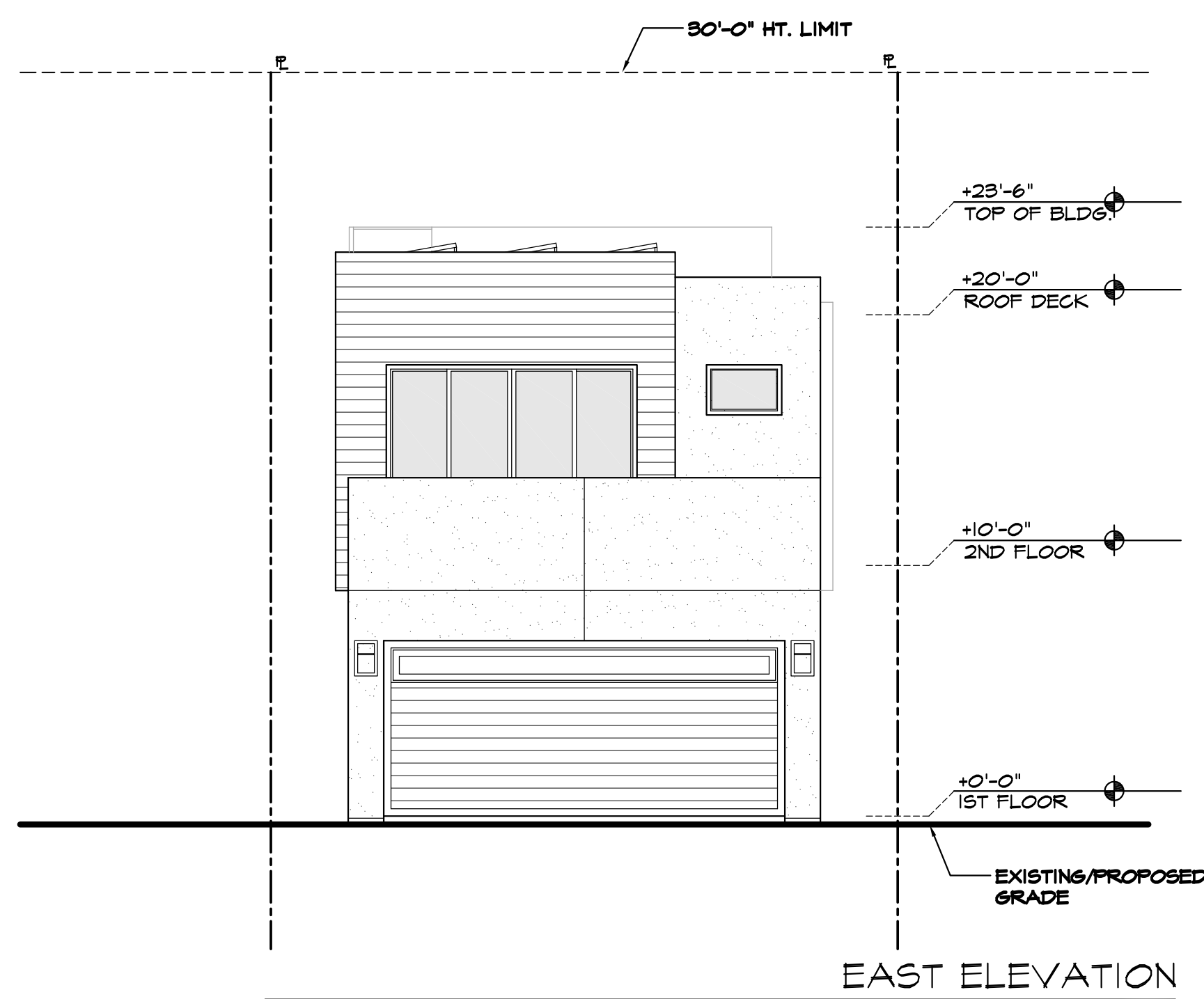
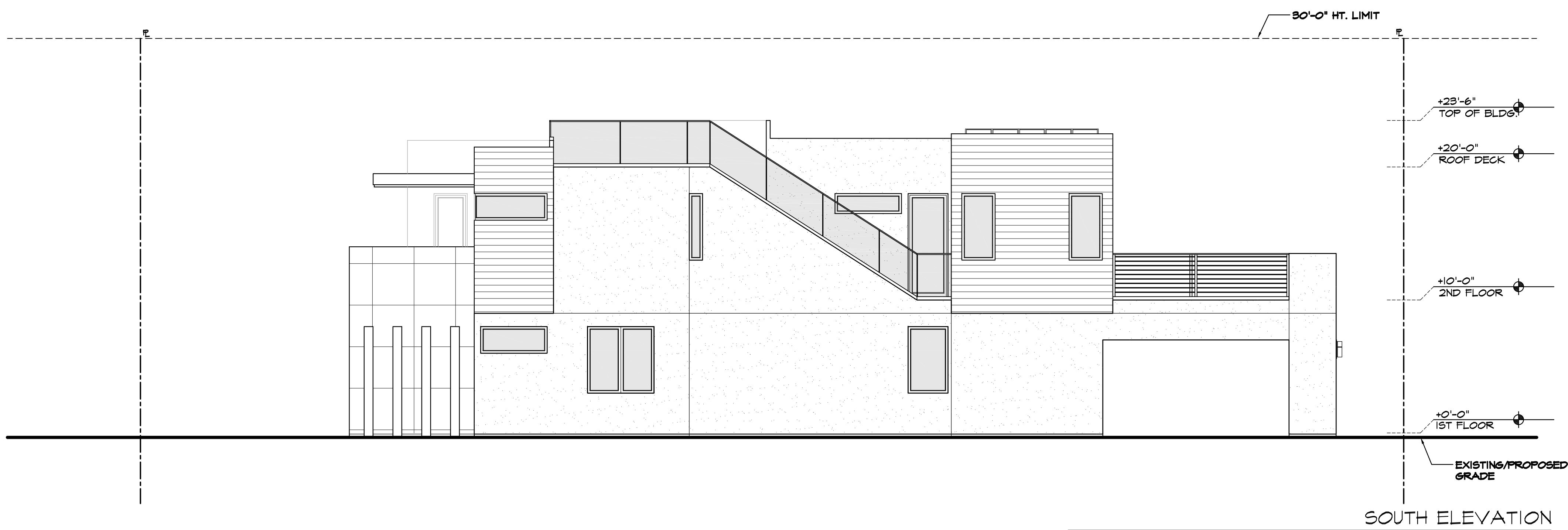
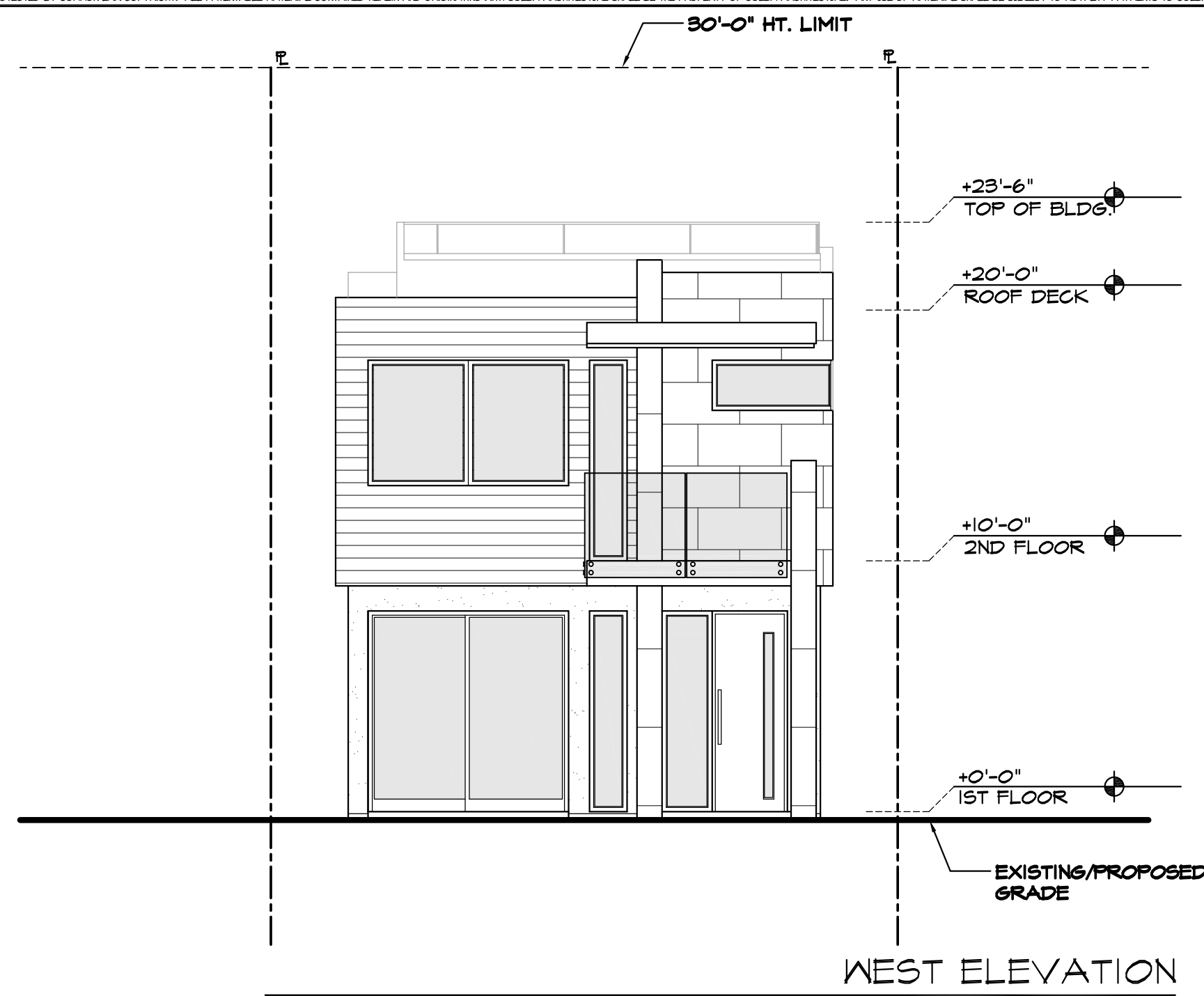
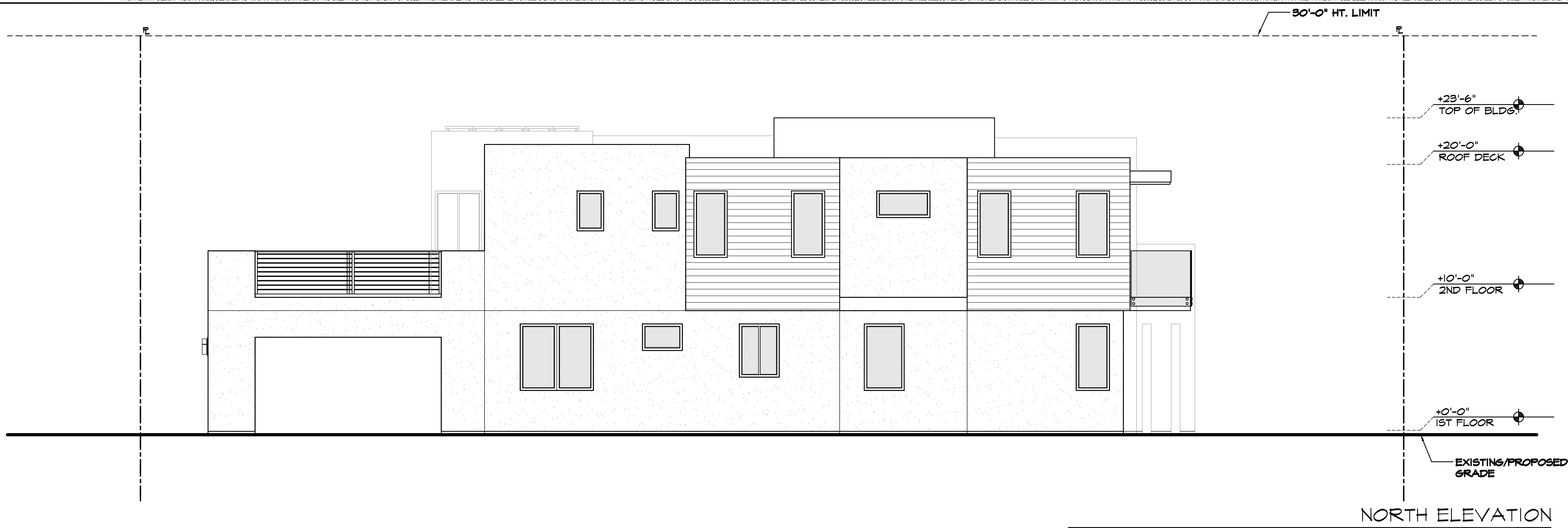
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1 0 1 3 6 10
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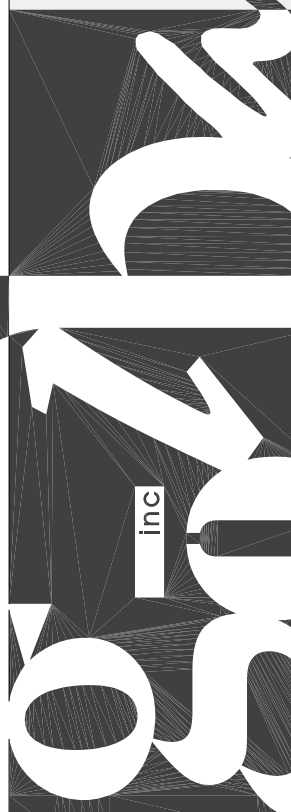
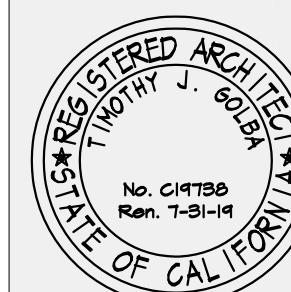
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EXTERIOR ELEVATIONS
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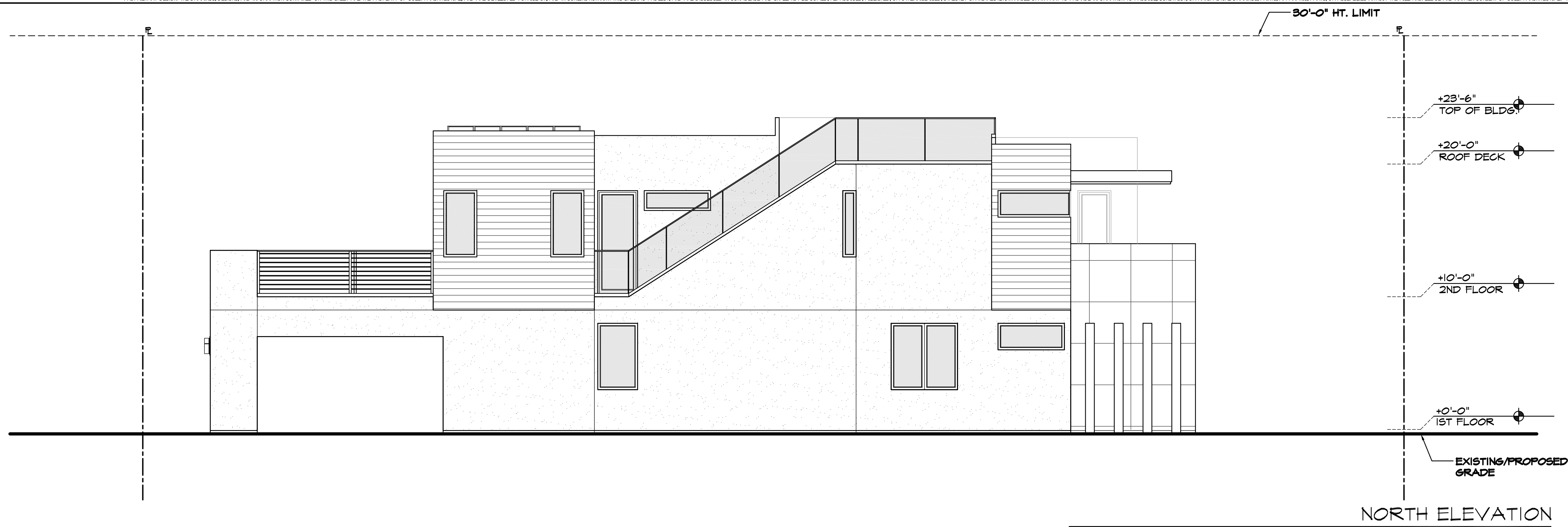
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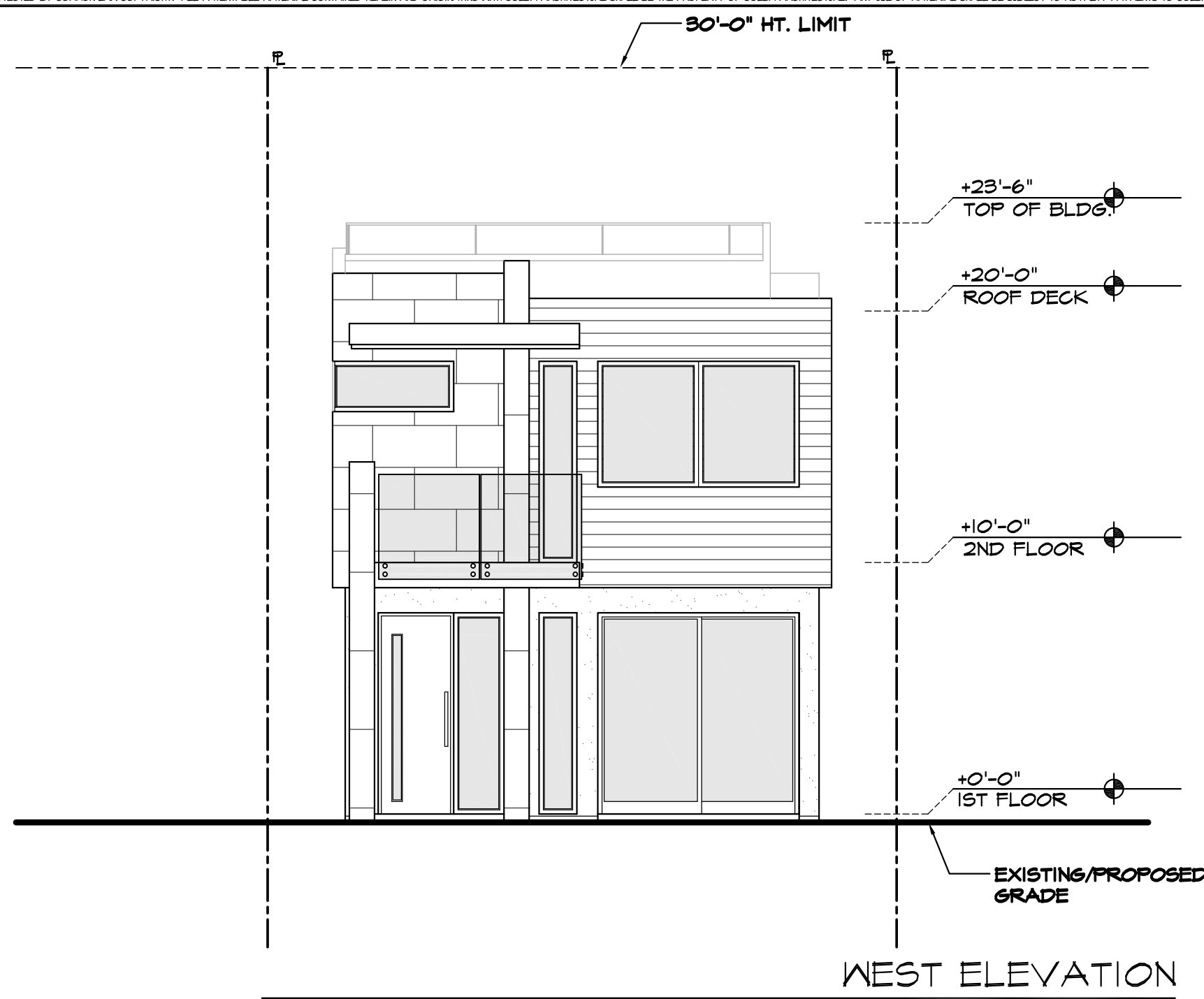
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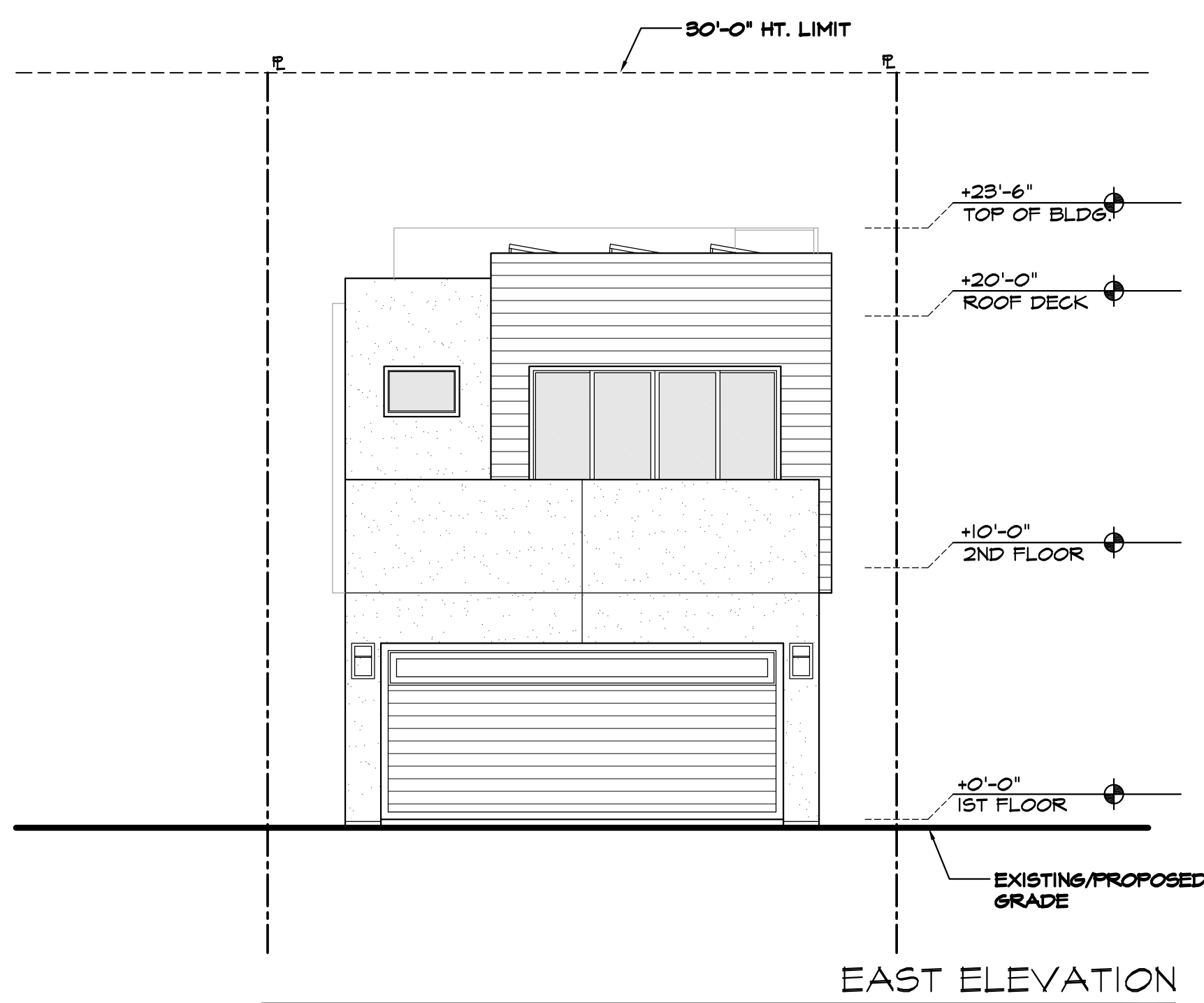
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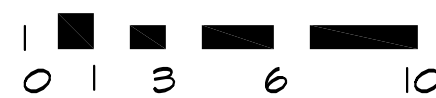
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



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

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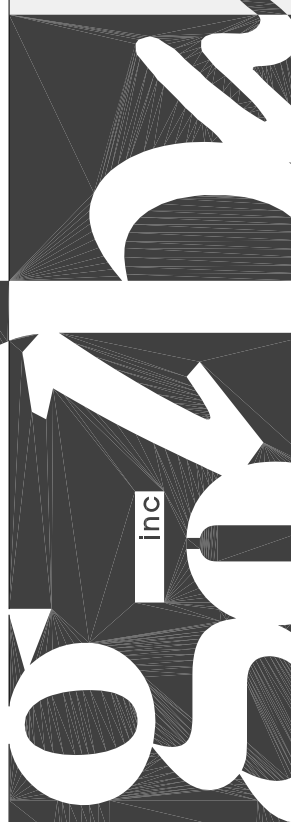
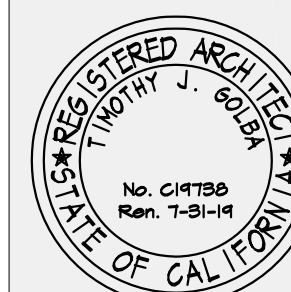
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EXTERIOR ELEVATIONS
-PLAN "AR"

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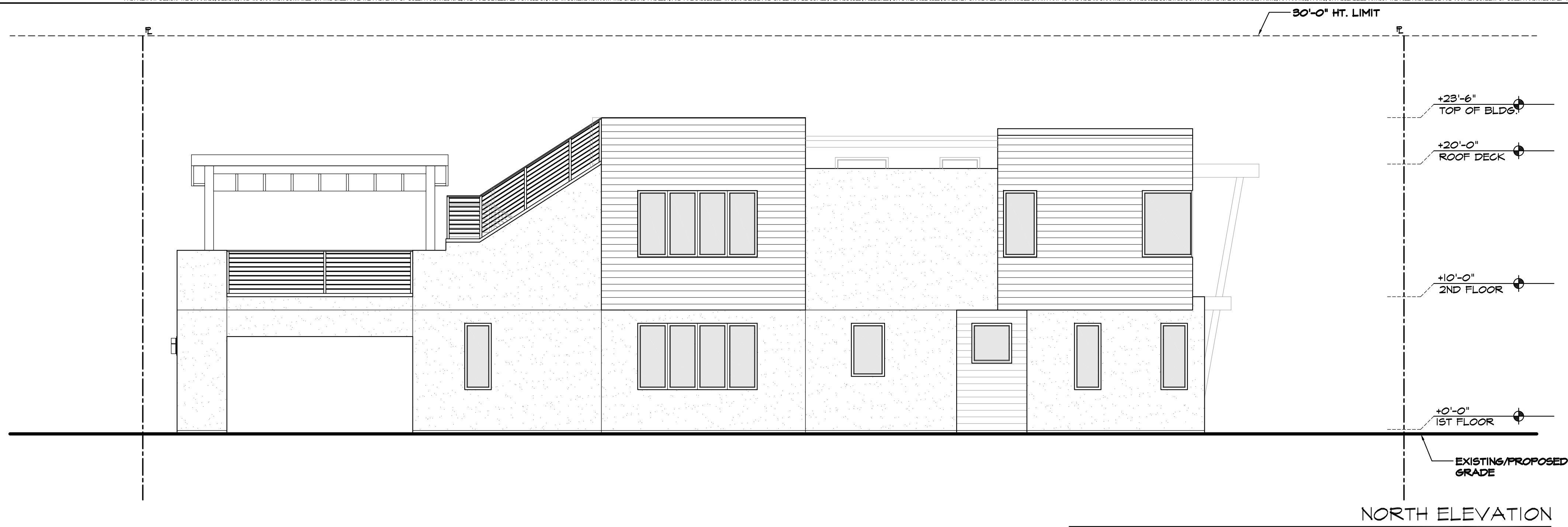
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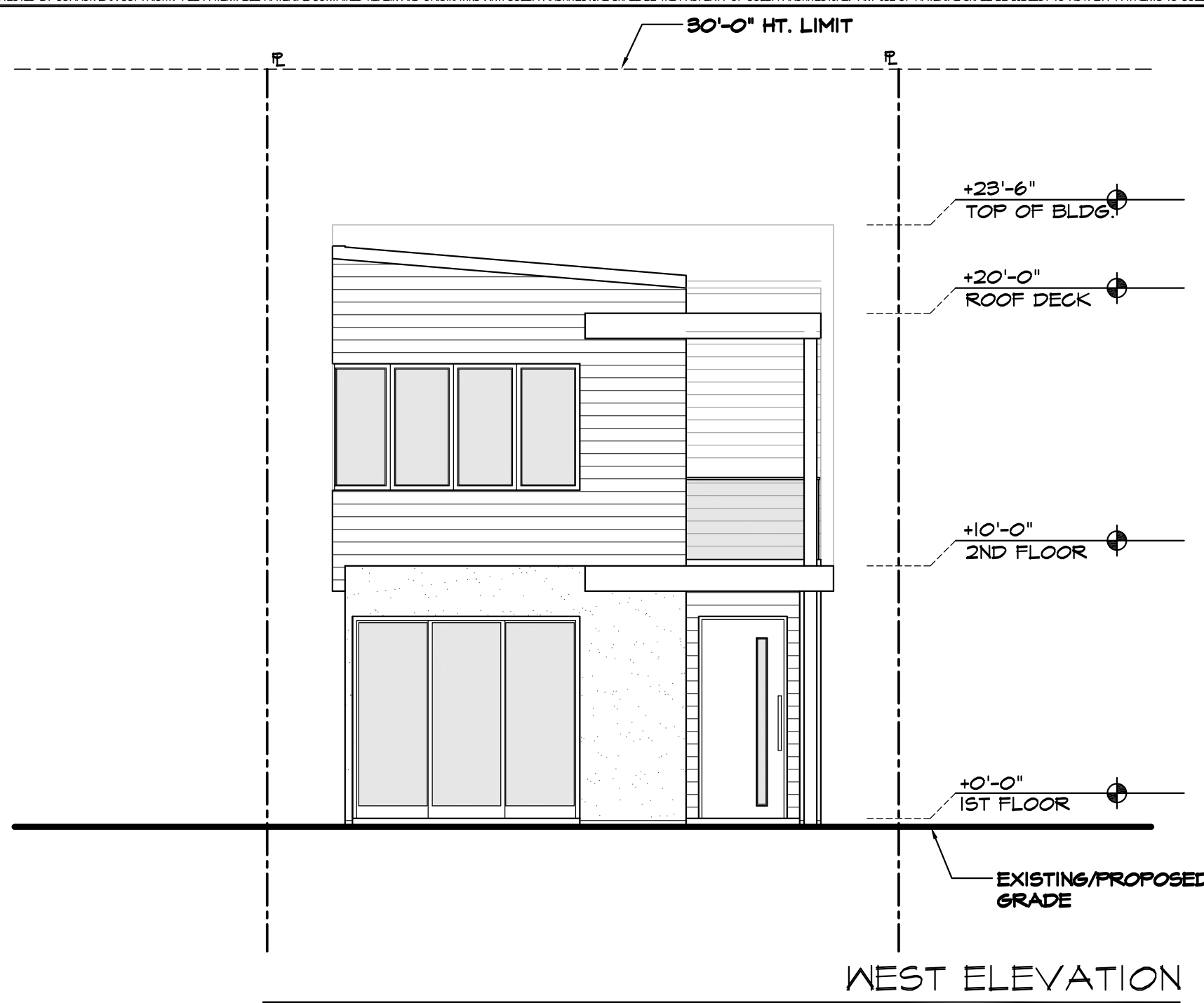


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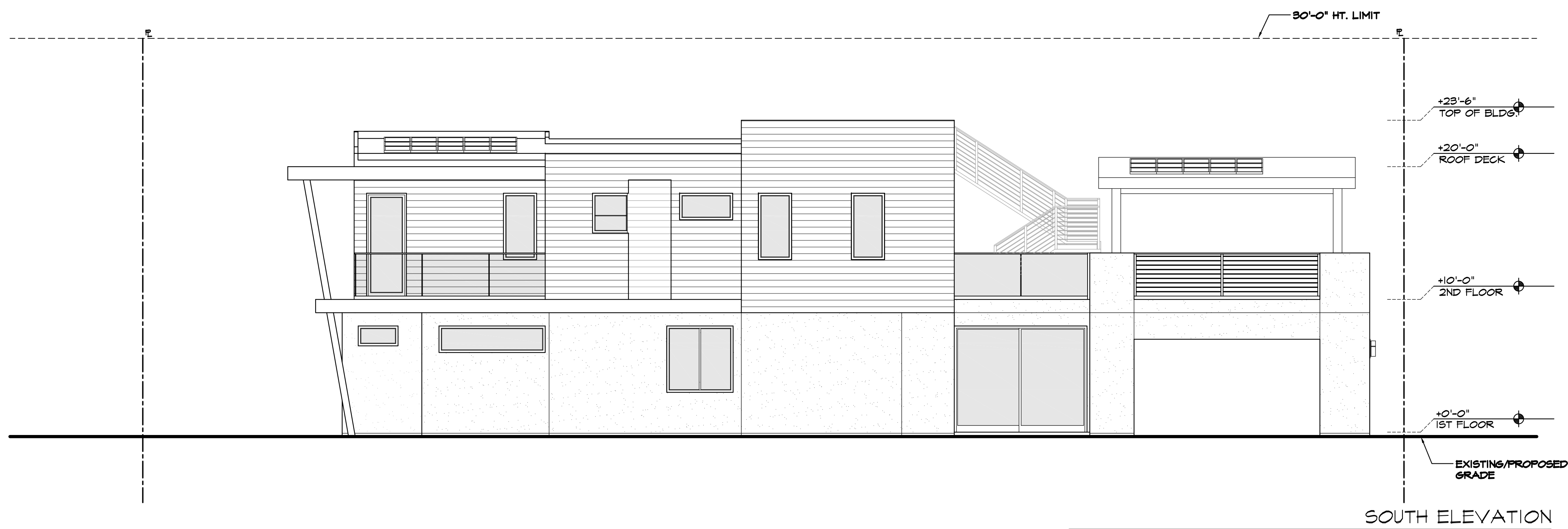
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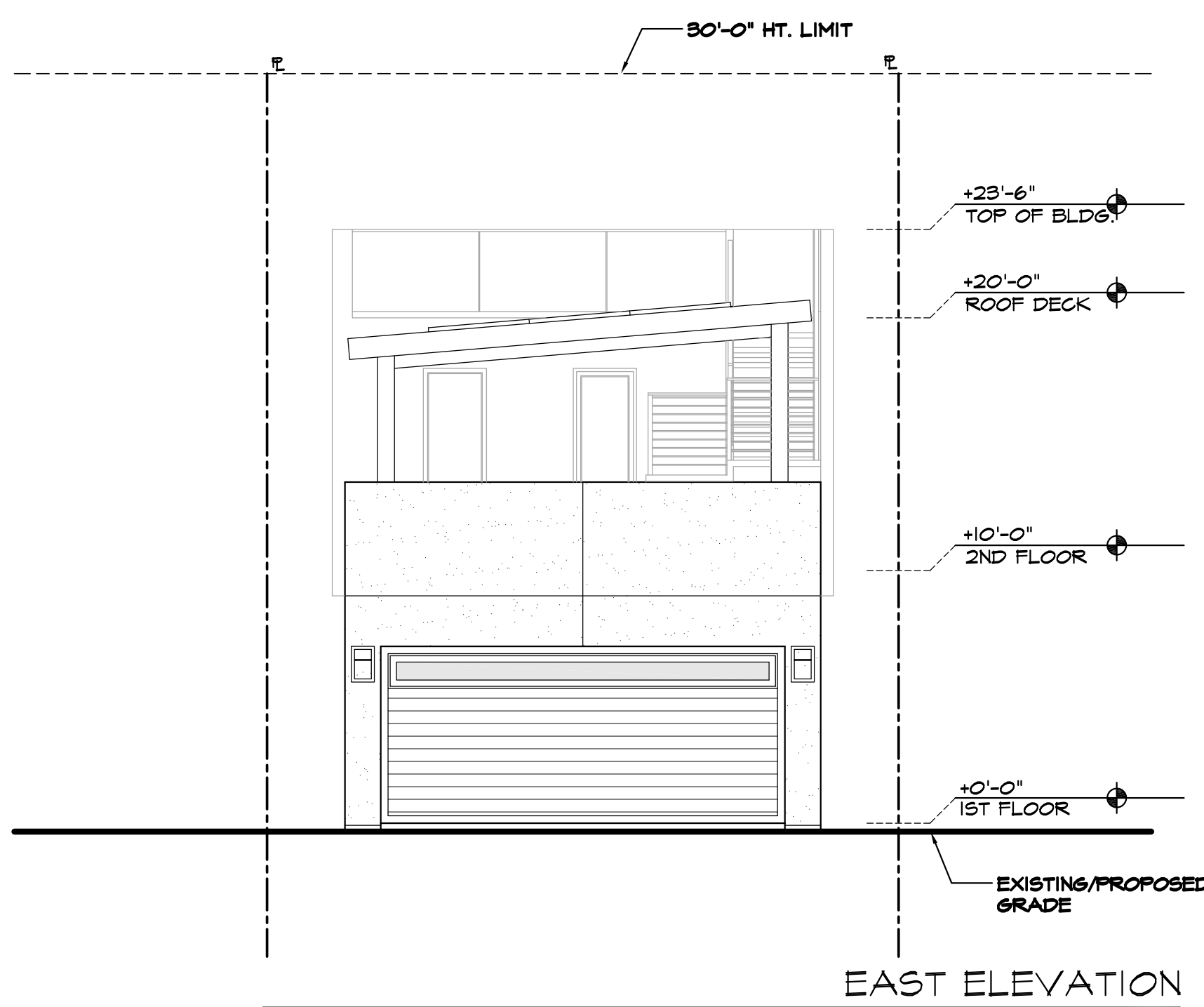
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

1 0 3 6 10
SCALE: 3/16"=1'-0"

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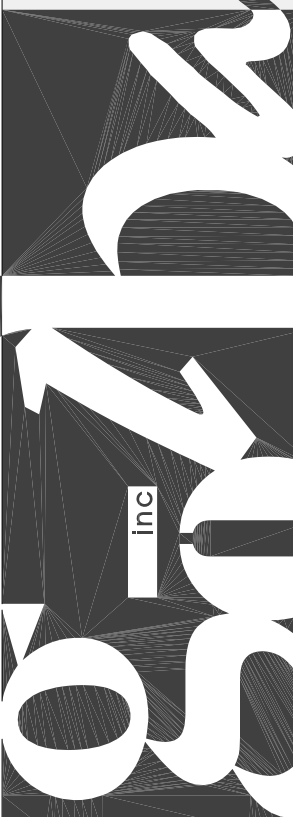
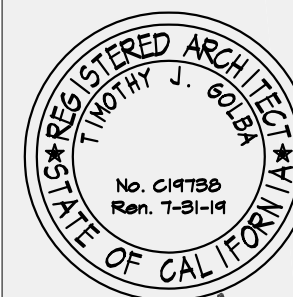
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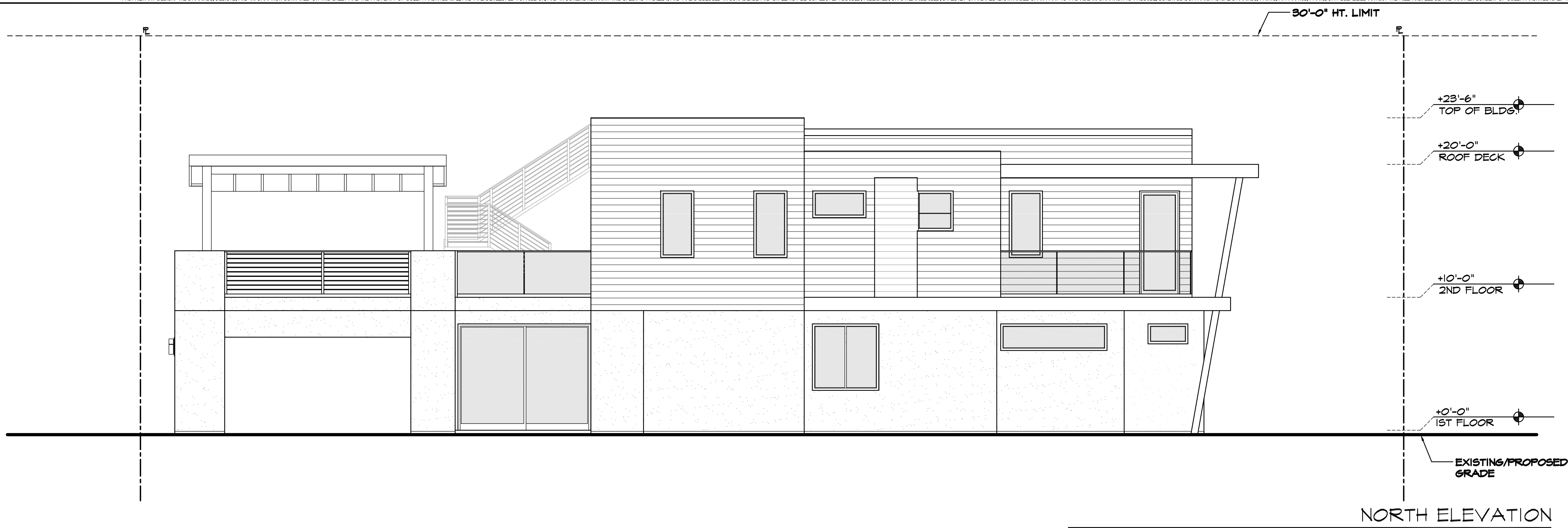
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3977 SHASTA STREET
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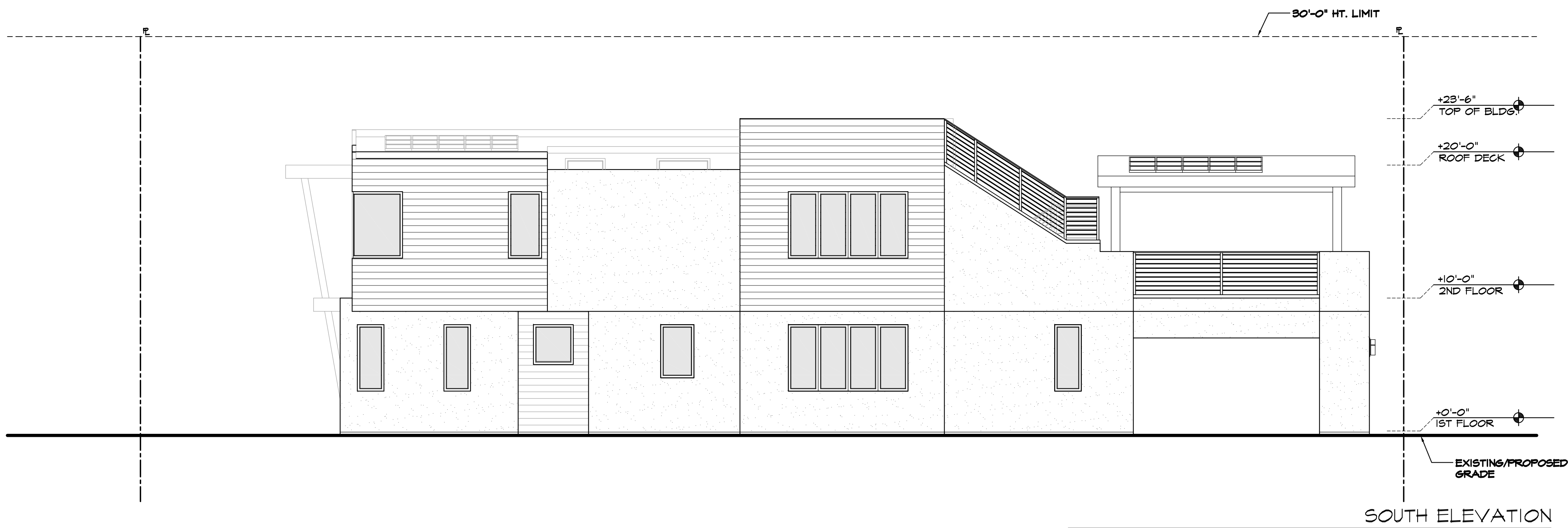
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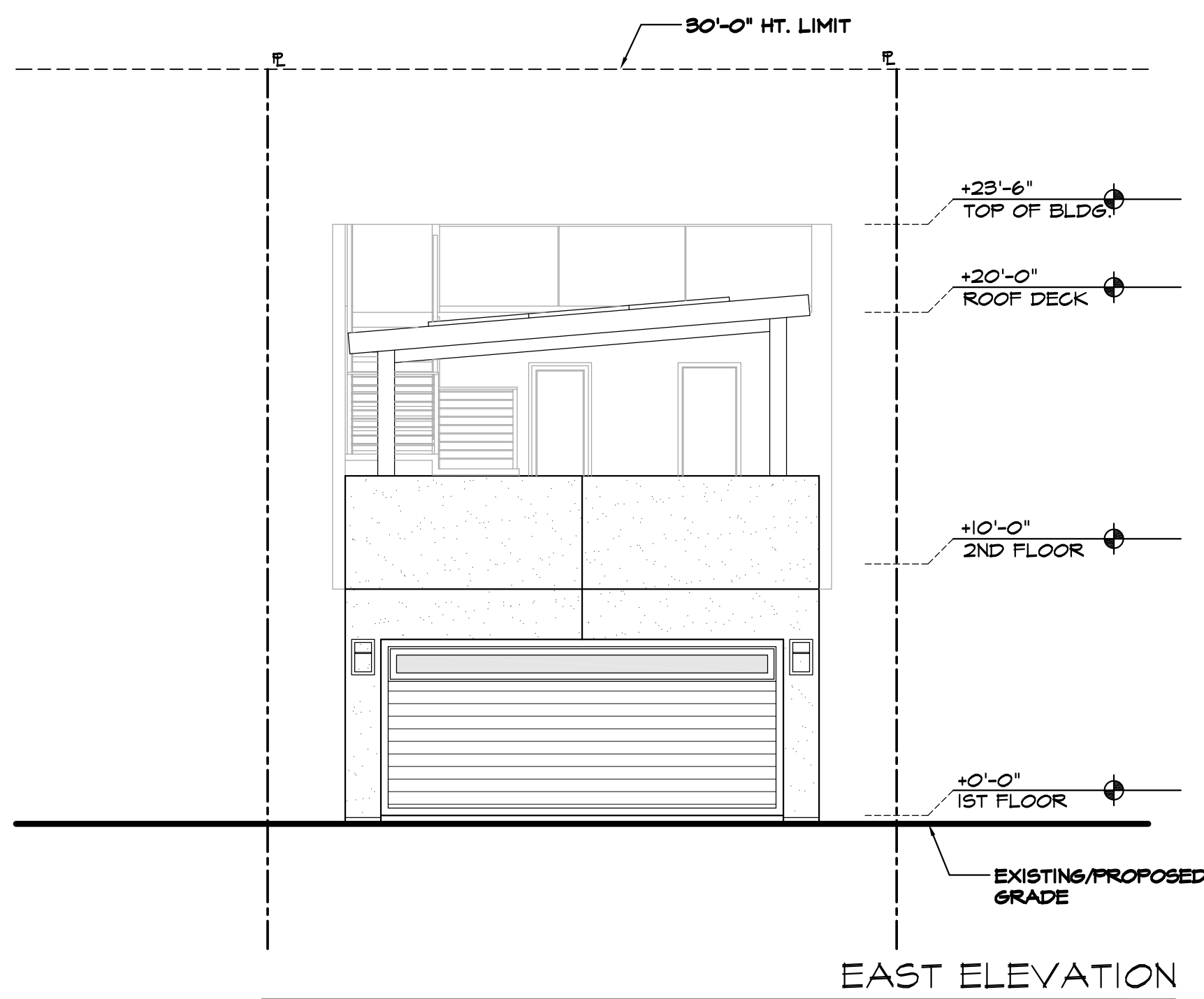
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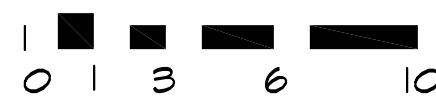
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



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

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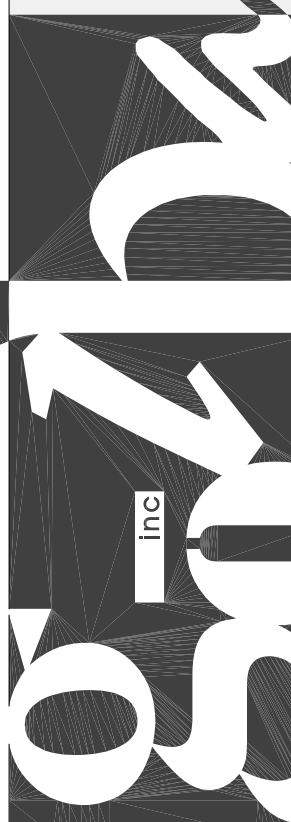
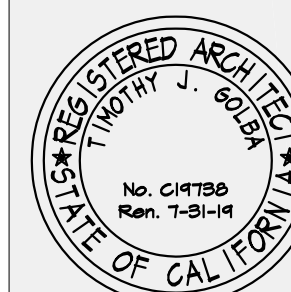
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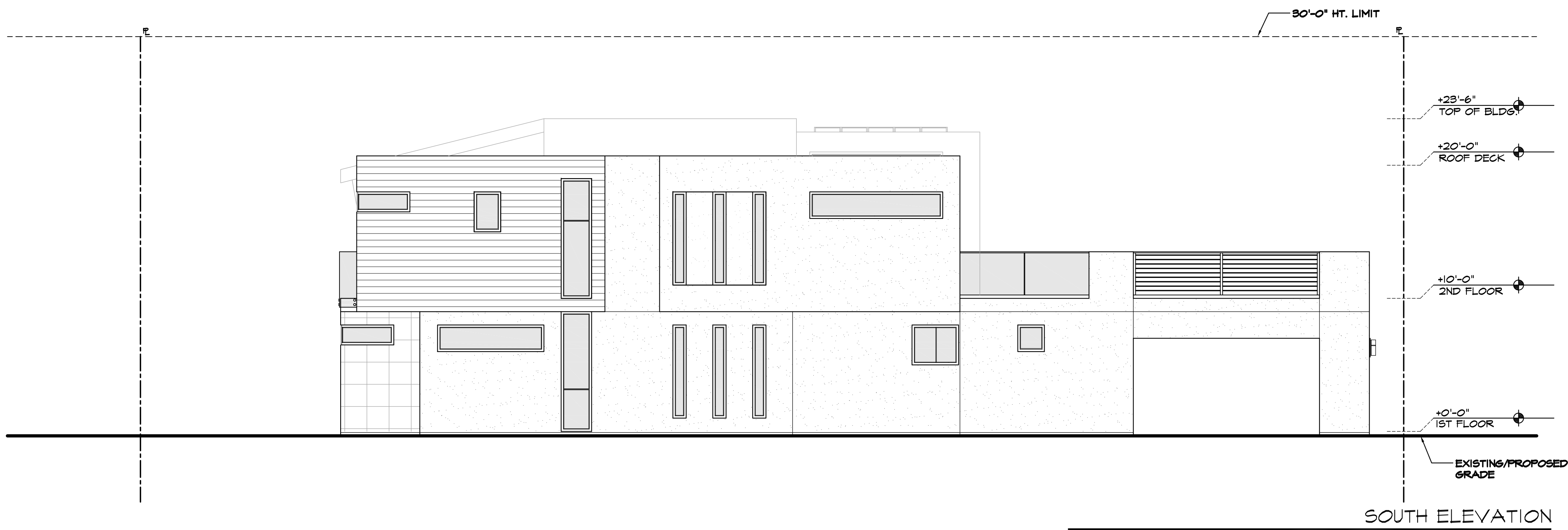


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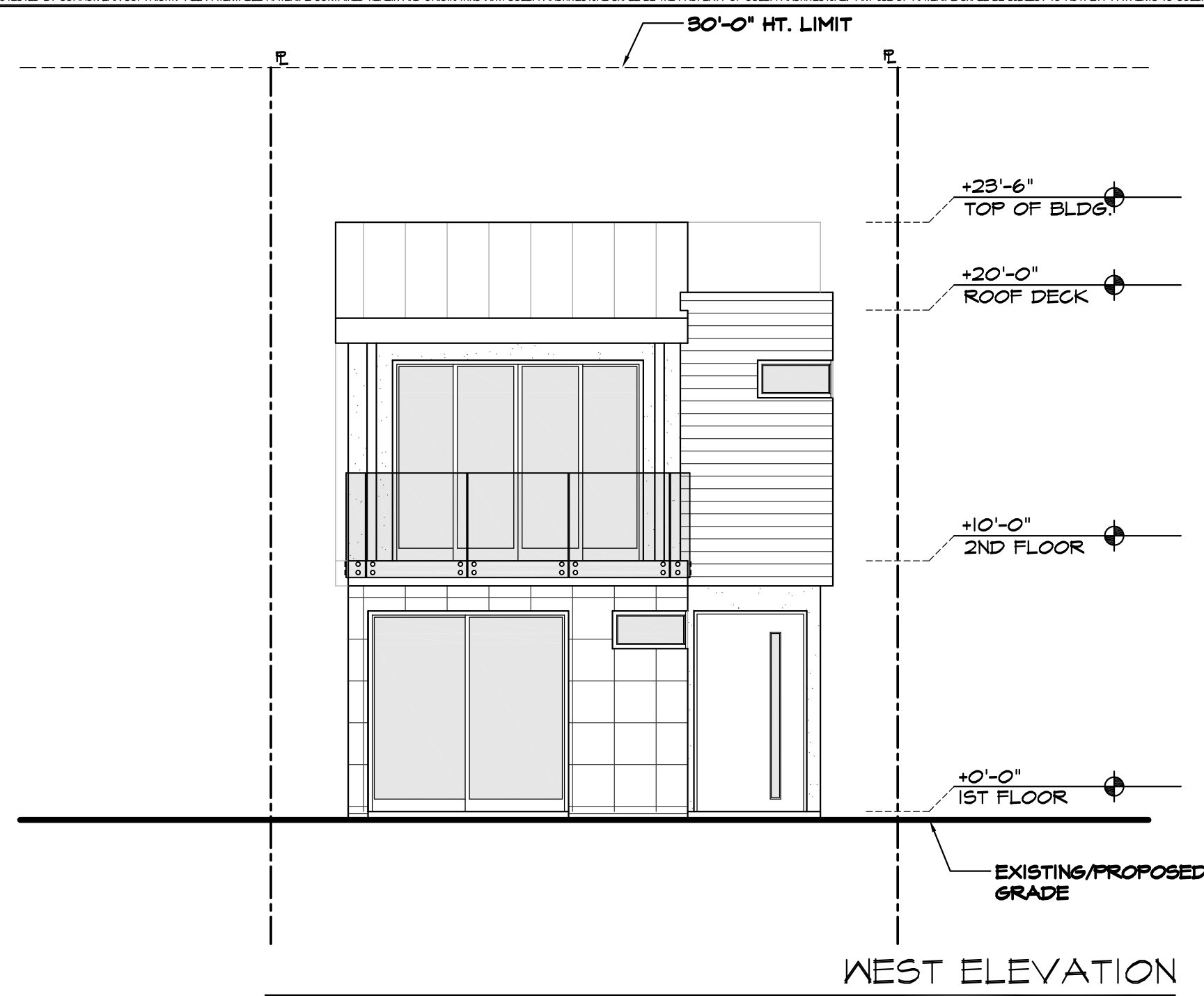
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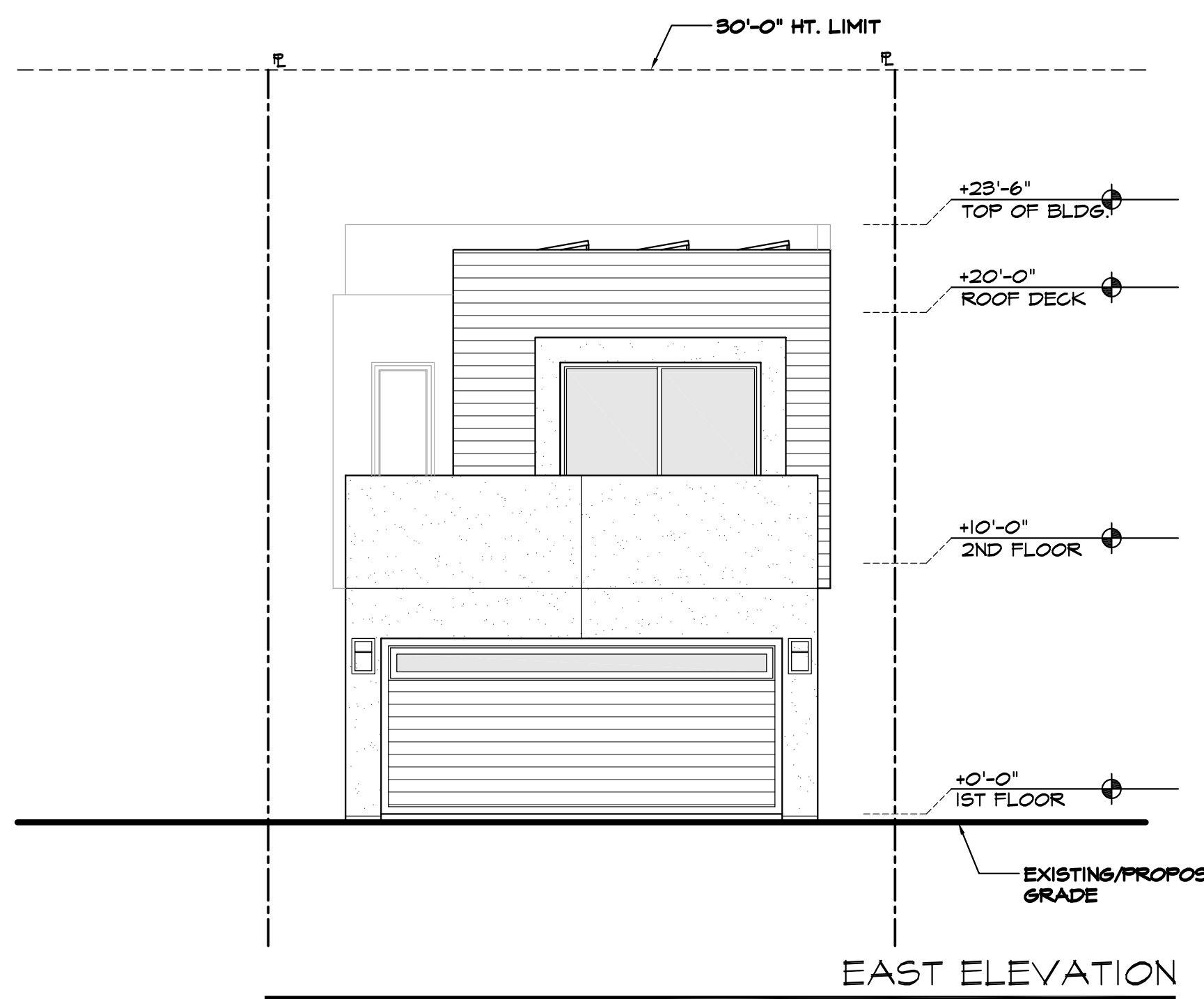
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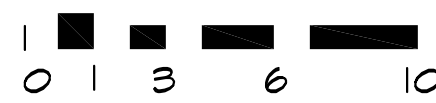
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



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

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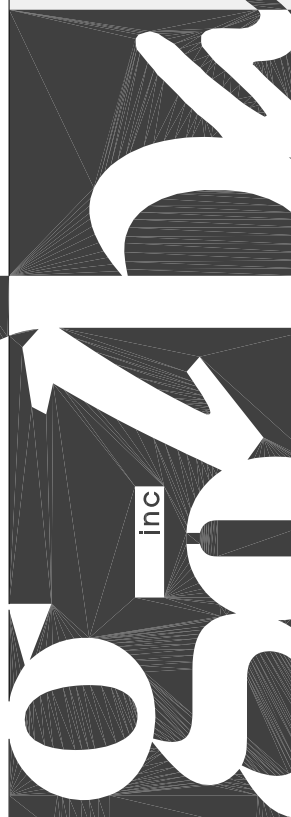
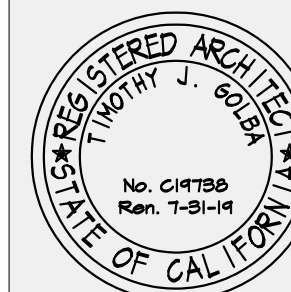
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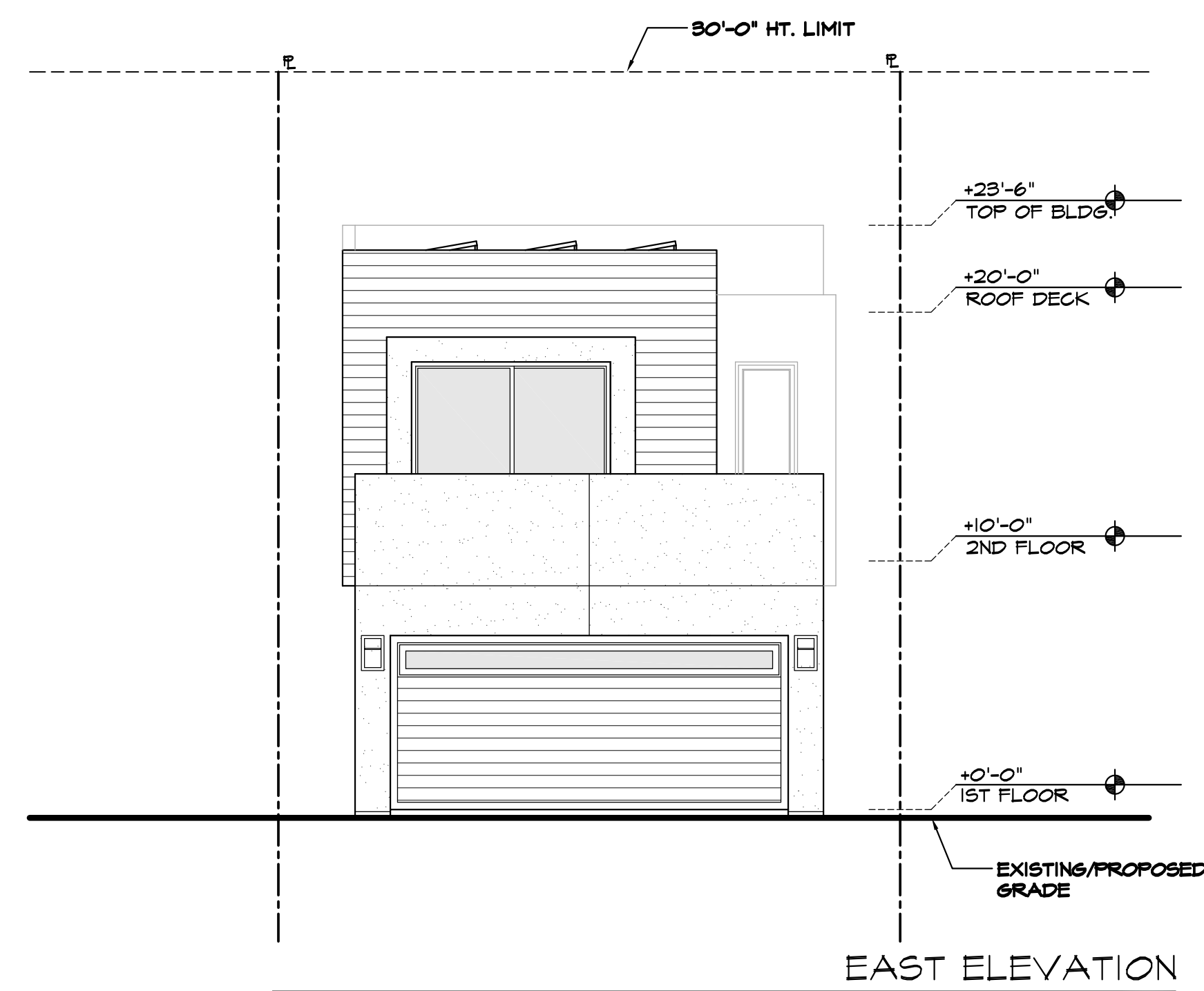
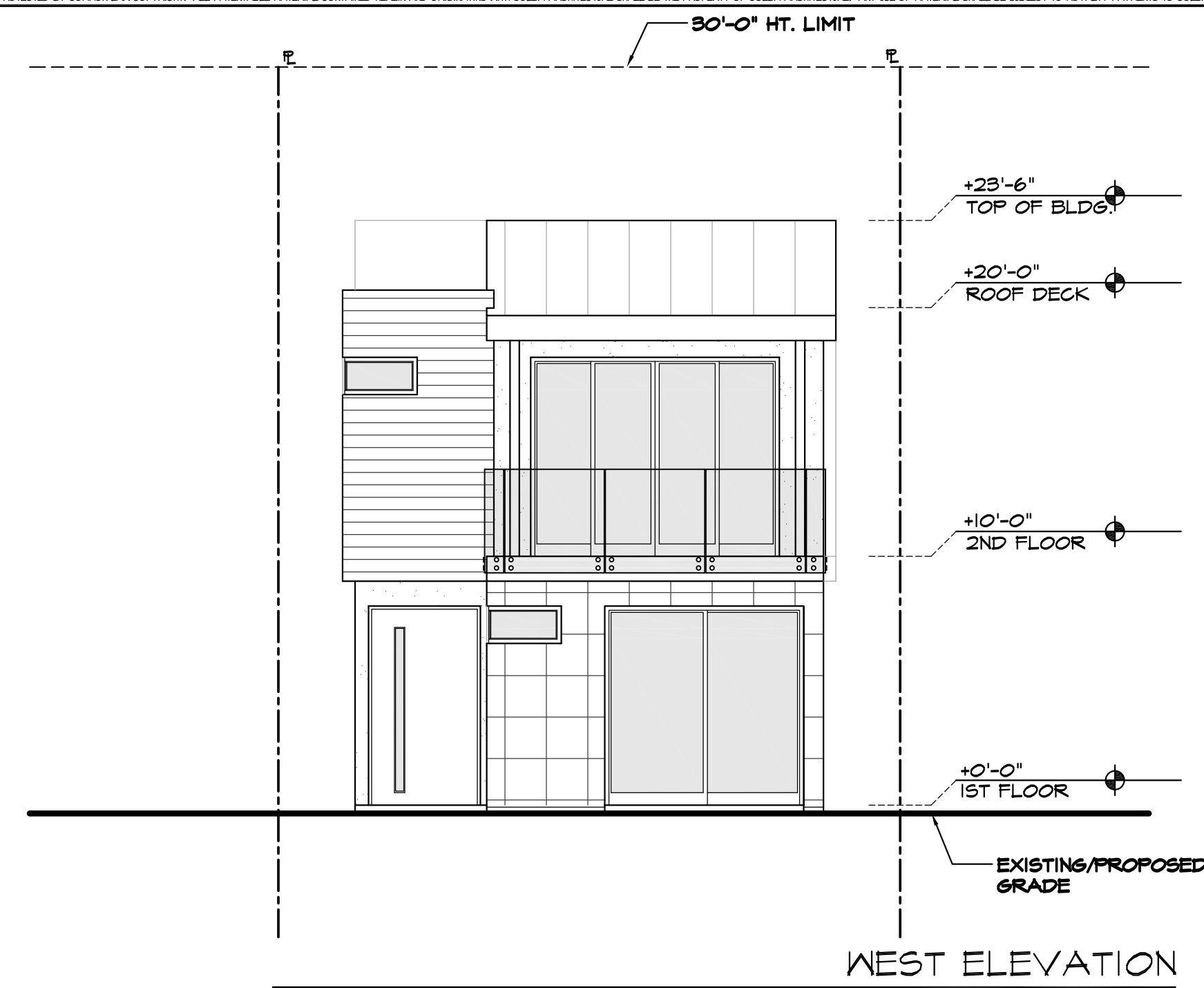
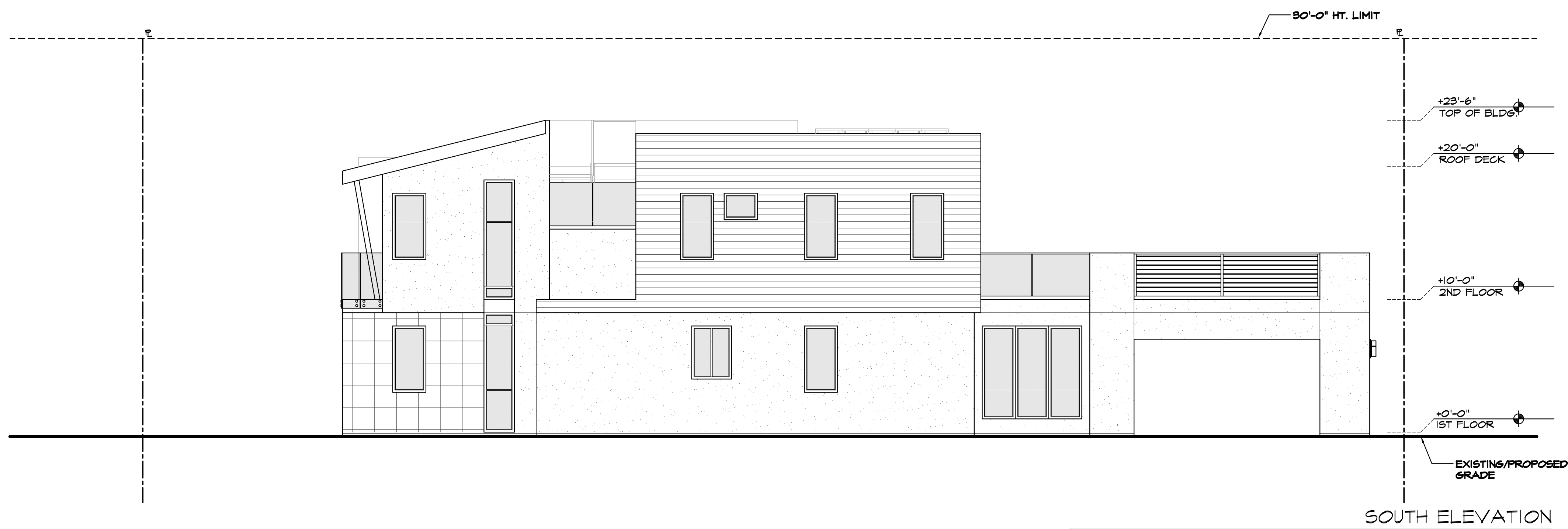
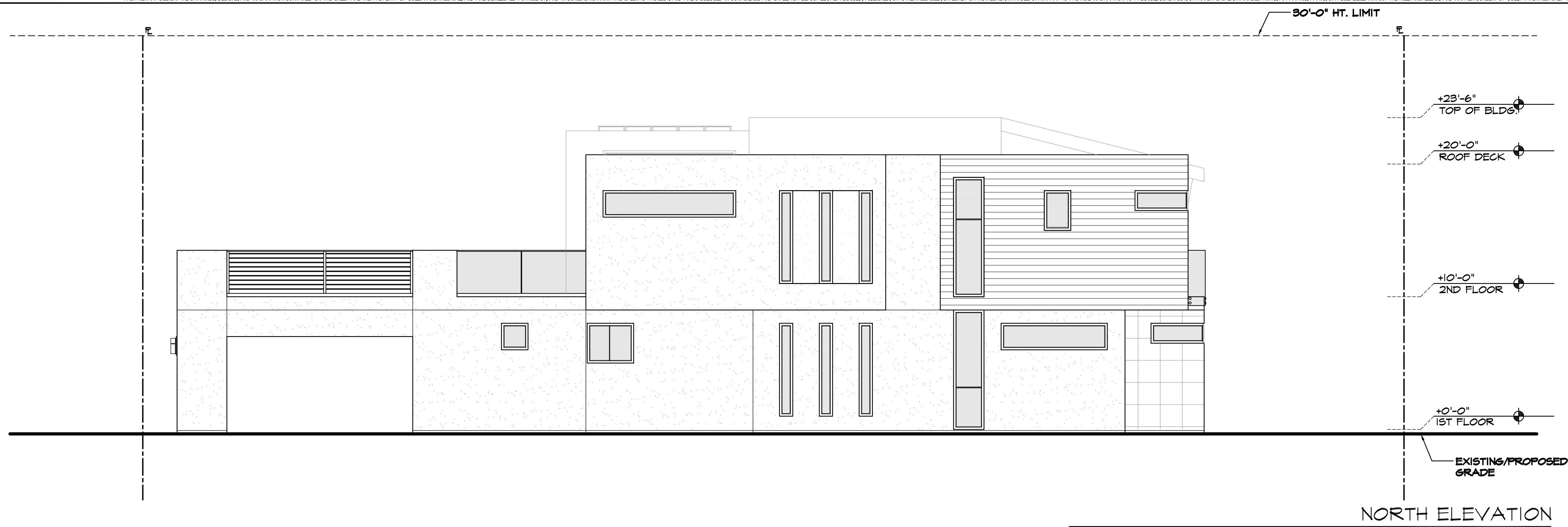
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1 3 6 10
SCALE: 3/16"=1'-0"

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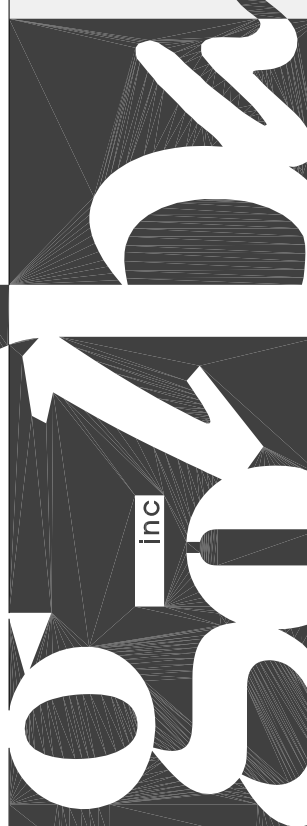
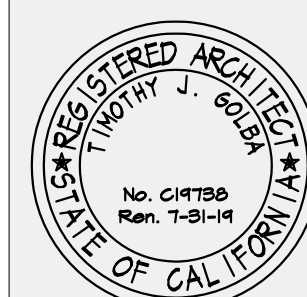
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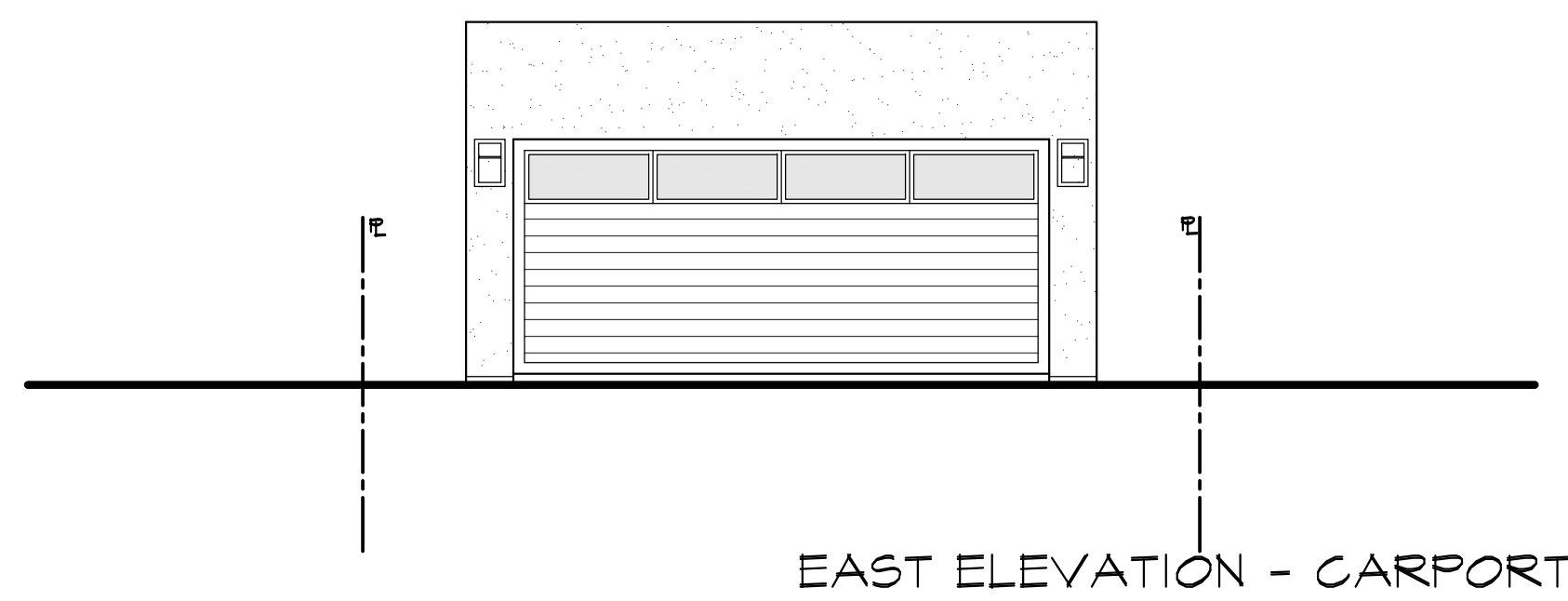
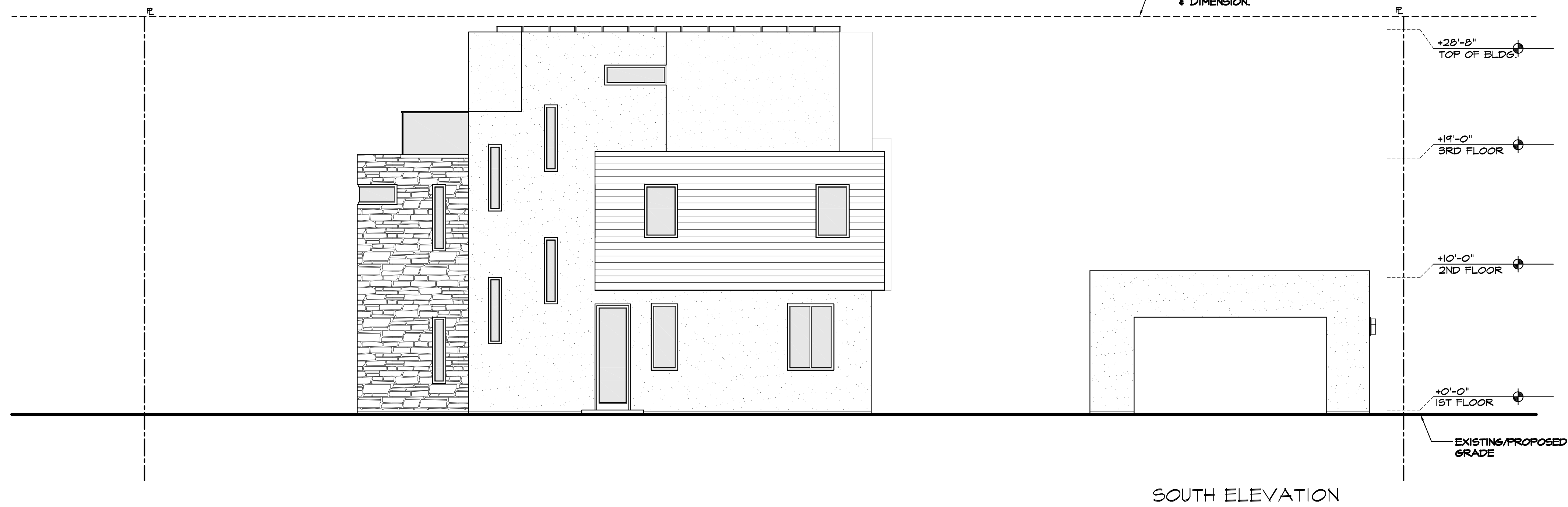
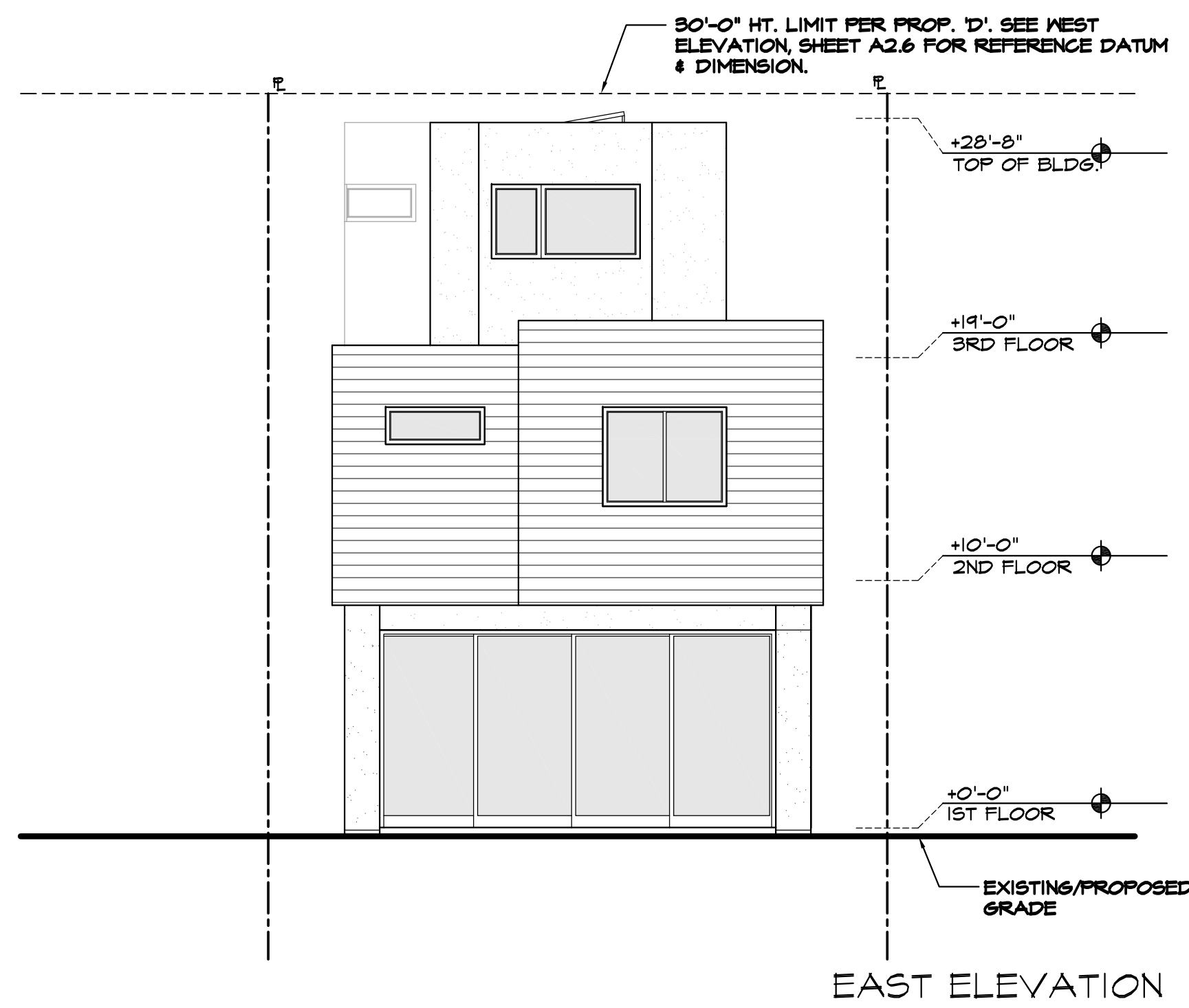
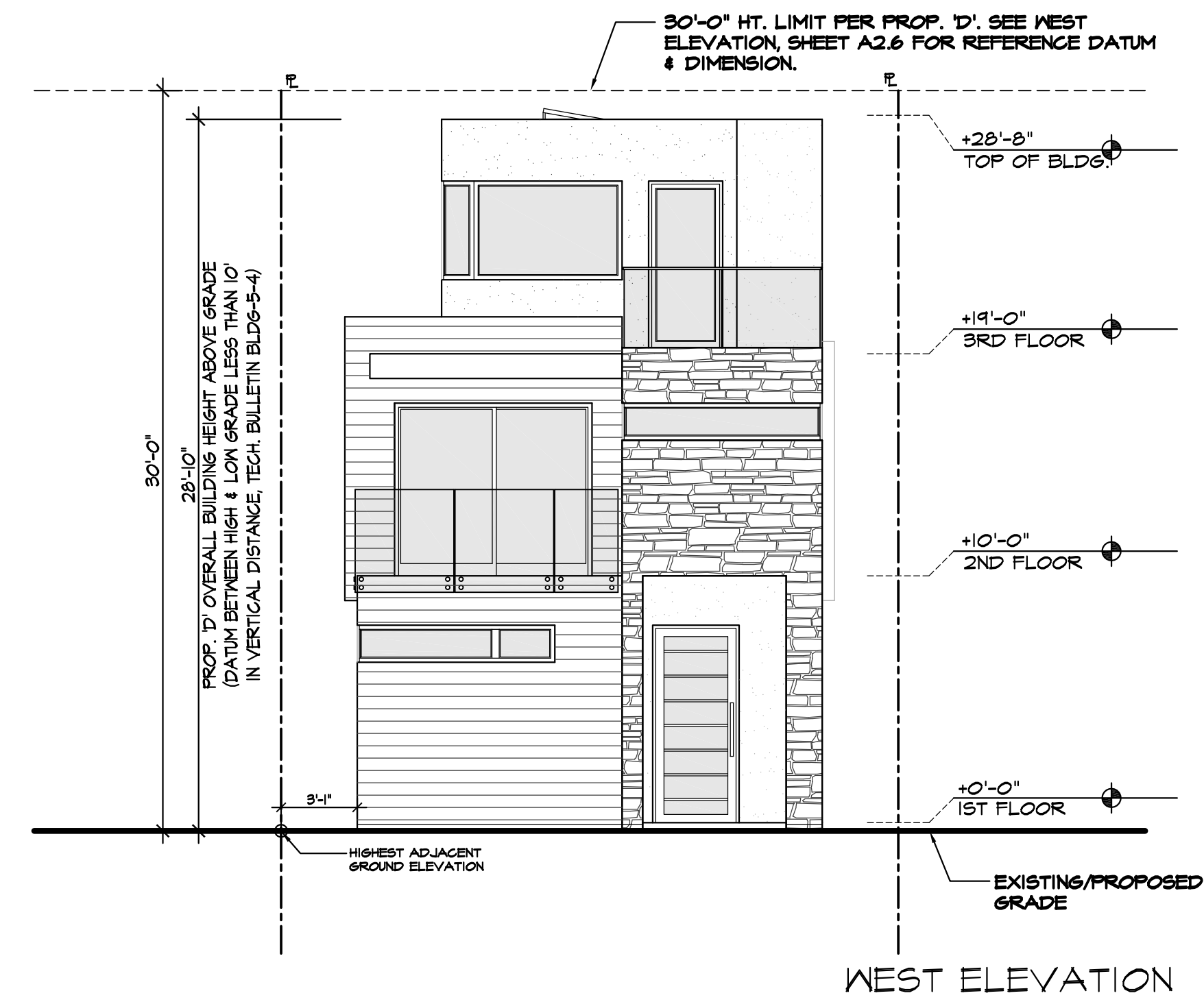
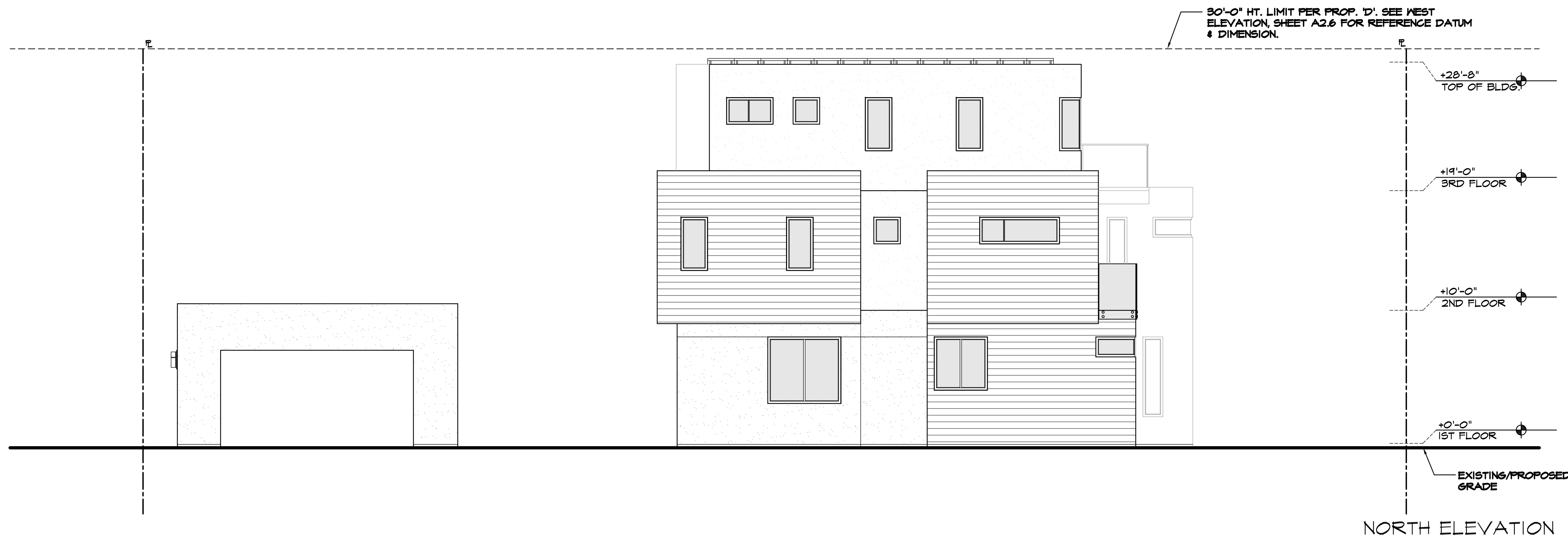
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1 0 3 6 10
SCALE: 3/16"=1'-0"

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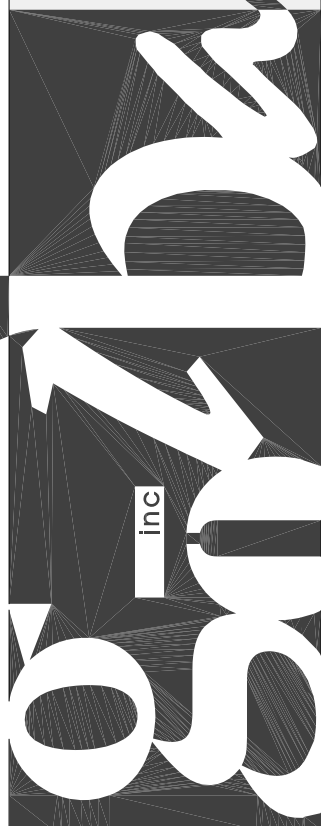
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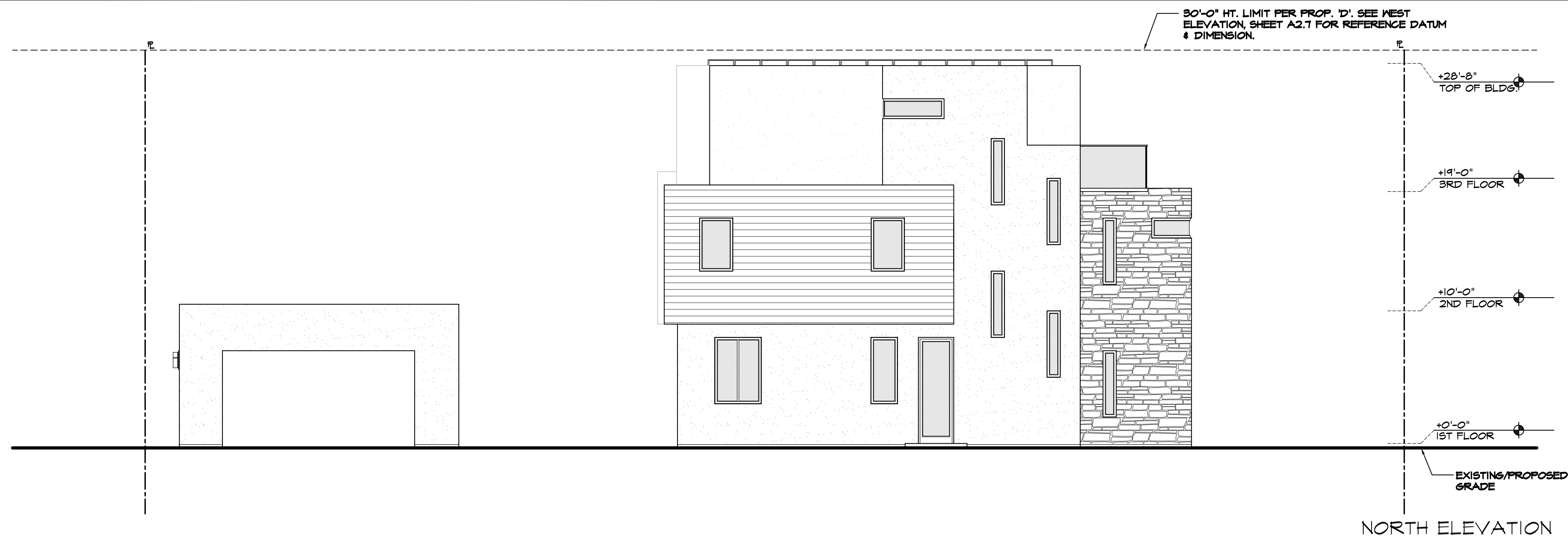
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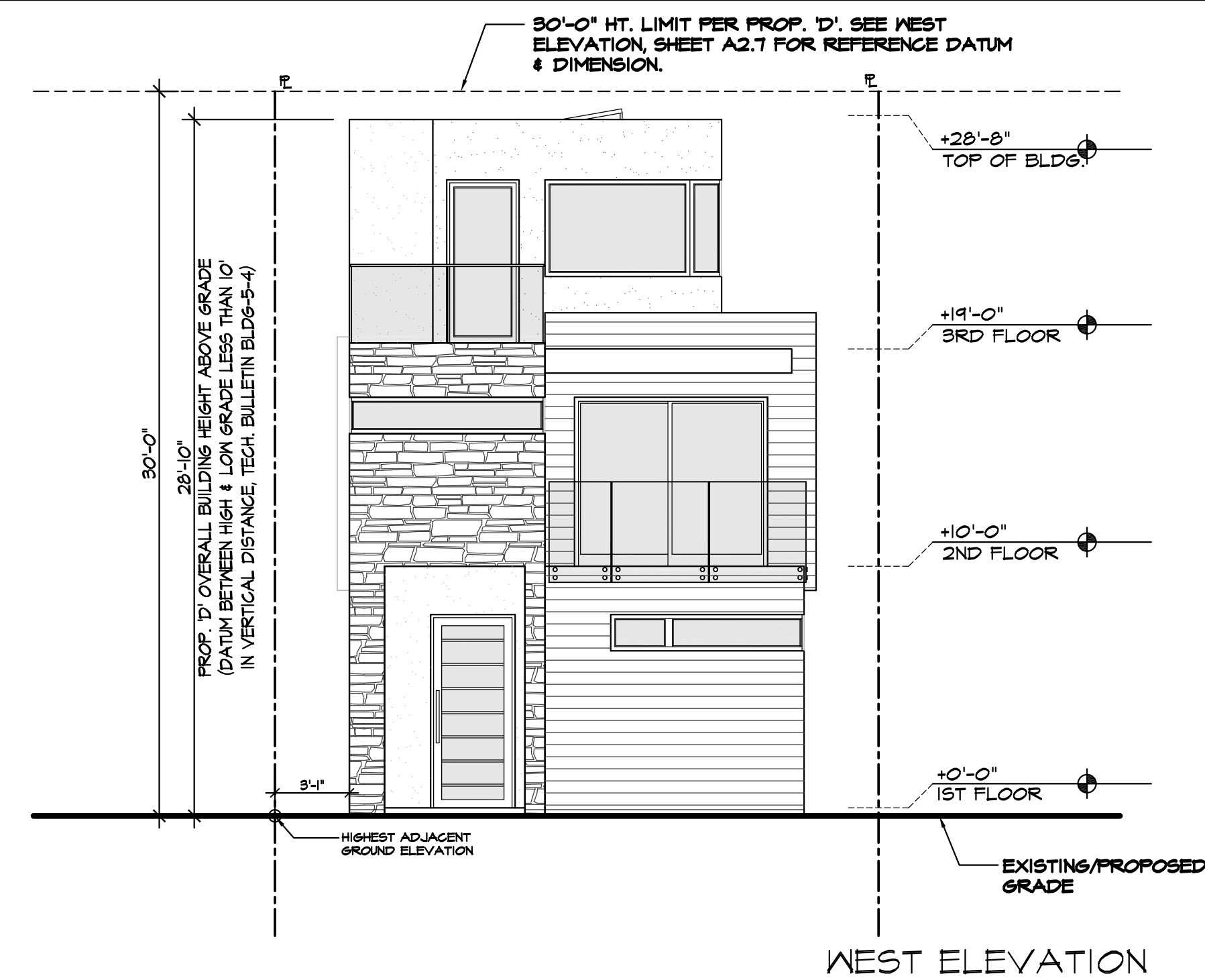


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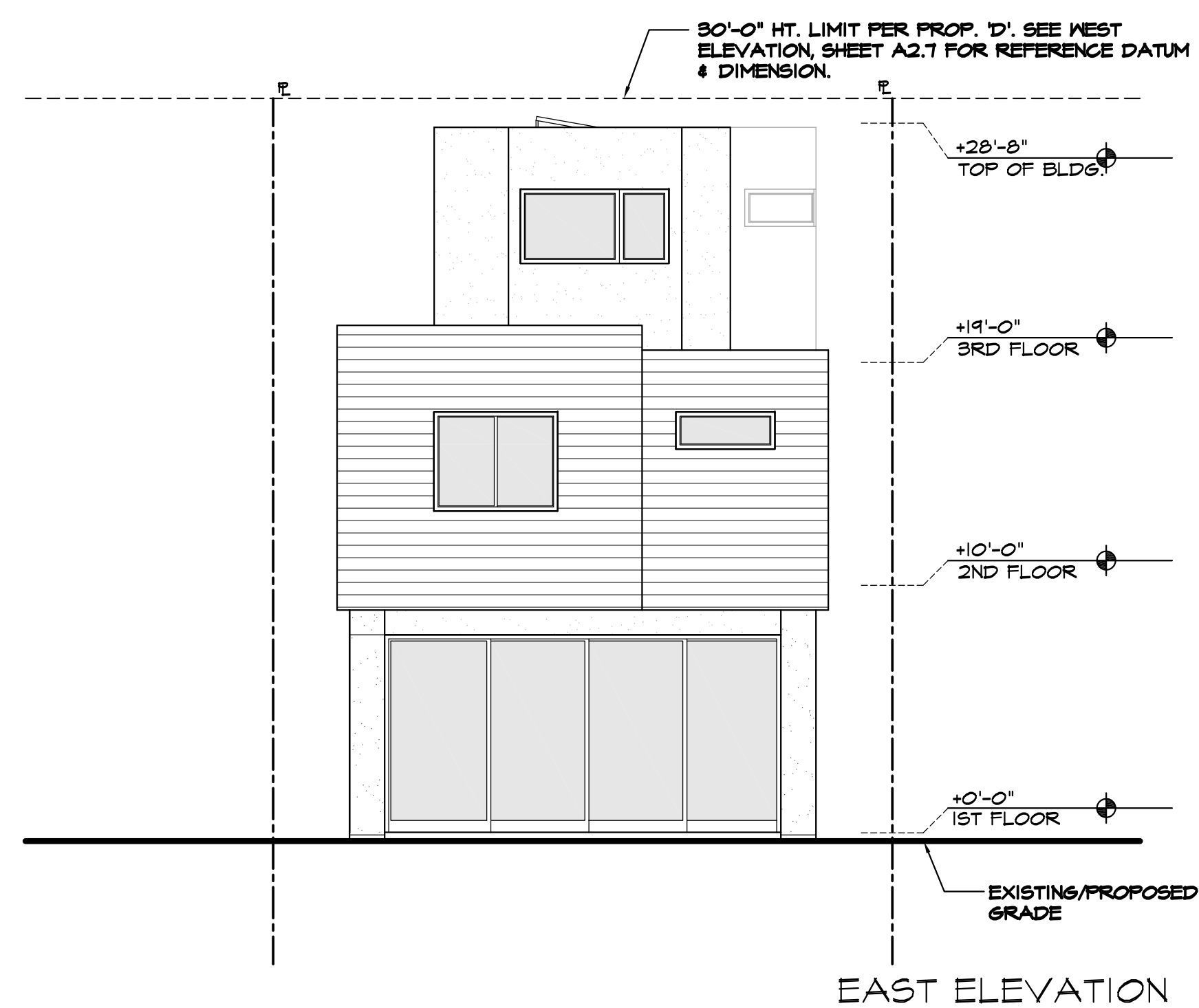
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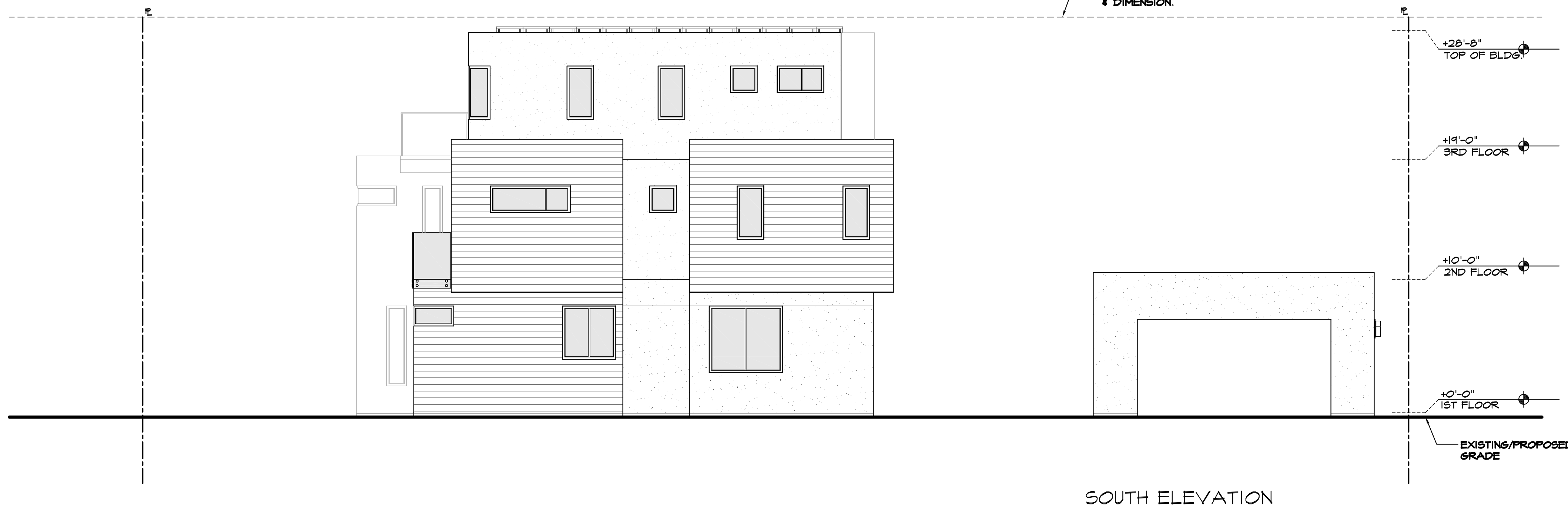
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



EAST ELEVATION - CARPORT

1 0 3 6 10
SCALE: 3/16"=1'-0"

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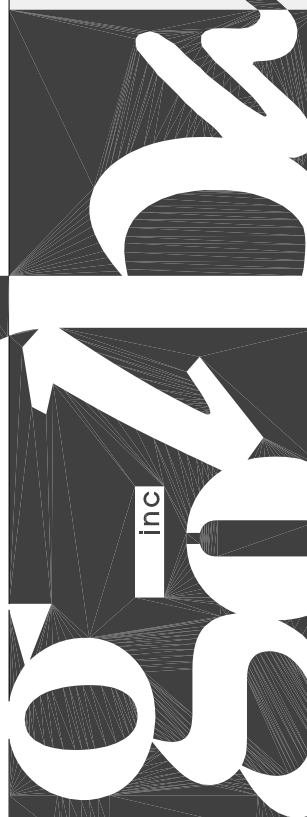
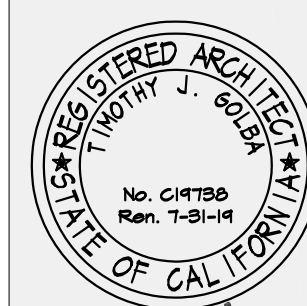
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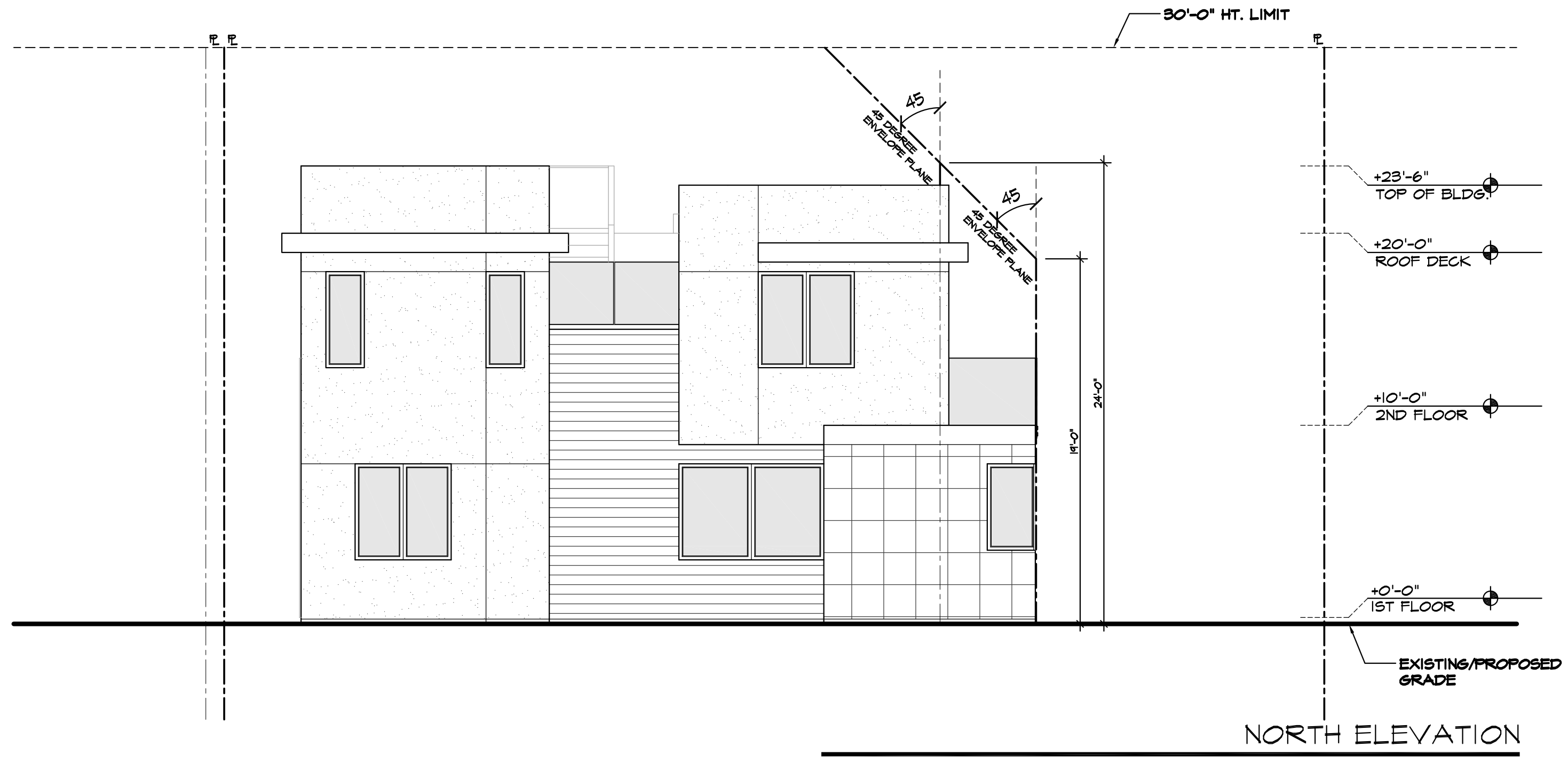
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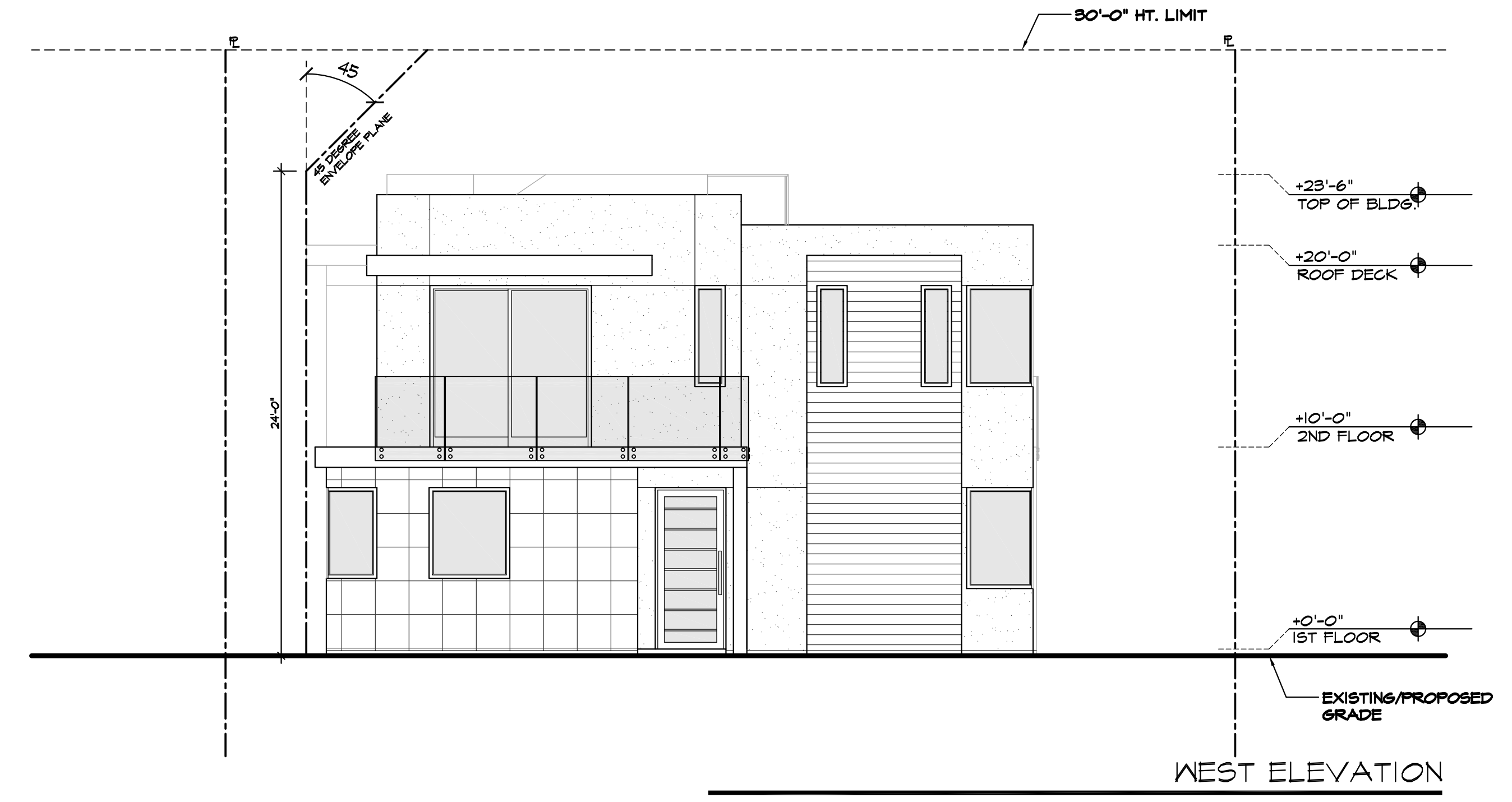


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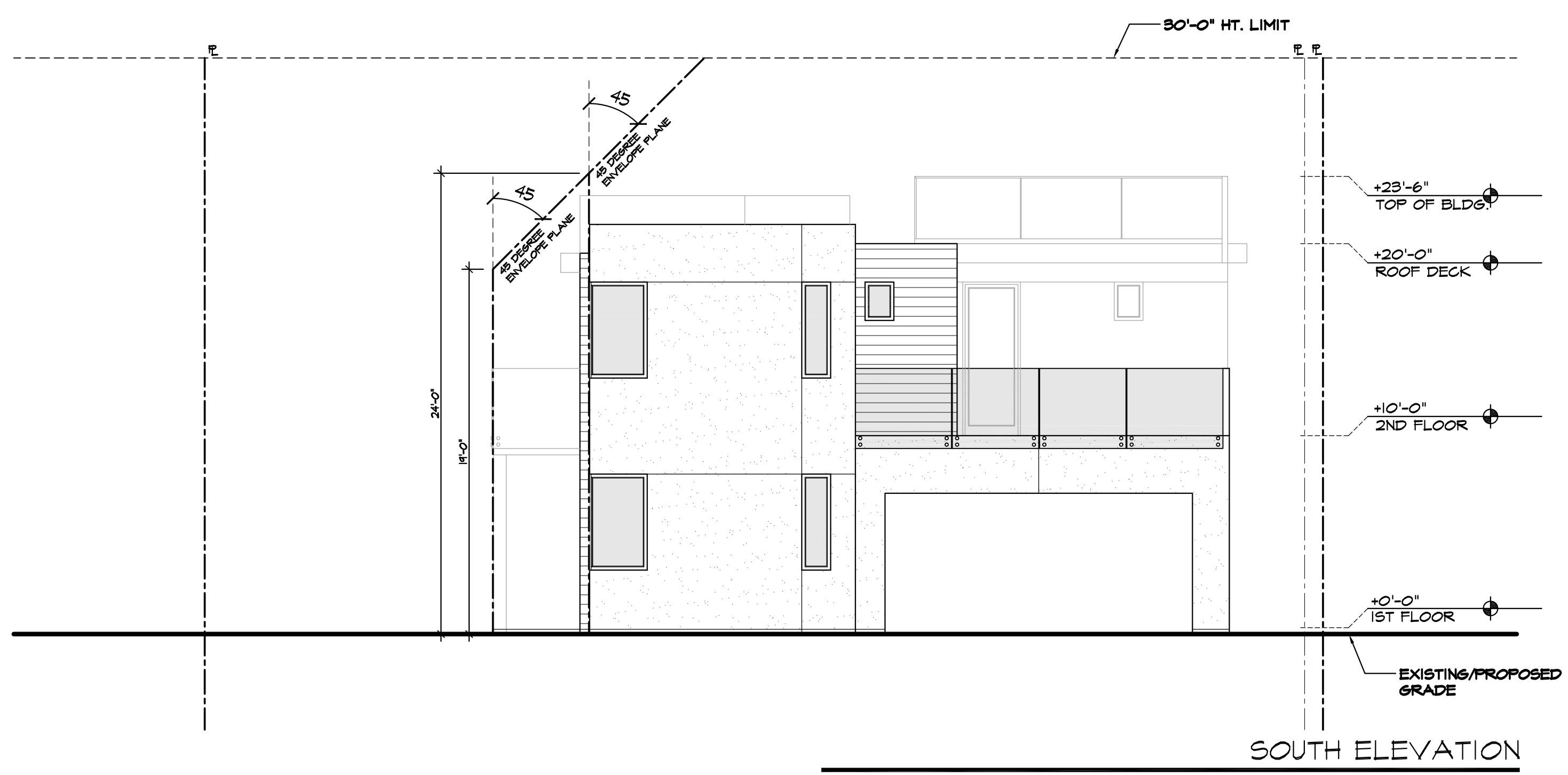
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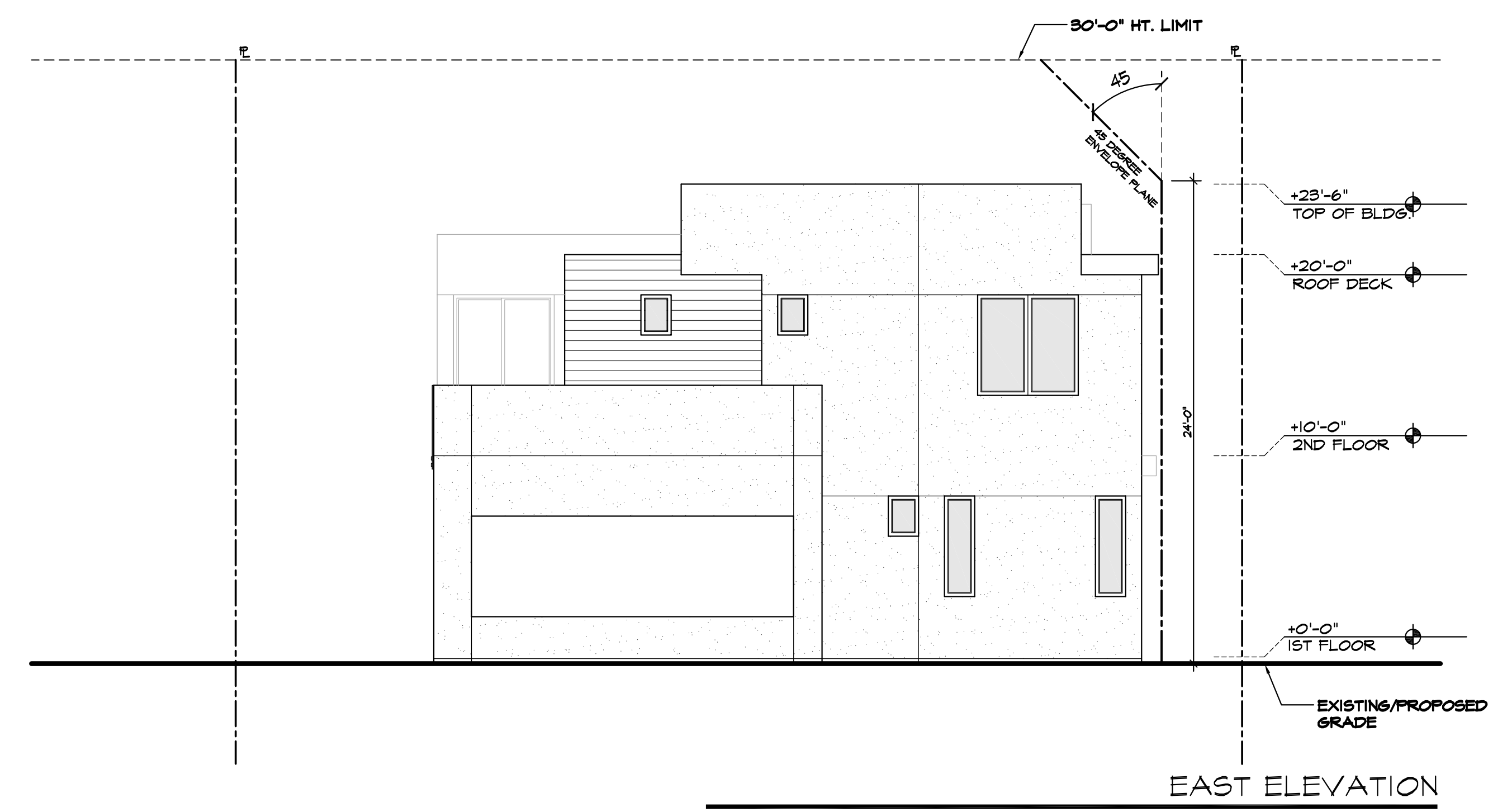
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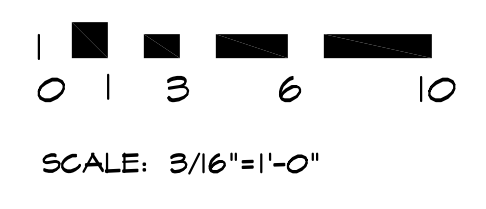
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



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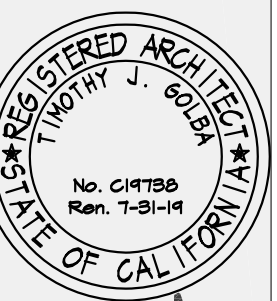
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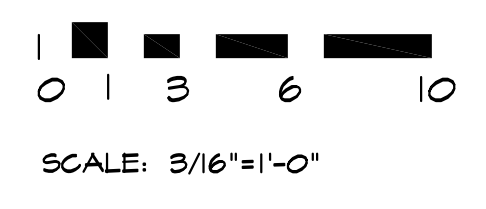
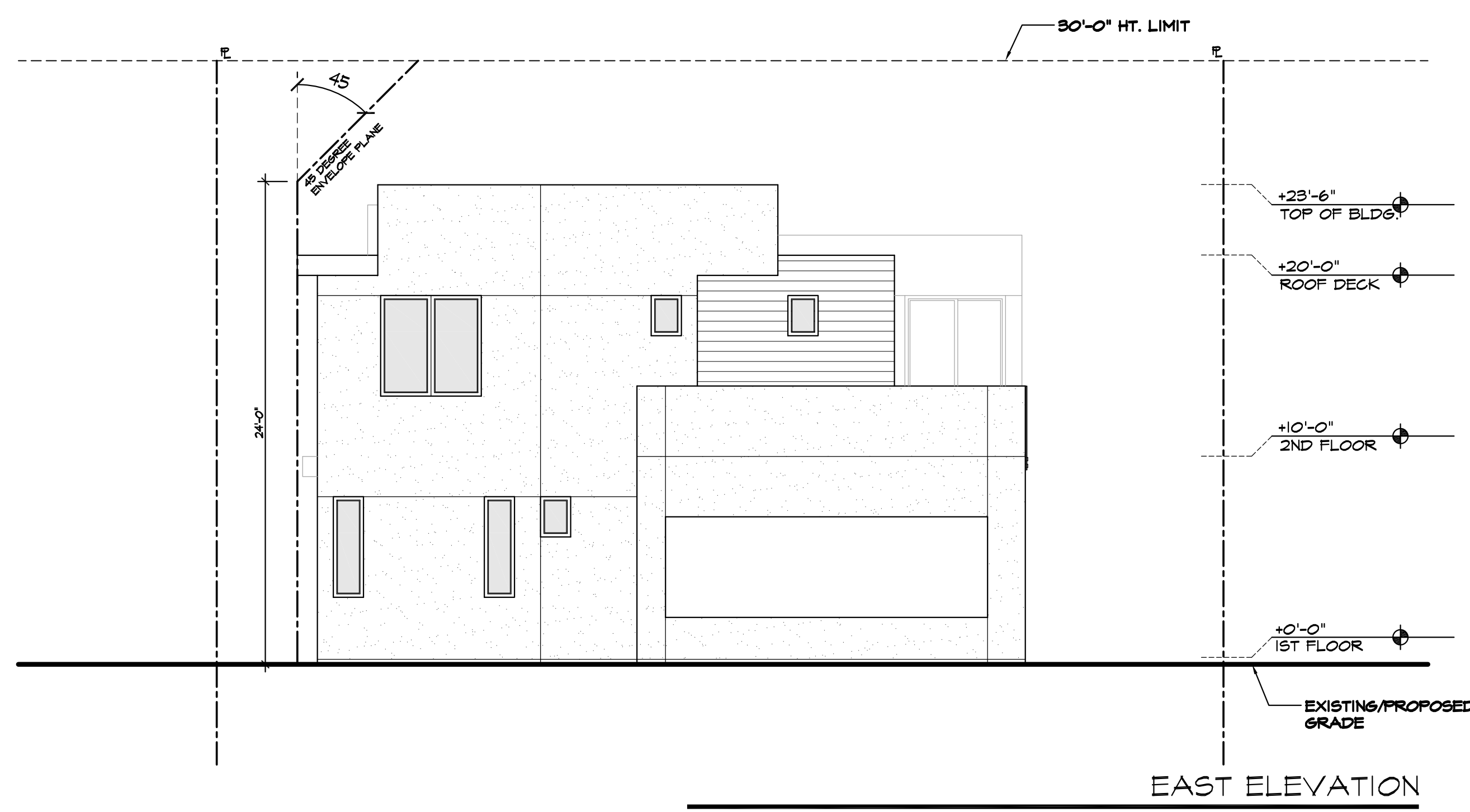
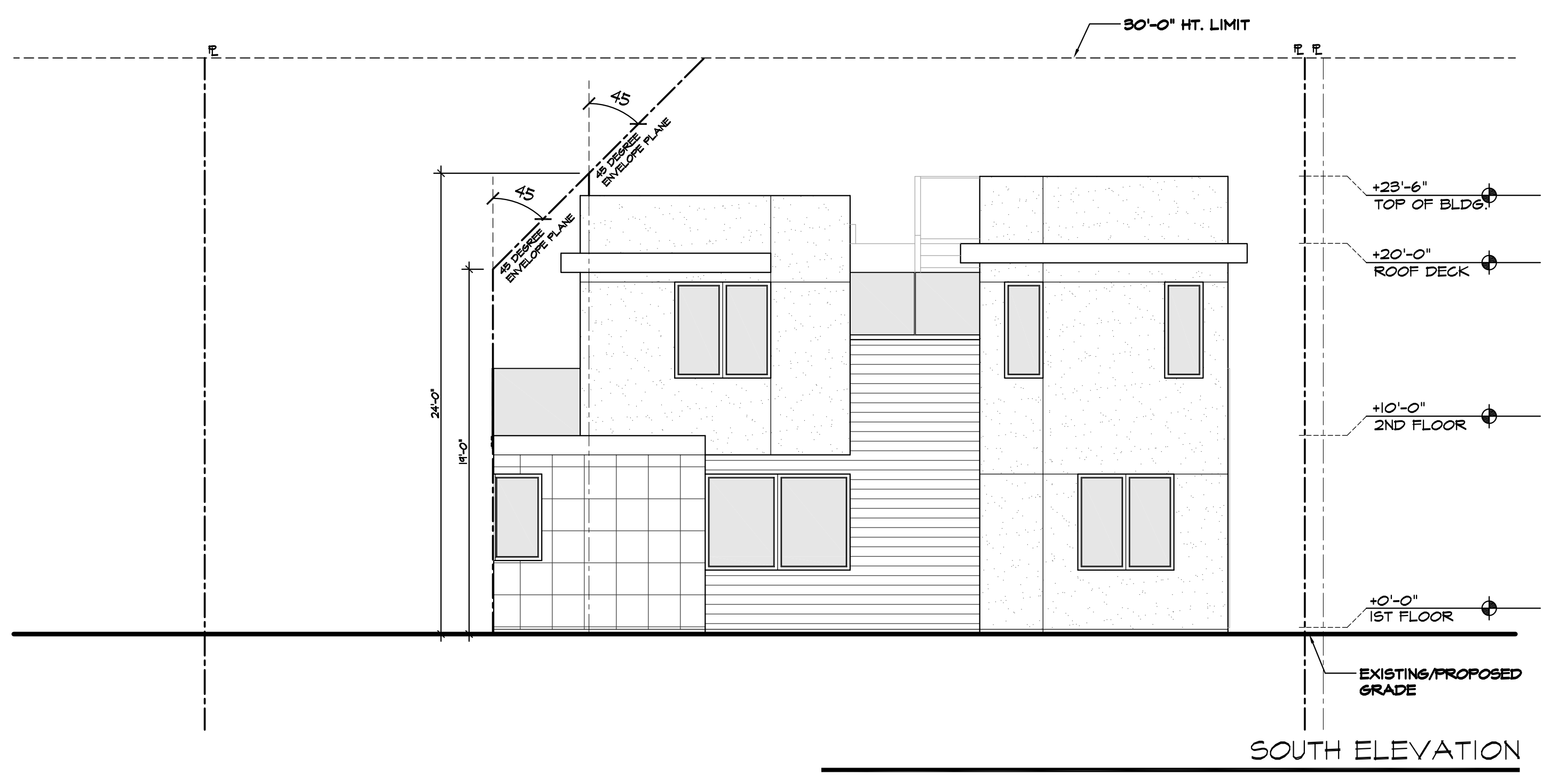
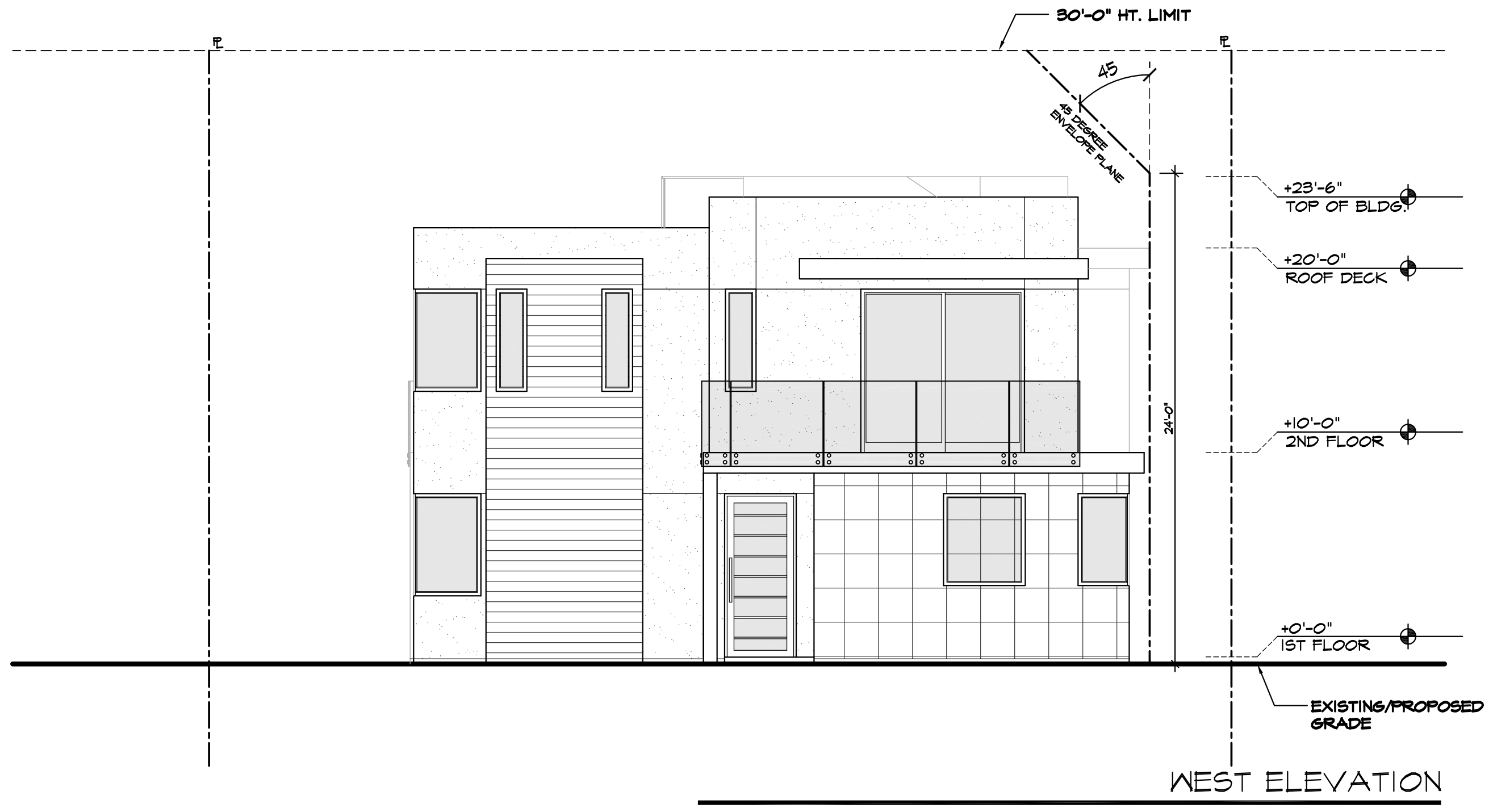
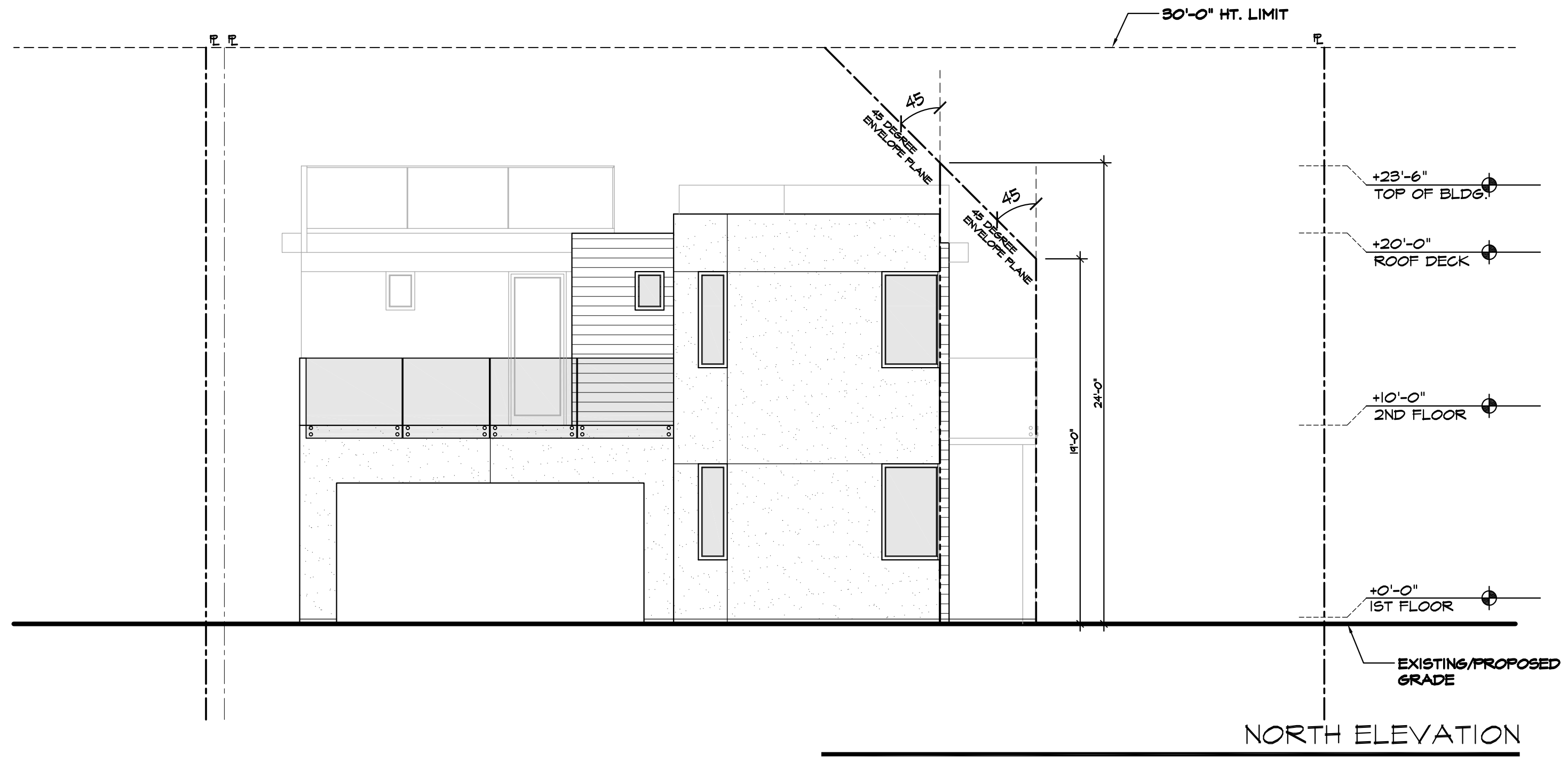
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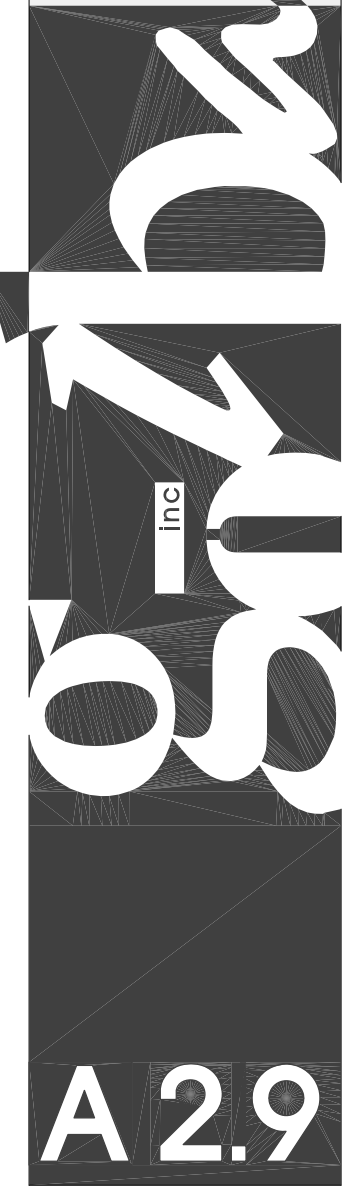
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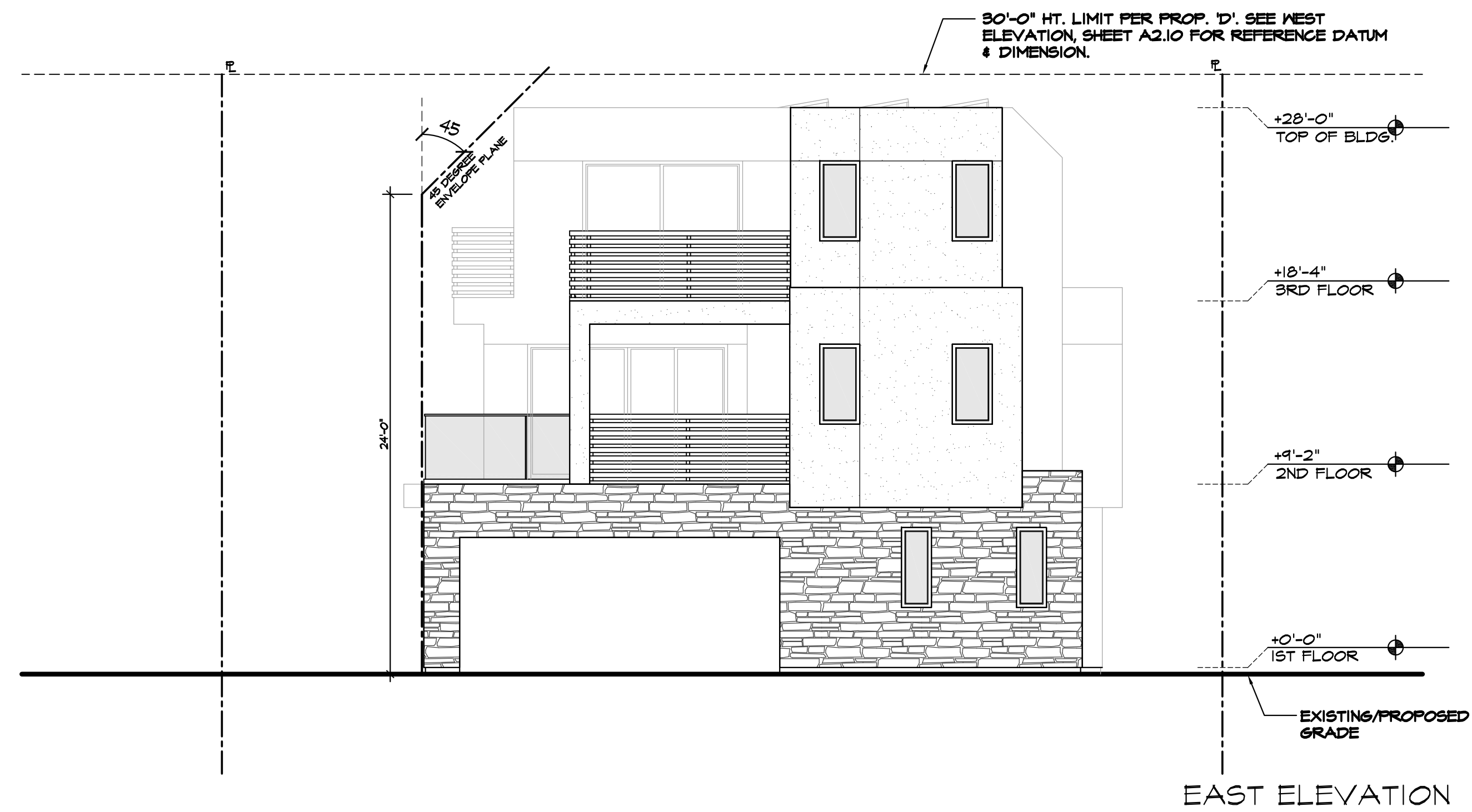
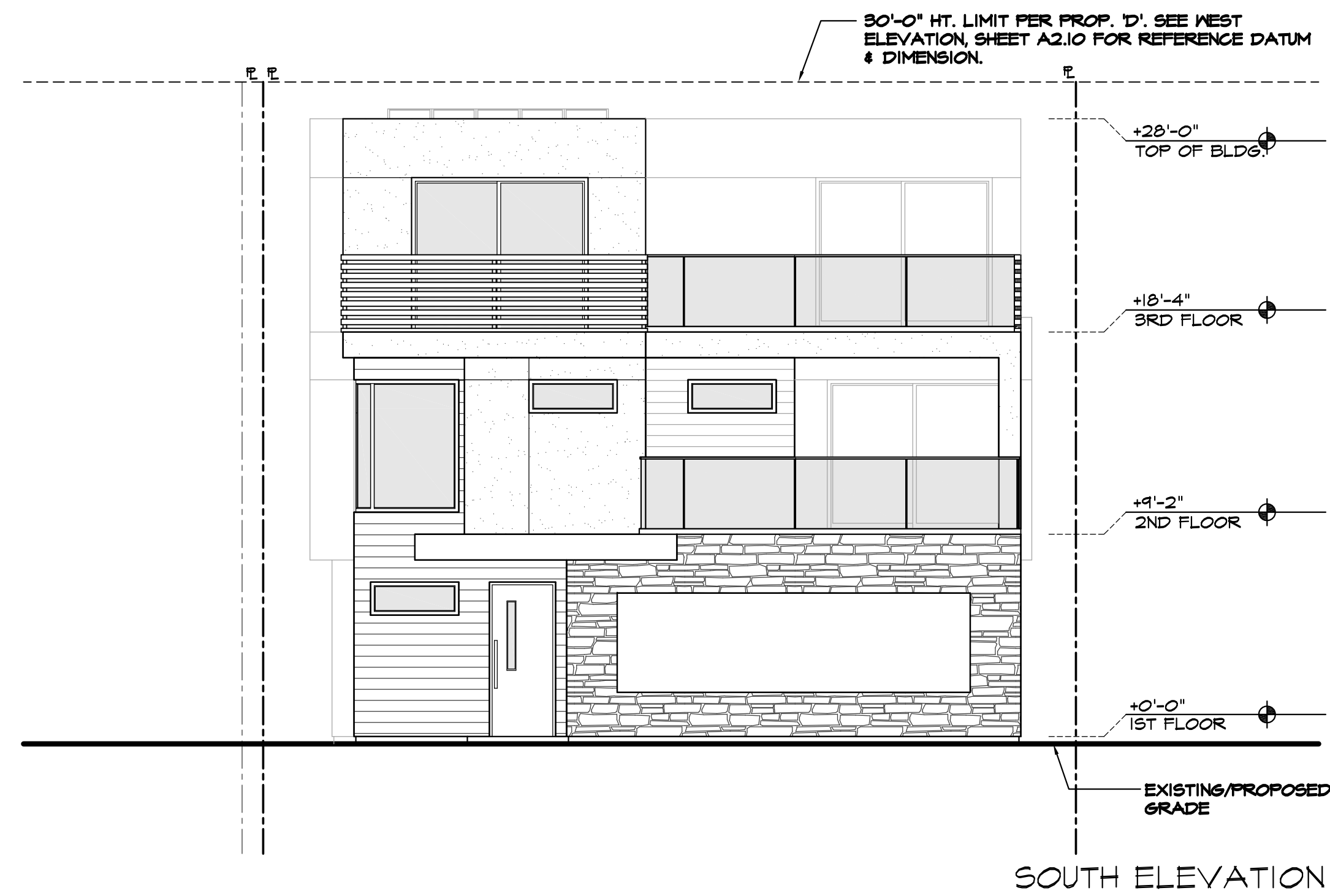
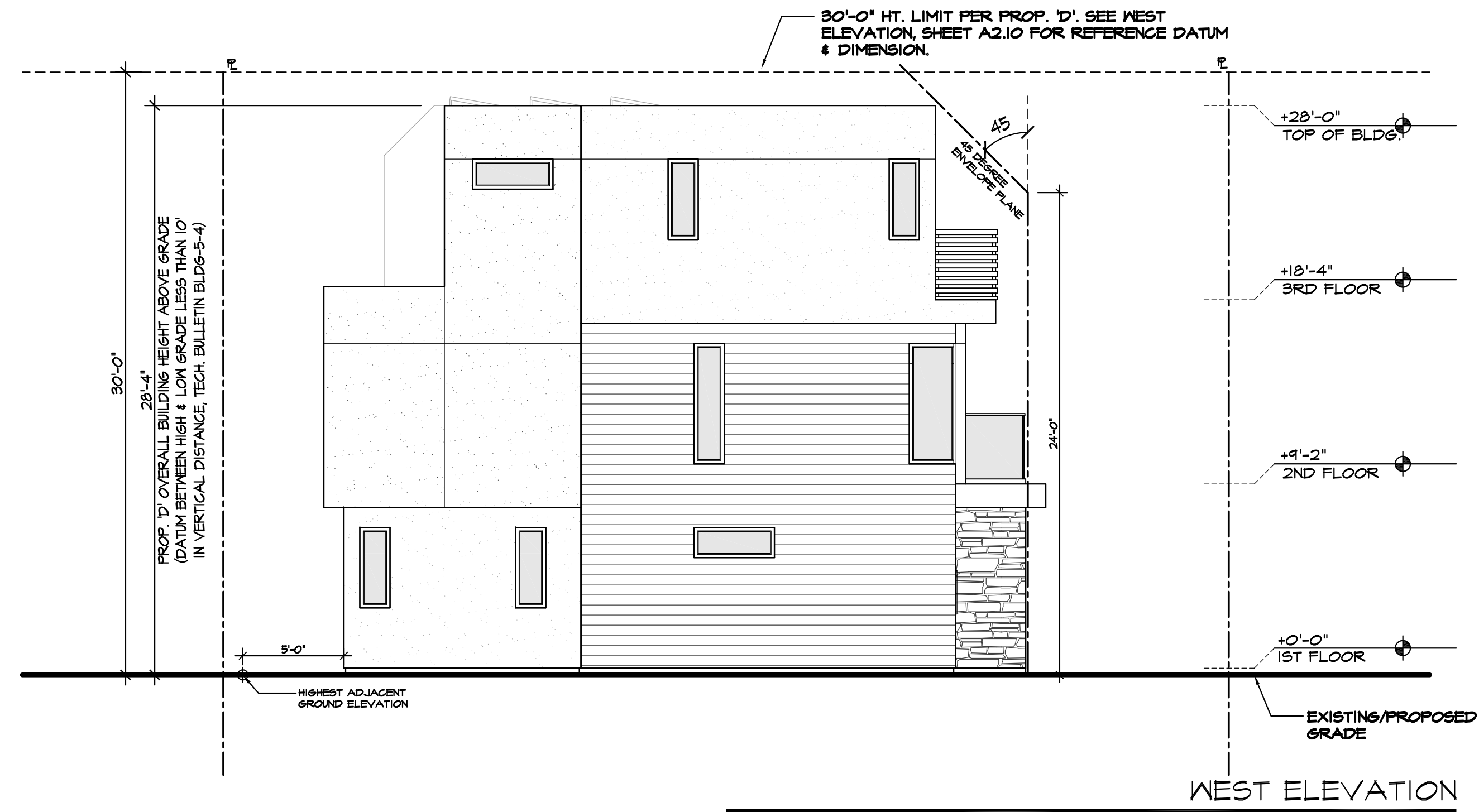
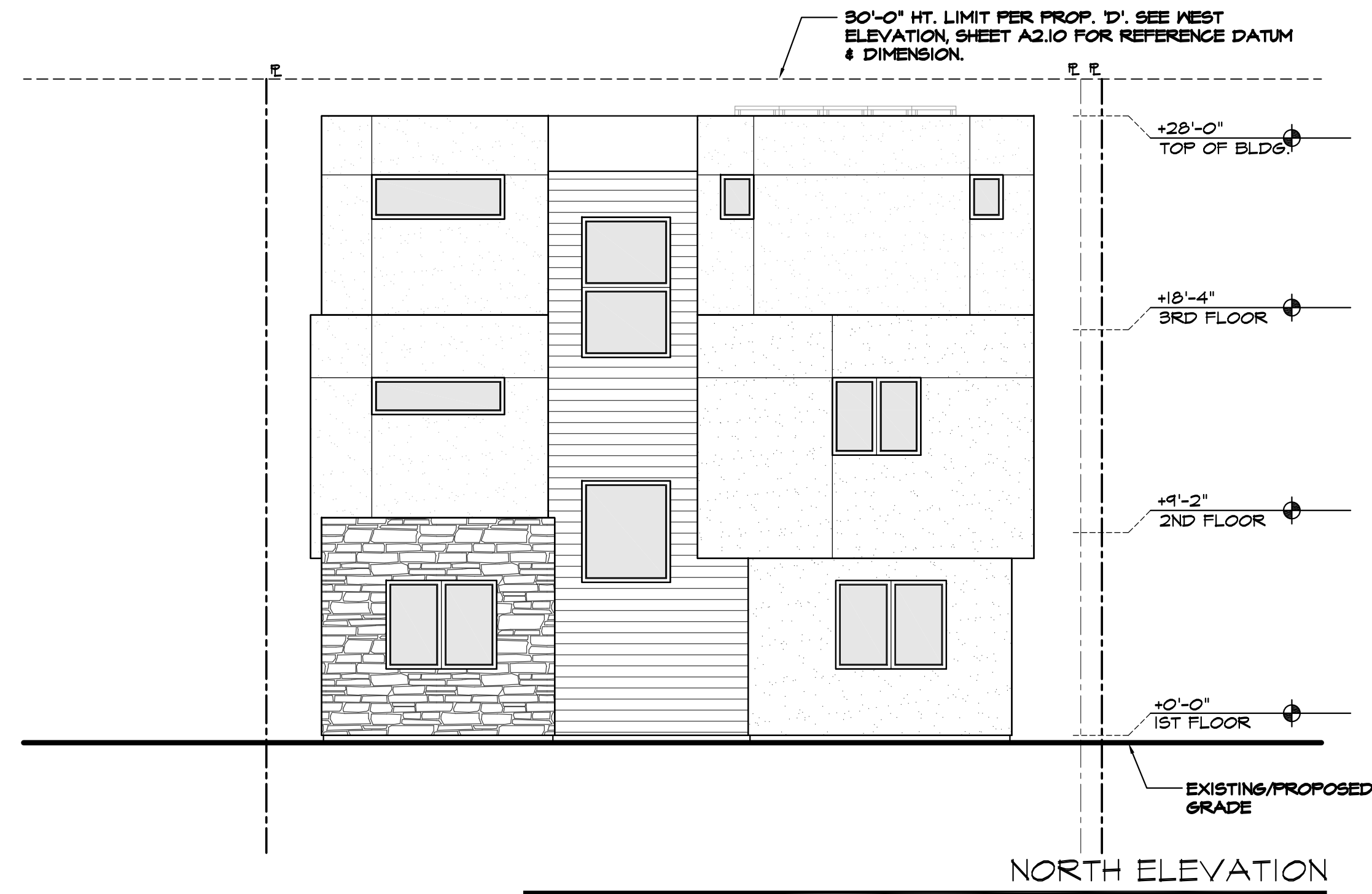
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San Diego, CA 92109
office: (619) 231-9905
fax: (858) 750-3471

Project Address:
3977 SHASTA ST.,
SAN DIEGO, CA 92109

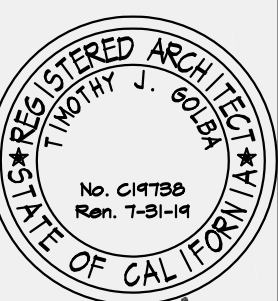
Project Name:
ECO BLOK RESIDENCES

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 03-01-2017

Original Date: 12-13-16
Sheet 27 Of 43

Sheet Title:
EXTERIOR ELEVATIONS
-PLAN "F"

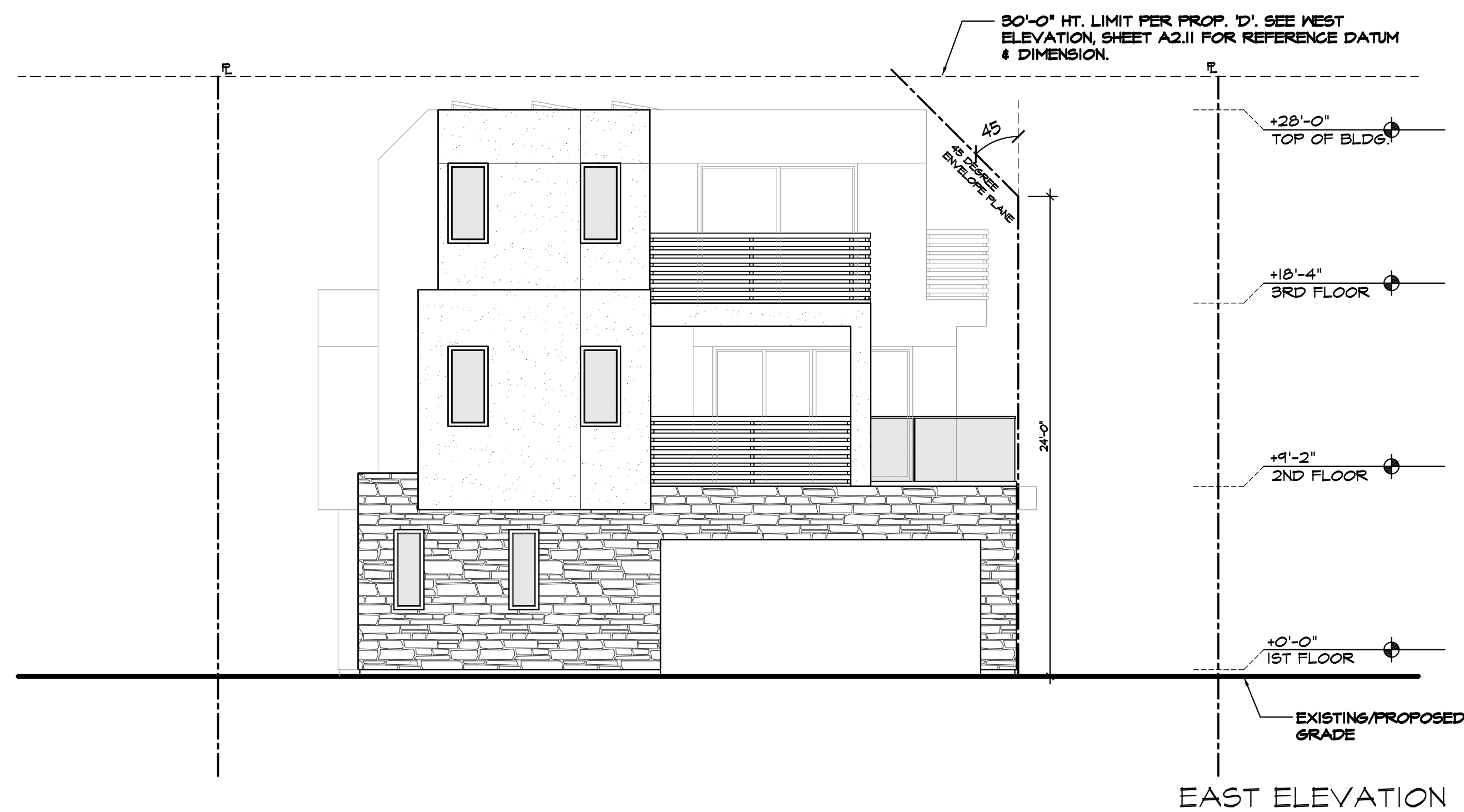
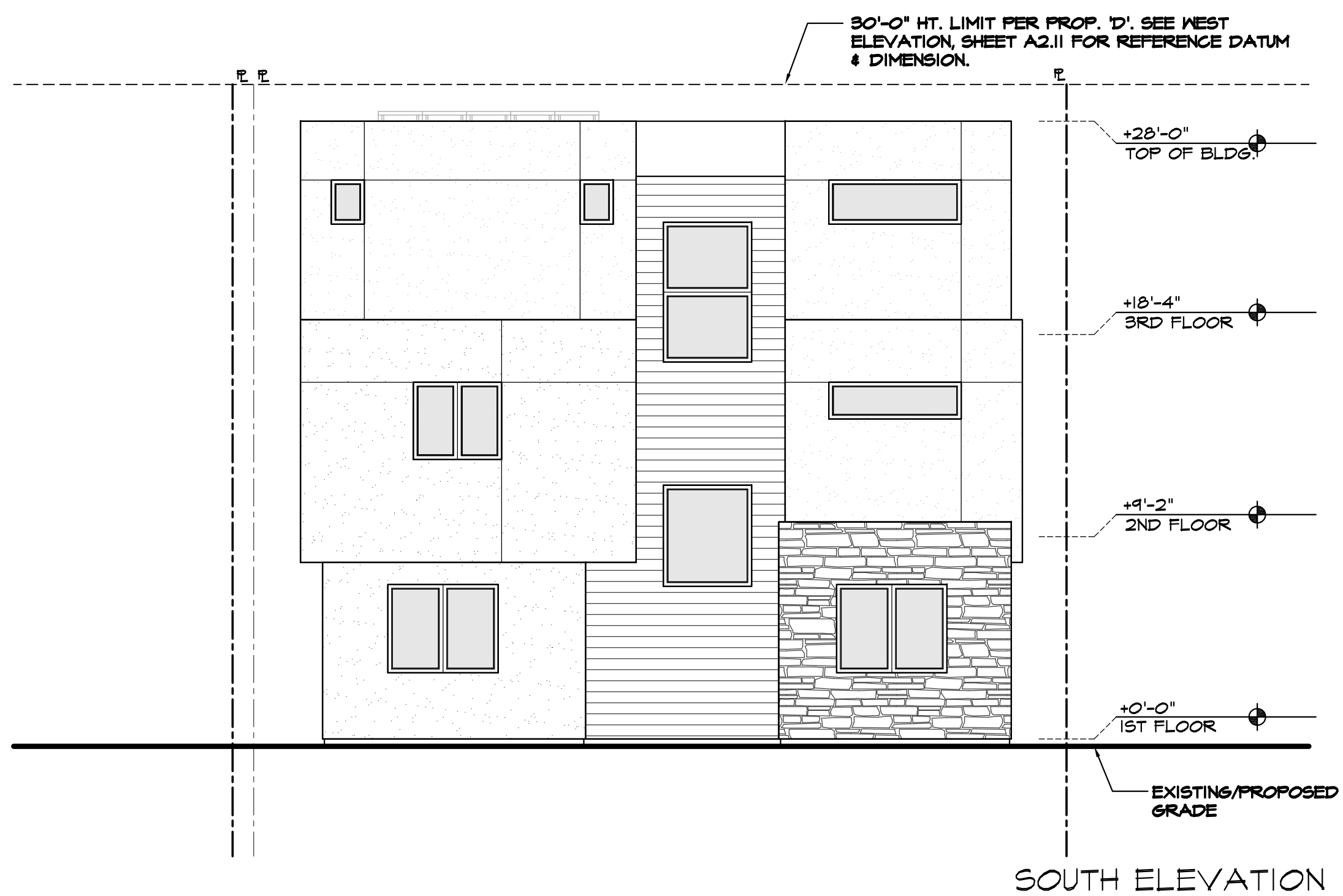
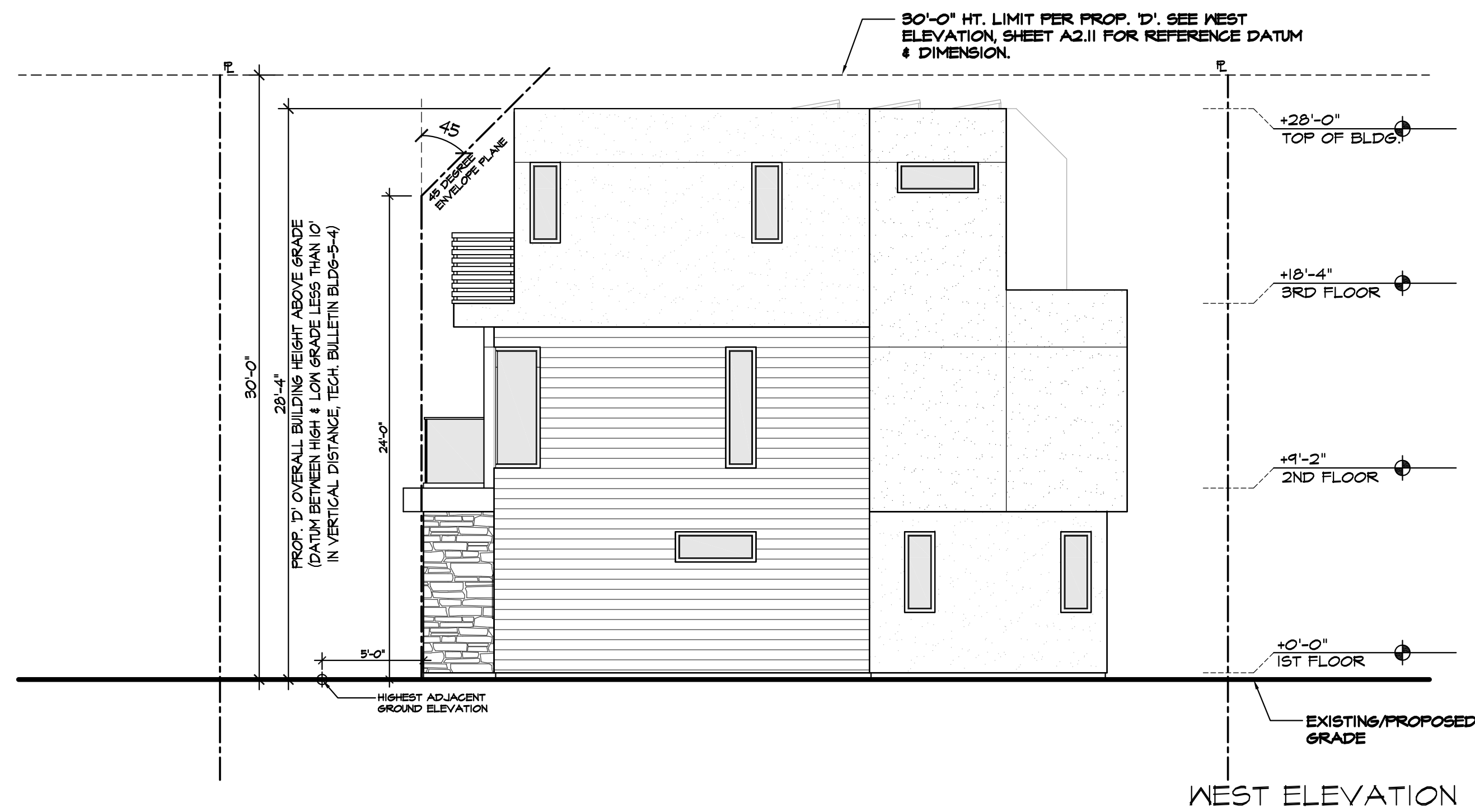
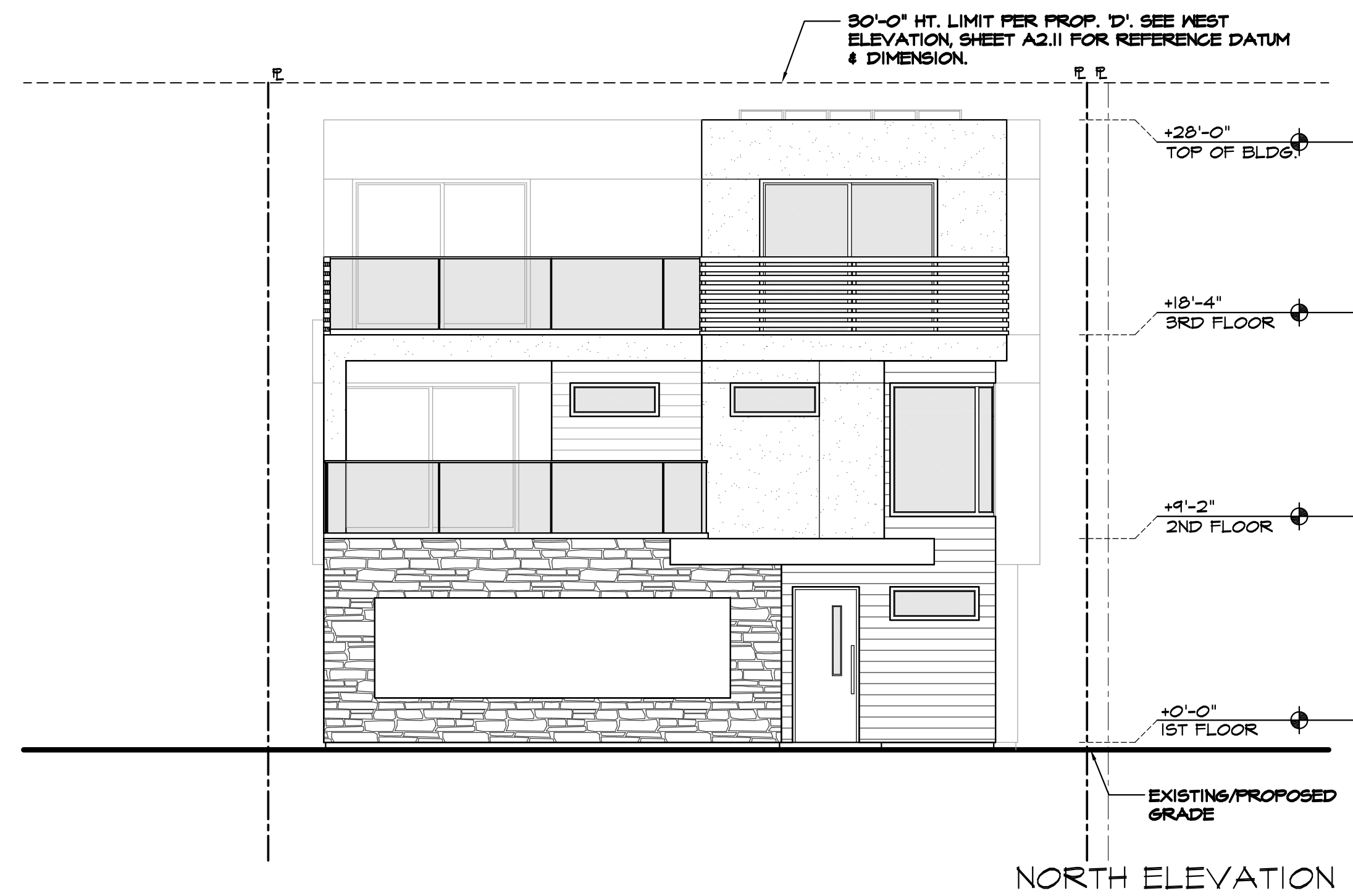
ECO BLOK RESIDENCES
3977 SHASTA STREET
SAN DIEGO, CA 92109



GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
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A2.10

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1 0 1 3 6 10
SCALE: 3/16"=1'-0"

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Project Address:
3977 SHASTA ST.,
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Project Name:
ECO BLOK RESIDENCES

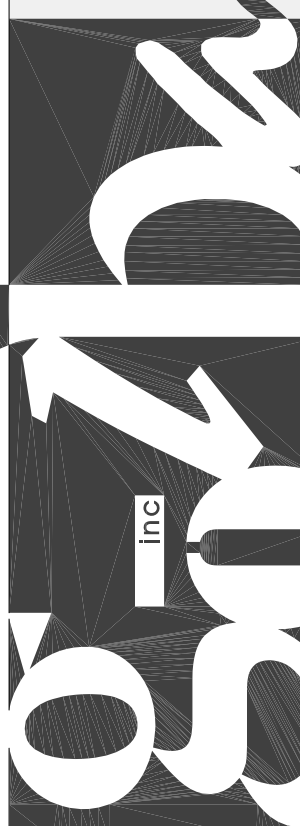
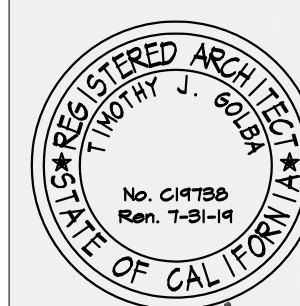
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 03-01-2017

Original Date: 12-13-16
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Sheet Title:
EXTERIOR ELEVATIONS
-PLAN "FR"

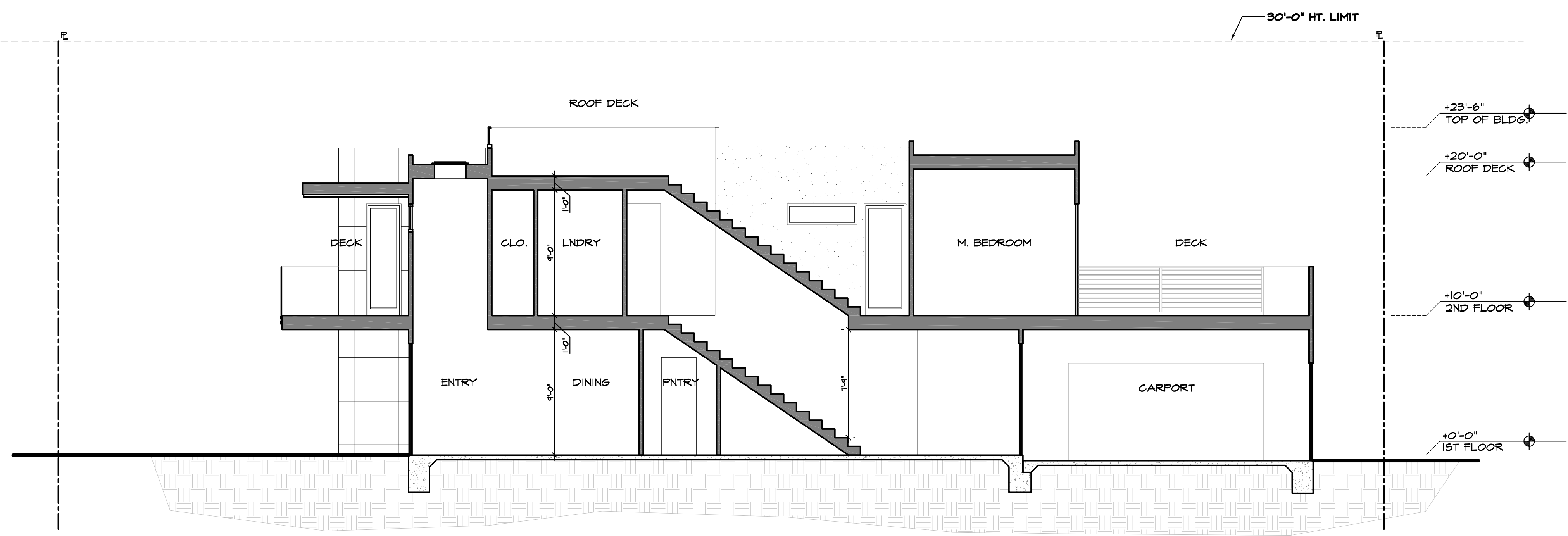
GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

ECO BLOK RESIDENCES
3977 SHASTA STREET
SAN DIEGO, CA 92109

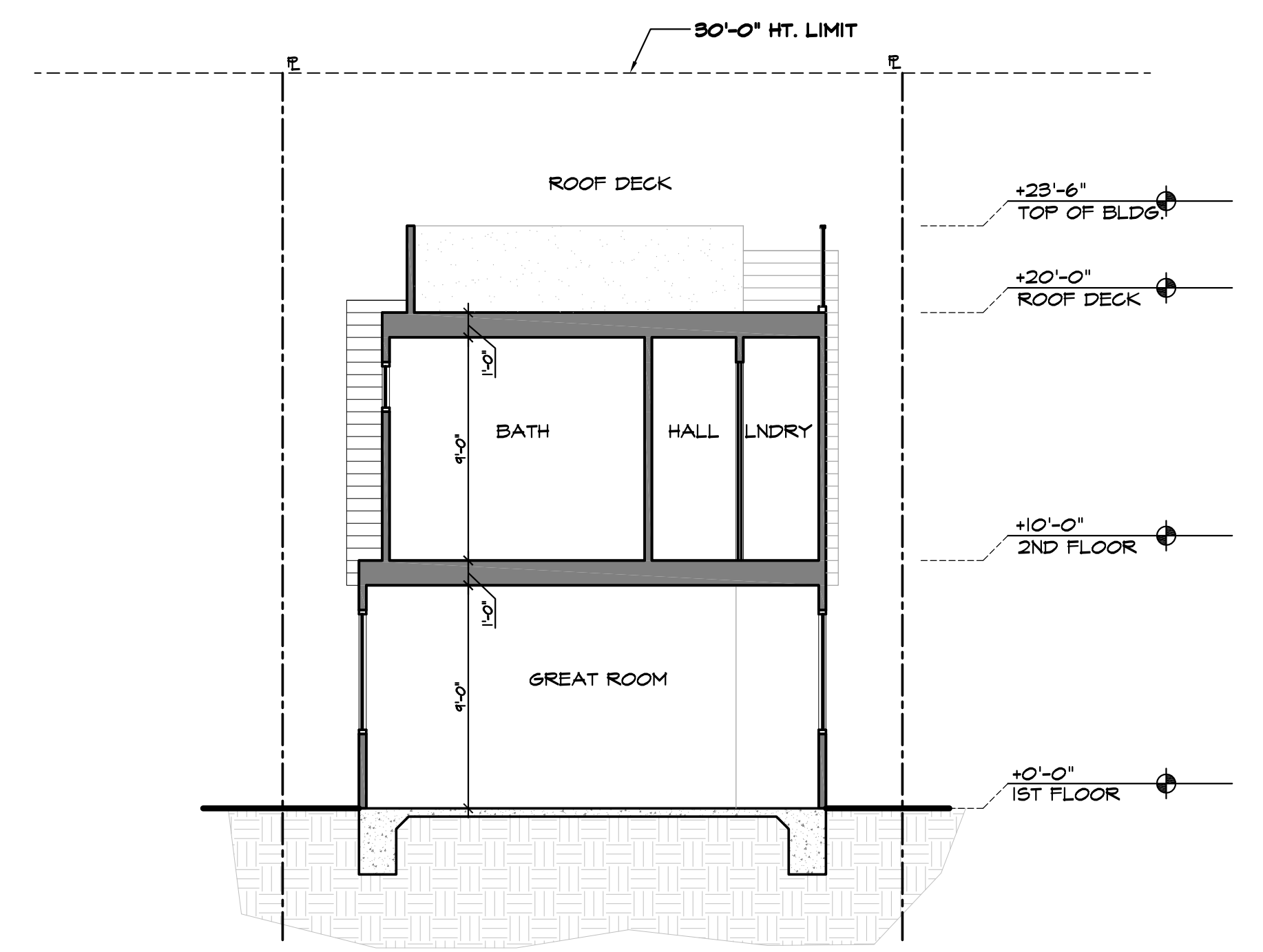


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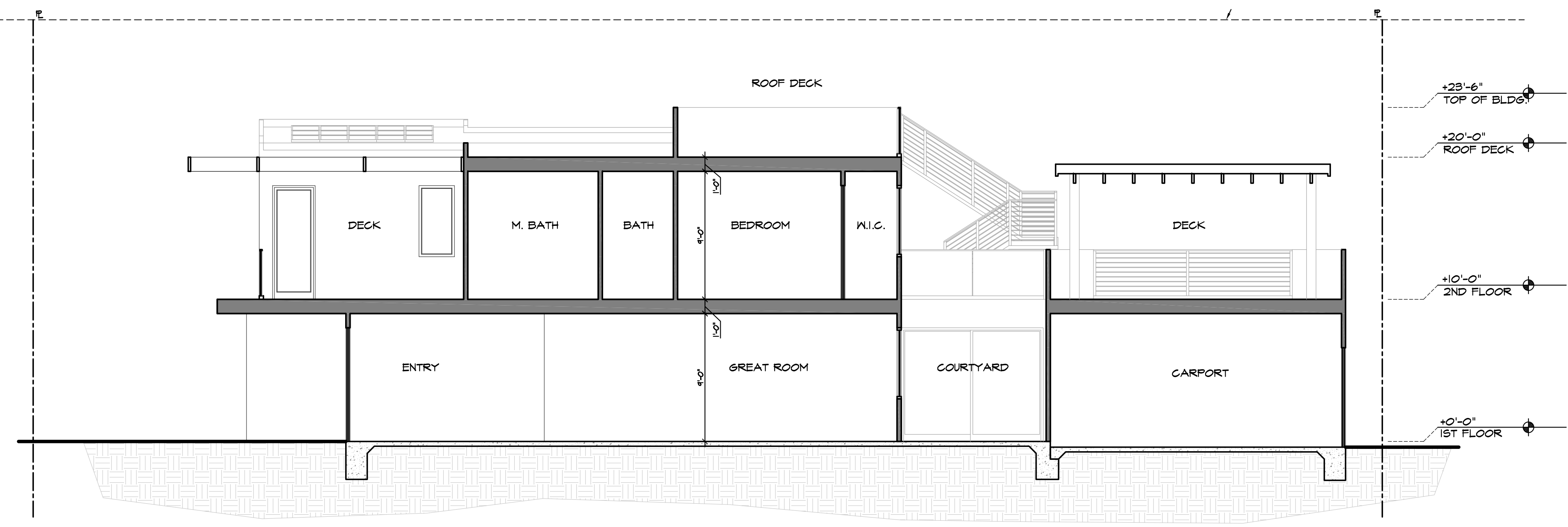
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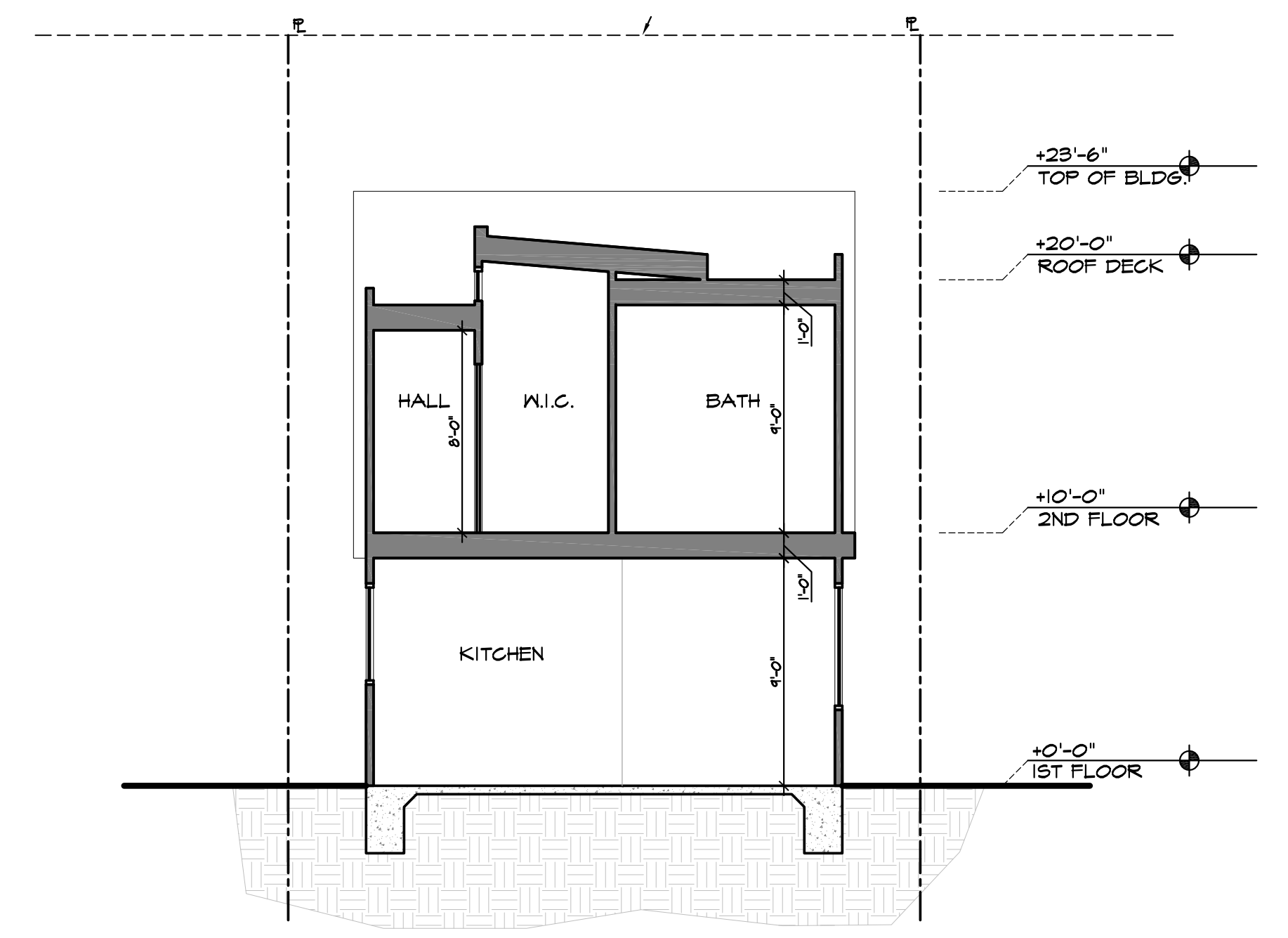
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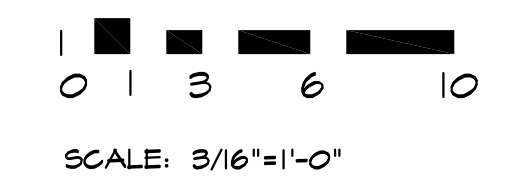
SECTION B - PLAN A



SECTION A - PLAN B



SECTION B - PLAN B



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Project Address:
3977 SHASTA ST.,
SAN DIEGO, CA 92109

Project Name:
ECO BLOK RESIDENCES

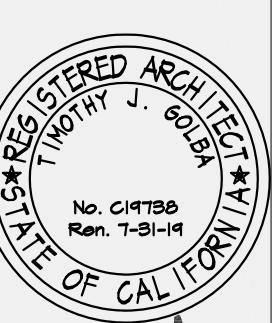
- Revision 10:
Revision 9:
Revision 8:
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Revision 3:
Revision 2:
Revision 1:

Original Date: 12-13-16
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Sheet Title:
BUILDING SECTIONS

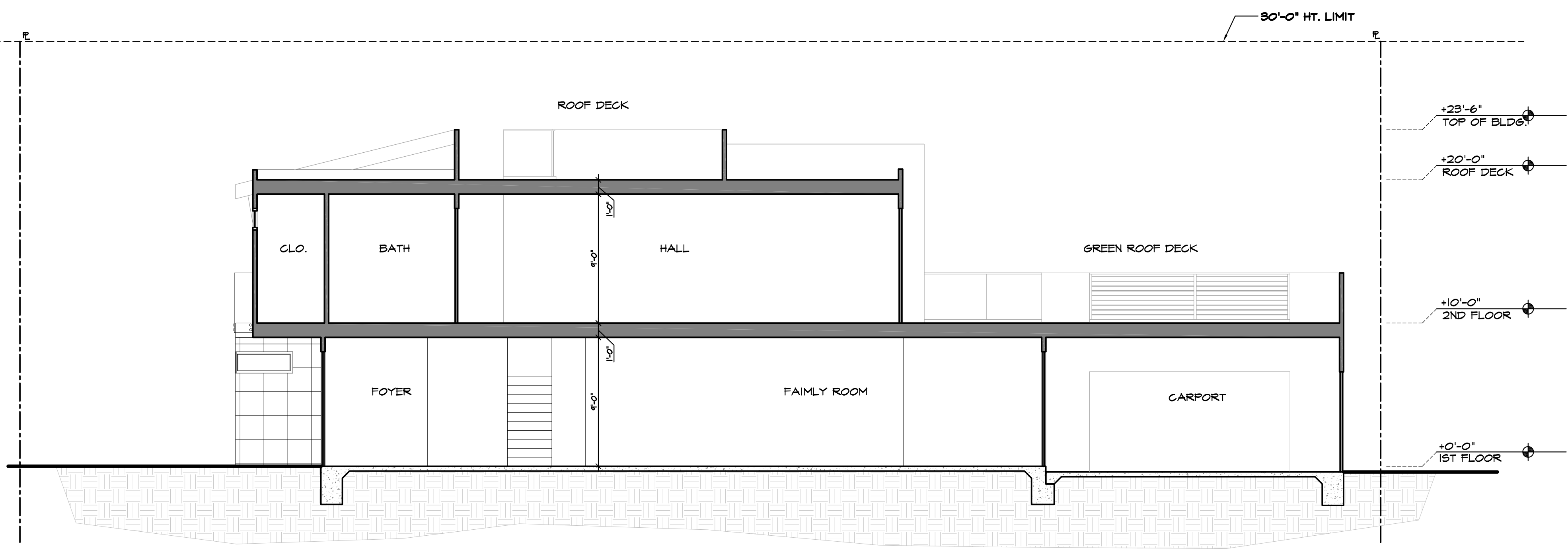
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3977 SHASTA STREET
SAN DIEGO, CA 92109

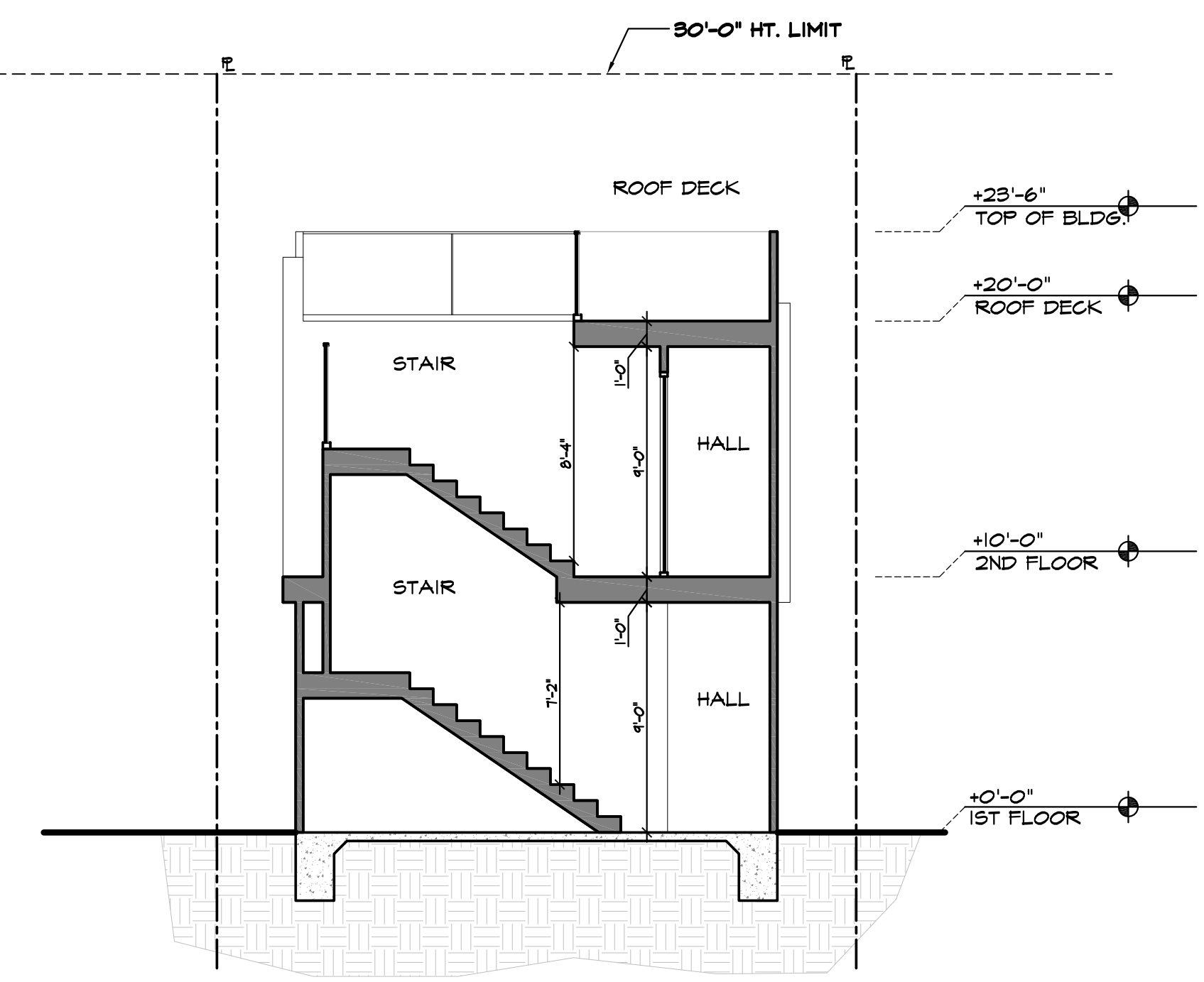


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Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. # 100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

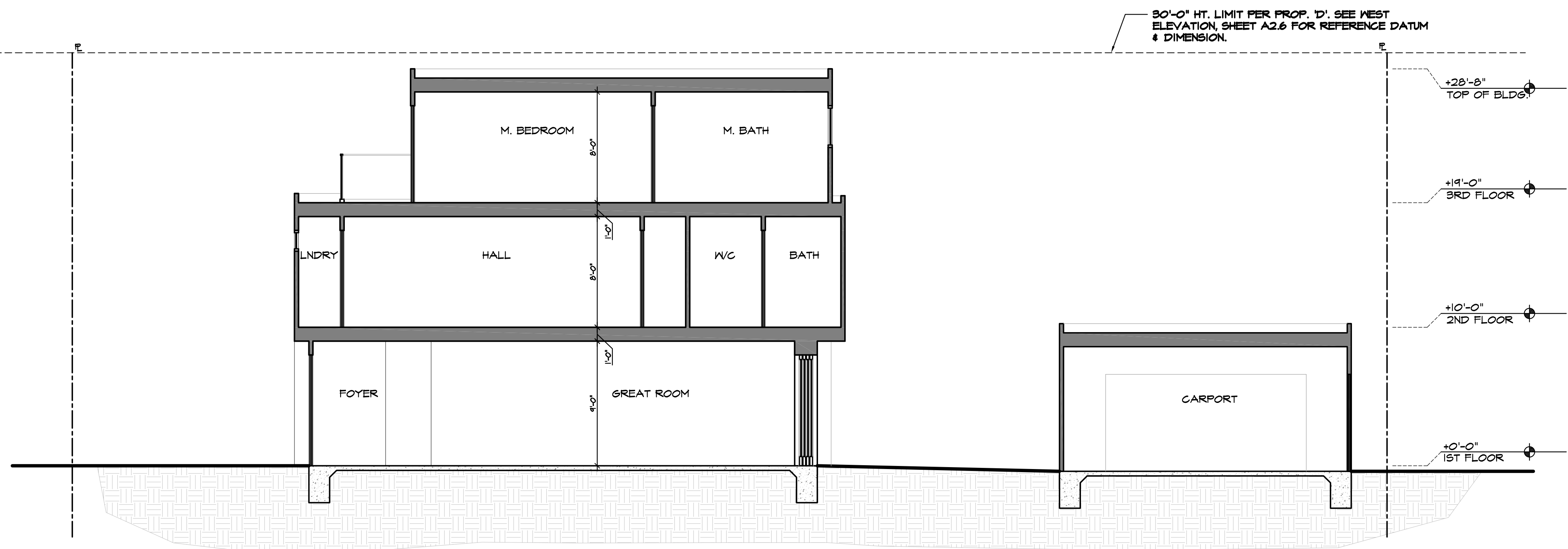
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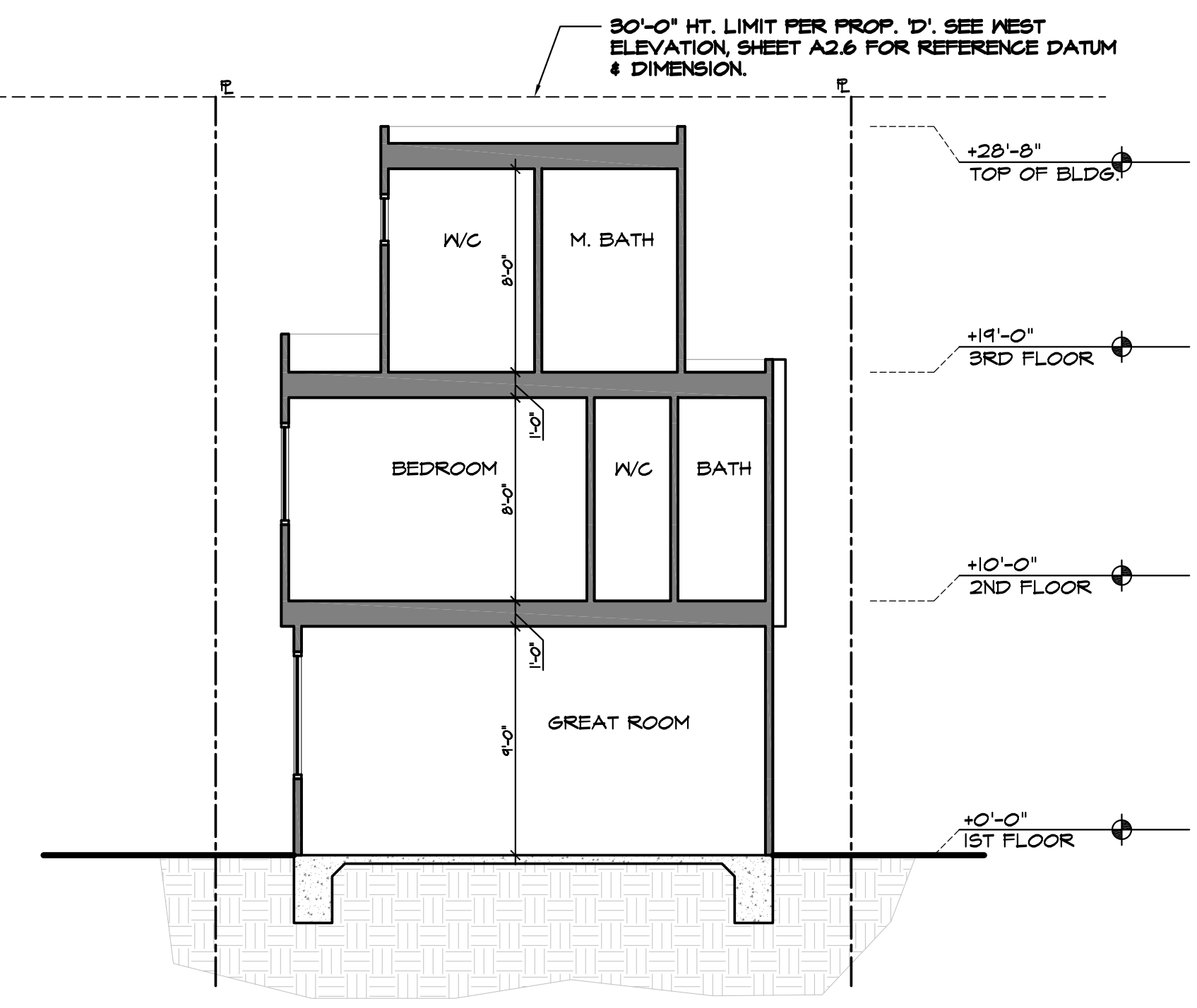
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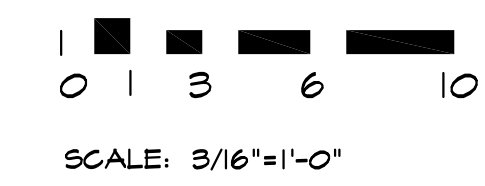
SECTION B - PLAN C



SECTION A - PLAN D



SECTION B - PLAN D



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Fax: (858) 750-3471

Project Address:
3977 SHASTA ST.,
SAN DIEGO, CA 92109

Project Name:
ECO BLOK RESIDENCES

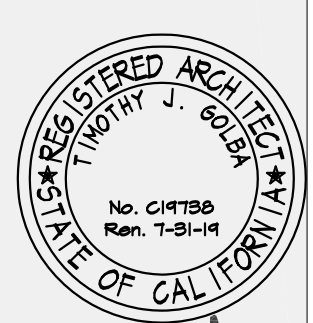
- Revision 10:
Revision 9:
Revision 8:
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Revision 1:

Original Date: 12-13-16
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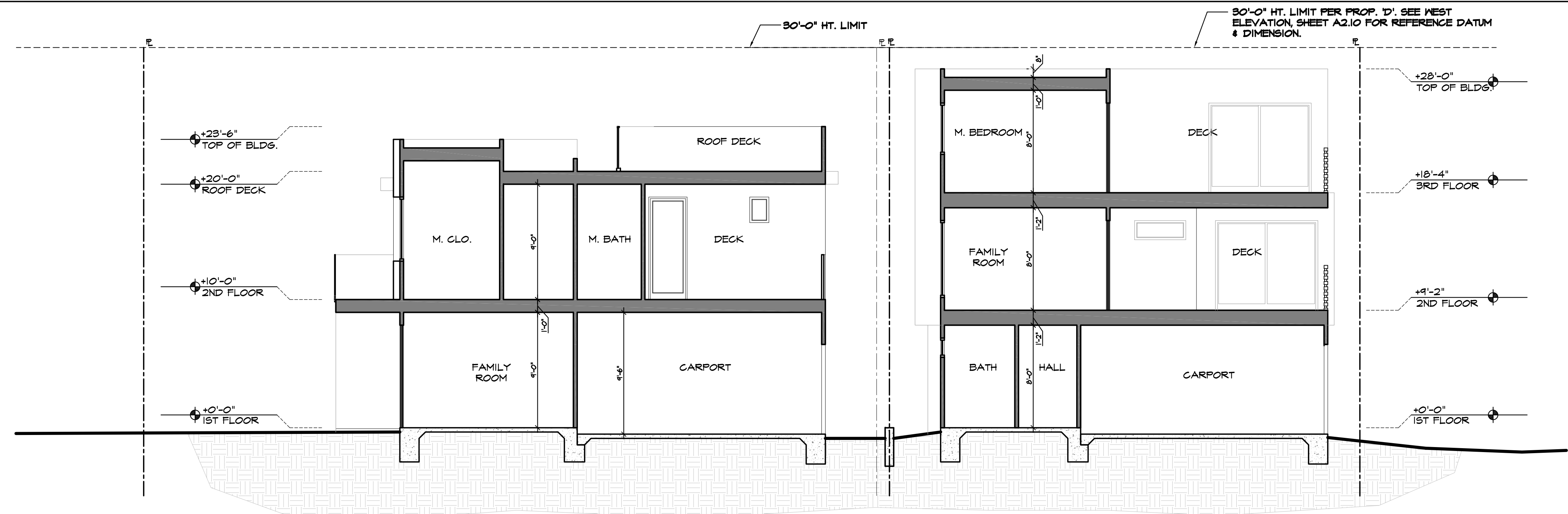
Sheet Title:
BUILDING SECTIONS

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Architecture ■ Space Planning ■ Interior Design
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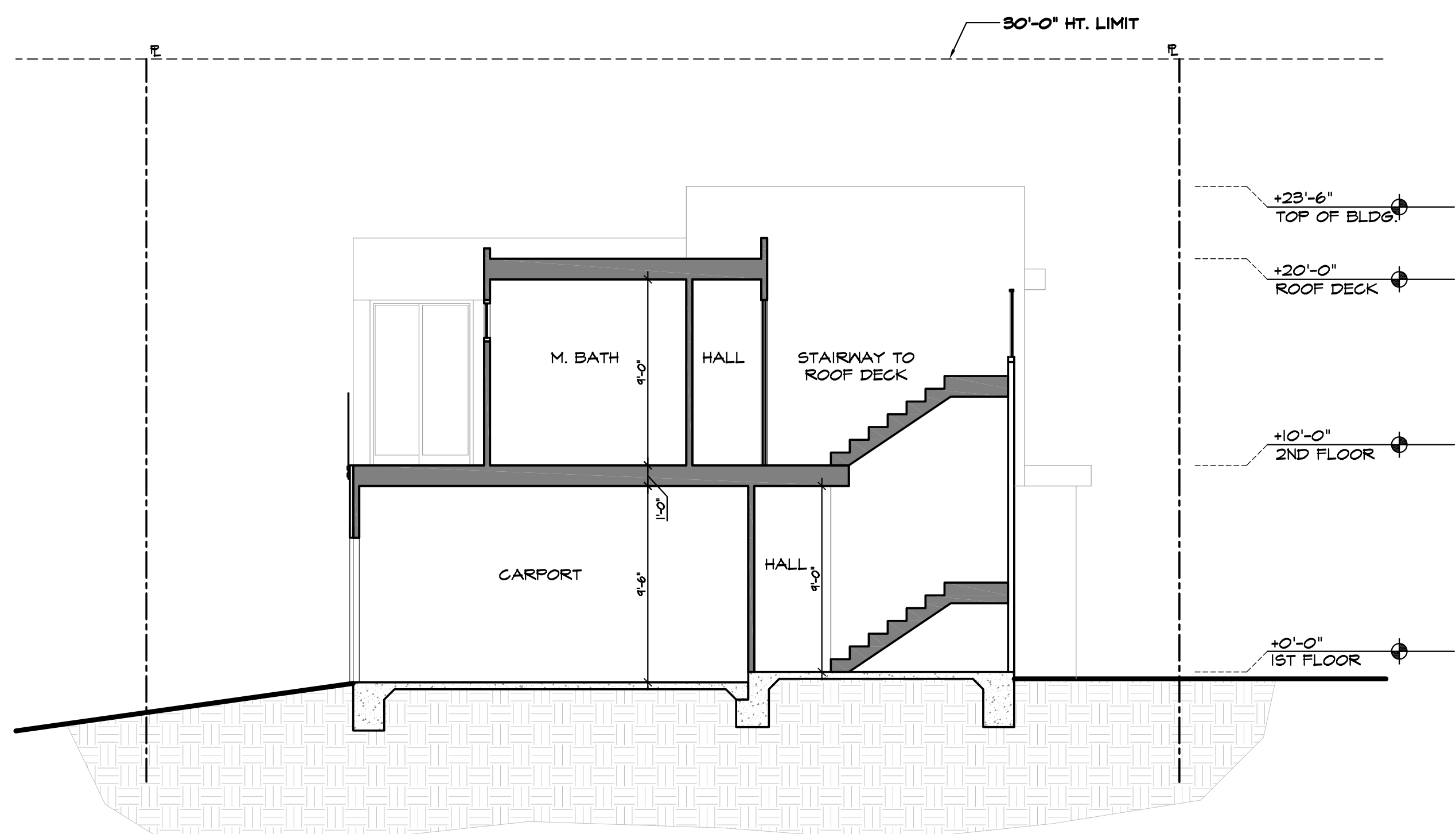
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3977 SHASTA STREET
SAN DIEGO, CA 92109



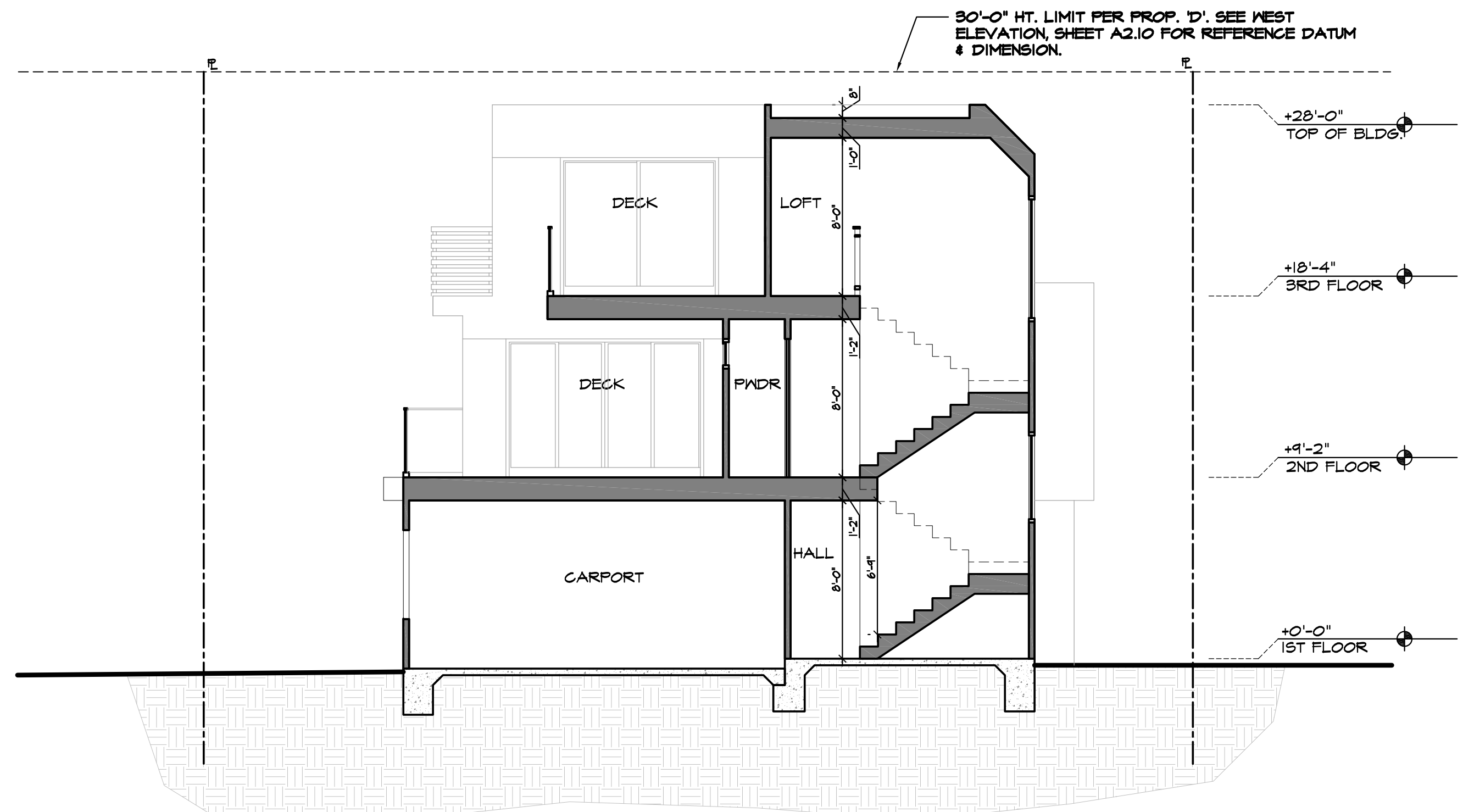
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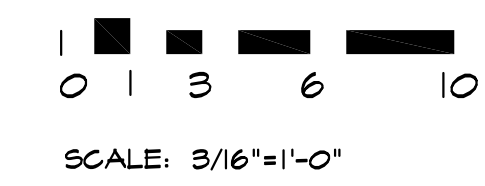
SECTION A - PLAN E/F



SECTION B - PLAN E



SECTION B - PLAN F



Prepared By:
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Project Address:
3977 SHASTA ST.,
SAN DIEGO, CA 92109

Project Name:
ECO BLOK RESIDENCES

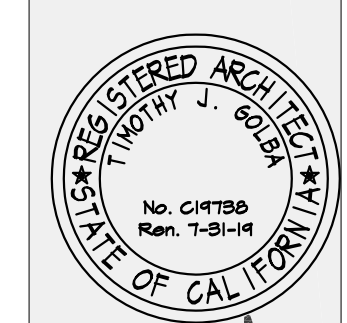
Revision 10:
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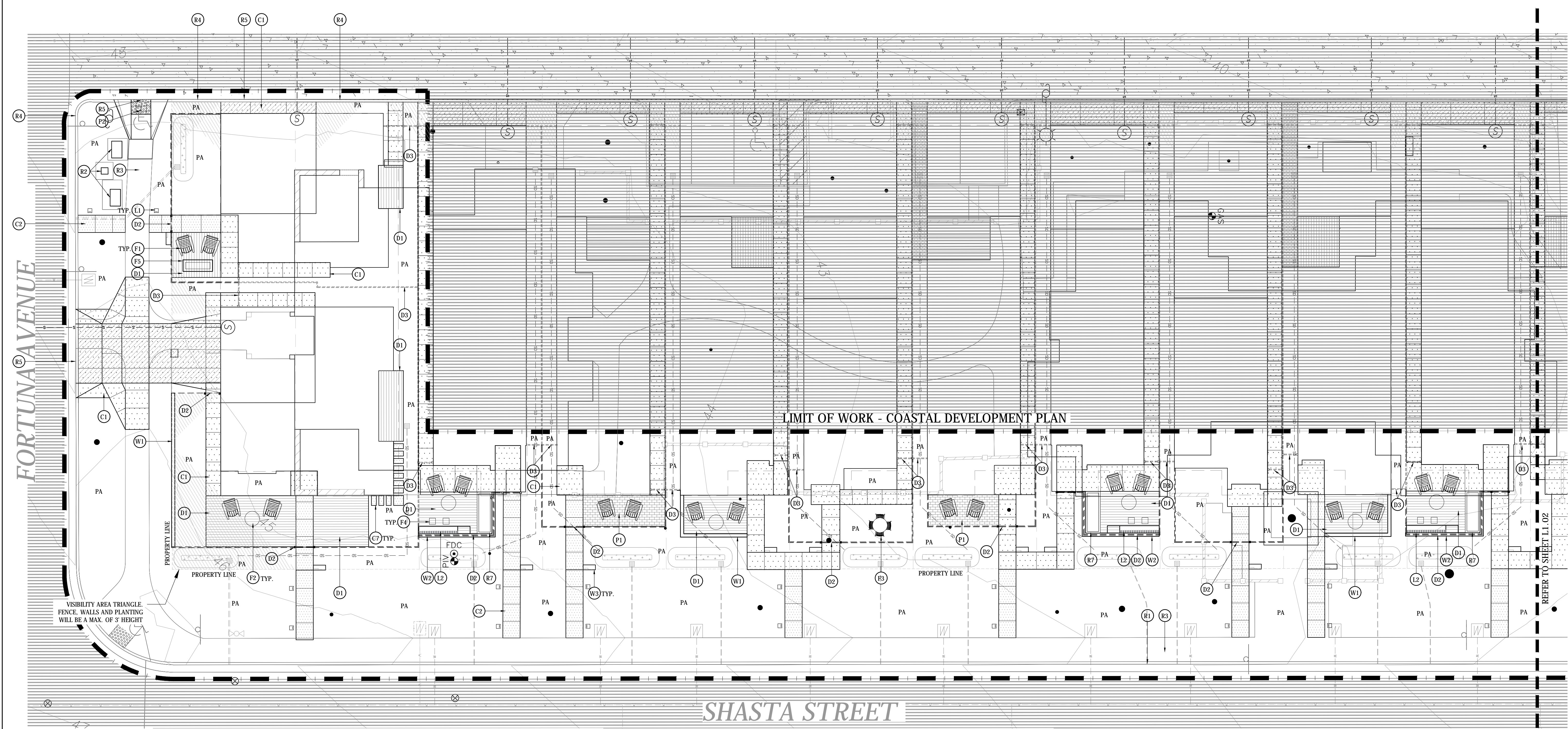
Original Date: 12-13-16
Sheet 31 Of 43

Sheet Title:
BUILDING SECTIONS

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

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3977 SHASTA STREET
SAN DIEGO, CA 92109

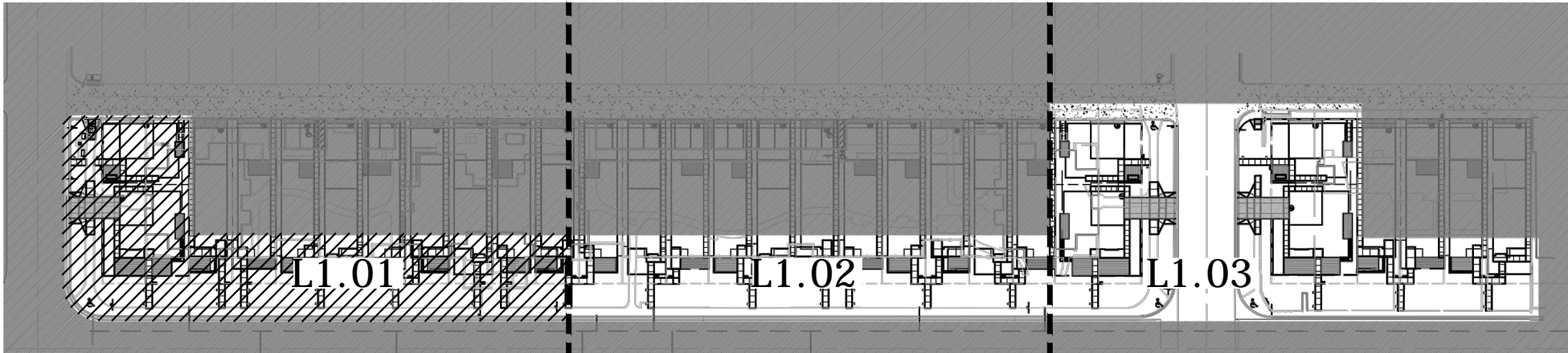




HARDSCAPE & PRODUCTS SCHEDULE

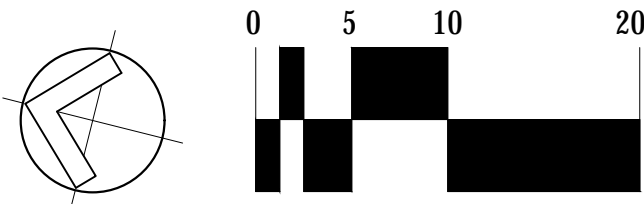
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		C2	C.I.P. CONCRETE PAVING - TYPE 2 NATURAL GRAY, WASHED AGGREGATE FINISH	NATURAL GRAY, WASHED AGGREGATE FINISH
		C3	EXPANSION JOINT - 3/8"	C.I.P. CONCRETE
		C4	COLD JOINT	C.I.P. CONCRETE
		C5	SAW CUT SCORELINE - 1/4"	C.I.P. CONCRETE
		C6	THICKENED EDGE CONCRETE - ALL EDGES	C.I.P. CONCRETE
		C7	C.I.P. CONCRETE STEPPING STONE	C.I.P. CONCRETE, FINISH PER PLAN
PAVERS				
		P1	PERMEABLE CONCRETE PAVERS	12" X 6" X 5/8" PATTERN & COLOR T.B.D.
		P2	TRUNCATED DOME PAVERS	12" X 12" ADA 'CHARCOAL'
WOOD				
		D1	IPE DECK	
		D2	IPE WOOD GARDEN FENCE & GATE - 3/4" HEIGHT	IPE SLAT FENCE WITH GALVANIZED STEEL POSTS
		D3	HARDWOOD SECURITY FENCE & GATE - 6' HEIGHT	HARDWOOD SLAT FENCE WITH GALVANIZED STEEL POSTS
WALLS				
		W1	C.I.P. CONCRETE BOARD FORM WALL - 8" WIDTH	NATURAL GRAY, BOARD FORM FINISH
		W2	C.I.P. CONCRETE BOARD FORM WALL W/ COUNTER - 8" WIDTH	NATURAL GRAY, BOARD FORM FINISH
		W3	C.I.P. CONCRETE BOARD FORM MAILBOX / ADDRESS NUMBER WALL - 12" WIDTH	NATURAL GRAY, BOARD FORM FINISH, STAINLESS MAILBOX & PIN LETTERS W/ LED BACKLIT LIGHTING

SITE FURNISHINGS		
F1	EMMET CHAIR	RECYCLED HDPE MATERIAL
F2	COFFEE TABLE	
F3	TABLE & CHAIRS	LOLLYGAGGER COCKTAIL TABLE (ROUND)
F4	BAR STOOL	'PARC CENTRE' 30" ROUND TABLE W/ 4 CHAIRS
F5	FIRE PIT	'MORRISON STOOL' W/ WOOD INSERT
		RESTORATION HARDWARE
SITE LIGHTING		
L1	LED PATH LIGHT	LED PATH LIGHT
L2	LED STRIP LIGHT	LINEAR STRIP LIGHTS
OTHER		
R1	EXISTING CURB TO REMAIN	PROTECT IN PLACE
R2	EXISTING UTILITY TO REMAIN	PROTECT IN PLACE
R3	EXISTING HARDSCAPE TO REMAIN	PROTECT IN PLACE
R4	6" CURB	REFER TO CIVIL
R5	0" CURB	REFER TO CIVIL
R6	CURB RAMP	REFER TO CIVIL
R7	RAISED VEGETABLE GARDEN BED	3' X 8' X 18" H REDWOOD
R8	FIRE HYDRANT	REFER TO CIVIL
R9	FIRE DEPARTMENT CONNECTION	REFER TO CIVIL
R10	ELECTRICAL TRANSFORMER	REFER TO ELECTRICAL DWGS
PA	PLANTING AREA	



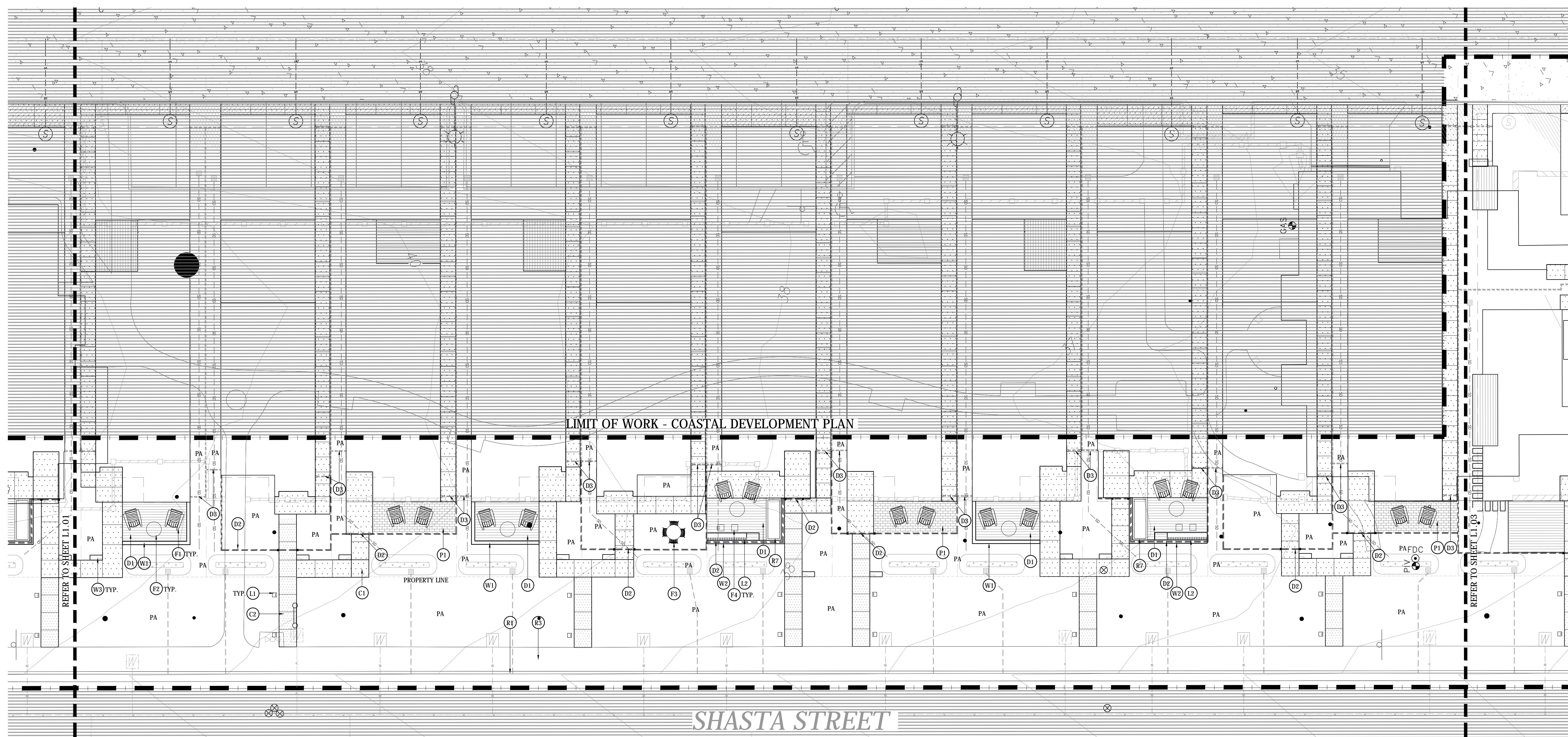
KEY PLAN

SCALE: NTS



HARDSCAPE PLAN

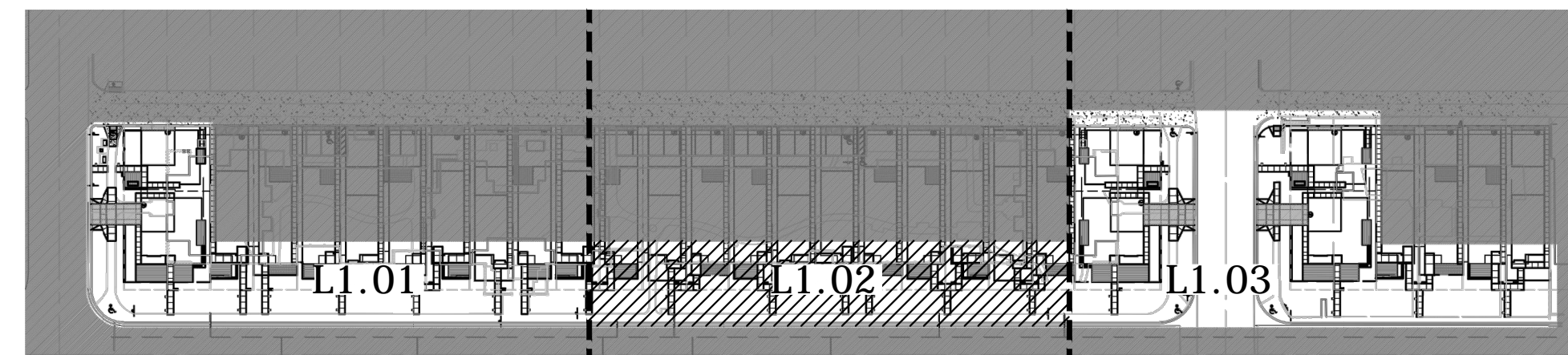
PREPARED BY:	lam LAB landscape architecture + environmental design San Diego, CA 92101 Tel: 619.482.1400 Fax: 619.482.1401	REVISION 6: REVISION 5: REVISION 4: REVISION 3: REVISION 2: REVISION 1: ORIGINAL DATE: XX-XX-16
LOT NUMBER:	LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO	
APN:	424-482-14-00 & 424-532-25-00	
PROJECT NAME:	ECO BLOK HOMES	
SHEET TITLE:	HARDSCAPE PLAN	
SHEET COUNT:	35 OF 56	PTS #: 530514



HARDSCAPE & PRODUCTS SCHEDULE

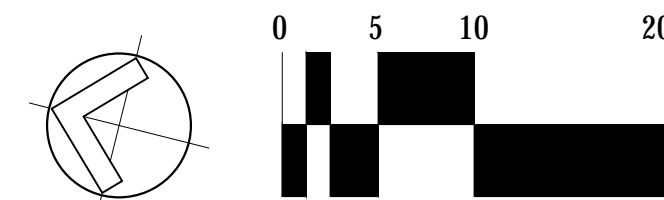
SYMBOL	#	ITEM	DESCRIPTION
VEHICULAR		CONCRETE PAVING	
PEDESTRIAN			
C1		C.I.P. CONCRETE PAVING - TYPE 1 NATURAL GRAY, SAND FINISH	NATURAL GRAY, SAND FINISH
C2		C.I.P. CONCRETE PAVING - TYPE 2 NATURAL GRAY, WASHED AGGREGATE FINISH	NATURAL GRAY, WASHED AGGREGATE FINISH
C3		EXPANSION JOINT - 3/8"	C.I.P. CONCRETE
C4		COLD JOINT	C.I.P. CONCRETE
C5		SAW CUT SCORELINE - 1/4"	C.I.P. CONCRETE
C6		THICKENED EDGE CONCRETE - ALL EDGES	C.I.P. CONCRETE
C7		C.I.P. CONCRETE STEPPING STONE	C.I.P. CONCRETE, FINISH PER PLAN
		PAVERS	
P1		PERMEABLE CONCRETE PAVERS	12" X 6" X 3/8" PATTERN & COLOR T.B.D.
P2		TRUNCATED DOME PAVERS	12" X 12" ADA 'CHARCOAL'
		WOOD	
D1		IPE DECK	
D2		IPE WOOD GARDEN FENCE & GATE - 3/4' HEIGHT	IPE SLAT FENCE WITH GALVANIZED STEEL POSTS
D3		HARDWOOD SECURITY FENCE & GATE - 6' HEIGHT	HARDWOOD SLAT FENCE WITH GALVANIZED STEEL POSTS
		WALLS	
W1		C.I.P. CONCRETE BOARD FORM WALL - 8" WIDTH	NATURAL GRAY, BOARD FORM FINISH
W2		C.I.P. CONCRETE BOARD FORM WALL W/ COUNTER - 8" WIDTH	NATURAL GRAY, BOARD FORM FINISH
W3		C.I.P. CONCRETE BOARD FORM MAILBOX / ADDRESS NUMBER WALL - 12" WIDTH	NATURAL GRAY, BOARD FORM FINISH, STAINLESS MAILBOX & PIN LETTERS W/ LED BACKLIT LIGHTING

SITE FURNISHINGS	
F1	EMMET CHAIR
F2	COFFEE TABLE
F3	TABLE & CHAIRS
F4	BAR STOOL
F5	FIRE PIT
	RECYCLED HDPE MATERIAL
	LOLLYGAGGER COCKTAIL TABLE (ROUND)
	'PARC CENTRE' 30" ROUND TABLE W/ 4 CHAIRS
	'MORRISON STOOL' W/ WOOD INSERT
	RESTORATION HARDWARE
SITE LIGHTING	
L1	LED PATH LIGHT
L2	LED STRIP LIGHT
	LED PATH LIGHT
	LINEAR STRIP LIGHTS
OTHER	
R1	EXISTING CURB TO REMAIN
R2	EXISTING UTILITY TO REMAIN
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R4	6" CURB
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R7	RAISED VEGETABLE GARDEN BED
R8	FIRE HYDRANT
R9	FIRE DEPARTMENT CONNECTION
R10	ELECTRICAL TRANSFORMER
PA	PLANTING AREA
	PROTECT IN PLACE
	PROTECT IN PLACE
	PROTECT IN PLACE
	REFER TO CIVIL
	REFER TO CIVIL
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KEY PLAN

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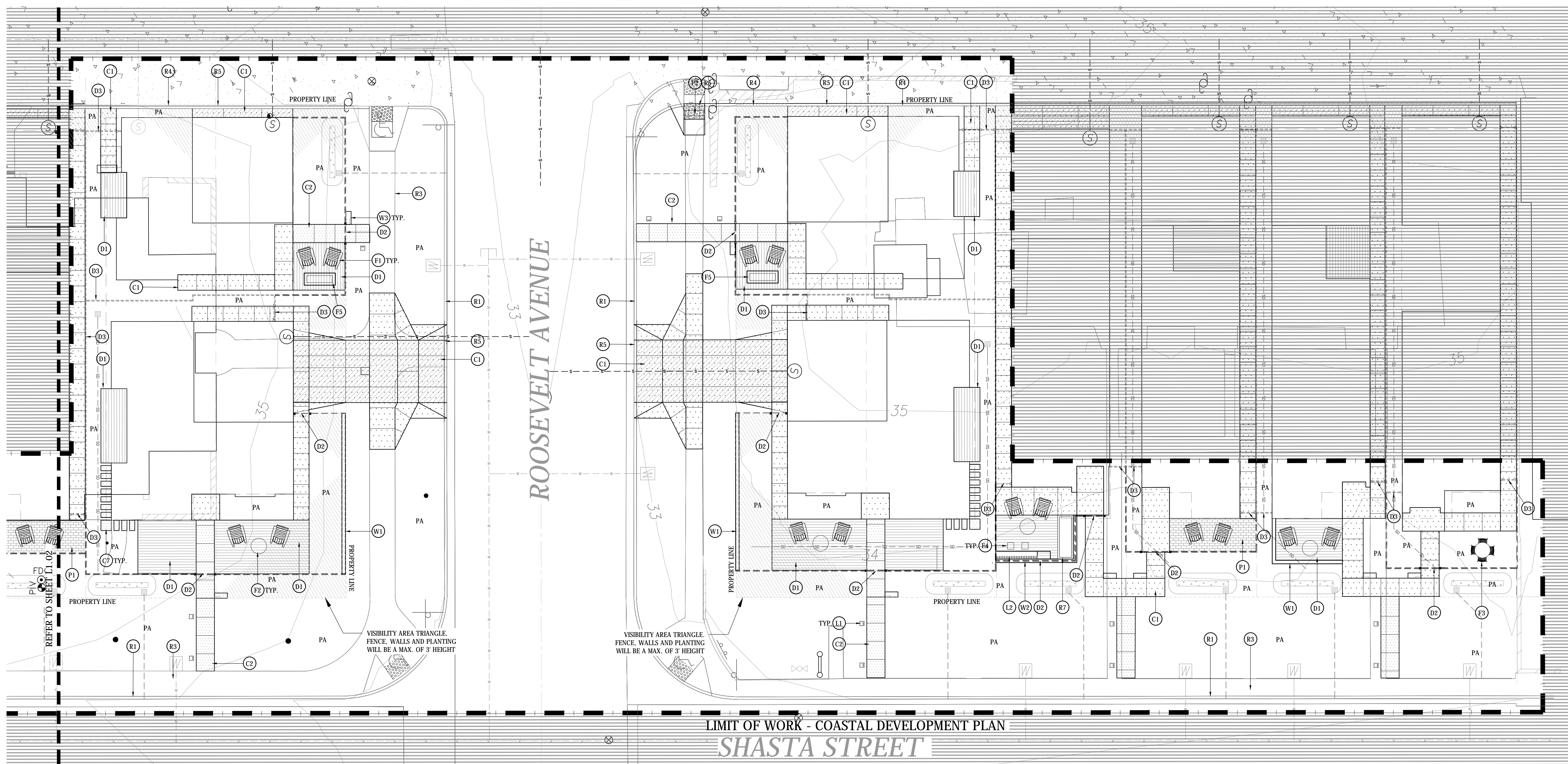


HARDSCAPE PLAN

PREPARED BY:	lam LAB landscape architecture + environmental design San Diego, CA Tel: 619.444.1888 Fax: 619.444.1887	REVISION 6:	
LOT NUMBER:	LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO	REVISION 5:	
APN:	424-482-14-00 & 424-532-25-00	REVISION 4:	
PROJECT NAME:	ECO BLOK HOMES	REVISION 3:	
SHEET TITLE:	HARDSCAPE PLAN	REVISION 2:	
SHEET COUNT:	36 OF 56	REVISION 1:	
		ORIGINAL DATE:	XX-XX-16
		PTS #:	530514

DATE	11/15/16
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ISSUE	1

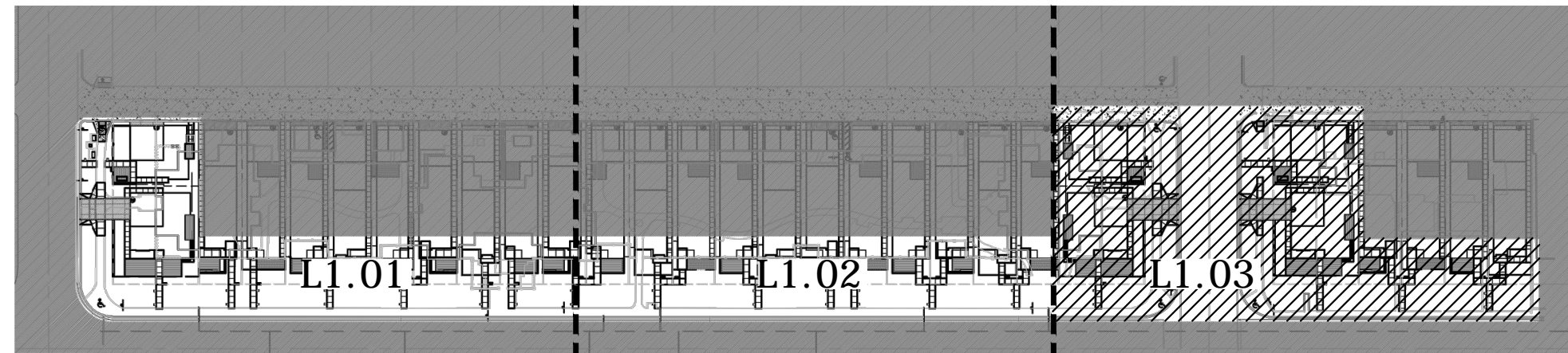
ECO BLOK HOMES
3870 - 3977 SHASTA STREET
SAN DIEGO, CA 92109



HARDSCAPE & PRODUCTS SCHEDULE

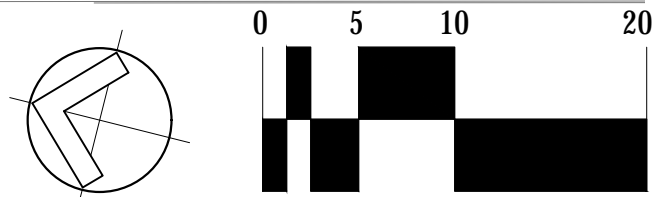
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PEDESTRIAN			
C1		C.I.P. CONCRETE PAVING - TYPE 1 NATURAL GRAY, SAND FINISH	NATURAL GRAY, SAND FINISH
C2		C.I.P. CONCRETE PAVING - TYPE 2 NATURAL GRAY, WASHED AGGREGATE FINISH	NATURAL GRAY, WASHED AGGREGATE FINISH
C3		EXPANSION JOINT - 3/8"	C.I.P. CONCRETE
C4		COLD JOINT	C.I.P. CONCRETE
C5		SAW CUT SCORELINE - 1/4"	C.I.P. CONCRETE
C6		THICKENED EDGE CONCRETE - ALL EDGES	C.I.P. CONCRETE
C7		C.I.P. CONCRETE STEPPING STONE	C.I.P. CONCRETE, FINISH PER PLAN
PAVERS			
P1		PERMEABLE CONCRETE PAVERS	12" X 6" X 5/8" PATTERN & COLOR T.B.D.
P2		TRUNCATED DOME PAVERS	12" X 12" ADA 'CHARCOAL'
WOOD			
D1		IPE DECK	
D2		IPE WOOD GARDEN FENCE & GATE - 3/4' HEIGHT	IPE SLAT FENCE WITH GALVANIZED STEEL POSTS
D3		HARDWOOD SECURITY FENCE & GATE - 6' HEIGHT	HARDWOOD SLAT FENCE WITH GALVANIZED STEEL POSTS
WALLS			
W1		C.I.P. CONCRETE BOARD FORM WALL - 8" WIDTH	NATURAL GRAY, BOARD FORM FINISH
W2		C.I.P. CONCRETE BOARD FORM WALL W/ COUNTER - 8" WIDTH	NATURAL GRAY, BOARD FORM FINISH
W3		C.I.P. CONCRETE BOARD FORM MAILBOX / ADDRESS NUMBER WALL - 12" WIDTH	NATURAL GRAY, BOARD FORM FINISH, STAINLESS MAILBOX & PIN LETTERS W/ LED BACKLIT LIGHTING

SITE FURNISHINGS		
F1	EMMET CHAIR	RECYCLED HDPE MATERIAL
F2	COFFEE TABLE	LOLLYGAGGER COCKTAIL TABLE (ROUND)
F3	TABLE & CHAIRS	'PARC CENTRE' 30" ROUND TABLE W/ 4 CHAIRS
F4	BAR STOOL	'MORRISON STOOL' W/ WOOD INSERT
F5	FIRE PIT	RESTORATION HARDWARE
SITE LIGHTING		
L1	LED PATH LIGHT	LED PATH LIGHT
L2	LED STRIP LIGHT	LINEAR STRIP LIGHTS
OTHER		
R1	EXISTING CURB TO REMAIN	PROTECT IN PLACE
R2	EXISTING UTILITY TO REMAIN	PROTECT IN PLACE
R3	EXISTING HARDSCAPE TO REMAIN	PROTECT IN PLACE
R4	6" CURB	REFER TO CIVIL
R5	0" CURB	REFER TO CIVIL
R6	CURB RAMP	REFER TO CIVIL
R7	RAISED VEGETABLE GARDEN BED	3' X 8' X 18"H REDWOOD
R8	FIRE HYDRANT	REFER TO CIVIL
R9	FIRE DEPARTMENT CONNECTION	REFER TO CIVIL
R10	ELECTRICAL TRANSFORMER	REFER TO ELECTRICAL DWGS
PA	PLANTING AREA	



KEY PLAN

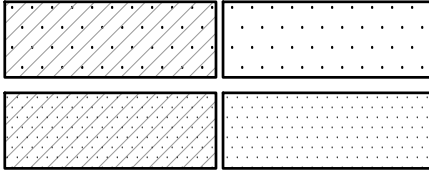
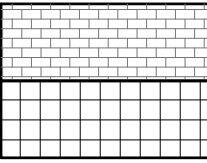
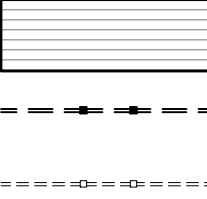

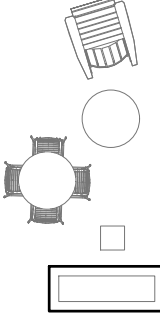

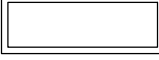
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HARDSCAPE PLAN

PREPARED BY:	lam LAB landscape architecture + environmental design San Diego, CA 92101 Tel: 619.484.2500 Fax: 619.484.2501	REVISION 6: REVISION 5: REVISION 4: REVISION 3: REVISION 2: REVISION 1: ORIGINAL DATE: XX-XX-16
LOT NUMBER:	LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO	
APN:	424-482-14-00 & 424-532-25-00	
PROJECT NAME:	ECO BLOK HOMES	
SHEET TITLE:	HARDSCAPE PLAN	
SHEET COUNT:	37 OF 56	PTS #: 530514

HARDSCAPE & PRODUCTS SCHEDULE

SYMBOL		#	ITEM	DESCRIPTION	MANUF/SUPPLIER	MODEL	REMARKS
VEHICULAR PEDESTRIAN		CONCRETE PAVING					
		C1	C.I.P. CONCRETE PAVING - TYPE 1 NATURAL GRAY, SAND FINISH	NATURAL GRAY, SAND FINISH			3/8" CARROLL CANYON AGGREGATE WITH NON-ENHANCING PENETRATING SEALER
		C2	C.I.P. CONCRETE PAVING - TYPE 2 NATURAL GRAY, WASHED AGGREGATE FINISH	NATURAL GRAY, WASHED AGGREGATE FINISH			3/8" CARROLL CANYON AGGREGATE WITH NON-ENHANCING PENETRATING SEALER
		C3	EXPANSION JOINT - 3/8"	C.I.P. CONCRETE			
		C4	COLD JOINT	C.I.P. CONCRETE			
		C5	SAW CUT SCORELINE - 1/4"	C.I.P. CONCRETE			
		C6	THICKENED EDGE CONCRETE -ALL EDGES	C.I.P. CONCRETE			
		C7	C.I.P. CONCRETE STEPPING STONE	C.I.P. CONCRETE, FINISH PER PLAN			
PAVERS							
		P1	PERMEABLE CONCRETE PAVERS	12" X 6" X 5/8" PATTERN & COLOR T.B.D.	www.hydro-flotechnology.com	estate series 60mm	INSTALL PER MANUFACTURER'S DETAILS
		P2	TRUNCATED DOME PAVERS	12" X 12" ADA 'CHARCOAL'	www.tiletech.com		INSTALL PER MANUFACTURER'S DETAILS
WOOD							
		D1	IPE DECK				
		D2	IPE WOOD GARDEN FENCE & GATE - 3/4' HEIGHT	IPE SLAT FENCE WITH GALVANIZED STEEL POSTS			
		D3	HARDWOOD SECURITY FENCE & GATE - 6' HEIGHT	HARDWOOD SLAT FENCE WITH GALVANIZED STEEL POSTS			
WALLS							
		W1	C.I.P. CONCRETE BOARD FORM WALL - 8" WIDTH	NATURAL GRAY, BOARD FORM FINISH			
		W2	C.I.P. CONCRETE BOARD FORM WALL W/ COUNTER - 8" WIDTH	NATURAL GRAY, BOARD FORM FINISH			
		W3	C.I.P. CONCRETE BOARD FORM MAILBOX / ADDRESS NUMBER WALL - 12" WIDTH	NATURAL GRAY, BOARD FORM FINISH, STAINLESS MAILBOX & PIN LETTERS W/ LED BACKLIT LIGHTING			
SITE FURNISHINGS							
		F1	EMMET CHAIR	RECYCLED HDPE MATERIAL	www.roomandboard.com		SITE FURNISHINGS BY OWNER; SHOWN FOR SCALE OF SPACE
		F2	COFFEE TABLE	LOLLYGAGGER COCKTAIL TABLE (ROUND)	LOLL		SITE FURNISHINGS BY OWNER; SHOWN FOR SCALE OF SPACE
		F3	TABLE & CHAIRS	'PARC CENTRE' 30" ROUND TABLE W/ 4 CHAIRS	www.landscapeforms.com		SITE FURNISHINGS BY OWNER; SHOWN FOR SCALE OF SPACE
		F4	BAR STOOL	'MORRISON STOOL' W/ WOOD INSERT	www.landscapeforms.com		SITE FURNISHINGS BY OWNER; SHOWN FOR SCALE OF SPACE
		F5	FIRE PIT	RESTORATION HARDWARE	www.restorationhardware.com		PRECAST FIRE PIT
SITE LIGHTING							
		L1	LED PATH LIGHT	LED PATH LIGHT	DELTA LIGHT	AULA 60 WW	
		L2	LED STRIP LIGHT	LINEAR STRIP LIGHTS	www.diodeLED.com	DI-12V-BL27	LED TAPE LIGHT
OTHER							
		R1	EXISTING CURB TO REMAIN	PROTECT IN PLACE			
		R2	EXISTING UTILITY TO REMAIN	PROTECT IN PLACE			
		R3	EXISTING HARDSCAPE TO REMAIN	PROTECT IN PLACE			
		R4	6" CURB	REFER TO CIVIL			
		R5	0" CURB	REFER TO CIVIL			
		R6	CURB RAMP	REFER TO CIVIL			
		R7	RAISED VEGETABLE GARDEN BED	3' X 8'X 18"H REDWOOD			
		R8	FIRE HYDRANT	REFER TO CIVIL			
		R9	FIRE DEPARTMENT CONNECTION	REFER TO CIVIL			
		R10	ELECTRICAL TRANSFORMER	REFER TO ELECTRICAL DWGS			
		PA	PLANTING AREA				

HARDSCAPE LEGEND			
PREPARED BY:		REVISION 6:	
LOT NUMBER:	LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO	REVISION 5:	
APN:	424-482-14-00 & 424-532-25-00	REVISION 4:	
PROJECT NAME:	ECO BLOK HOMES	REVISION 3:	
SHEET TITLE:	HARDSCAPE LEGEND	REVISION 2:	
SHEET COUNT:	38 OF 56	REVISION 1:	
		ORIGINAL DATE:	XX-XX-16



DATE: 08.17.17

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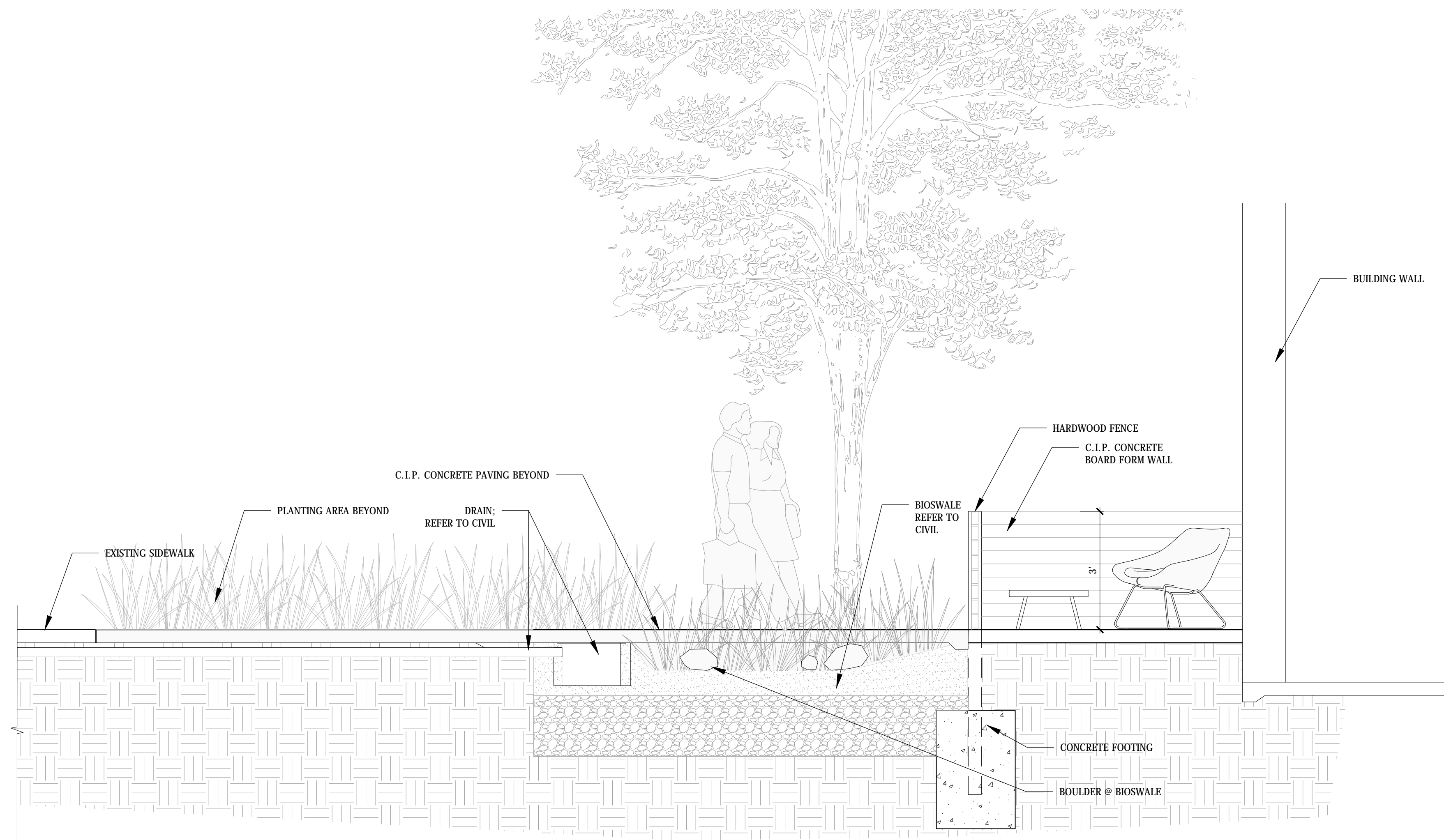
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JOB:

SHEET

L1.04

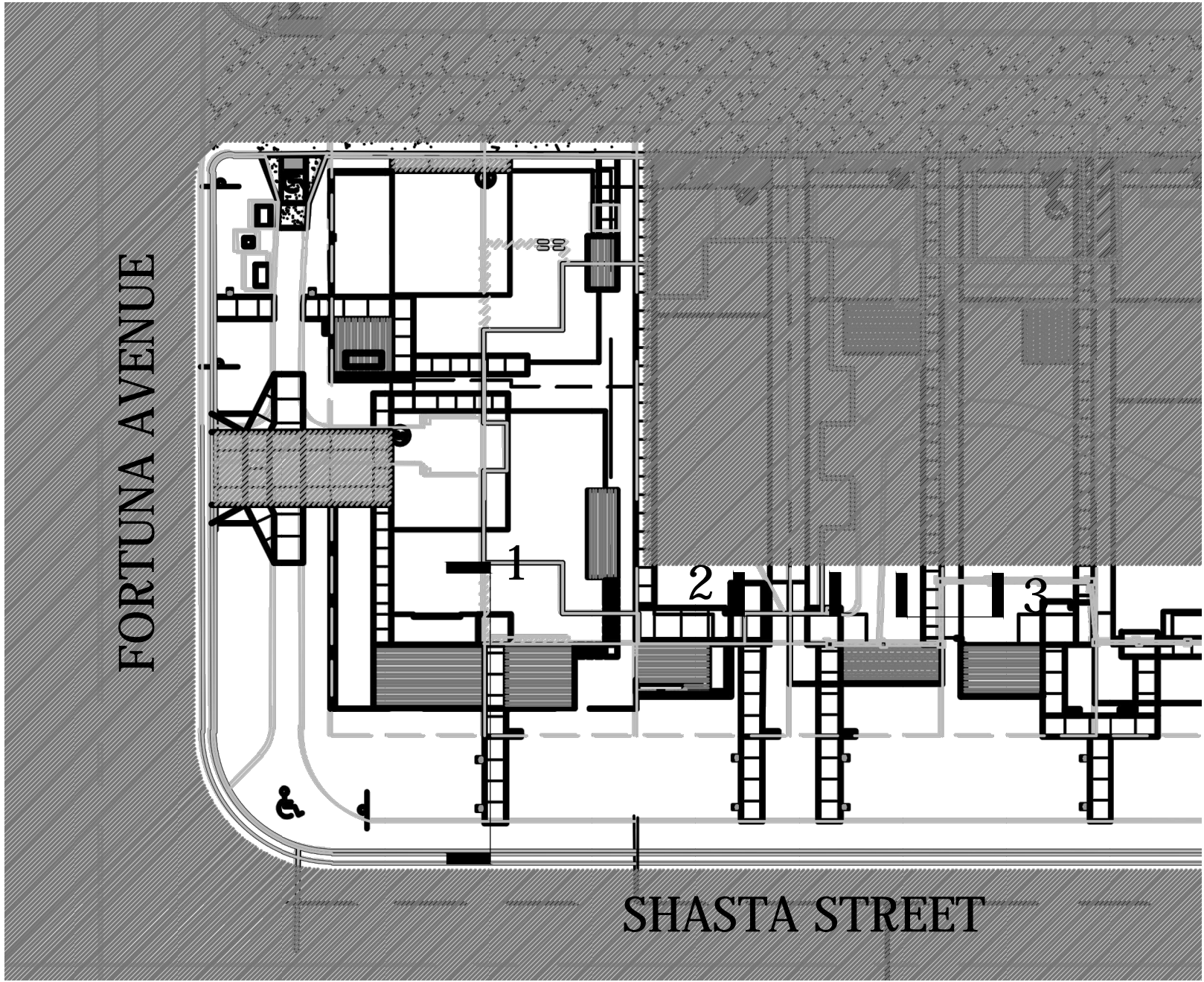
ECO BLOK HOMES
3870 - 3977 SHASTA STREET
SAN DIEGO, CA 92109



1

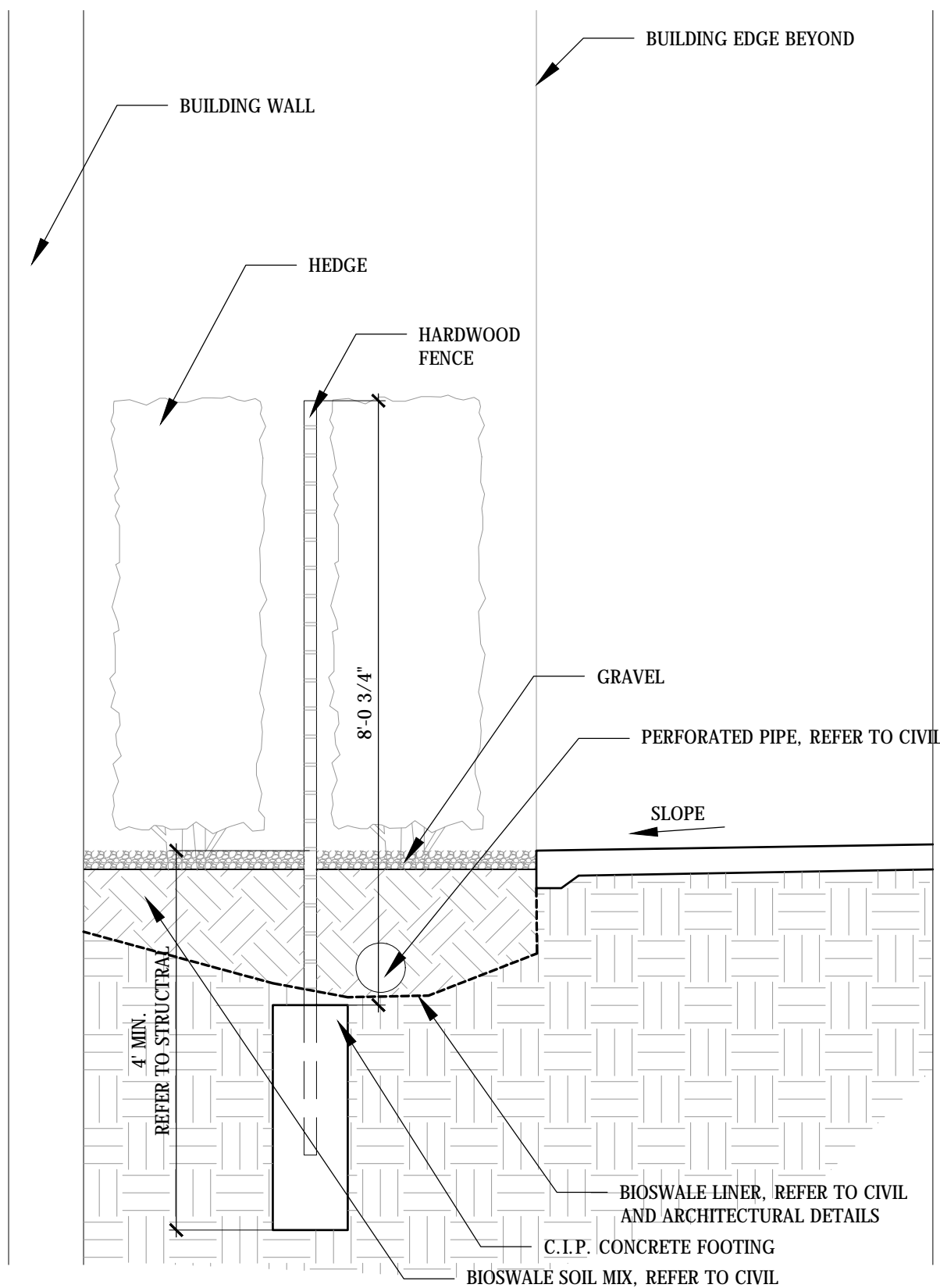
SECTION 1

SCALE: 1/2"=1'



KEY PLAN

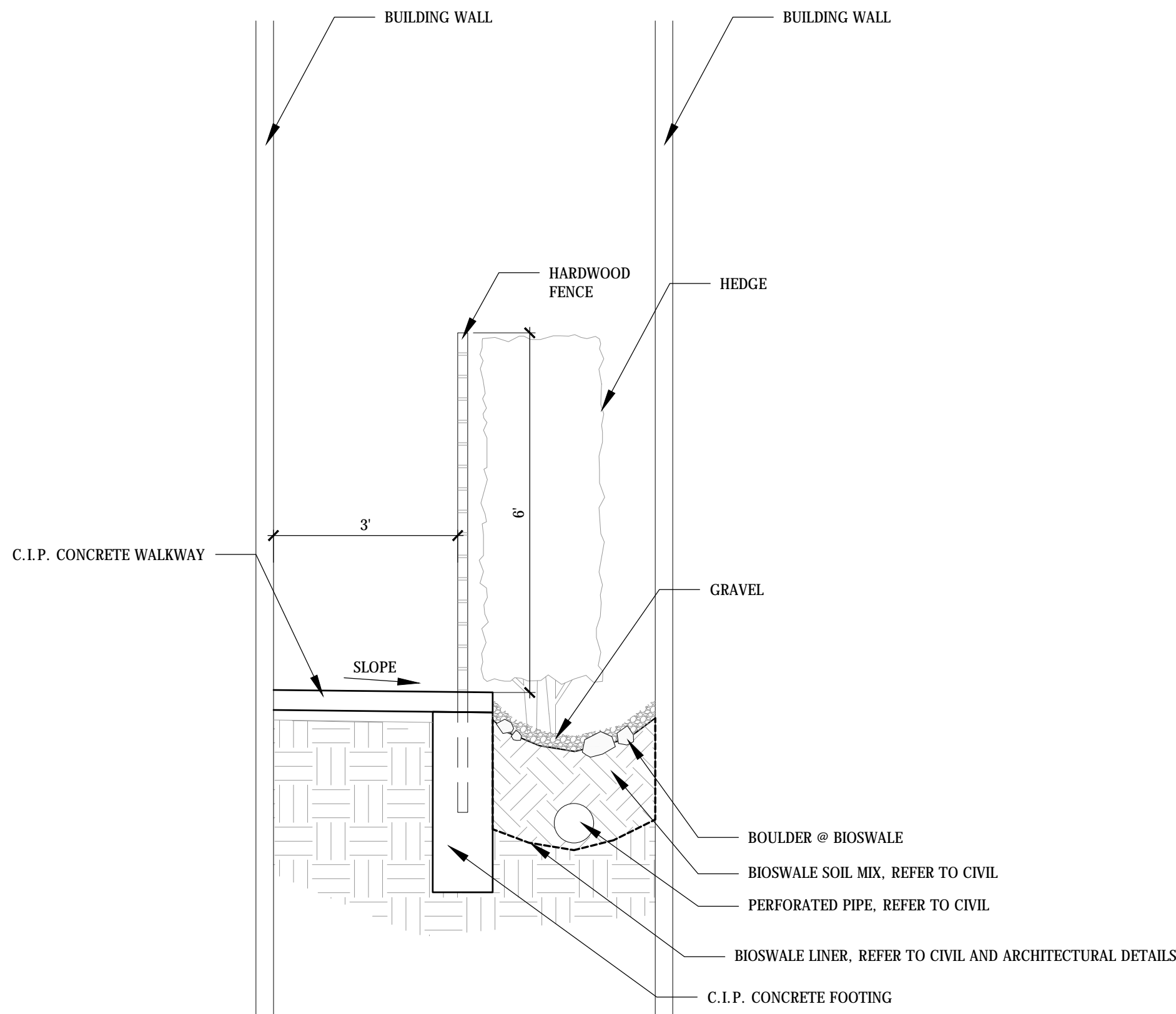
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2

SECTION 2

SCALE: 1/2"=1'



3

SECTION 3

SCALE: 1/2"=1'

SITE SECTIONS

PREPARED BY:



LOT NUMBER:

LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO

APN:

424-482-14-00 & 424-532-25-00

PROJECT NAME:

ECO BLOK HOMES

SHEET TITLE:

SITE SECTIONS

SHEET COUNT:

39 OF 56

REVISION 6:

REVISION 5:

REVISION 4:

REVISION 3:

REVISION 2:

ORIGINAL DATE:

XX-XX-16



DATE: 08.17.17

SCALE:

DRAWN:

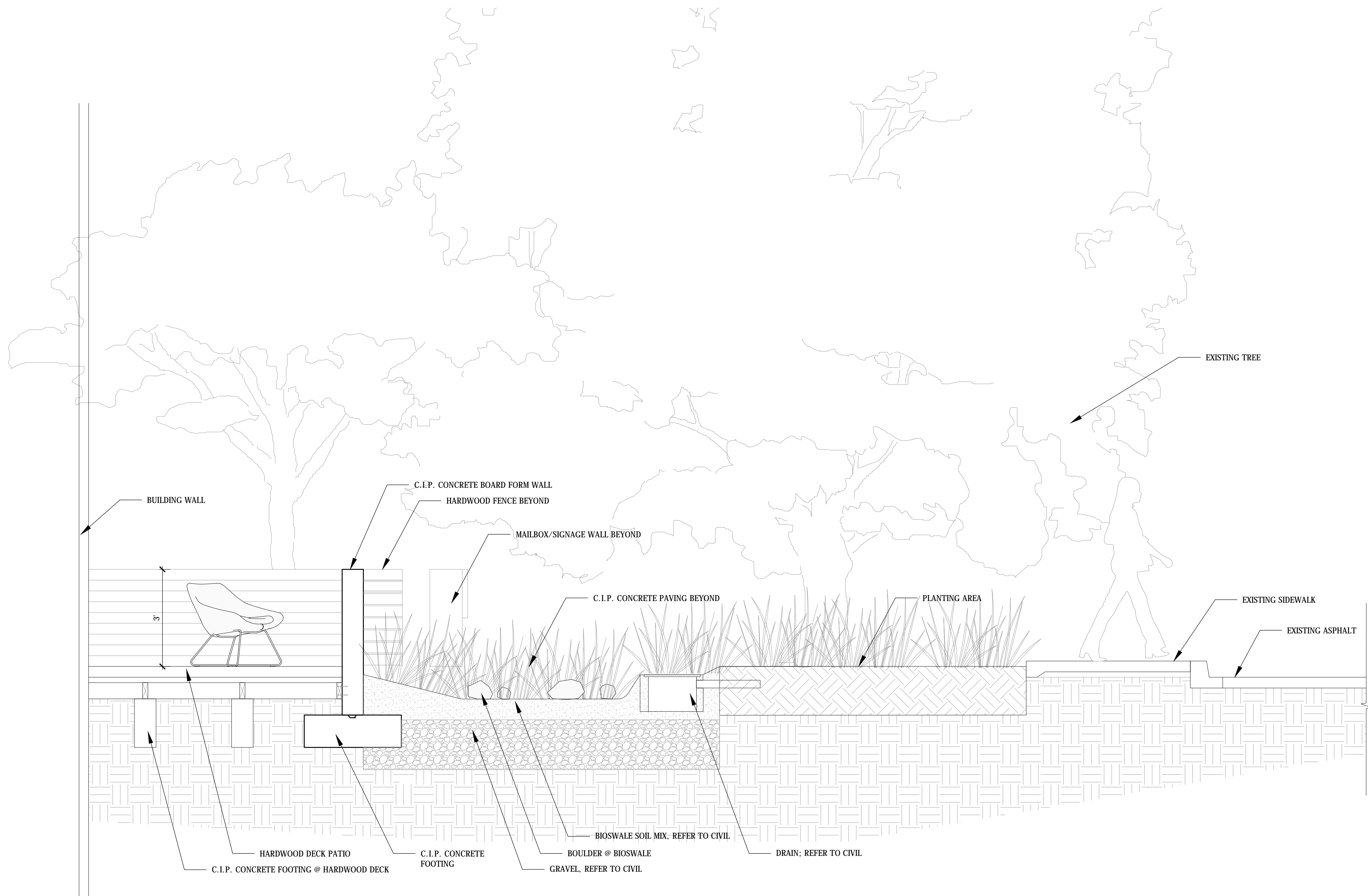
JOB:

SHEET

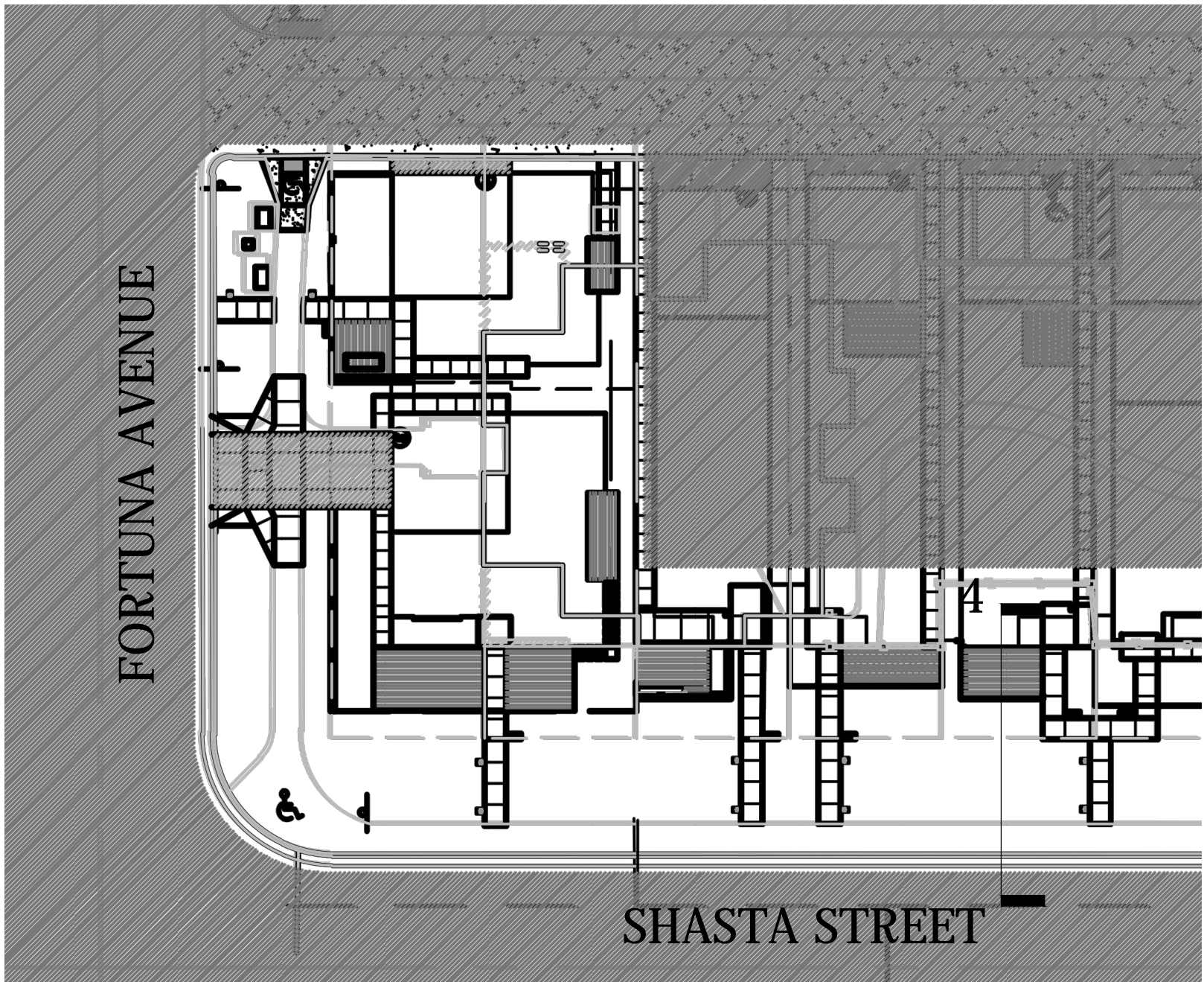
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ECO BLOK HOMES
3870 - 3977 SHASTA STREET
SAN DIEGO, CA 92109

DATE	DESCRIPTION	ISSUE
11/15/16	COASTAL DEVELOPMENT PERMIT	1



1 SECTION 4
SCALE: 1/2"=1'



KEY PLAN
SCALE: NTS

SITE SECTIONS			
PREPARED BY:	lam LAB landscape architecture + environmental design San Diego, CA 92108 Tel: 619.481.2887 Fax: 619.481.2887	REVISION 6:	
LOT NUMBER:	LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO	REVISION 5:	
APN:	424-482-14-00 & 424-532-25-00	REVISION 4:	
PROJECT NAME:	ECO BLOK HOMES	REVISION 3:	
SHEET TITLE:	SITE SECTIONS	REVISION 2:	
SHEET COUNT:	40 OF 56	REVISION 1:	
		ORIGINAL DATE:	XX-XX-16
		PTS #:	530514

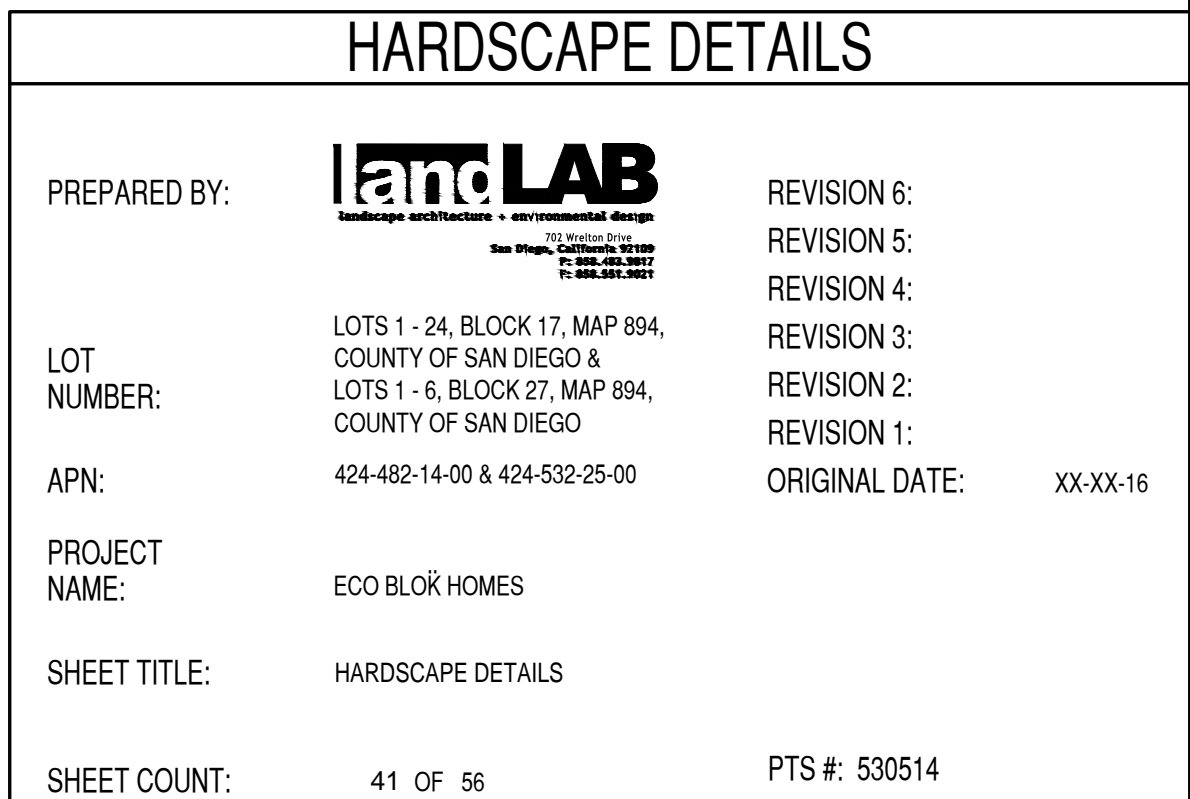
ISSUE	DESCRIPTION	DATE
1	COASTAL DEVELOPMENT PERMIT	11/15/16

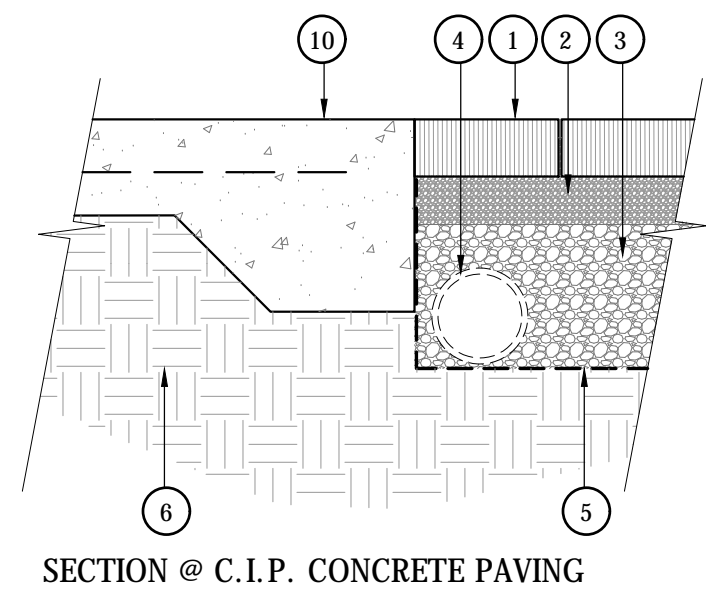
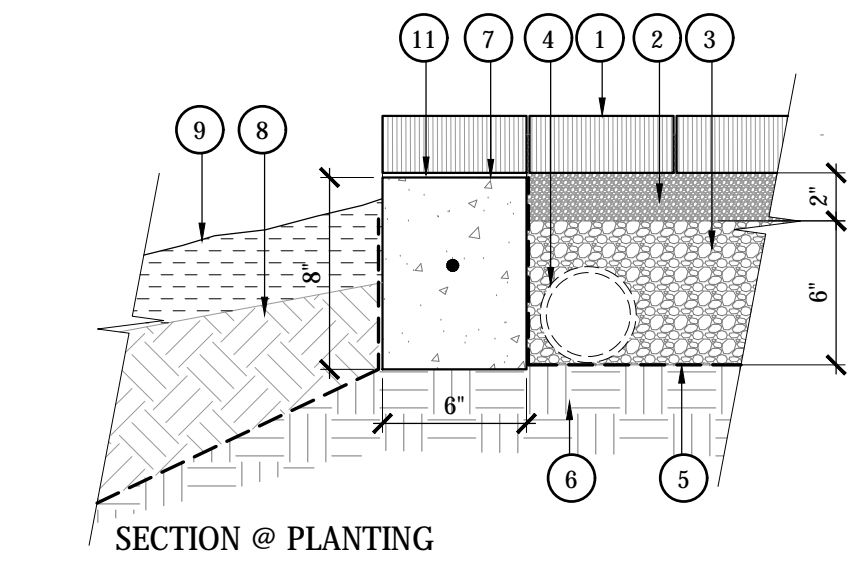
ECO BLOK HOMES
3870 - 3977 SHASTA STREET
SAN DIEGO, CA 92109

DATE: 08.17.17
SCALE:
DRAWN:
JOB:
SHEET

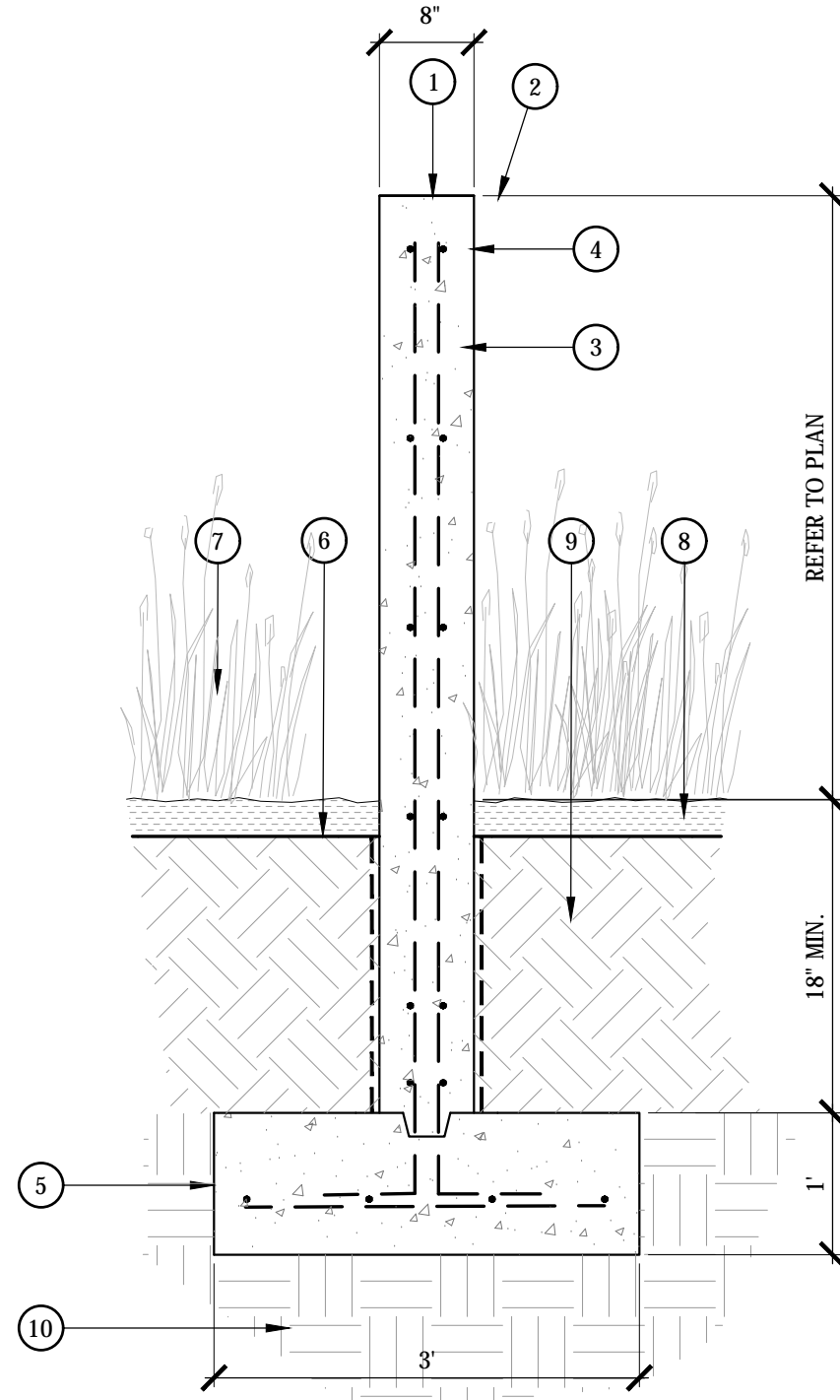
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PATHFINDER
LANDSCAPE ARCHITECTS





- 1 PEDESTRIAN POROUS PAVER. PATTERN TBD
- 2 #8 AGGREGATE BEDDING COURSE
- 3 #57 STONE OPEN-GRADED BASE
- 4 PERFORATED DRAIN PIPE PER CIVIL
- 5 MIRAFI 140N FILTER FABRIC
- 6 COMPACTED SUBGRADE PER PROJECT GEOTECHNICAL REPORT
- 7 C.I.P. CONCRETE DEEP POUR EDGE/ PAVEMENT RESTRAINT
- 8 AMENDED NATIVE SOIL IN PLANTING AREA PER SPECS
- 9 MULCH. REFER TO PLANTING/MULCH PLAN
- 10 ADJACENT PAVING. REFER TO HARDSCAPE PLAN
- 11 THIN SET MORTAR BED PER MANUFACTURER'S RECOMMENDATION REFER TO SPECS



- 1 C.I.P. CONCRETE BOARD FORM WALL
- 2 1/8\"/>
- 3 #4 VERT @ 12 O.C. EACH FACE W/ HOOK INTO FTG
- 4 #4 HORTZ AT 18\"/>
- 5 CONCRETE FOOTING W/ #4 BTM AT 12\"/>
- 6 FINISHED GRADE
- 7 PLANTING AREA
- 8 MULCH. REFER TO MULCH PLAN
- 9 RIP AND AMENDED NATIVE SOIL @ 18\"/>
- 10 COMPACTED SUBGRADE PER PROJECT GEOTECHNICAL REPORT

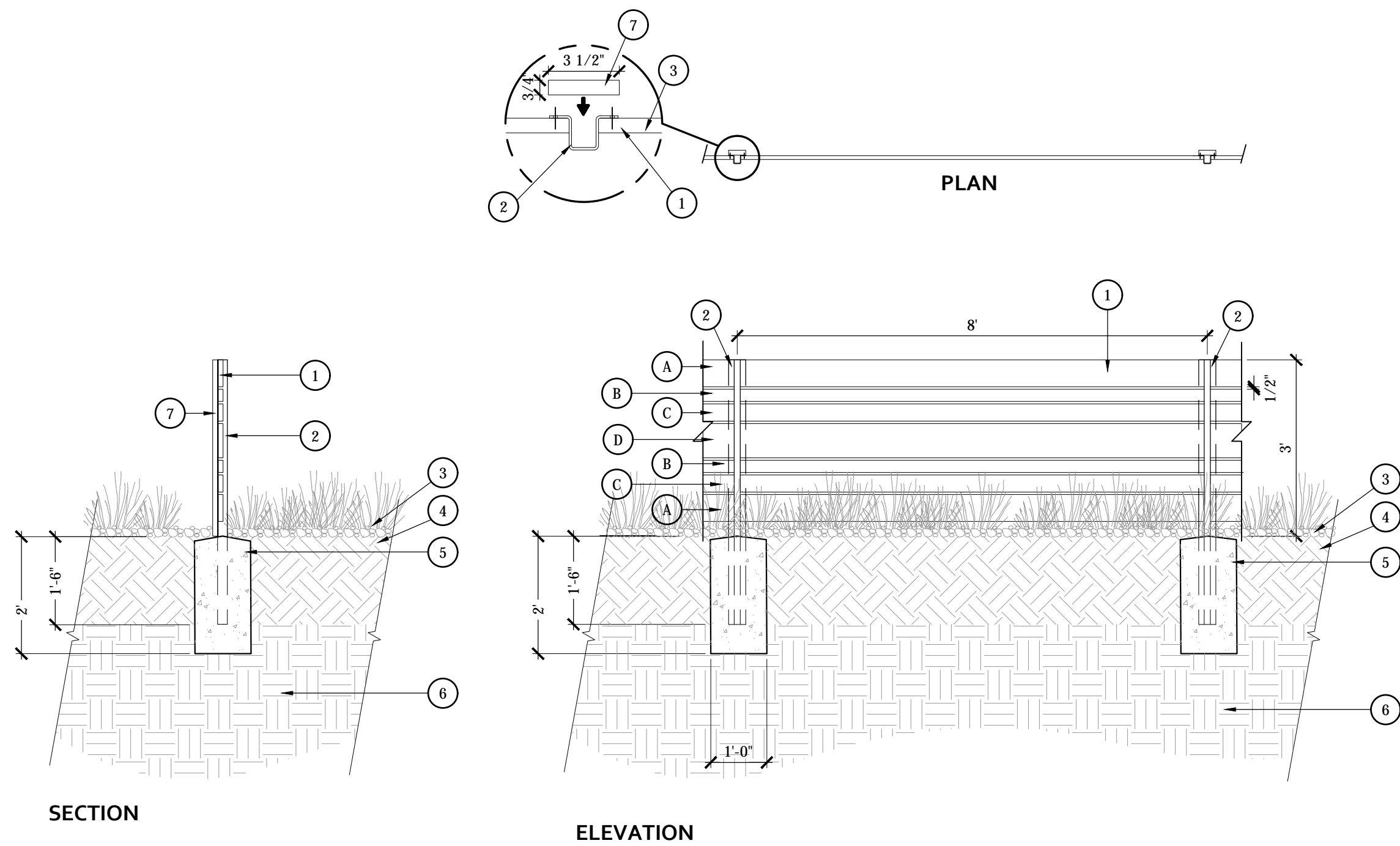
1 POROUS CONCRETE PAVERS
SCALE: 1 1/2\"/>

2 C.I.P. CONCRETE BOARD FORM WALL - 8\"/>

- 1 1\"/>
- 2 3-1/2\"/>
- 3 ROCK MULCH PER PLAN
- 4 AMENDED NATIVE PLANTING SOIL PER SPECIFICATIONS
- 5 C.I.P. CONCRETE FOOTING 1\"/>
- 6 COMPACTED SUBGRADE @ 95%
- 7 POST COVER

- FENCE BOARDS:
- A 5 1/2\"/>
 - B 2 1/2\"/>
 - C 3 1/2\"/>
 - D 7\"/>

NOTES:
1. WOOD DIMENSIONS SHOWN ARE NOMINAL
2. STAIN PER SPECS



3 WOOD SCREEN FENCE
SCALE: 1/2\"/>

HARDSCAPE DETAILS

PREPARED BY:	lam LAB landscape architecture + environmental design San Diego, CA 92108 P: 619.482.1400 F: 619.482.1401	REVISION 6:	
LOT NUMBER:	LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO	REVISION 5:	
APN:	424-482-14-00 & 424-532-25-00	REVISION 4:	
PROJECT NAME:	ECO BLOK HOMES	REVISION 3:	
SHEET TITLE:	HARDSCAPE DETAILS	REVISION 2:	
SHEET COUNT:	42 OF 56	REVISION 1:	
		ORIGINAL DATE:	XX-XX-16

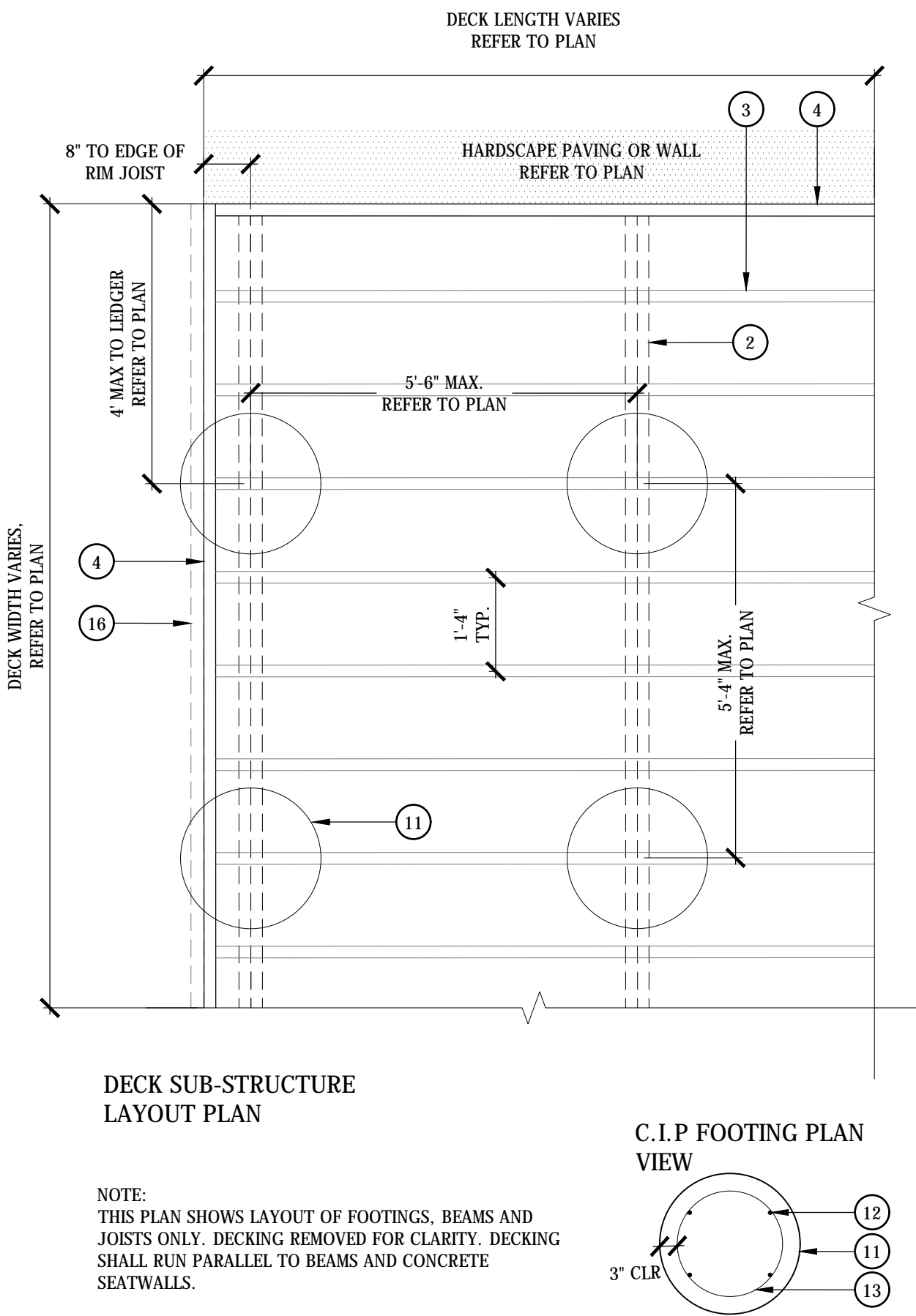


DATE:	08.17.17
SCALE:	
DRAWN:	
JOB:	
SHEET	

L1.08

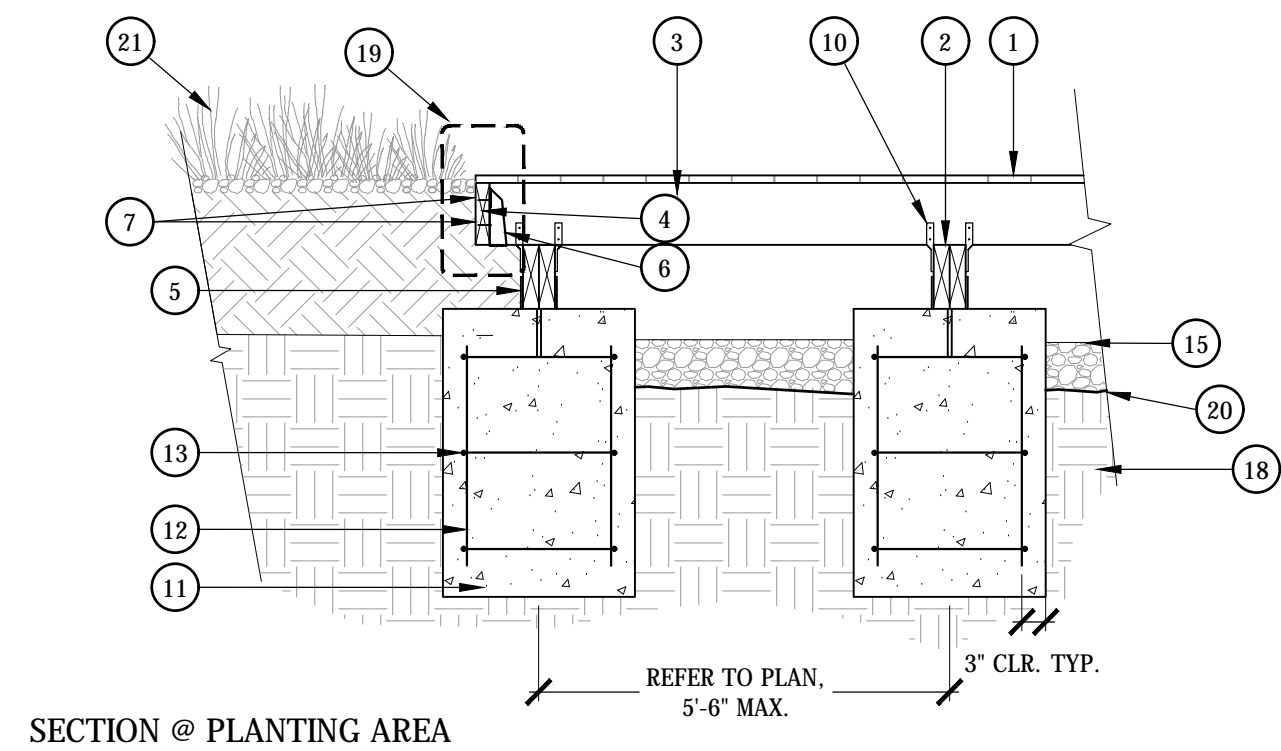
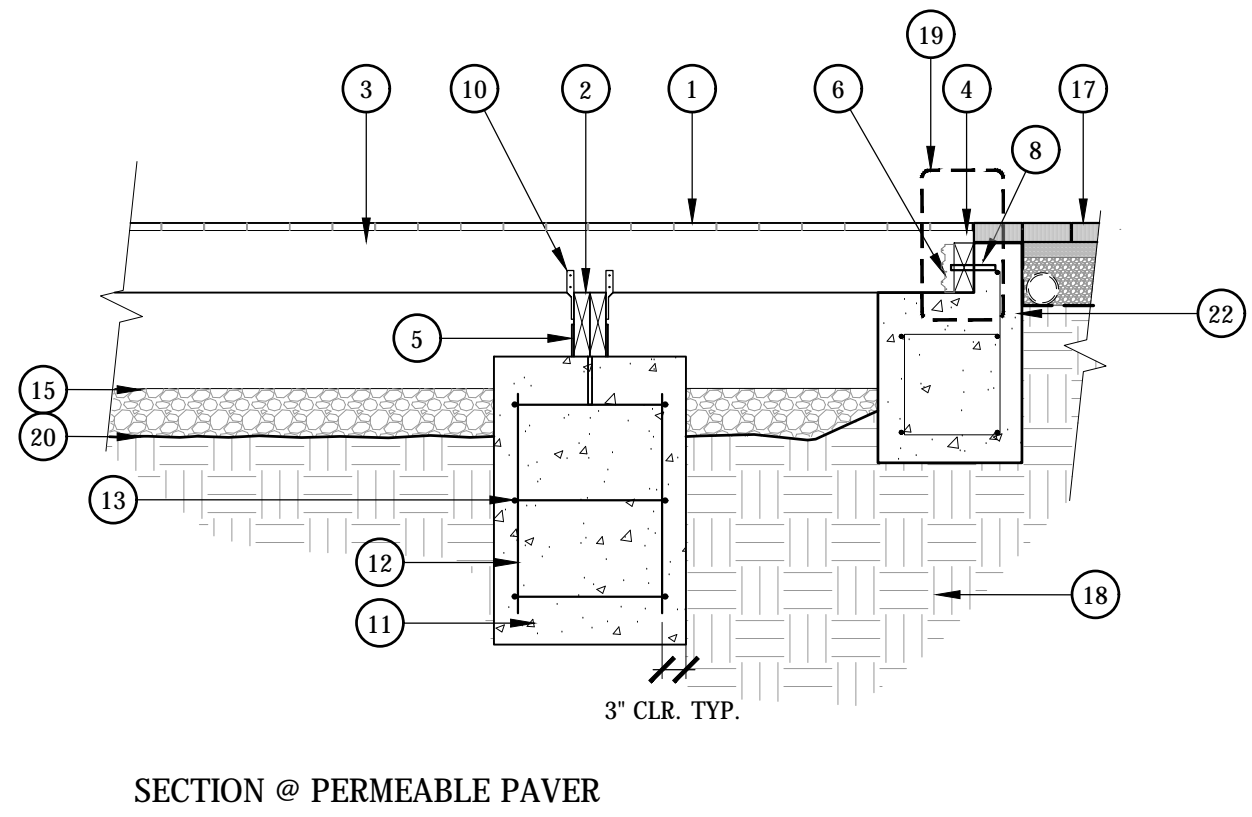
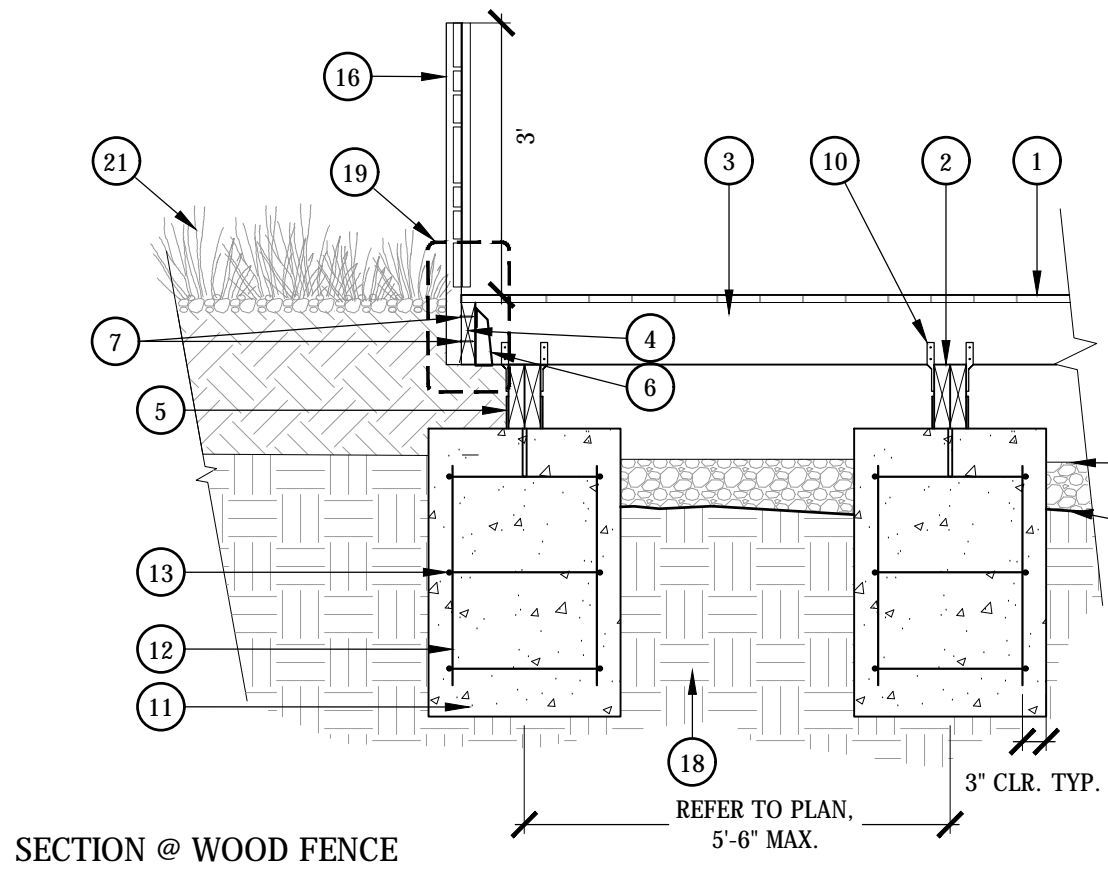
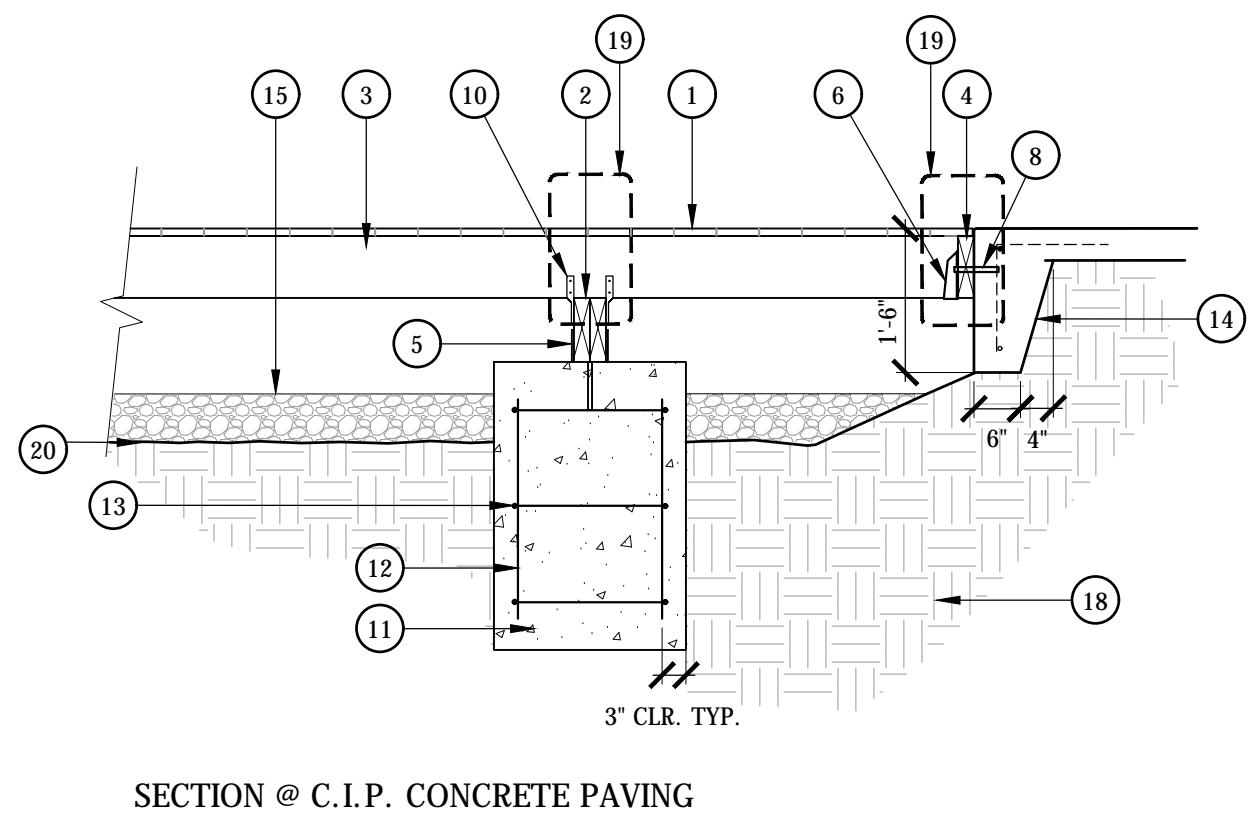
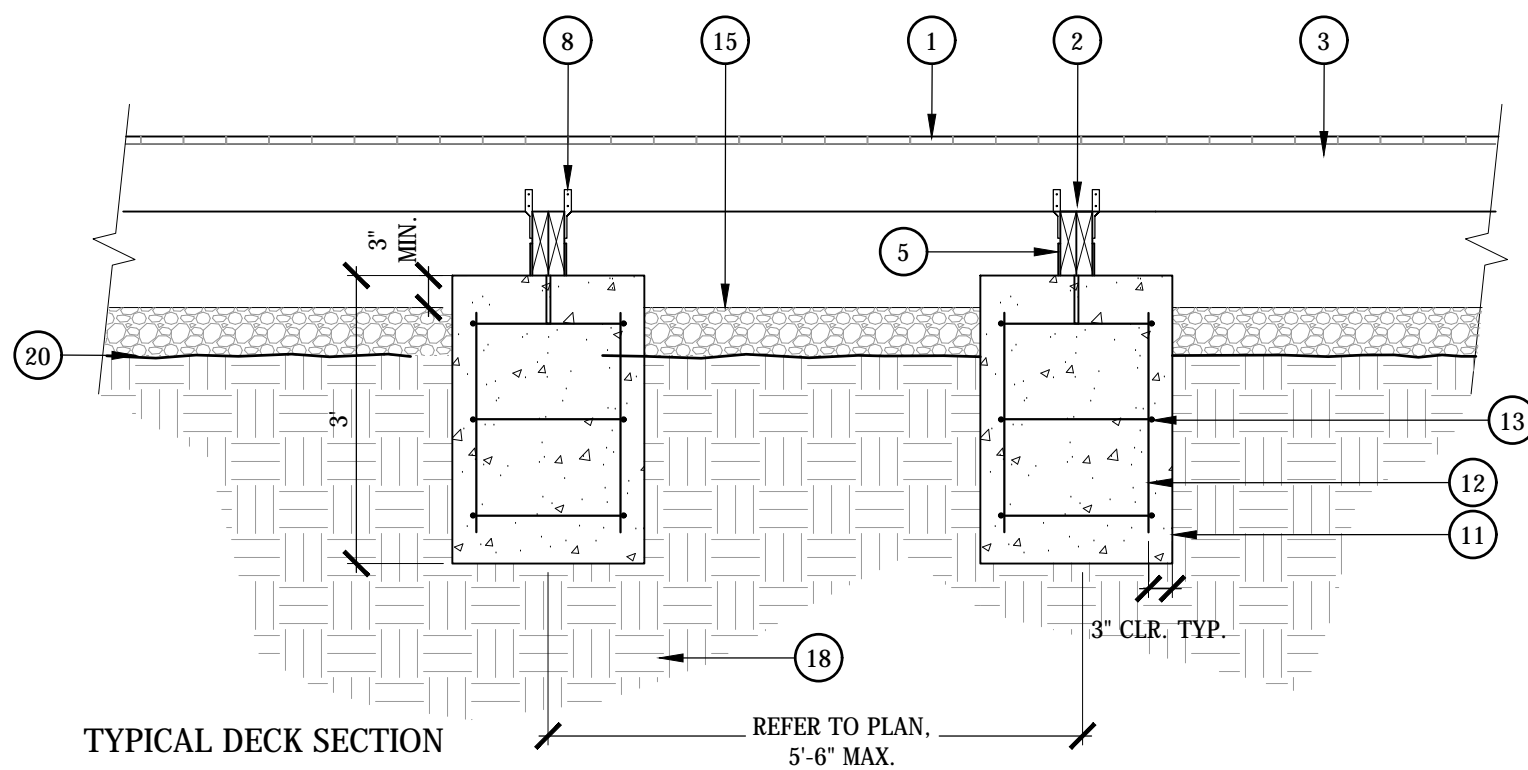
ECO BLOK HOMES
3870 - 3977 SHASTA STREET
SAN DIEGO, CA 92109

DATE	11/15/16
DESCRIPTION	COASTAL DEVELOPMENT PERMIT
ISSUE	1



- 1 1X6 PRE GROOVED IPE DECKING, FASTENED TO
JOISTS WITH HIDDEN CLIPS, REFER TO SPECS
- 2 (2) 2X8 PRESSURE TREATED BEAMS
- 3 2X8 PRESSURE TREATED JOISTS 16" O.C.
- 4 2X8 PRESSURE TREATED LEDGER/ RIM JOIST
- 5 GALVANIZED STEEL SADDLE W/ CONCRETE EMBED
- 6 GALVANIZED STEEL 2X8 JOIST HANGER
- 7 SIMPSON 190 REINFORCING &
SKEWABLE ANGLES
- 8 5/8" X 6" GALVANIZED STEEL WEDGE ANCHOR
- 9 STAINLESS STEEL LAG SCREW
- 10 4" (NOMINAL) GALVANIZED STEEL JOIST STRAP
- 11 24" DIAMETER CONCRETE SONOTUBE FOOTING
- 12 #4 REBAR VERTICAL, 4 PER FOOTING
- 13 #4 REBAR HORIZONTAL CONTINUOUS, 4 PER
FOOTING
- 14 C.I.P. CONCRETE DEEP POUR EDGE
- 15 1" SCREENED GRAVEL DRAINAGE LAYER 6" DEPTH
- 16 WOOD FENCE. REFER TO PLANS FOR ACTUAL
LOCATIONS AND REFER TO DETAILS #1 ON SHEET
L1.08 FOR GENERAL DETAILS. SEE SECTION @
WOOD FENCE ON THIS SHEET FOR FENCE AND
DECK CONNECTION.
- 17 PERMEABLE PAVER. REFER TO DETAILS #3 ON
SHEET L1.07 FOR GENERAL INSTALLATION. SEE
SECTION @ PERMEABLE PAVER ON THIS SHEET
FOR PERMEABLE PAVER AND DECK CONNECTION.
- 18 COMPACTED SUBGRADE PER PROJECT
GEOTECHNICAL REPORT
- 19 IPE DECKING ATTACHMENT
- 20 FINISH GRADE SLOPE TO DRAIN, REFER TO CIVIL
- 21 PLANTING AREA. REFER TO PLANTING PLAN
- 22 C.I.P. CONCRETE PAVER RESTRAINT/ DECK
FOOTING

- NOTES:
1. DECK SLOPES, REFER TO CIVIL FOR FINISH GRADES AT
DECK EDGES
 2. DECK SHALL BE FLUSH WITH ALL ADJACENT PAVING
 3. OVERLAP ALL JOIST SPLICES AT FOOTINGS OR BEAMS
 4. GRAVEL DRAINAGE LAYER SHALL BE 3" MIN. BELOW ALL
WOOD MEMBERS
 5. ALTERNATE ALL SPLICES IN DECKING
 6. 5% OF ALL FIXED SEATING SHALL BE ACCESSIBLE AT 18"
HEIGHT



1

IPE DECK

SCALE: 1/2"=1'

HARDSCAPE DETAILS

PREPARED BY:



LOT
NUMBER:

LOTS 1 - 24, BLOCK 17, MAP 894,
COUNTY OF SAN DIEGO &
LOTS 1 - 6, BLOCK 27, MAP 894,
COUNTY OF SAN DIEGO

APN:

424-482-14-00 & 424-532-25-00

PROJECT
NAME:

ECO BLOK HOMES

SHEET TITLE:

HARDSCAPE DETAILS

SHEET COUNT:

43 OF 56

REVISION 6:

REVISION 5:

REVISION 4:

REVISION 3:

REVISION 2:

REVISION 1:

ORIGINAL DATE:

XX-XX-16

PTS #: 530514



DATE: 08.17.17

SCALE:

DRAWN:

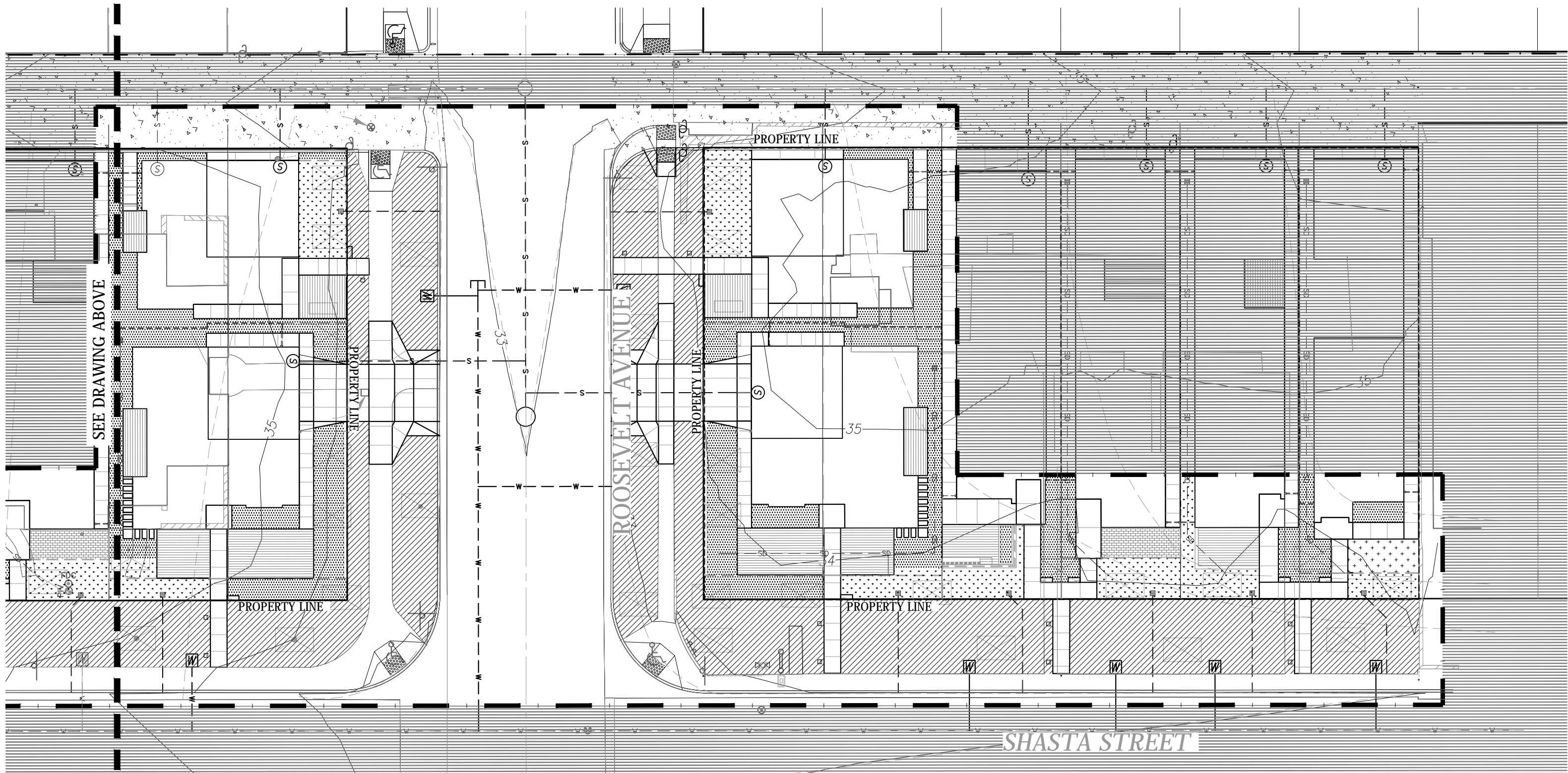
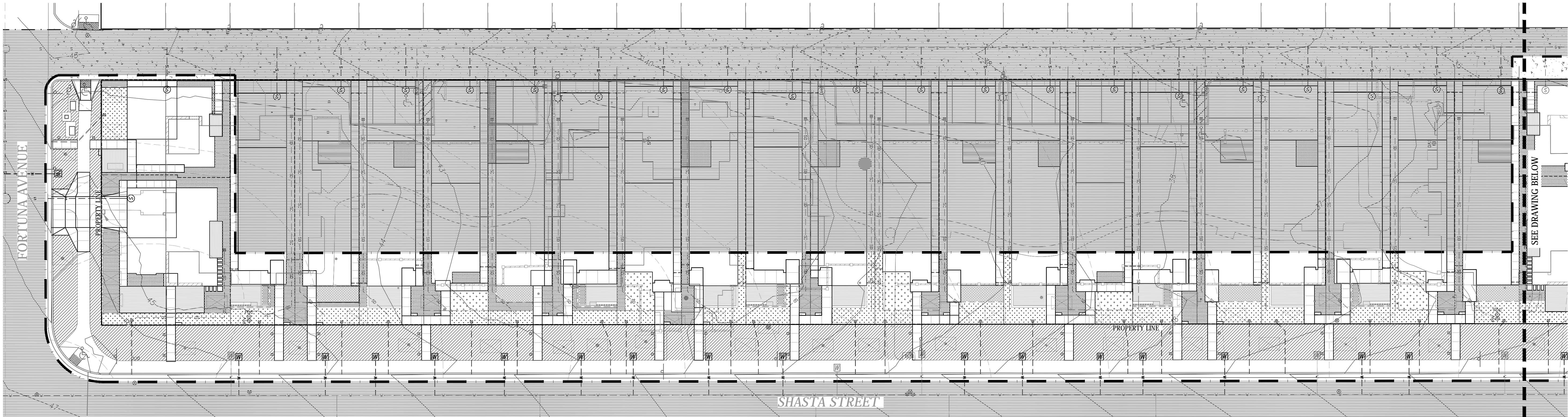
JOB:

SHEET

L1.09

DATE	11/15/16
DESCRIPTION	COASTAL DEVELOPMENT PERMIT
ISSUE	1

ECO BLOK HOMES
3870 - 3977 SHASTA STREET
SAN DIEGO, CA 92109



LANDSCAPE IRRIGATION WATER ANALYSIS

PROJECT: ECO BLOK HOMES
San Diego, CA

ET_o = 40
HA = 23,677
SLA = 0
LA = 23,677

MAXIMUM APPLIED WATER ALLOWANCE:
TOTAL MAWA=(ET_o)(0.62)[(0.55 x LA) + (0.45 x SLA)] 322,954 Gal./Yr

TOTAL ESTIMATED APPLIED WATER USED:
TOTAL EAWU=(ET_o x 0.62) x [(HA x PF)(IE) + SLA)] 284,343 Gal./Yr

ESTIMATED APPLIED WATER USED:
EAWU= (ET_o)(0.62) x [(HA x PF)(IE)]

HYDROZONE #1: (Low Water Streetscape with Sub-surface Inline Drip)
40.0 x 0.62 x 13,161 x 0.3 = 120,886 Gal./Yr

HYDROZONE #2: (Bioswale (Low water use plants) with Sub-surface Inline Drip)
40.0 x 0.62 x 4,141 x 0.5 = 63,393 Gal./Yr

HYDROZONE #3: (Low Water Interior Planting with Sub-surface Inline Drip)
40.0 x 0.62 x 5,568 x 0.5 = 85,239 Gal./Yr

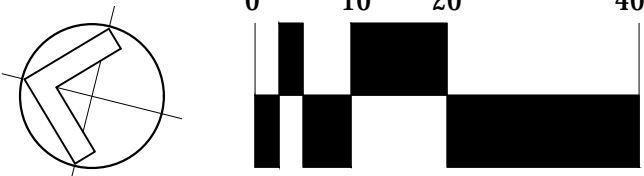
HYDROZONE #4: (Turf with Sub-surface Inline Drip)
40.0 x 0.62 x 807 x 0.6 = 14,825 Gal./Yr

MAXIMUM APPLIED WATER ALLOWANCE: 322,954 Gal./Yr

TOTAL ESTIMATED APPLIED WATER USE: 284,343 Gal./Yr

HYDROZONE LEGEND

SYMBOL	HYDROZONE	IRRIGATION TYPE	K _c	AREA SF.
	STREETSCAPE - LOW WATER USE	DRIP IRRIGATION	.3	13,161
	BIOSWALE - LOW WATER USE	DRIP IRRIGATION	.5	4,141
	INTERIOR ORNAMENTAL PLANTING - LOW WATER USE	DRIP IRRIGATION	.5	5,568
	TURF - MODERATE WATER USE	DRIP IRRIGATION	.6	807
	TOTAL			23,677



WATER EFFICIENT CALCULATIONS

PREPARED BY:	lam LAB Landscape Architecture & Environmental Design San Diego, CA 92108 Tel: 619.444.1000 Fax: 619.444.1001	REVISION 6: REVISION 5: REVISION 4: REVISION 3: REVISION 2: REVISION 1: ORIGINAL DATE: XX-XX-16
LOT NUMBER:	LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO	
APN:	424-482-14-00 & 424-532-25-00	
PROJECT NAME:	ECO BLOK HOMES	
SHEET TITLE:	WATER EFFICIENT CALCULATIONS	
SHEET COUNT:	44 OF 56	PTS #: 530514



DATE: 08.17.17
SCALE:
DRAWN:
JOB:
SHEET

L2.00

DATE	DESCRIPTION	ISSUE
11/15/16	COASTAL DEVELOPMENT PERMIT	1

FORTUNA AVENUE

SHASTA STREET

LIMIT OF WORK - COASTAL DEVELOPMENT PLAN

EXISTING IRRIGATION NOTES

NOTE 1:
CONTRACTOR SHALL LOCATE MAINTAIN EXISTING MAINLINES IN WORKING ORDER. COORDINATE ALL INTERRUPTIONS OF OPERATION OF THE EXISTING IRRIGATION TO A MINIMUM. COORDINATE ALL INTERRUPTIONS WITH THE OWNER'S REPRESENTATIVE.

NOTE 2:
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING IRRIGATION EQUIPMENT DAMAGED DURING CONSTRUCTION AND IF DAMAGED, SHALL REPLACE WITH SAME MANUFACTURER AND MODEL.

NOTE 3:
CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR/MODIFICATION/REROUTING OF ALL ADJACENT IRRIGATION SYSTEM EQUIPMENT THAT IS AFFECTED BY NEW CONSTRUCTION IMPROVEMENTS. CONTRACTOR SHALL REPAIR SAID SYSTEMS TO A LIKE NEW MANNER, PROVIDING NO LESS THAN 100% OF HEAD RADIUS COVERAGE IN ALL AREAS WITH SYSTEM LAYOUT AS APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL CONFIRM ALL AREAS REQUIRING MODIFICATION WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING WORK AND PRIOR TO STARTING WORK.

NOTE 4:
CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL AND DISPOSAL OF ALL EXISTING IRRIGATION EQUIPMENT AFFECTED BY THE NEW CONSTRUCTION IMPROVEMENTS, IF NECESSARY. CONTRACTOR SHALL VERIFY ALL EQUIPMENT TO BE REMOVED AND DISPOSED OF IN FIELD PRIOR TO BIDDING WORK AND PRIOR TO STARTING WORK.

NOTE 5:
CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ALL SCH. 40 PVC SLEEVING UNDER PAVING, WALLS AND CURBS AT NO LESS THAN 24" BELOW GRADE AND NO LESS THAN 2X DIAMETER OF IRRIGATION PIPE IN AREAS WHERE PIPE CROSSING WILL OCCUR. WHEN PIPE SIZE IS NOT AVAILABLE USE 6" SLEEVING MATERIAL. CONFIRM CROSSINGS WITH OWNER'S REPRESENTATIVE PRIOR TO PAVING AND HARDSCAPE CONSTRUCTION.

NOTE 6:
CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING WITHIN THE DRIPLINE OF EXISTING TREES. NO MECHANICAL TRENCHING WITHIN THE DRIPLINE OF THE EXISTING TREE WILL BE ALLOWED. CONTRACTOR SHALL REFER TO ARBORIST REPORT FOR ADDITIONAL PRECAUTIONS REQUIRED FOR THE EXISTING TREES. VERIFY ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE.

PROPOSED IRRIGATION NOTES:

NOTE 1:
IRRIGATION SYSTEM SHALL BE DESIGNED WITH THE PROPER OPERATING PRESSURE AND AN APPROPRIATE WATERING WINDOW TO ASSURE OPTIMAL DELIVERY OF WATER TO THE PLANT MATERIAL AT ALL TIMES.

NOTE 2:
WATER USE CALCULATIONS WILL BE REQUIRED PER THE COUNTY'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

NOTE 3:
SITE SPECIFIC EVAPO-TRANSPARATION RATES AND SOIL PERCOLATION RATES SHALL BE CONSIDERED IN THE DESIGN PROCESS.





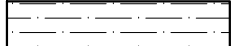

NOTE 4:
CHECK VALVES WILL BE REQUIRED TO PREVENT LOW-HEAD DRAINAGE.

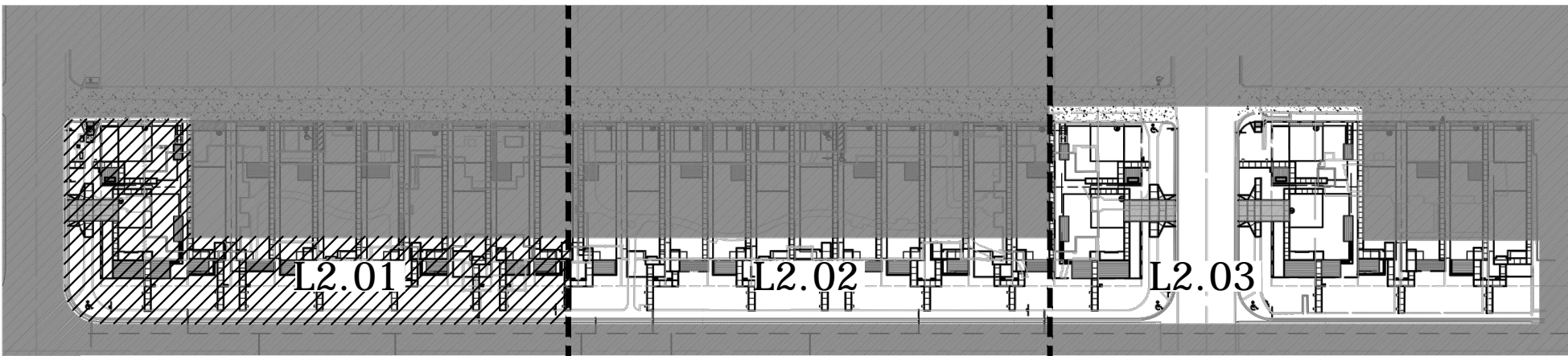
NOTE 5:
NO IRRIGATION SHALL BE INSTALLED IN NEW AREAS UNTIL SOIL TESTING HAS BEEN SUBMITTED AND ALL SOIL AMENDING HAS OCCURRED.

NOTE 6:
MICRO-CLIMATE AREAS AND SOLAR EXPOSURE ZONES (SITE SPECIFIC HYDRO ZONES) SHALL BE IRRIGATED ON SEPARATE CONTROL VALVES.

NOTE 7:
IRRIGATION RECORD DRAWINGS SHALL CLEARLY DOCUMENT THE FINAL INSTALLATION OF THE ENTIRE SYSTEM, WITH ACCURATE DIMENSIONS, SIZES, AND TYPES OF EQUIPMENT. IT SHALL REFLECT ALL NEW AREAS AS WELL AS ANY MODIFIED IRRIGATION SYSTEMS. IRRIGATION RECORD DRAWINGS TO BE SUBMITTED IN AUTOCAD PER CLIENT STANDARDS

IRRIGATION LEGEND

ITEM	
	NEW WATER METER
	REUSED EXISTING WATER METER
	IRRIGATION SUBMETER
	TREE BUBBLER (2 PER TREE)
	DRIP TUBING
	MP ROTATOR



KEY PLAN

SCALE: NTS

IRRIGATION PLAN

PREPARED BY:



LOT NUMBER:

LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO

APN:

424-482-14-00 & 424-532-25-00

PROJECT NAME:

ECO BLOK HOMES

SHEET TITLE:

IRRIGATION PLAN

SHEET COUNT:

45 OF 56

REVISION 6:

REVISION 5:

REVISION 4:

REVISION 3:

REVISION 2:

REVISION 1:

ORIGINAL DATE: XX-XX-16

PTS #: 530514



DATE: 08.17.17

SCALE:

DRAWN:

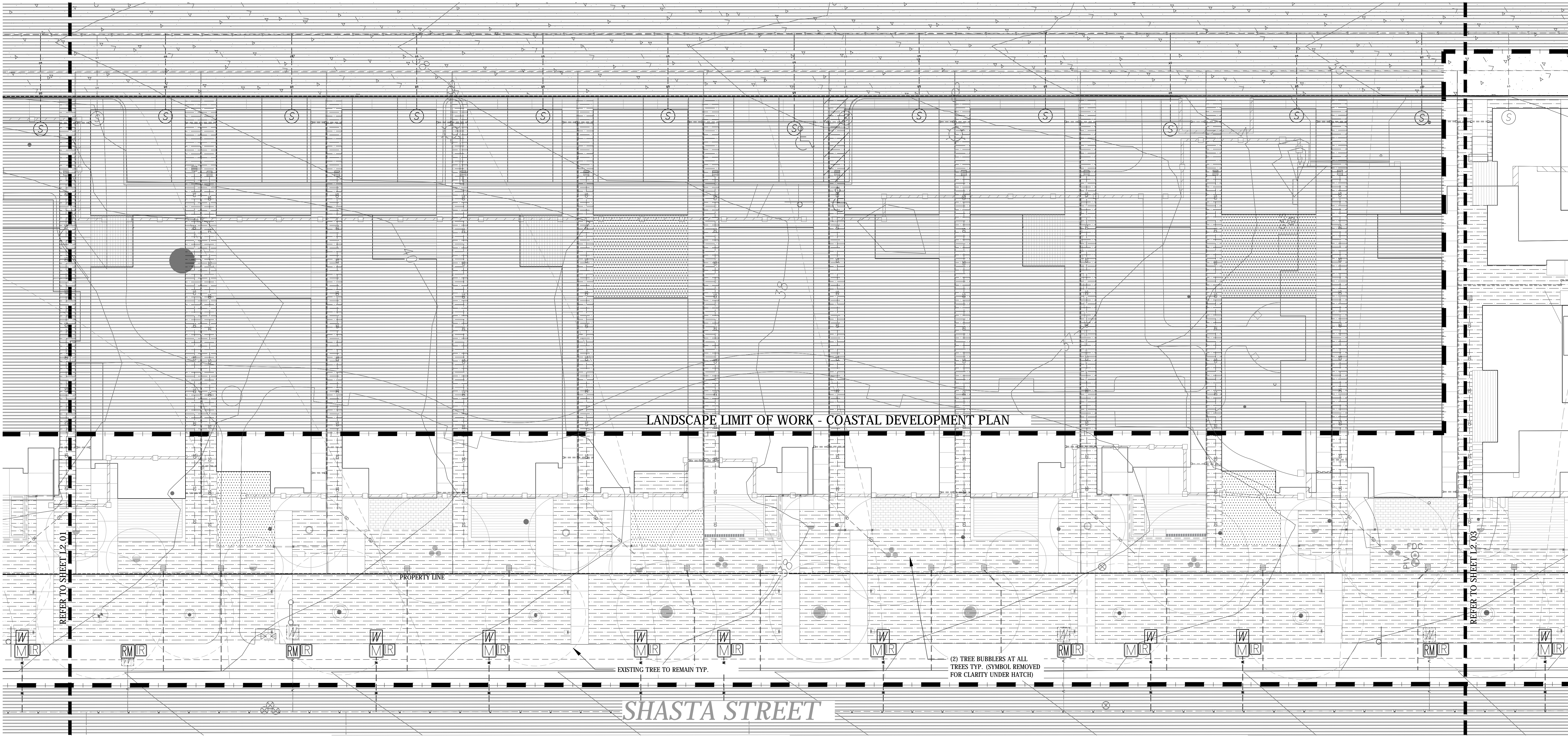
JOB:

SHEET

L2.01

DATE	DESCRIPTION	ISSUE
11/15/16	COASTAL DEVELOPMENT PERMIT	1

ECO BLOK HOMES
3870 - 3977 SHASTA STREET
SAN DIEGO, CA 92109



EXISTING IRRIGATION NOTES

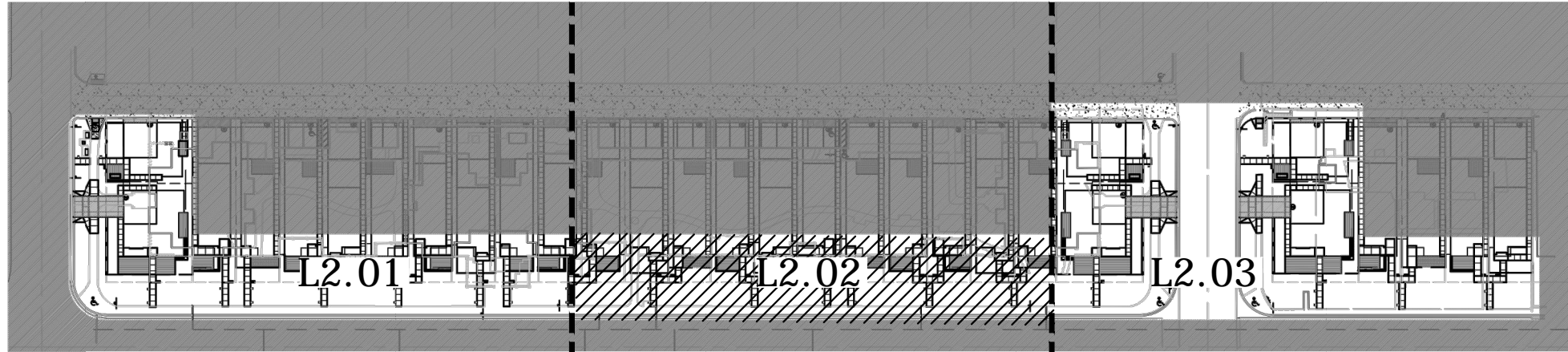
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PROPOSED IRRIGATION NOTES:

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- NOTE 6:
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- NOTE 7:
IRRIGATION RECORD DRAWINGS SHALL CLEARLY DOCUMENT THE FINAL INSTALLATION OF THE ENTIRE SYSTEM, WITH ACCURATE DIMENSIONS, SIZES, AND TYPES OF EQUIPMENT. IT SHALL REFLECT ALL NEW AREAS AS WELL AS ANY MODIFIED IRRIGATION SYSTEMS. IRRIGATION RECORD DRAWINGS TO BE SUBMITTED IN AUTOCAD PER CLIENT STANDARDS

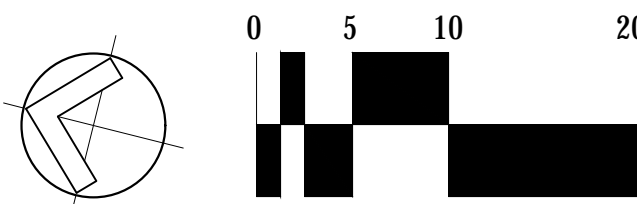
IRRIGATION LEGEND

ITEM	
	NEW WATER METER
	REUSED EXISTING WATER METER
	IRRIGATION SUBMETER
	TREE BUBBLER (2 PER TREE)
	DRIP TUBING
	MP ROTATOR



KEY PLAN

SCALE: NTS



IRRIGATION PLAN

PREPARED BY:		REVISION 6:	
LOT NUMBER:	LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO	REVISION 5:	
APN:	424-482-14-00 & 424-532-25-00	REVISION 4:	
PROJECT NAME:	ECO BLOK HOMES	REVISION 3:	
SHEET TITLE:	IRRIGATION PLAN	REVISION 2:	
SHEET COUNT:	46 OF 56	REVISION 1:	
		ORIGINAL DATE:	XX-XX-16
		PTS #:	530514

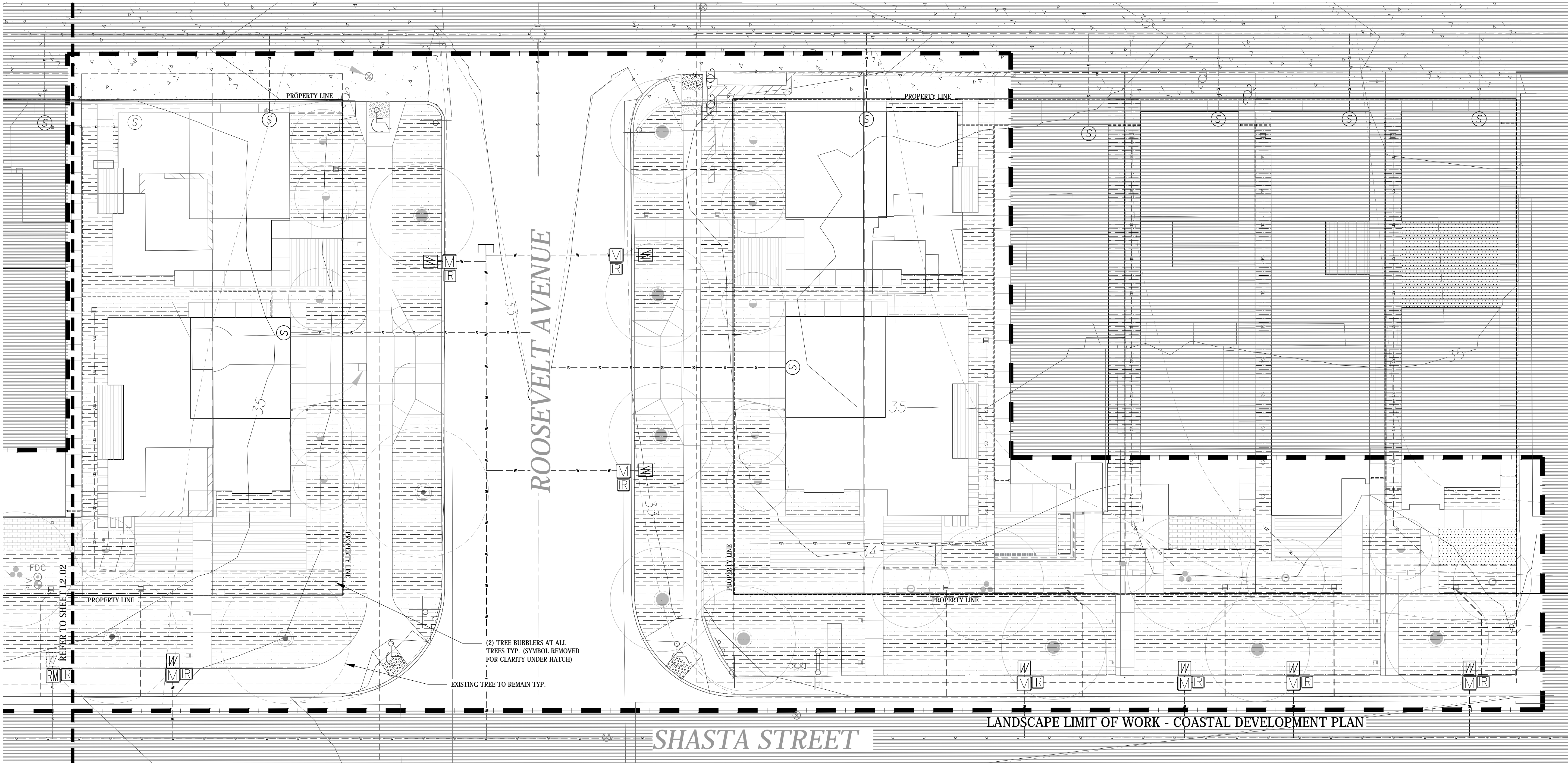


DATE:	08.17.17
SCALE:	
DRAWN:	
JOB:	
SHEET	

L2.02

DATE	DESCRIPTION	ISSUE
11/15/16	COASTAL DEVELOPMENT PERMIT	1

ECO BLOK HOMES
3870 - 3977 SHASTA STREET
SAN DIEGO, CA 92109



EXISTING IRRIGATION NOTES

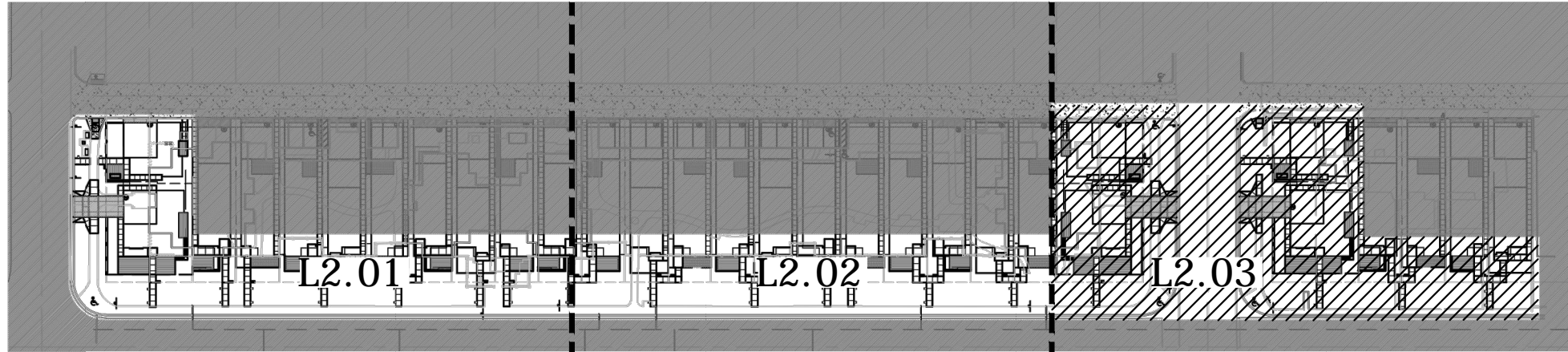
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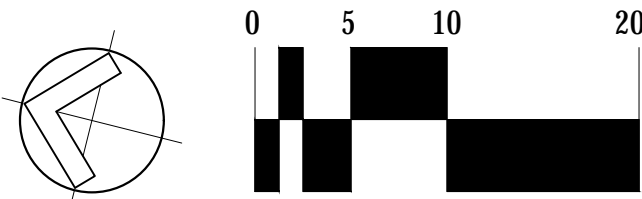
IRRIGATION LEGEND

ITEM	
	NEW WATER METER
	REUSED EXISTING WATER METER
	IRRIGATION SUBMETER
	TREE BUBBLER (2 PER TREE)
	DRIP TUBING
	MP ROTATOR



KEY PLAN

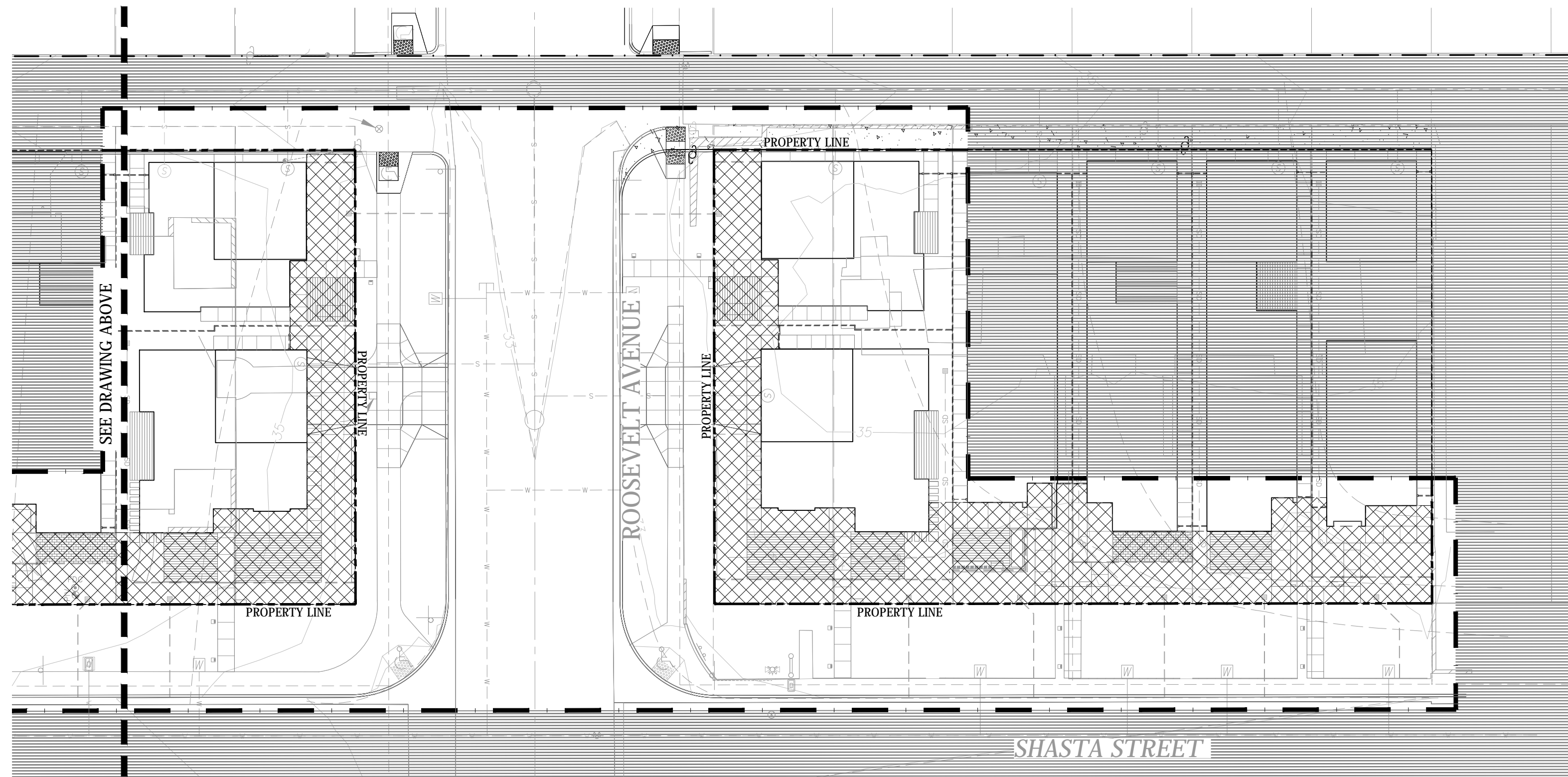
SCALE: NTS





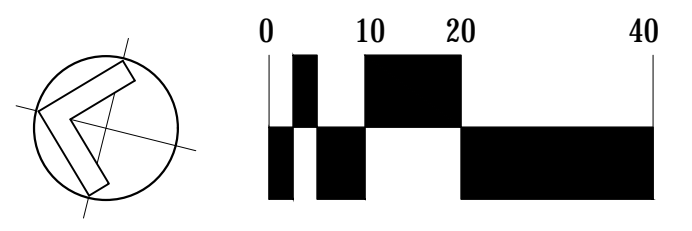
IRRIGATION PLAN

PREPARED BY:		REVISION 6:	
LOT NUMBER:	LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO	REVISION 5:	
APN:	424-482-14-00 & 424-532-25-00	REVISION 4:	
PROJECT NAME:	ECO BLOK HOMES	REVISION 3:	
SHEET TITLE:	IRRIGATION PLAN	REVISION 2:	
SHEET COUNT:	47 OF 56	ORIGINAL DATE:	XX-XX-16
		PTS #:	530514

DATE	DESCRIPTION	ISSUE
11/15/16	COASTAL DEVELOPMENT PERMIT	1



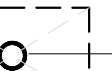










LEGEND	
SYMBOL	AREA (S.F.)
 STREET YARD	16,662
 PROPERTY LINE	



LANDSCAPE CALCULATIONS	
PREPARED BY:	land LAB landscape architecture + environmental design 1111 Avenida de la Baja California, Suite 100 San Diego, CA 92108 P: 619.582.5221
LOT NUMBER:	LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO
APN:	424-482-14-00 & 424-532-25-00
PROJECT NAME:	ECO BLOK HOMES
SHEET TITLE:	LANDSCAPE CALCULATIONS
SHEET COUNT:	48 OF 56
REVISION 6:	
REVISION 5:	
REVISION 4:	
REVISION 3:	
REVISION 2:	
REVISION 1:	
ORIGINAL DATE:	XX-XX-16
PTS #:	530514



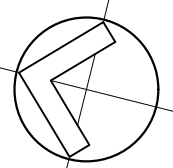
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	BIOSWALE TREE		
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX
	CANOPY TREES		
	ARBUTUS UNEDO	STRAWBERRY TREE	36" BOX
	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	36" BOX
	STREET TREE		
	ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM	48" BOX
	EXISTING TREES		
	ULMUS PARVIFLORA	CHINESE EVERGREEN ELM	VARIABLE
	FRAXINUS SPP.	ASH SPECIES	VARIABLE
ORNAMENTAL SHRUBS/GRASSES/PERENNIALS			SIZE
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GALLON
	AGAVE FILEMENTOSA	THREAD LEAF AGAVE	5 GALLON
	AGAVE PARRYI TRUNCATA	ARTICHOKE AGAVE	5 GALLON
	ALOE BARBADENSIS	ALOE VERA	5 GALLON
	BULBINE 'COTTON CANDY'	BULBINE	1 GALLON

PC

SCALE: NTS

NOTES

1. ALL PLANTING AREAS TO RECEIVE MULCH AS INDICATED ON THE MULCH PLAN. 3" DEPTH LAYER PER SPECIFICATIONS.
2. REMOVE ANY CONCRETE, ASPHALT AND ASSOCIATED BASE COURSE LARGER THAN 1' FROM ALL PLANTING AREAS. ALL NEW PLANTING AREAS TO BE RIPPED AND RECOMPACTED PER SPECIFICATIONS.
3. ALL PLANTING AREAS TO RECEIVE IRRIGATION.
4. ROOTBARRIER AT ALL TREES WITHIN 5' OF HARDSCAPE. 20' LENGTH AS CENTERED ON TREE TRUNK



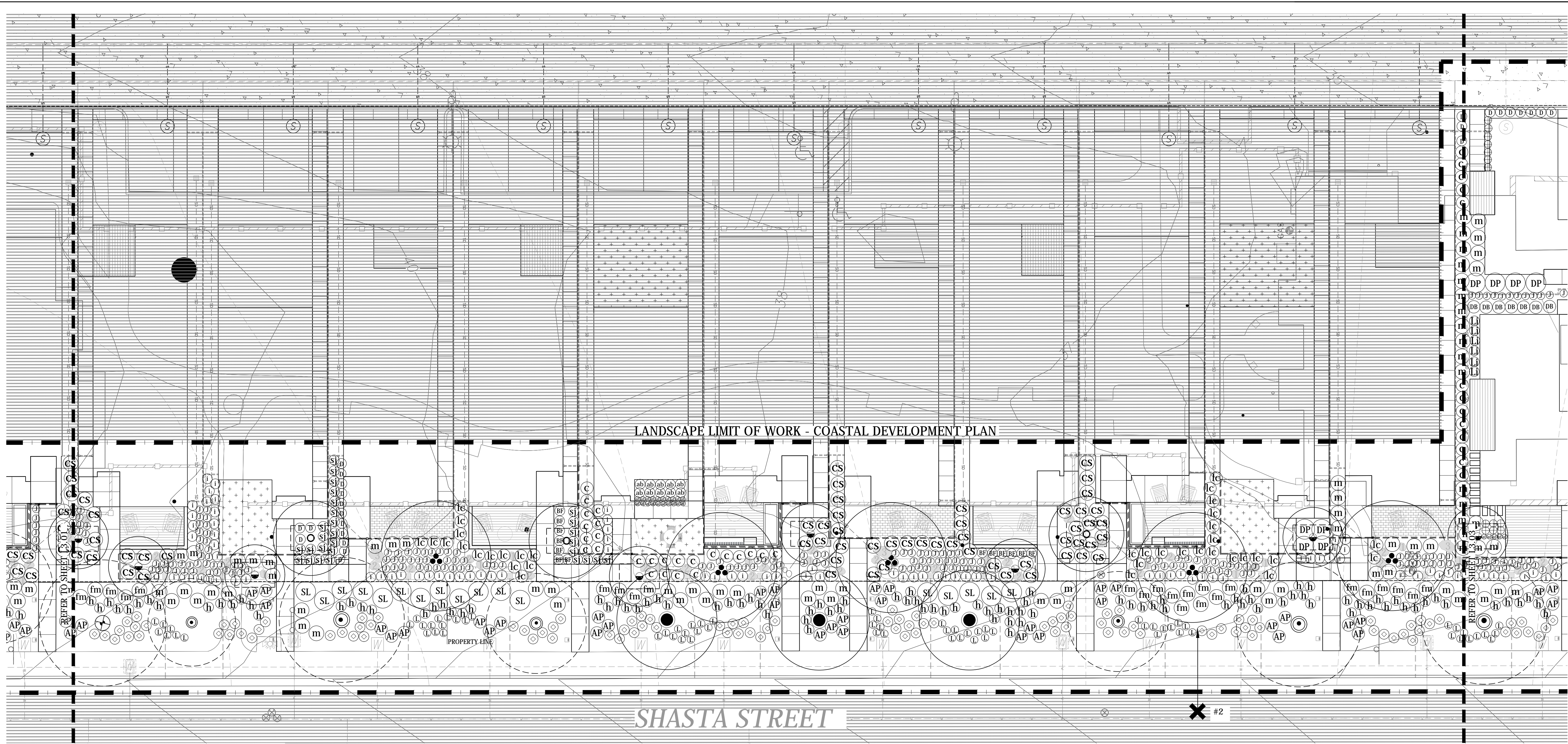
PLANTING PLAN

PREPARED BY:	land LAB landscape architecture + environmental design San Diego, CA 92108-5500 P: 619.465.1987 F: 619.465.1981	REVISION 6:	
		REVISION 5:	
		REVISION 4:	
		REVISION 3:	
		REVISION 2:	
		REVISION 1:	
LOT NUMBER:	LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO	ORIGINAL DATE:	XX-XX-16
APN:	424-482-14-00 & 424-532-25-00		
PROJECT NAME:	ECO BLOK HOMES		
SHEET TITLE:	PLANTING PLAN		
SHEET COUNT:	49 OF 56	PTS #:	530514



DATE	11/15/16
DESCRIPTION	COASTAL DEVELOPMENT PERMIT
ISSUE	1

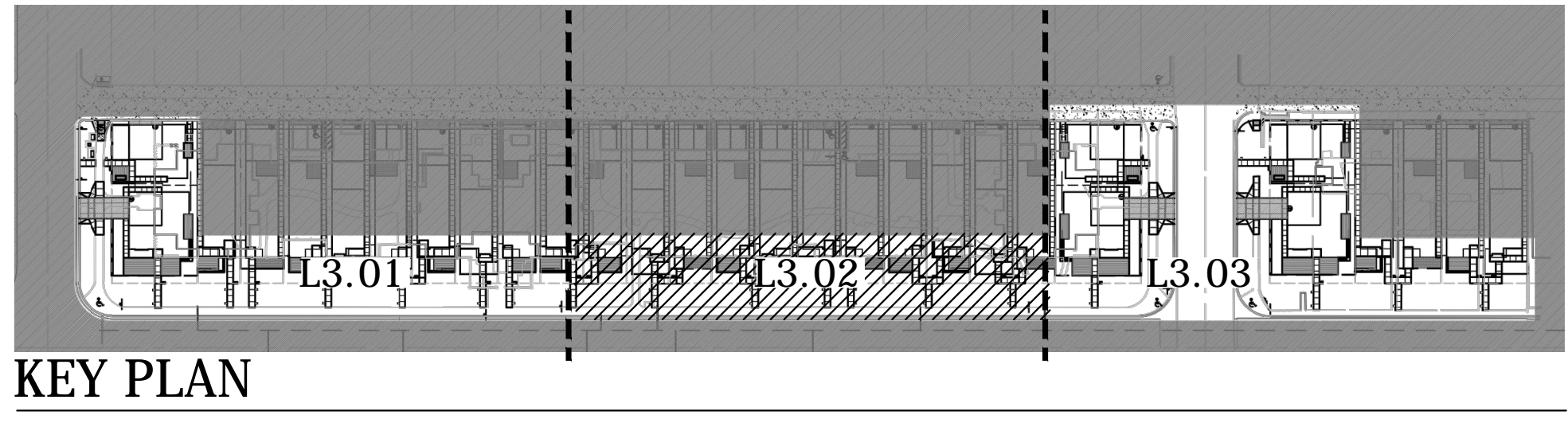
ECO BLOK HOMES
3870 - 3977 SHASTA STREET
SAN DIEGO, CA 92109



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	BIOSWALE TREE PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX
	CANOPY TREES ARBUTUS UNEDO	STRAWBERRY TREE	36" BOX
	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	36" BOX
	STREET TREE ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM	48" BOX
	EXISTING TREES ULMUS PARVIFLORA	CHINESE EVERGREEN ELM	VARIES
	FRAXINUS SPP.	ASH SPECIES	VARIES
	ORNAMENTAL SHRUBS/GRASSES/PERENNIALS		SIZE
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	AGAVE FILEMENTOSA	THREAD LEAF AGAVE	5 GALLON
	AGAVE PARRYI TRUNCATA	ARTICHOKE AGAVE	5 GALLON
	ALOE BARBADENSIS	ALOE VERA	5 GALLON
	BULBINE 'COTTON CANDY'	BULBINE	1 GALLON

	DIANELLA CASSA BLUE	CASSA BLUE DIANELLA	1 GALLON
	DIETES BICOLOR	FORTNIGHT LILY	1 GALLON
	DODONAEA VISCOSA	PURPLE HOPSEED	15 GALLON
	FESTUCA RUBRA 'MOLATE'	MOLATE FESCUE	1 GALLON
	HESPERALOE PARVIFLORA	RED YUCCA	1 GALLON
	LIGUSTRUM TEXANUM	PRIVET	5 GALLON
	LOMANDRA 'BREEZE'	DWARF MAT RUSH	1 GALLON
	MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON
	PEDILANTHUS MACROCARPUS	SLIPPER PLANT	5 GALLON
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	1 GALLON
	PRUNUS 'COMPACTA'	CAROLINA CHERRY	5 GALLON
	SALVIA LEUCANTHA	MEXICAN SAGE	1 GALLON
	SOLANUM JASMINOIDES	POTATO VINE	5 GALLON
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GALLON
	CAREX SPISSA	SAN DIEGO SEDGE	1 GALLON
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GALLON
	IVA HAYESIANA	SAN DIEGO MARSH ELDER	1 GALLON
	JUNCUS TEXTILIS	BASKET RUSH	1 GALLON
	LEYMUS C. 'CANYON PRINCE'	CANYON PRINCE OAT GRASS	1 GALLON
	TURF		
	PASPALUM VAGINATUM	SEASHORE PASPALUM TURF	SOD
	OTHER		
	'BIOBARRIER' ROOTBARRIER		FOR ALL TREES WITHIN 5' FROM HARDSCAPE - 20' LENGTH MIN.
	PERCOLATION PIT/ SOIL TEST		SEE PLANS FOR LOCATION



KEY PLAN

SCALE: NTS

NOTES

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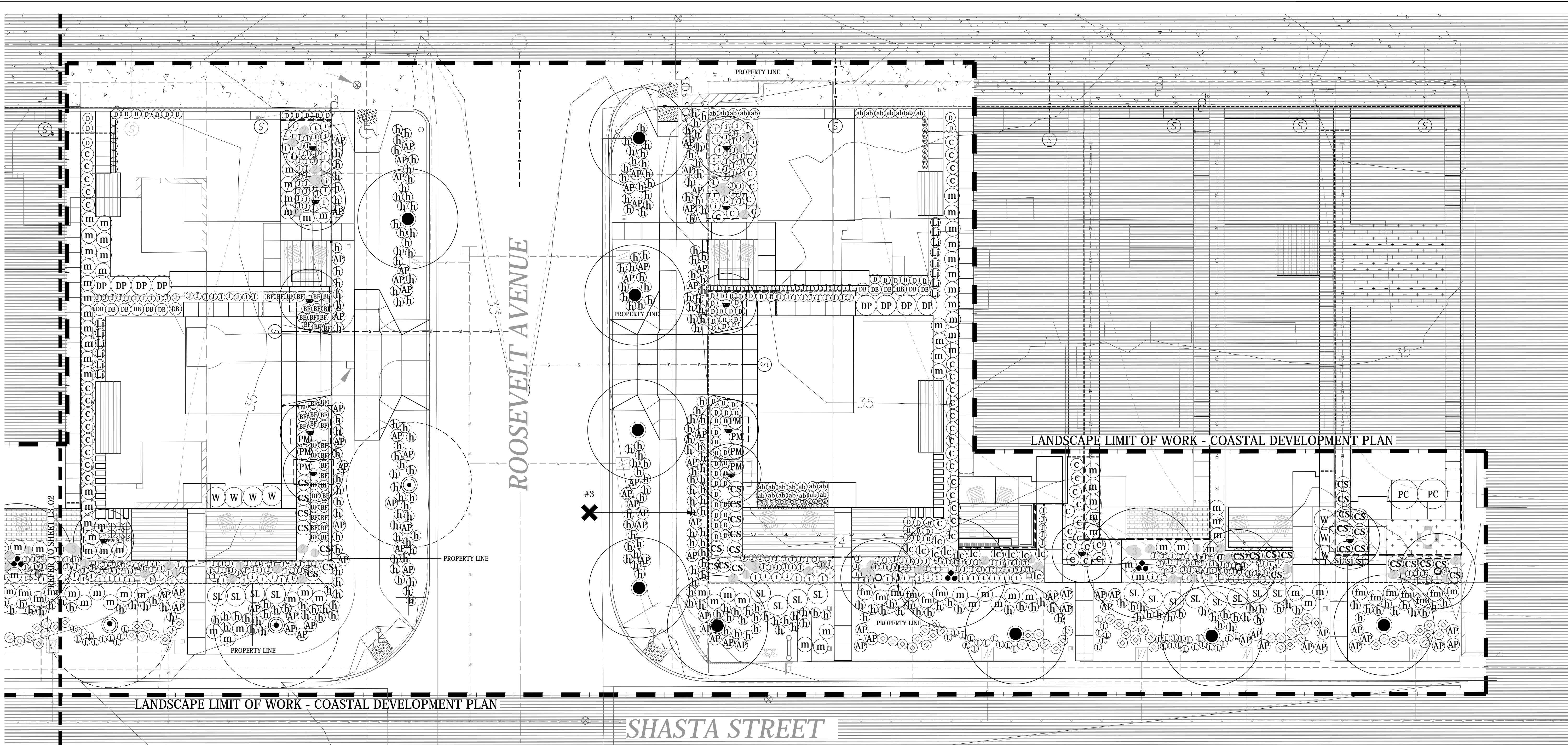
PLANTING PLAN

PREPARED BY:		REVISION 6:	
LOT NUMBER:	LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO	REVISION 5:	
APN:	424-482-14-00 & 424-532-25-00	REVISION 4:	
PROJECT NAME:	ECO BLOK HOMES	REVISION 3:	
SHEET TITLE:	PLANTING PLAN	REVISION 2:	
SHEET COUNT:	50 OF 56	REVISION 1:	
		ORIGINAL DATE:	XX-XX-16
		PTS #:	530514

DATE	11/15/16
DESCRIPTION	COASTAL DEVELOPMENT PERMIT
ISSUE	1

ECO BLOK HOMES
3870 - 3977 SHASTA STREET
SAN DIEGO, CA 92109

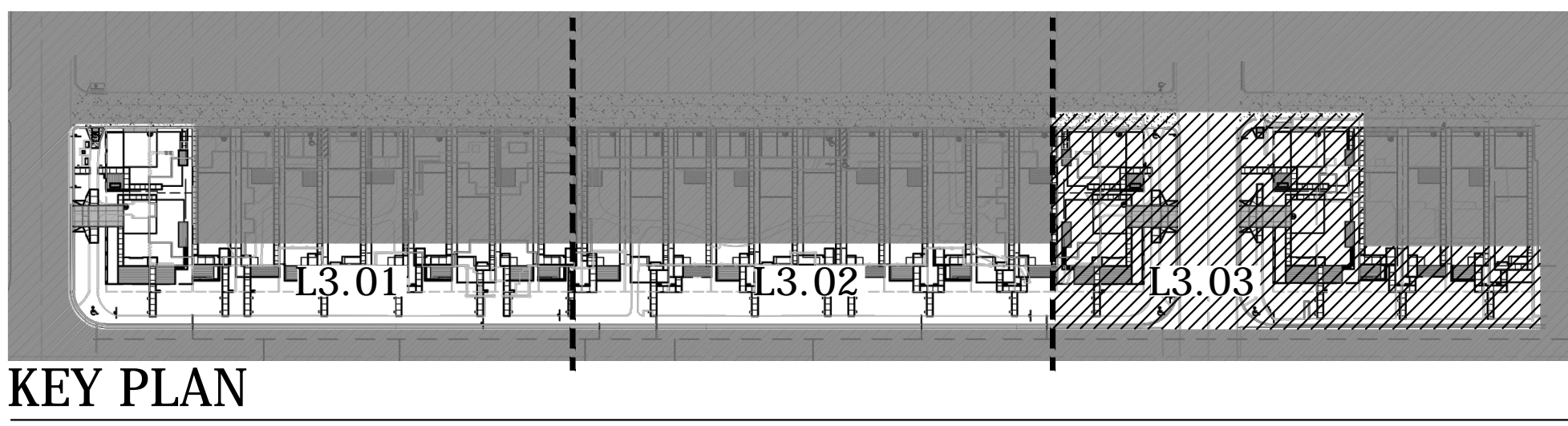
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JOB	
SHEET	L3.03



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	BIOSWALE TREE		
	CANOPY TREES		
	STREET TREE		
	EXISTING TREES		
	ORNAMENTAL SHRUBS/GRASSES/PERENNIALS		

	BIOSWALE PLANTS		
	CANOPY TREES		
	STREET TREE		
	EXISTING TREES		
	ORNAMENTAL SHRUBS/GRASSES/PERENNIALS		



SCALE: NTS

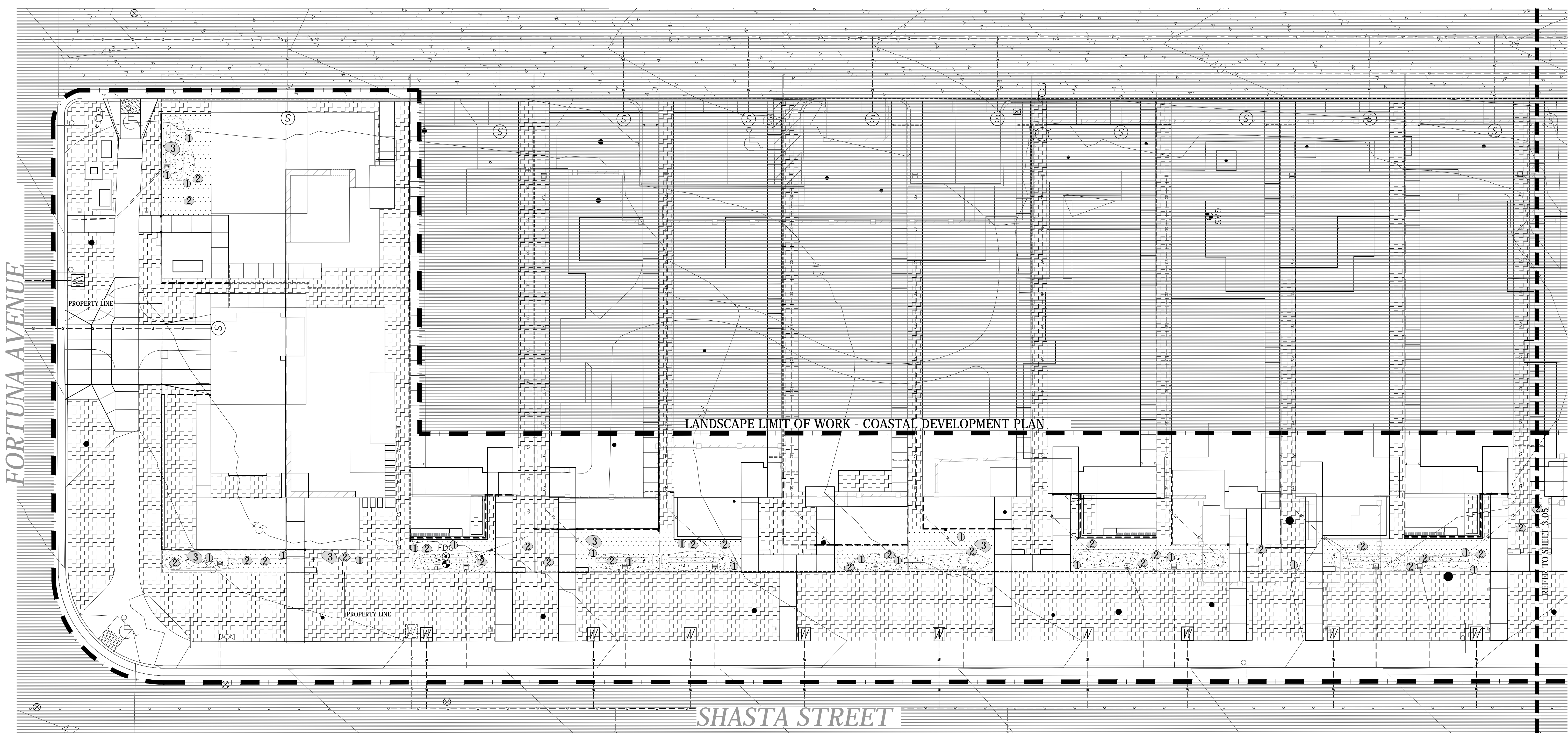
NOTES

1. ALL PLANTING AREAS TO RECEIVE MULCH AS INDICATED ON THE MULCH PLAN. 3" DEPTH LAYER PER SPECIFICATIONS.
2. REMOVE ANY CONCRETE, ASPHALT AND ASSOCIATED BASE COURSE LARGER THAN 1" FROM ALL PLANTING AREAS. ALL NEW PLANTING AREAS TO BE RIPPED AND RECOMPACTED PER SPECIFICATIONS.
3. ALL PLANTING AREAS TO RECEIVE IRRIGATION.
4. ROOTBARRIER AT ALL TREES WITHIN 5' OF HARDSCAPE. 20' LENGTH AS CENTERED ON TREE TRUNK

PLANTING PLAN

PREPARED BY:	lan LAB	REVISION 6:	
LOT NUMBER:	LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO	REVISION 5:	
APN:	424-482-14-00 & 424-532-25-00	REVISION 4:	
PROJECT NAME:	ECO BLOK HOMES	REVISION 3:	
SHEET TITLE:	PLANTING PLAN	REVISION 2:	
SHEET COUNT:	51 OF 56	ORIGINAL DATE:	XX-XX-16

PTS #: 530514

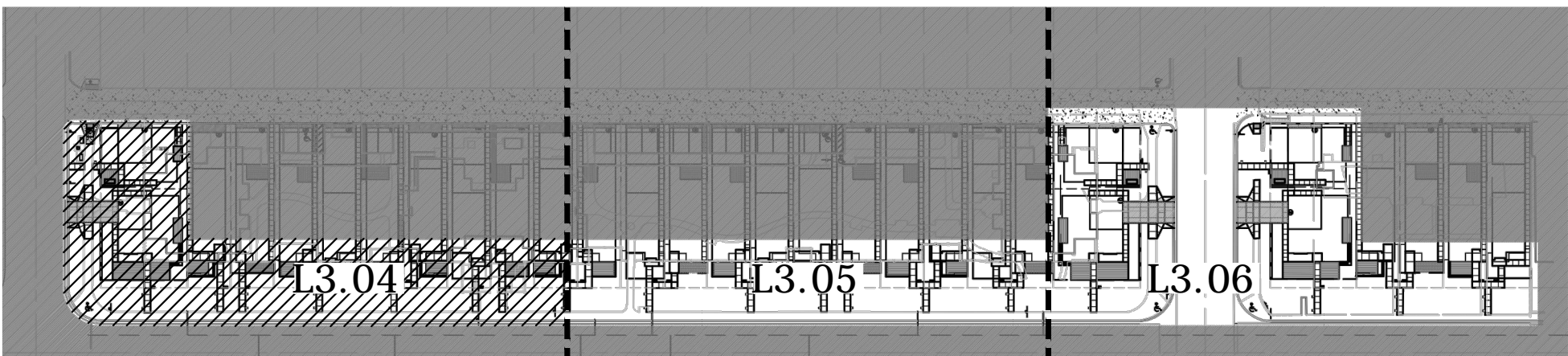


- OTHER
- 'BIOBARRIER' ROOTBARRIER
- ✕ # PERCOLATION PIT/ SOIL TEST
- FOR ALL TREES WITHIN 5' FROM HARDSCAPE - 20' LENGTH MIN. SEE PLANS FOR LOCATION

MULCH & BOULDER LEGEND

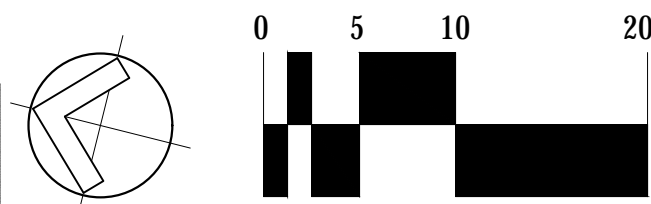
SYMBOL	MULCH	SIZE & COLOR	STREETSCAPE & ORNAMENTAL LANDSCAPE	AGRISERVICE	760.295.6255
	ORGANIC MULCH	FOREST MULCH			
	SMALL ROCK MULCH	1"-3" 'SUNNYSIDE' DECORATIVE RUBBLE	BIOSWALE AREAS	DECORATIVE STONE SOLUTIONS	800.699.1878
	LARGE ROCK MULCH	3"-6" 'SUNNYSIDE' DECORATIVE RUBBLE	BIOSWALE AREAS	DECORATIVE STONE SOLUTIONS	800.699.1878
	BOULDERS - VARIOUS SIZES, SEE PLAN	'SUNRISE BOULDER' OR EQUAL 1' TO 4' SIZES	PER SPECS	DECORATIVE STONE SOLUTIONS	800.699.1878

- NOTES
1. ALL PLANTING AREAS TO RECEIVE MULCH AS INDICATED ON THE MULCH PLAN. 3" DEPTH LAYER PER SPECIFICATIONS.
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KEY PLAN

SCALE: NTS



MULCH PLAN

PREPARED BY:	lam LAB Landscape Architecture + Environmental Design San Diego, CA 92108 Tel: 619.444.1881 Fax: 619.444.1882	REVISION 6:	
LOT NUMBER:	LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO	REVISION 5:	
APN:	424-482-14-00 & 424-532-25-00	REVISION 4:	
PROJECT NAME:	ECO BLOK HOMES	REVISION 3:	
SHEET TITLE:	MULCH PLAN	REVISION 2:	
SHEET COUNT:	52 OF 56	REVISION 1:	
		ORIGINAL DATE:	XX-XX-16



DATE: 08.17.17
SCALE:
DRAWN:
JOB:
SHEET

L3.04

ISSUE	DESCRIPTION	DATE
1	COASTAL DEVELOPMENT PERMIT	11/15/16

ECO BLOK HOMES
3870 - 3977 SHASTA STREET
SAN DIEGO, CA 92109

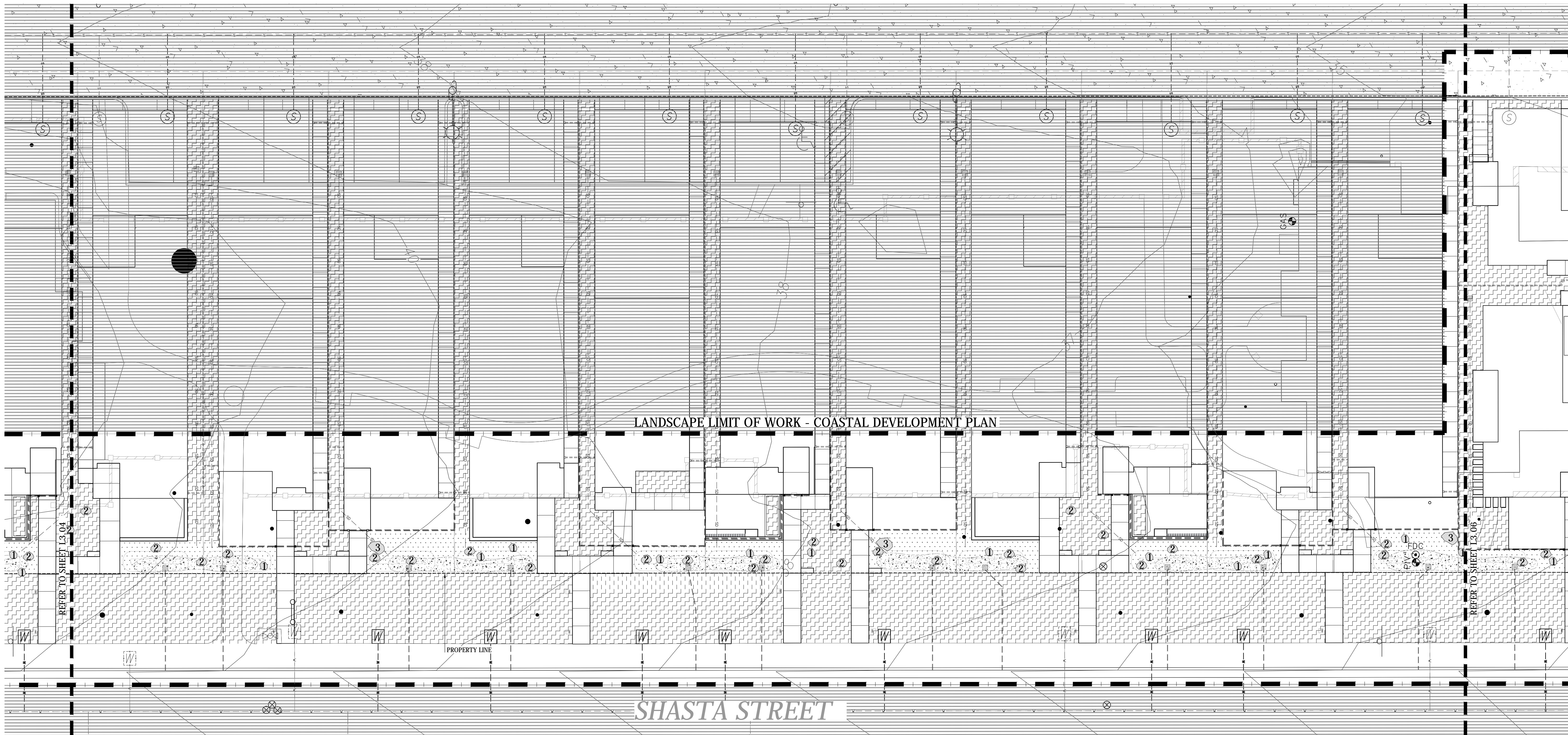
DATE	11/15/16
DESCRIPTION	COASTAL DEVELOPMENT PERMIT
ISSUE	1

ECO BLOK HOMES
3870 - 3977 SHASTA STREET
SAN DIEGO, CA 92109



DATE:	08.17.17
SCALE:	
DRAWN:	
JOB:	
SHEET	

L3.05



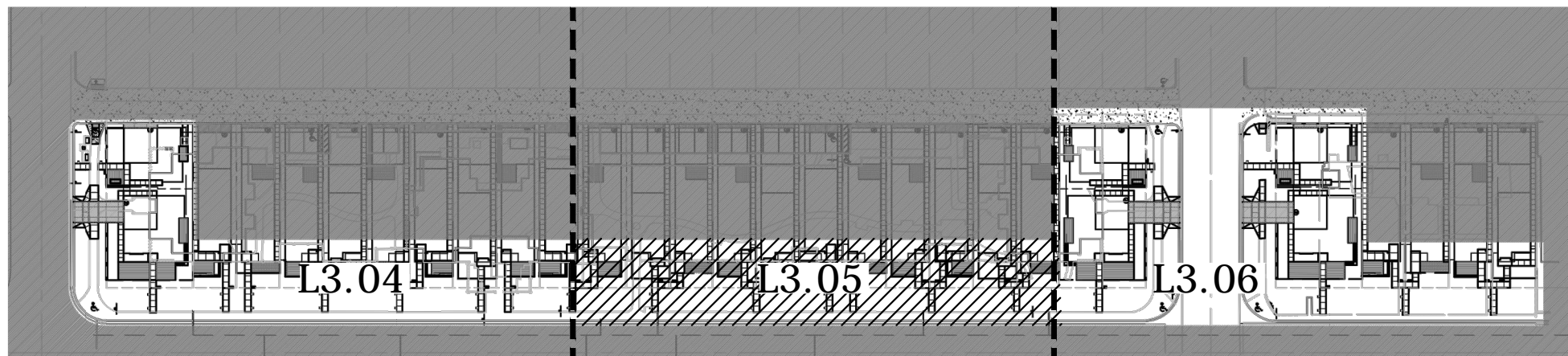
- OTHER
- 'BIOBARRIER' ROOTBARRIER
- FOR ALL TREES WITHIN 5' FROM HARDSCAPE - 20' LENGTH MIN.
- X# PERCOLATION PIT/ SOIL TEST SEE PLANS FOR LOCATION

MULCH & BOULDER LEGEND

SYMBOL	MULCH	SIZE & COLOR	STREETSCAPE & ORNAMENTAL LANDSCAPE	AGRISERVICE	760.295.6255
	ORGANIC MULCH	FOREST MULCH			
	SMALL ROCK MULCH	1"-3" 'SUNNYSIDE' DECORATIVE RUBBLE	BIOSWALE AREAS	DECORATIVE STONE SOLUTIONS	800.699.1878
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	BOULDERS - VARIOUS SIZES, SEE PLAN	'SUNRISE BOULDER' OR EQUAL 1' TO 4' SIZES	PER SPECS	DECORATIVE STONE SOLUTIONS	800.699.1878

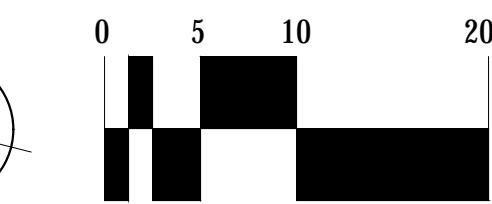
NOTES

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2. REMOVE ANY CONCRETE, ASPHALT AND ASSOCIATED BASE COURSE LARGER THAN 1" FROM ALL PLANTING AREAS. ALL NEW PLANTING AREAS TO BE RIPPED AND RECOMPACTED PER SPECIFICATIONS.



KEY PLAN

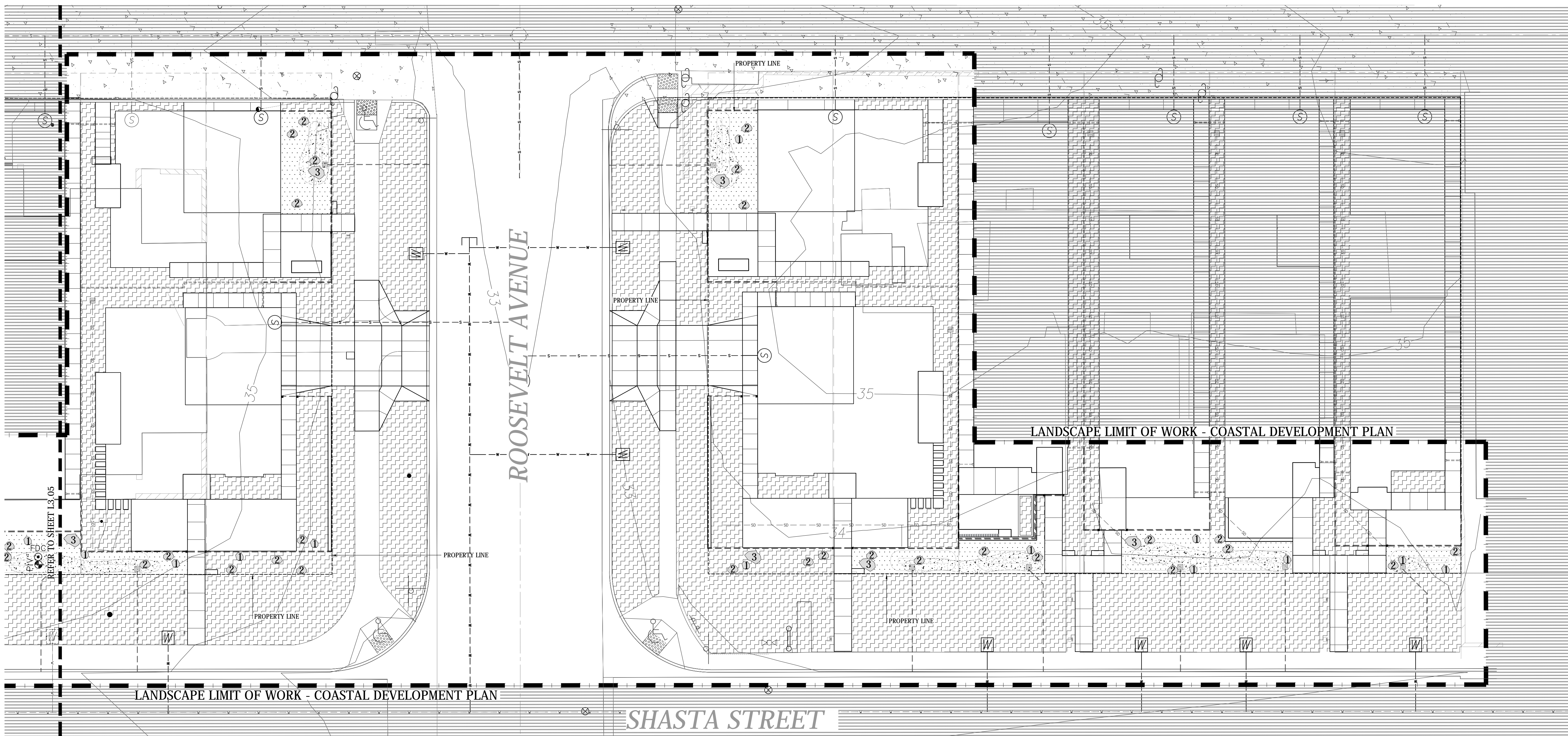
SCALE: NTS



MULCH PLAN

PREPARED BY:	lam LAB LANDSCAPE ARCHITECTURE & ENVIRONMENTAL DESIGN San Diego, CA 92108 Tel: 619.444.1878 Fax: 619.444.1877	REVISION 6:	
LOT NUMBER:	LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO	REVISION 5:	
APN:	424-482-14-00 & 424-532-25-00	REVISION 4:	
PROJECT NAME:	ECO BLOK HOMES	REVISION 3:	
SHEET TITLE:	MULCH PLAN	REVISION 2:	
SHEET COUNT:	53 OF 56	REVISION 1:	
		ORIGINAL DATE:	XX-XX-16

PTS #: 530514



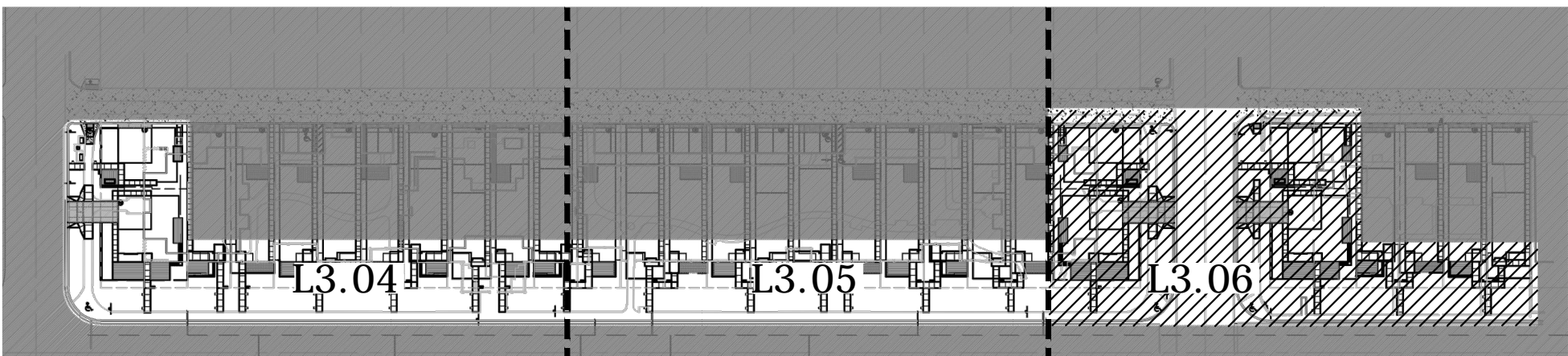
- OTHER
- 'BIOBARRIER' ROOTBARRIER
- ✕ # PERCOLATION PIT/ SOIL TEST
- FOR ALL TREES WITHIN 5' FROM HARDSCAPE - 20' LENGTH MIN. SEE PLANS FOR LOCATION

MULCH & BOULDER LEGEND

SYMBOL	MULCH	SIZE & COLOR
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	SMALL ROCK MULCH	1"-3" 'SUNNYSIDE' DECORATIVE RUBBLE
	LARGE ROCK MULCH	3"-6" 'SUNNYSIDE' DECORATIVE RUBBLE
	BOULDERS - VARIOUS SIZES, SEE PLAN	'SUNRISE BOULDER' OR EQUAL 1' TO 4' SIZES
		STREETSCAPE & ORNAMENTAL LANDSCAPE
		AGRISERVICE 760.295.6255
		BIOSWALE AREAS
		DECORATIVE STONE SOLUTIONS 800.699.1878
		BIOSWALE AREAS
		DECORATIVE STONE SOLUTIONS 800.699.1878
		PER SPECS
		DECORATIVE STONE SOLUTIONS 800.699.1878

NOTES

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KEY PLAN

SCALE: NTS

MULCH PLAN

PREPARED BY:	lam LAB landscape architecture + environmental design San Diego, CA 92108 Tel: 619.444.1000 Fax: 619.444.1001	REVISION 6:	
LOT NUMBER:	LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO	REVISION 5:	
APN:	424-482-14-00 & 424-532-25-00	REVISION 4:	
PROJECT NAME:	ECO BLOK HOMES	REVISION 3:	
SHEET TITLE:	MULCH PLAN	REVISION 2:	
SHEET COUNT:	54 OF 56	REVISION 1:	
		ORIGINAL DATE:	XX-XX-16



DATE: 08.17.17

SCALE:

DRAWN:

JOB:

SHEET

L3.06

DATE	DESCRIPTION	ISSUE
11/15/16	COASTAL DEVELOPMENT PERMIT	1

ECO BLOK HOMES
3870 - 3977 SHASTA STREET
SAN DIEGO, CA 92109

PLANTING NOTES

GENERAL REQUIREMENTS

ALL TREES MUST HAVE 40SF ROOT ZONES

- IF THE MOISTURE CONTENT OF THE SOIL SHOULD REACH SUCH A LEVEL THAT WORKING IT WOULD DESTROY SOIL STRUCTURE, SPREADING AND GRADING OPERATIONS SHALL BE SUSPENDED UNTIL, IN THE OPINION OF THE OWNERS REPRESENTATIVE, THE MOISTURE CONTENT IS INCREASED OR REDUCED TO ACCEPTABLE LEVELS AND THE DESIRED RESULTS ARE LIKELY TO BE OBTAINED.
- ACTUAL PLANTING SHALL BE PERFORMED DURING THOSE PERIODS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED HORTICULTURAL PRACTICE AS APPROVED BY THE OWNERS REPRESENTATIVE. CONTRACTOR SHALL ONLY INSTALL AS MANY PLANTS PER DAY AS CAN BE PLANTED AND WATERED ON THAT SAME DAY.
- ALL SCALED DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND SHALL IMMEDIATELY INFORM THE OWNERS REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS.
- PLANT MATERIAL QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. VERIFY COUNT AND PROVIDE NUMBER TO FULFILL INTENT OF DRAWINGS PRIOR TO ORDERING FROM NURSERIES.
- PROTECTION OF EXISTING TREES, SHRUBS, AND GROUNDCOVER:

- THE OWNERS REPRESENTATIVE SHALL IDENTIFY EXISTING TREES AND SHRUBS OF WHICH ARE TO BE PRESERVED WITHIN THE PROJECT LIMITS, PRIOR TO THE START WORK. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH PLANT MATERIAL TO BE PRESERVED, RELOCATED, AND REMOVED.
- ALL PLANTING TO REMAIN SHALL BE PROTECTED AT ALL TIMES FROM DAMAGE BY MEN AND EQUIPMENT. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TUNNELING UNDER ROOTS 2" AND LARGER SHALL BE DONE AND ONLY DONE AFTER RECEIPT OF WRITTEN APPROVAL OF THE OWNERS REPRESENTATIVE. CONTRACTOR SHALL PAINT CUT ROOTS WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, KEEP THE SIDE OF EXCAVATION ADJACENT TO TREE SHADED WITH MOIST BURLAP OR CANVAS. ALL MINOR DAMAGE BY CONTRACTOR TO EXISTING TREES AND SHRUBS SHALL BE REPAIRED AT HIS EXPENSE BY A LICENSED TREE SURGEON OR OTHER APPROVED PERSONNEL.
- DAMAGE TO A TREE OR SHRUB, WHICH RESULTS IN DEATH OR PERMANENT DISFIGURATION, SHALL RESULT IN THE CONTRACTORS COMPLETE REMOVAL OF SAID TREE OR SHRUB, INCLUDING ROOTS, FROM THE SITE. THE CONTRACTOR SHALL REPLACE THE TREE OR SHRUB AS ESTABLISHED BY THE OWNERS REPRESENTATIVE WITH ONE OF EQUAL VALUE AT HIS OWN EXPENSE. OR SHALL REMBURSE TO THE OWNER THE COST OF SAID REPLACEMENT. THE OWNERS REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE CONDITION OF ANY TREE OR SHRUB.
- ALL PLANTS TO REMAIN ON-SITE WILL BE IRRIGATED AS NECESSARY DURING THE ENTIRE CONSTRUCTION CONTRACT.

DEEP WATER LEACHING

- FILL IN ALL DEPRESSIONS, VOIDS, EROSION SCARS, OR SETTLED TRENCHES GENERATED BY THE DEEP LEACHING WITH CONDITIONED SOIL, LEAVING A FINAL GRADE SMOOTH AND EVEN (IF LEACHING IS REQUIRED).

FINAL GRADES

- MINOR MODIFICATIONS TO GRADE MAY BE REQUIRED TO ESTABLISH THE FINAL GRADES.
- CLEAN ALL PLANTING AREAS TO A DEPTH OF TWELVE (12) INCHES, REMOVING ALL WEEDS, DEBRIS, ROCKS, OR OTHER DELETERIOUS MATTER 1" DIAMETER OR LARGER FROM THE SITE.
- ALL UNDULATIONS AND IRREGULARITIES IN THE PLANTING SURFACES SHALL RESULTING FROM TILLAGE, ROTOTILLING, AND ALL OTHER OPERATIONS BE LEVELED AND FLOATED OUT BEFORE PLANTING.
- THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT AND AVOID DAMAGE TO SPRINKLER HEADS, IRRIGATION LINES, AND OTHER UNDERGROUND UTILITIES DURING GRADING AND CONDITIONING OPERATIONS.
- CONTRACTOR SHALL COORDINATE ALL DRAINAGE WORK WITH ALL OTHER TRADES. ESTABLISHED SITE DRAINAGE SHALL BE MAINTAINED BY CONTRACTOR DURING ALL PHASES OF LANDSCAPE CONSTRUCTION.
- FINAL FINISH GRADES SHALL INSURE POSITIVE DRAINAGE OF THE SITE WITH ALL SURFACE DRAINAGE AWAY FROM BUILDINGS, WALLS AND TOWARD DRAINS AND CATCH BASINS.
- FINAL GRADES SHALL BE APPROVED IN WRITING BY THE OWNERS REPRESENTATIVE BEFORE PLANTING OPERATIONS WILL BE ALLOWED TO BEGIN.

PERCOLATION TESTING AND DRAINAGE

- A MINIMUM OF THREE (3) SOILS PERCOLATION TESTS SHALL BE PERFORMED BY FILLING TREE PLANTING PITS (SEE PLANS FOR APPROPRIATE SIZE OF TREE PIT) WITH WATER, WAITING 12 HOURS AND THEN COMPLETELY REFILLING. IF ALL THE WATER IS NOT ABSORBED WITHIN 12 HOURS OF THE SECOND FILLING IT HAS FAILED THE TEST. UPON FAILURE, CONTACT OWNERS REPRESENTATIVE FOR WITH REMEDIAL MEASURES PER SPECIFICATIONS.
- BID PRICE SHALL BE BASED ON STANDARD TREE PLANTING PIT DETAILS SHOWN ON THE PLANS.

WEED CONTROL

- PRIOR TO PLANTING, ERADICATE WEEDS WITHIN THE LIMITS OF WORK IN THE FOLLOWING ORDER:
 - IRRIGATE TWICE EACH DAY FOR APPROXIMATELY 5 TO 10 MINUTES EACH WATERING TIME (AS APPROPRIATE TO SITE CONDITIONS) FOR A PERIOD OF 30 CALENDAR DAYS.
 - APPLY POST EMERGENT HERBICIDE (SUCH AS 'ROUND-UP PRO') PER CALIFORNIA LICENSED PEST CONTROL ADVISOR AND ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. TAKE CARE TO PROTECT EXISTING PLANT MATERIAL WHICH IS TO REMAIN AS SHOWN ON THE PLANS.
 - WAIT THE REQUIRED PERIOD FOR THE HERBICIDE TO TAKE EFFECT (APPROXIMATELY 7-14 DAYS).
 - PHYSICALLY REMOVE WEEDS DEAD OR ALIVE WITHIN THE PROJECT LIMITS.
- EXISTING NATIVE VEGETATION SHALL NOT BE IRRIGATED AND IRRIGATION RUN-OFF SHALL NOT SPREAD TO AREAS WITH EXISTING NATIVE PLANTS.

SOIL CONDITIONING AND FERTILIZING

- GRUB / CLEAN AND ROTOTILL ALL PLANTING AREAS TO A DEPTH OF EIGHTEEN (18) INCHES, REMOVING ALL WEEDS, DEBRIS, ROCKS, OR OTHER DELETERIOUS MATTER 1" DIAMETER OR LARGER FROM THE SITE TO 12 INCH DEPTH(UNLESS SPECIFIED OTHERWISE). THEN BLEND IN CONDITIONERS CALLED FOR IN SPECIFICATIONS BASED ON SOILS REPORT.
- PLANTER SOIL FOR RAISED PLANTER (S) SHALL BE AMENDED NATIVE TOPSOIL PER SPECIFICATIONS.

GENERAL PLANTING

- PRUNING SHALL NOT BE DONE EXCEPT BY APPROVAL OF OWNERS REPRESENTATIVE.
- PLANT LOCATIONS SHALL BE CHECKED FOR POSSIBLE INTERFERENCE WITH EXISTING UNDERGROUND PIPING, PRIOR TO EXCAVATION OF HOLES. IF UNDERGROUND CONSTRUCTION OR UTILITY LINES ARE ENCOUNTERED IN THE EXCAVATION OF PLANTING AREAS, NOTIFY THE OWNER. EXPENSES FOR REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. MINIMUM TREE SEPARATION DISTANCES ARE AS FOLLOWS:
 - TRAFFIC SIGNALS (STOP SIGNS) - 20 FEET
 - UNDERGROUND UTILITY LINES - 5 FEET
 - ABOVE GROUND UTILITY STRUCTURES -10 FEET
 - DRIVEWAY (ENTRIES) -10 FEET
 - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) -25 FEET
- ALL EXCAVATED HOLES SHALL HAVE VERTICAL SIDES WITH ROUGHENED SURFACES AND SHALL BE OF THE MINIMUM SIZES INDICATED ON DRAWINGS. HOLES SHALL BE, IN ALL CASES, LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY OR BREAKAGE OF ROOT BALLS OR ROOTS.

PLANT AVAILABILITY

- THE ACT OF PROVIDING A BID FOR THIS PROJECT ESTABLISHES THE CONTRACTORS UNDERSTANDING THAT THE PLANTS SPECIFIED HEREIN MAY BE UNUSUAL AND MORE DIFFICULT TO LOCATE THAN THE INDUSTRY STANDARD AND THAT THE CONTRACTOR AGREES TO THE FOLLOWING:
 - THE CONTRACTOR SHALL SEARCH FOR EACH PLANT SPECIFIED. LISTED BELOW ARE PLANT NURSERY SOURCES TO BE CONTACTED DURING CONTRACTORS SEARCH. IF ANY OF THE LISTED NURSERIES, OR ANY NURSERIES IN CALIFORNIA OR ARIZONA HAVE THE SPECIFIED PLANTS IN THE CONTAINER SIZES SPECIFIED, THE CONTRACTOR SHALL BE OBLIGATED TO PURCHASE AND OBTAIN DELIVERY OF SAID PLANTS.
 - WITHIN TWENTY-ONE (21) DAYS AFTER AWARD OF CONTRACT, CONTRACTOR SHALL SUBMIT A PLANT LIST WITH NURSERY SOURCES, PLANT QUANTITIES AND PLANT SIZES. PLANT LIST SHALL INDICATE ALL UNAVAILABLE PLANTS AND WHICH NURSERIES WERE CONTACTED DURING CONTRACTORS SEARCH. (LANDSCAPE ARCHITECT SHALL SUGGEST PLANT SUBSTITUTION BASED UPON INFORMATION IN CONTRACTOR SUBMITTAL.)
 - UPON ACCEPTANCE OF CONTRACTOR PLANT SUBMITTAL BY LANDSCAPE ARCHITECT, CONTRACTOR SHALL SECURE PLANTS WITHIN FIVE (5) DAYS AND ARRANGE FOR DELIVERY FROM NURSERIES.

TREES, SHRUBS, AND VINES

- EACH TREE AND SHRUB SHALL BE PLACED IN THE CENTER OF THE HOLE AND SHALL BE SET PLUMB AND HELD RIGIDLY IN POSITION UNTIL THE PLANTING BACKFILL HAS BEEN TAMPED DOWN AROUND EACH ROOTBALL.
- ALL PLANTS SHALL BE SET AT SUCH A LEVEL THAT AFTER SETTLING THEY ARE 2" HIGHER THAN THE SURROUNDING FINISH GRADE AS DETAILED UNLESS OTHERWISE NOTED
- ALL PLANTS SHALL BE THOROUGHLY WATERED INTO THE FULL DEPTH OF EACH PLANTING HOLE IMMEDIATELY AFTER PLANTING.
- ROOT BARRIERS: ROOT CONTROL BARRIERS SHALL BE INSTALLED WHERE INDICATED ON PLANTING PLANS. INSTALL ROOT BARRIERS ADJACENT, AND PARALLEL TO, EDGE OF HARDSCAPE PER MANUFACTURERS INSTRUCTIONS. (LINEAR APPLICATION) AND NOT ENCIRCLING ROOTBALL. BARRIERS SHALL BE 20- FT. MIN. LENGTH; CENTER STRIP OF ROOT BARRIER ON THE TREE TRUNK.

MAINTENANCE PERIOD

- LANDSCAPE AREAS SHALL BE KEPT FREE OF WEEDS, NOXIOUS GRASS, AND ALL OTHER UNDESIRED VEGETATIVE GROWTH AND DEBRIS.
- PLANT MATERIALS SHALL BE KEPT IN A HEALTHY, OPTIMUM GROWING CONDITION AND IN A VISUALLY PLEASING APPEARANCE BY WATERING, PRUNING, MOWING, FERTILIZING, RESTAKING, PEST AND DISEASE CONTROLLING, SPRAYING, WEEDING, CLEAN-UP AND ANY MAINTENANCE OPERATION NECESSARY TO INSURE A HEALTHY, VIGOROUS STAND OF PLANTS AT THE TIME OF FINAL INSPECTION.
- SEE SPECIFICATIONS FOR APPLICATION OF THE POST PLANTING FERTILIZER AT THE RATE SPECIFIED.
- CONTRACTOR IS RESPONSIBLE FOR THE LANDSCAPE MAINTENANCE FOR ALL PLANTED AND/OR IRRIGATED AREAS SHOWN ON THE PLANS FOR THE INITIAL 90-DAY MAINTENANCE PERIOD.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	MATURE SIZE	WUCOLS	QUANTITY
	BIOSWALE TREE						
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX	NATURAL LOW-BRANCHING	H40' X W40'	MEDIUM	14
	ARBUTUS UNEDO	STRAWBERRY TREE	36" BOX	MULTI	H25' X W25'	LOW	27
	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	36" BOX	STANDARD	H30' X W25'	LOW	8
	ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM	48" BOX	STANDARD	H40' X W40'	LOW	14
	ULMUS PARVIFLORA	CHINESE EVERGREEN ELM	VARIES				
	FRAXINUS SPP.	ASH SPECIES	VARIES				
	ORNAMENTAL SHRUBS/GRASSES/PERENNIALS		SIZE	O.C. SPACING	MATURE SIZE	WUCOLS	QUANTITY
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GALLON	2'-6"	H 1 1/2' X W 2 1/2'	LOW	48
	AGAVE FILEMENTOSA	THREAD LEAF AGAVE	5 GALLON	2'-6"	H 6" X W 1'	LOW	74
	AGAVE PARRYI TRUNCATA	ARTICHOKE AGAVE	5 GALLON	4'-0"	H 1 X W 2'	LOW	183
	ALOE BARBADENSIS	ALOE VERA	5 GALLON	3'-0"	H 2' X W 2'	LOW	21
	BULBINE 'COTTON CANDY'	BULBINE	1 GALLON	2'-0"	H 2' X W 2'	LOW	65
	DIANELLA CASSA BLUE	CASSA BLUE DIANELLA	1 GALLON	1'-6"	H 2' X W 1'	MEDIUM	157
	DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	2'-0"	H 2 1/2' X W 2 1/2'	LOW	17
	DODONAEA VISCOSA	PURPLE HOPSEED	15 GALLON	3'-0"	H 12' X W 6'	LOW	12
	FESTUCA RUBRA 'MOLATE'	MOLATE FESCUE	1 GALLON	3'-0"	H 12" X W 12"	LOW	61
	HESPERALOE PARVIFLORA	RED YUCCA	1 GALLON	3'-0"	H 2 1/2' X W 2'	LOW	513
	LIGUSTRUM TEXANUM	PRIVET	5 GALLON	2'-0"	H 7' X W 5'	MEDIUM	18
	LOMANDRA 'BREEZE'	DWARF MAT RUSH	1 GALLON	18"	H 2 1/2' X W 3 1/2'	LOW	168
	MUHLBERGIA RIGENS	DEER GRASS	1 GALLON	4'-0"	H 4' X W 5'	LOW	206
	PEDILANTHUS MACROCARPUS	SLIPPER PLANT	5 GALLON	2'-0"	H 4' X W 4'	LOW	11
	PENNISSETUM SPATHIOLATUM	SLENDER VELDT GRASS	1 GALLON	2'-0"	H 2' X W 2'	MEDIUM	195
	PRUNUS 'COMPACTA'	CAROLINA CHERRY	5 GALLON	3'-0"	H 8' X W 5'	LOW	2
	SALVIA LEUCANTHA	MEXICAN SAGE	1 GALLON	4'-0"	H 3' X W 4 1/2'	LOW	61
	SOLANUM JASMINOIDES	POTATO VINE	5 GALLON	42"	H 16' X W 20'	MEDIUM	31
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GALLON	3'-0"	H 5' X W 6-12'	LOW	18
	BIOSWALE PLANTS						
	CAREX SPISSA	SAN DIEGO SEDGE	1 GALLON	3'-0"	H 3' X W 2 1/2'	LOW	134
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GALLON	2'-6"	H 5' X W 4'	MEDIUM	136
	IVA HAYESIANA	SAN DIEGO MARSH ELDER	1 GALLON	2'-0"	H 2' X W 5-10'	VERY LOW	276
	JUNCUS TEXTILIS	BASKET RUSH	1 GALLON	1'-6"	H 6" X SPREADING	MEDIUM	674
	LEYMUS C. 'CANYON PRINCE'	CANYON PRINCE OAT GRASS	1 GALLON	2'-0"	H 2' X W 2'	LOW	98
	TURF						
	PASPALUM VAGINATUM	SEASHORE PASPALUM TURF	SOD				
OTHER							
	'BIOBARRIER' ROOTBARRIER	FOR ALL TREES WITHIN 5' FROM HARDSCAPE - 20' LENGTH MIN.					
	PERCOLATION PIT/ SOIL TEST	SEE PLANS FOR LOCATION					

MULCH & BOULDER LEGEND

SYMBOL	MULCH	SIZE & COLOR			
	ORGANIC MULCH	FOREST MULCH	STREETSCAPE & ORNAMENTAL LANDSCAPE	AGRISERVICE	760.295.6255
	SMALL ROCK MULCH	1'-3" 'SUNNYSIDE' DECORATIVE RUBBLE	BIOSWALE AREAS	DECORATIVE STONE SOLUTIONS	800.699.1878
	LARGE ROCK MULCH	3'-6" 'SUNNYSIDE' DECORATIVE RUBBLE	BIOSWALE AREAS	DECORATIVE STONE SOLUTIONS	800.699.1878
	BOULDERS - VARIOUS SIZES, SEE PLAN	'SUNRISE BOULDER' OR EQUAL 1' TO 4' SIZES	PER SPECS	DECORATIVE STONE SOLUTIONS	800.699.1878

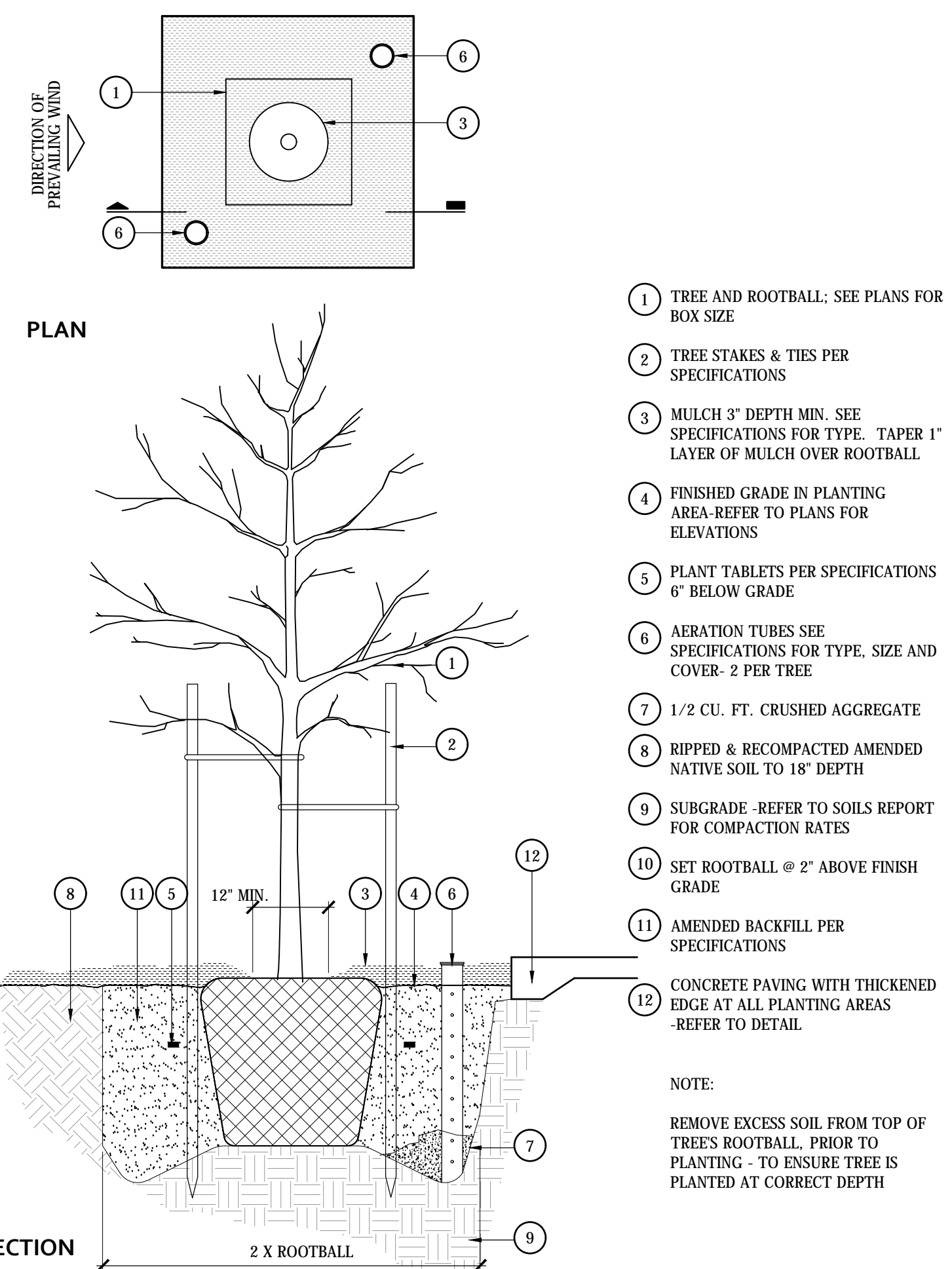
NOTES

- ALL PLANTING AREAS TO RECEIVE MULCH AS INDICATED ON THE MULCH PLAN. 3" DEPTH LAYER PER SPECIFICATIONS.
- REMOVE ANY CONCRETE, ASPHALT AND ASSOCIATED BASE COURSE LARGER THAN 1" FROM ALL PLANTING AREAS. ALL NEW PLANTING AREAS TO BE RIPPED AND RECOMPACTED PER SPECIFICATIONS.
- ALL PLANTING AREAS TO RECEIVE IRRIGATION.
- ROOTBARRIER AT ALL TREES WITHIN 5' OF HARDSCAPE. 20' LENGTH AS CENTERED ON TREE TRUNK

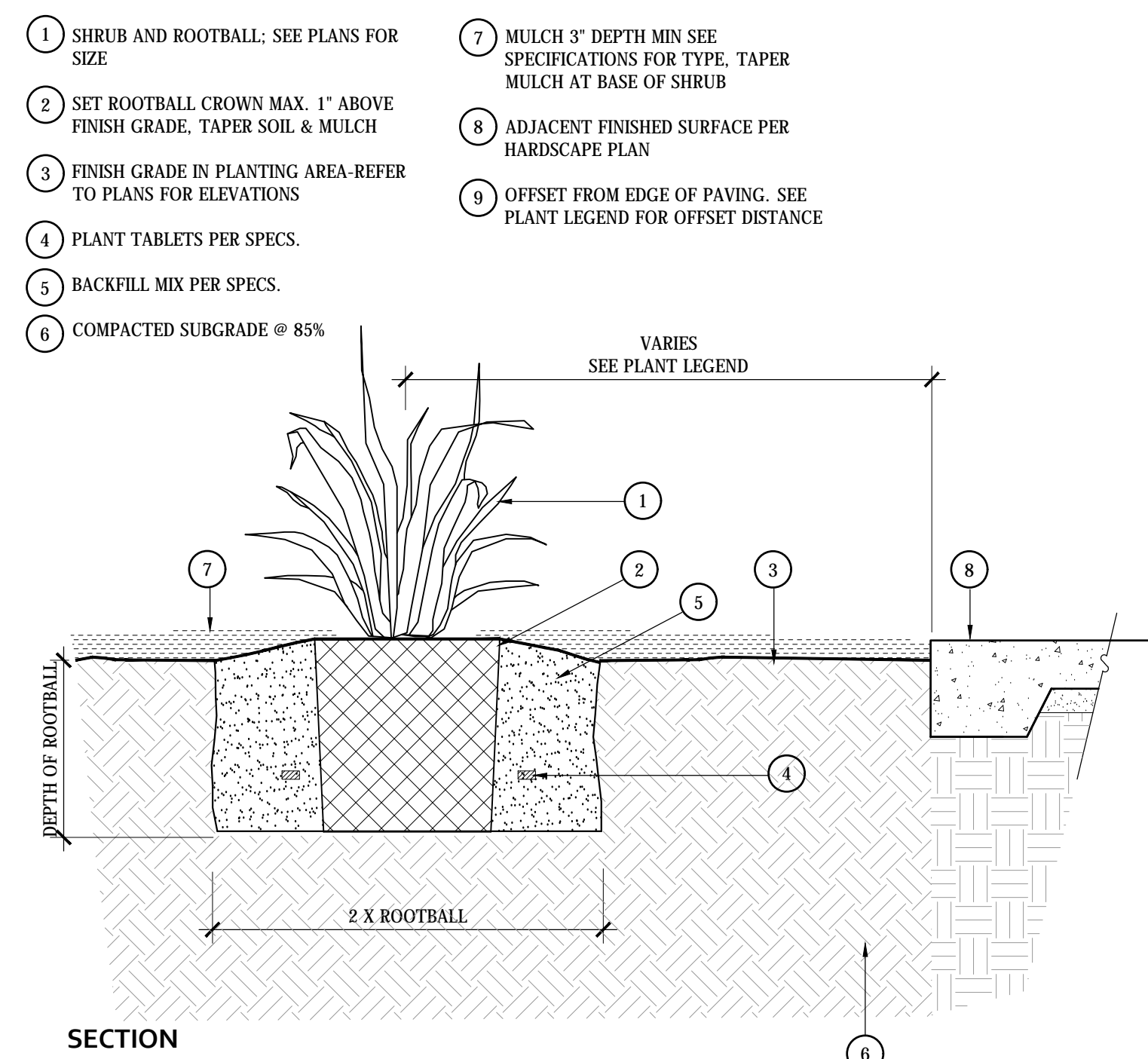
PLANTING LEGEND

PREPARED BY:		REVISION 6:	
LOT NUMBER:	LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO	REVISION 5:	
APN:	424-482-14-00 & 424-532-25-00	REVISION 4:	
PROJECT NAME:	ECO BLOK HOMES	REVISION 3:	
SHEET TITLE:	PLANTING LEGEND	REVISION 2:	
		REVISION 1:	
		ORIGINAL DATE:	XX-XX-16
SHEET COUNT:	55 OF 56	PTS #:	530514

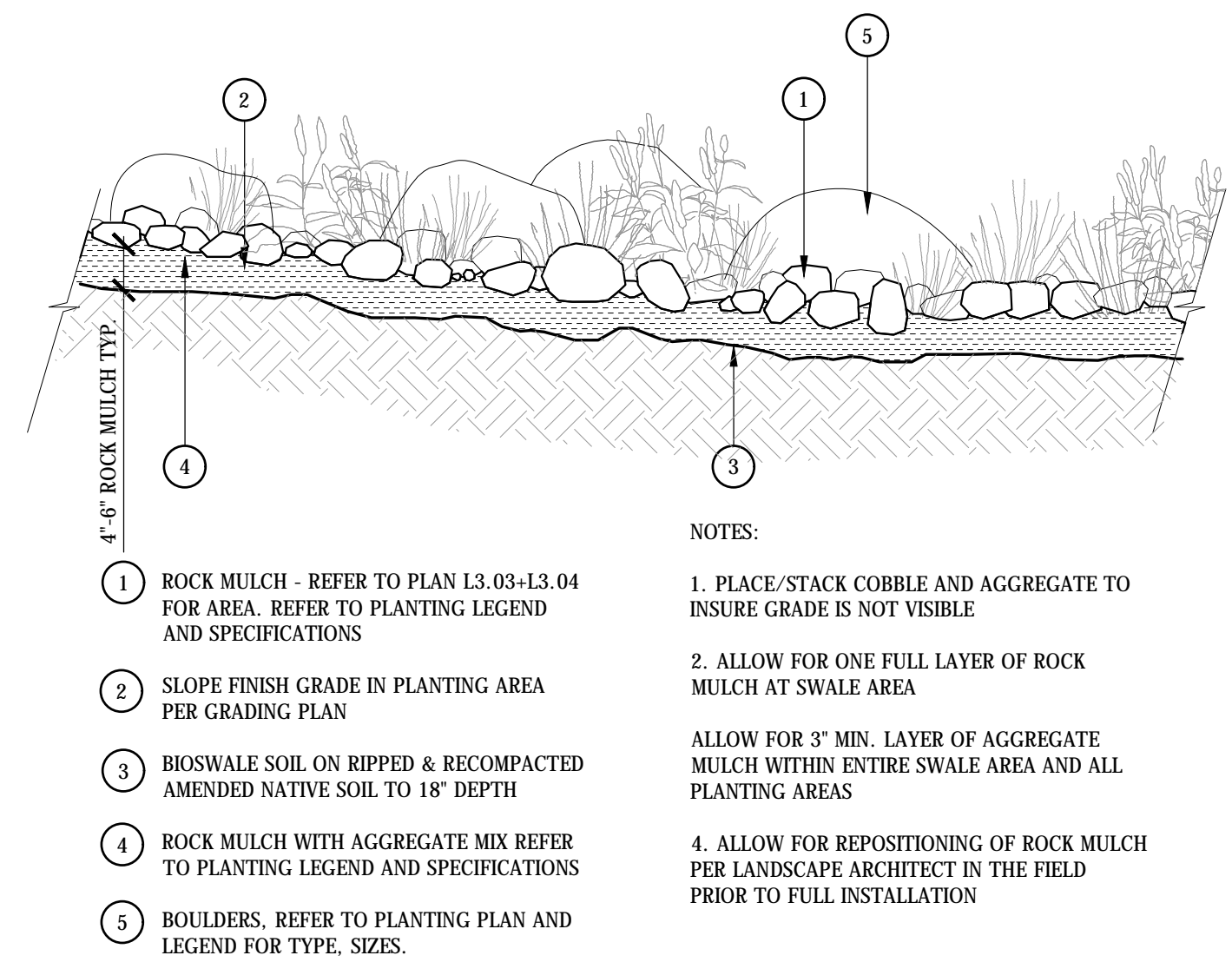
DATE	11/15/16
DESCRIPTION	COASTAL DEVELOPMENT PERMIT
ISSUE	1



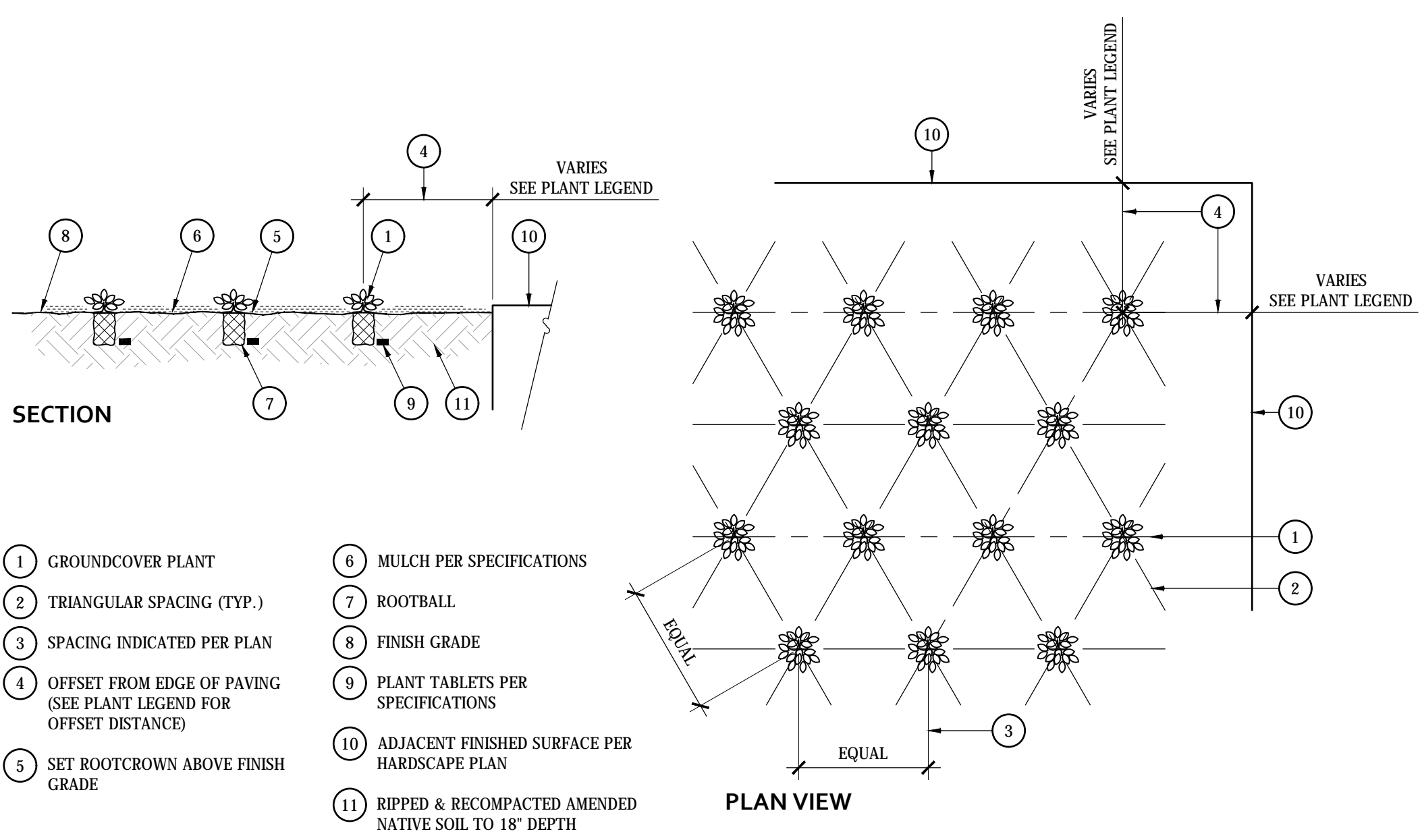
1 TREE PLANTING
SCALE: 1/2"=1'



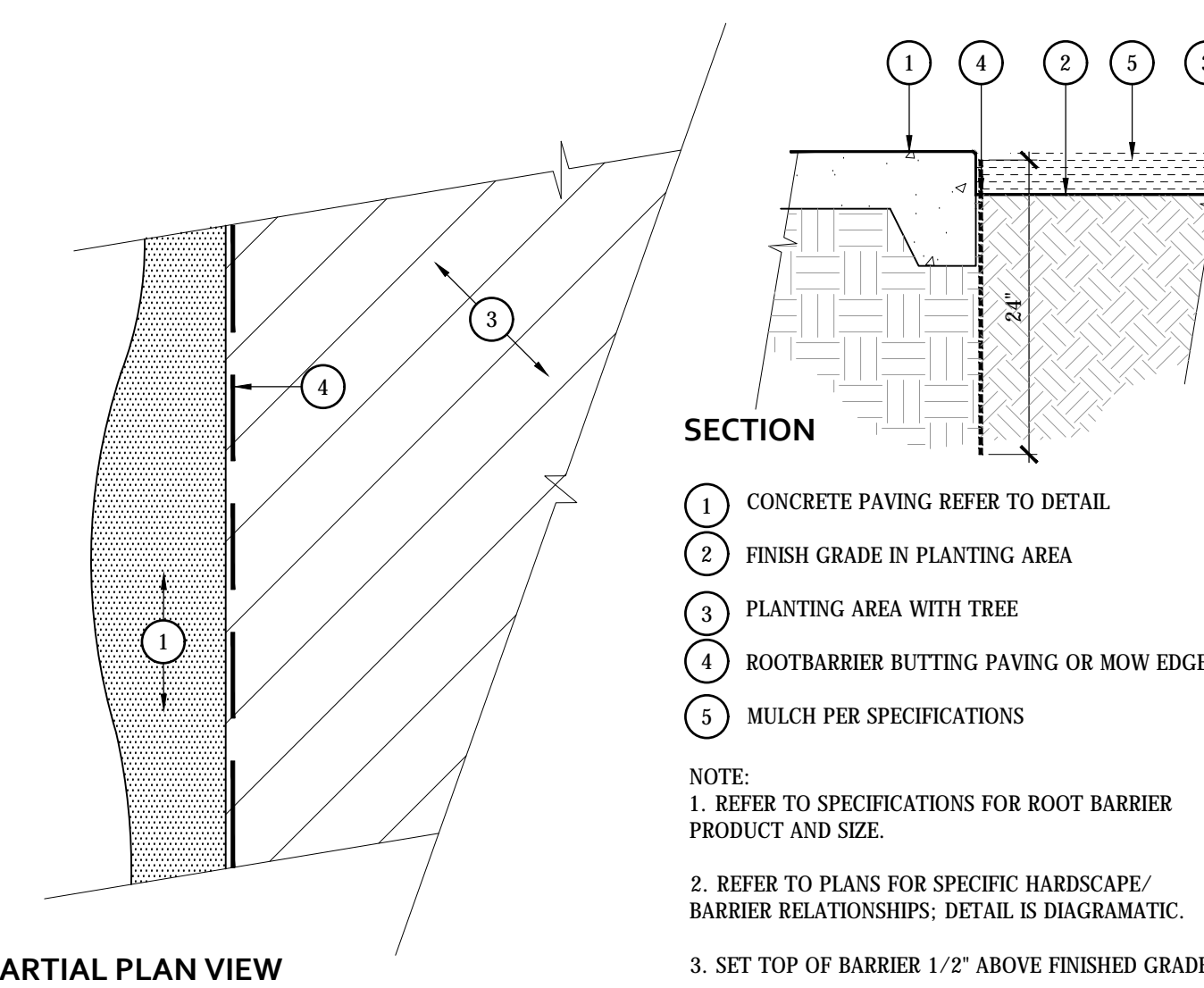
2 SHRUB PLANTING
SCALE: 1"=1'



3 PLANTING IN COBBLE MULCH
SCALE: 3/4"=1'



4 TYPICAL PLANT SPACING
SCALE: 1"=1'



5 ROOT BARRIER
SCALE: 1"=1'

PLANTING DETAILS			
PREPARED BY:	lan LAB landscape architecture + environmental design San Diego, CA 92106 Tel: 619.444.2882 Fax: 619.444.2881	REVISION 6:	
LOT NUMBER:	LOTS 1 - 24, BLOCK 17, MAP 894, COUNTY OF SAN DIEGO & LOTS 1 - 6, BLOCK 27, MAP 894, COUNTY OF SAN DIEGO	REVISION 5:	
APN:	424-482-14-00 & 424-532-25-00	REVISION 4:	
PROJECT NAME:	ECO BLOK HOMES	REVISION 3:	
SHEET TITLE:	PLANTING DETAILS	REVISION 2:	
SHEET COUNT:	56 OF 56	ORIGINAL DATE:	XX-XX-16
		PTS #:	530514