



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: February 8, 2018 REPORT NO. PC-18-007

HEARING DATE: February 15, 2018

SUBJECT: MONTALVO RESIDENCE. Process Four Decision

PROJECT NUMBER: [444915](#)

OWNER/APPLICANT: NVISION CAPITAL, LLC, a Limited Liability Company/Scot Frontis

SUMMARY

Issue: Should the Planning Commission approve an application for a small lot subdivision and the construction of five residential dwelling units on a 0.14-acre site located at 4472 Montalvo Street in the Peninsula Community Plan?

Staff Recommendations:

1. Approve Tentative Map No. 1774182; and
2. Approve Site Development Permit No. 1724520.

Community Planning Group Recommendation: On November 21, 2017, the Peninsula Community Planning Board voted 9-0-1 to recommend approval of the project with no conditions (Attachment 11).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (infill). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 14, 2017, and the opportunity to appeal that determination ended December 28, 2017 (Attachment 12).

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.

Code Enforcement Impact: None.

Housing Impact Statement: The Peninsula Community Plan designates the 0.14-acre site for Multi-Family residential use at 30-44 dwelling units/acre, which would allow four to six residential dwelling units on the site. The project proposes a small lot subdivision of two developed parcels into five parcels and the construction of five three-story residential dwelling units, one on each parcel. The project would implement the existing land use designations and would create five dwelling units where one currently exists. This project is subject to the requirements of the City's Inclusionary Affordable Housing Regulations (Chapter 14, Article 2, Division 13 of the San Diego Municipal code and will be paying the in-lieu fee to satisfy the regulation.

BACKGROUND

The project site is located at 4472 Montalvo Street in the RM-3-7 Zone of the Peninsula Community Plan. Additionally the project is located within the Coastal Height Limitation Overlay Zone, Federal Aviation Administration Part 77 Notification Area, San Diego International Airport and North Island Naval Air Station Airport Influence Area, Airport Approach Overlay Zone, and the Airport Land Use Compatibility Plan Noise Contours 9SDIA 65-70 (Attachments 1-4).

The site consists of two rectangular parcels with an existing single family dwelling unit, constructed in 1933, fronting Montalvo Street to the west and an improved alley to the east. The entire development will be constructed on a previously graded flat site surrounded by multi- and single-family dwelling units all within the RM-3-7 zone and designated Multi-Family within the Peninsula Community Plan (Attachments 1-4). A historical assessment was conducted on the site and City staff determined that the property and associated structure would not be considered historically or architecturally significant in terms of architectural style, appearance, design, or construction associated with important persons or events in history. In addition, the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. The site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP) and does not contain other types of environmental sensitive lands as defined in SDMC Section 113.0103

DISCUSSION

Project Description:

The project proposes a small lot subdivision in accordance with SDMC Section 143.0365, which would create five lots with one residential dwelling unit on each lot. The purpose and intent of the Small Lot Subdivision regulations is to encourage development of single dwelling units on small lots in order to provide a space-efficient and economical alternative to traditional single dwelling unit development. It is also the intent of these regulations to provide pedestrian friendly developments that are consistent with the neighborhood character. Each of the five parcels will be constructed with one three-story residential dwelling unit with an attached one-car garage and one-car carport. All five units will contain two bedrooms with two and a half bathrooms ranging in size from 1,599 to 1,851 square feet. Additionally, each residential dwelling unit will contain 60-square feet of private open space located on the second floor (Attachment 13).

The proposed development complies with the applicable zoning and development regulations of the Land Development Code including development requirements regulating a residential dwelling unit development. The proposed project was reviewed for compliance with the RM-3-7 zone development requirements, which include but are not limited to height, setbacks, density, landscape, parking, and floor area ratio. The [RM-3-7 zone](#) within the Peninsula Community Plan area and the Coastal Height Limit Overlay Zone (Proposition "D") area allows a maximum structure height of 30 feet. The overall structure height of the project will be 29-feet, six-inches, making the development under the maximum height limit. No deviations are proposed with the project. The ground floor would provide parking for the dwelling units while the second and third floor will be dedicated to the habitable area.

The project design would conform to the surrounding neighborhood by providing a three-story residential dwelling unit development finished with stucco and wood siding, similar to other residential dwelling units located nearby. Additionally, the design would incorporate ground cover with street trees adjacent to Montalvo Street and the construction of a non-contiguous sidewalk separating pedestrians from automobiles.

Development of the project requires a Site Development Permit (SDP) and Tentative Map (TM) for the development of a small lot subdivision in accordance with SDMC Section [143.0365](#) and [125.0410](#) and a request to waive the overhead utility undergrounding requirements. In accordance with SDMC Section [112.0103](#), the applications have been consolidated for processing at the highest level of authority for the development. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, and qualifies as a Sustainable Building. As such the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

Community Plan Analysis:

The Peninsula Community Plan designates the 0.14-acre site for Multi-Family residential use at 30-44 dwelling units/acre, which would allow four to six residential dwelling units on the site. The Peninsula plan also identifies the project site as being within a transitional area, from single- to multi-family at a rapid change rate.

The Peninsula Community Plan Transportation Element recommends that all parking facilities be designed so that they are compatible with pedestrian circulation and screened, to the extent feasible, from public view. The proposed project features a design that provides parking access from the rear alley, thereby minimizing pedestrian impacts on Montalvo Street. The Urban Design Element of the Peninsula Community Plan contains an objective to maintain and complement the existing scale and character of the residential areas. Implementing guidelines include policy recommendations that new development be consistent with the scale and character of the existing development of the surrounding areas. A site survey of the neighborhood verifies that the proposed project would complement existing scale and character, as there is a three-story apartment building two properties to the north of the subject site and several three-story apartment buildings on the next street to the east, Mentone Street. Other policies relating to architectural

detailing are implemented through the design which incorporates shadow relief through utilization of balconies/overhangs to break up building bulk and create architectural and pedestrian interest. The proposed project will provide balconies/overhangs to break up the bulk and scale of the development and provide personal open space for each residential dwelling unit.

The Urban Design Element of the General Plan's stated purpose is to guide physical development toward a desired scale and character that is consistent with the social, economic and aesthetic values of the City. Additionally, a general goal of the General Plan's Urban Design Element is to create a pattern and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and that respects desirable community character and context. The project would implement policies to achieve these goals for visual diversity by providing a design that features a varied exterior with decks that promote social interaction, plus railings, overhangs, fenestration and stucco finishes adding visual interest. The project's overall design would conform to established community character which consists of a mix of one-story residential dwelling units and two- and three-story residential dwelling units with mostly stucco exteriors and similar architectural features. Further, given the project's location relative to transportation routes and shopping facilities all within a half mile, developments in these areas would increase service convenience and reduce automobile use.

Project Related Issues:

The project incorporates sustainable design features including roofing materials with a minimum three-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code. The project has been designed to have an energy budget that shows a 15-percent energy improvement to the Title 24, Part 6 Energy Budget. This energy demand reduction will be provided through a combination of on-site renewable energy generation (photovoltaic) and energy performance design elements. The project conserves water by using low-flow fixtures/appliances and also accommodates for future installation of electric vehicle supply equipment in the parking garages to provide an electric vehicle charging station.

Undergrounding Utility Waiver- The neighborhood currently contains power poles and overhead utility lines within the public right-of-way along the alley located in the rear of the project property. The City's Undergrounding Master Plan designates the site within Block 2G1, and is unallocated for undergrounding. The proposed subdivision utilities shall be undergrounded and the project includes a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. In accordance with SDMC Section [144.0240\(b\)\(5\)](#) the waiver of the requirements to underground privately owned utility systems and services facilities qualifies under the guidelines of SDMC Section 144.0242(c) as follows: the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

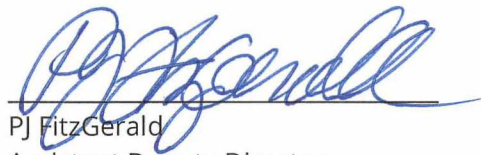
Conclusion:

The proposed project 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 Peninsula Community Plan, the SDMC, and the General Plan.

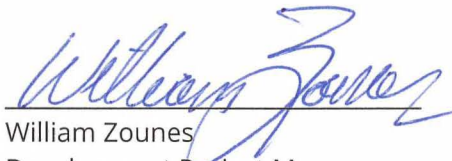
ALTERNATIVES

1. Approve Tentative Map No. 1774182 and Site Development Permit No. 1724520, with modifications.
2. Deny Tentative Map No. 1774182 and Site Development Permit No. 1724520, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



PJ Fitzgerald
Assistant Deputy Director
Development Services Department



William Zounes
Development Project Manager
Development Services Department

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Surrounding Area
6. Project Data Sheet
7. Draft Permit Resolution with Findings
8. Draft Permit with Conditions
9. Draft TM Resolution with Findings
10. Draft TM Conditions
11. Ownership Disclosure Statement
12. Community Planning Group Recommendation
13. Project Plans

Attachment 1

Project Location Map



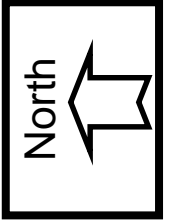
Project Location Map

Montalvo Residence Project No. 444915

4472 Montalvo Street



Attachment 2 Aerial Photograph of Site



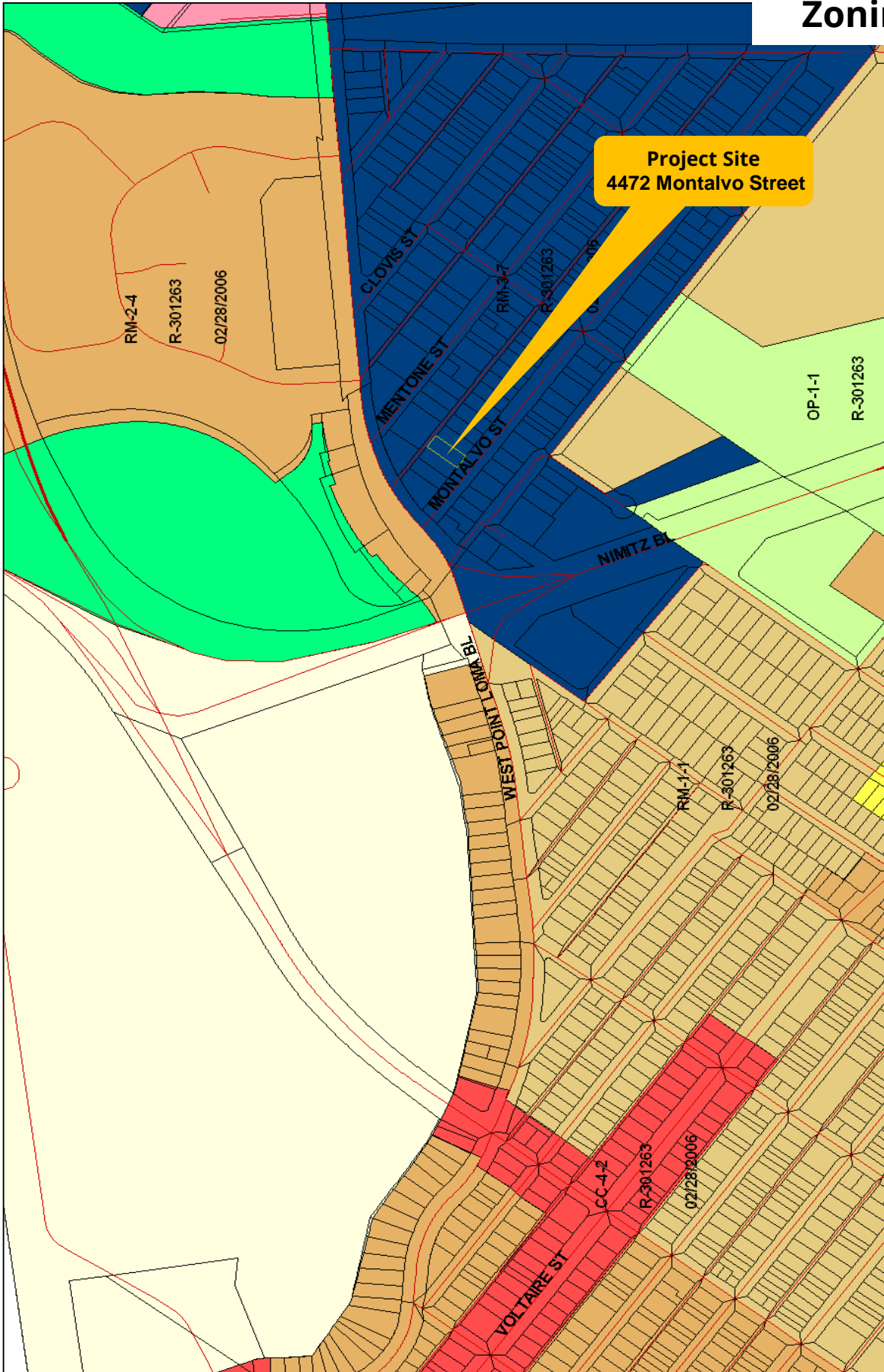
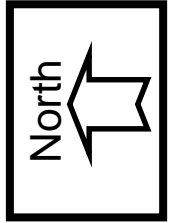
Aerial Photograph (Birds Eye)

Montalvo Residence Project No. 444915

4472 Montalvo Street



Attachment 3 Zoning Map



Zoning Map

Montalvo Residence Project No. 444915
4472 Montalvo Street



**Attachment 5
Surrounding Area:
View to the North**



Surrounding Area (north)

**Montalvo Residence Project No. 444915
4472 Montalvo Street**



**Attachment 5
Surrounding Area:
View to the west**

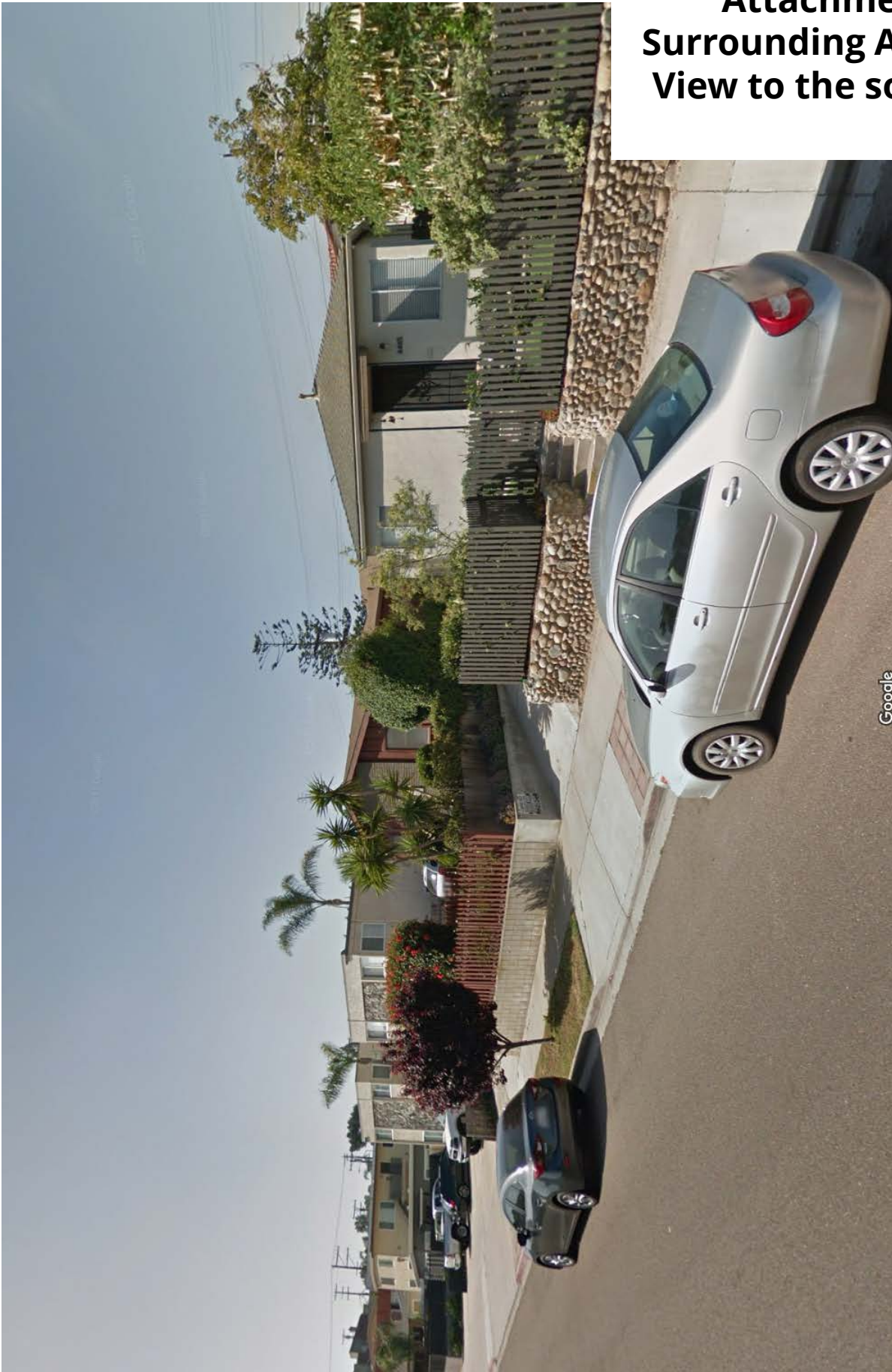


Surrounding Area (west)

**Montalvo Residence Project No. 444915
4472 Montalvo Street**



**Attachment 5
Surrounding Area:
View to the south**



Surrounding Area (south)

**Montalvo Residence Project No. 444915
4472 Montalvo Street**



**Attachment 5
Surrounding Area:
View to the east**



Surrounding Area (east)

Montalvo Residence Project No. 444915

4472 Montalvo Street



PROJECT DATA SHEET		
PROJECT NAME:	Montalvo Residence	
PROJECT DESCRIPTION:	Coastal Development Permit and Tentative Map for a small lot subdivision for the demolition of an existing single family dwelling unit to create five lots with one residential dwelling unit on each lot.	
COMMUNITY PLAN AREA:	Peninsula	
DISCRETIONARY ACTIONS:	Coastal Development Permit/Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Family Residential	
<p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <p style="text-align: center;">ZONE: RM-3-7</p> <p style="text-align: center;">HEIGHT LIMIT: 30 feet</p> <p style="text-align: center;">LOT SIZE: 6,098 sf</p> <p style="text-align: center;">FLOOR AREA RATIO: 1.8 maximum</p> <p style="text-align: center;">FRONT SETBACK: 10/20 feet</p> <p style="text-align: center;">SIDE SETBACK: 5 feet</p> <p style="text-align: center;">STREETSIDE SETBACK: 10 feet</p> <p style="text-align: center;">REAR SETBACK: 5 feet</p> <p style="text-align: center;">PARKING: 2 spaces required</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-Family Residential; RM-3-7	Residential dwellings
SOUTH:	Multi-Family Residential; RM-3-7	Residential dwellings
EAST:	Multi-Family Residential; RM-3-7	Residential dwellings
WEST:	Multi-Family Residential; RM-3-7	Residential dwellings
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 21, 2017, the Peninsula Community Planning Board voted 9-0-1 to recommend approval of the project with no conditions.	

ATTACHMENT 7
Draft Permit Resolution with Findings

PLANNING COMMISSION
RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1724520
MONTALVO RESIDENCE- PROJECT NO. 444915

WHEREAS, NVISION CAPITAL, LLC, a Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single family dwelling for a small lot subdivision and the construction of five three-story residential dwelling units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1724520), on portions of a 0.14-acre site;

WHEREAS, the project site is located at 4472 Montalvo Street in the RM-3-7 zone of the Peninsula Community Plan;

WHEREAS, the project site is legally described as Lot 53 and 52 in Block 30 of Loma Alto Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1082, filed in the office of the County Recorder of San Diego County, August 29, 1907;

WHEREAS, on December 14, 2017 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332 (infill) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520;

WHEREAS, on February 15, 2018, the Planning Commission of the City of San Diego considered Site Development Permit No. 1724520 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated February 15, 2018.

A. Site development PERMIT [SDMC Section 126.0505]

1. Findings for all Site Development Permits:

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

The project site is located at 4472 Montalvo Street in the RM-3-7 Zone of the Peninsula Community Plan. The project proposes a small lot subdivision in accordance with San Diego Municipal Code (SDMC) Section 143.0365, which would create five lots with a residential dwelling unit on each lot. The site consists of two rectangular parcels with an existing single family dwelling unit fronting Montalvo

ATTACHMENT 7

Draft Permit Resolution with Findings

Street to the west and an improved alley to the east. The Peninsula Community Plan designates the 0.14-acre site for Multi-Family residential use at 30-44 dwelling units/acre, which would allow four to six residential dwelling units on the site. The Peninsula Plan also identifies the project site within a transitional area, from single to multi-family at a rapid change rate.

The Peninsula Community Plan Transportation Element recommends that all parking facilities be designed so that they are compatible with pedestrian circulation and screened, to the extent feasible, from public view. The proposed project features a design that provides parking access from the rear alley, thereby minimizing pedestrian impacts on Montalvo Street, implementing this recommendation. The Urban Design Element of the Peninsula Community Plan contains an objective to maintain and complement the existing scale and character of the residential areas of Peninsula. Implementing guidelines relating to building scale include policy recommendations that new development be consistent with the scale and character of the existing development of the surrounding areas. A site survey of the neighborhood verifies that the proposed project would complement existing scale and character, as there is a three-story apartment building two properties to the north of the subject site and several three-story apartment buildings on the next street to the east, Mentone Street. Other policies relating to architectural detailing are implemented through the design which incorporates shadow relief through utilization of balconies/overhangs to break up building bulk and create architectural and pedestrian interest. The proposed project will provide balconies/overhangs to break up the bulk and scale of the development and provide personal open space for each residential dwelling unit.

The Urban Design Element of the General Plan's stated purpose is to guide physical development toward a desired scale and character that is consistent with the social, economic and aesthetic values of the City. Additionally, a general goal of the General Plan's Urban Design Element is to create a pattern and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and that respects desirable community character and context. The project would implement policies to achieve these goals for visual diversity by providing a design that features a varied exterior with decks that promote social interaction, plus railings, overhangs, fenestration and stucco finishes adding visual interest. The project's overall design would conform to established community character which consists of a mix of one-story residential dwelling units and two and three-story residential dwelling units with mostly stucco exteriors and similar architectural features. Further, given the project's location relative to transportation routes and shopping facilities all within a half mile, developments in these areas would increase service convenience and reduce automobile use. Therefore, the proposed development will not adversely affect the applicable land use plan.

ATTACHMENT 7
Draft Permit Resolution with Findings

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

The project site is located at 4472 Montalvo Street in the RM-3-7 Zone of the Peninsula Community Plan. The project proposes a small lot subdivision in accordance with San Diego Municipal Code (SDMC) Section 143.0365, which would create five lots with one residential dwelling unit on each lot.

In addition to the on-site construction, the project includes reconstruction of the damaged portions of the existing curb, gutter and sidewalk with current City Standard curb, gutter and sidewalk, adjacent to the site on Montalvo Street. Additionally the project will include the removal of the existing driveway adjacent to the site on Montalvo Street and replace it with City Standard curb, gutter and Sidewalk.

The City of San Diego conducted an environmental review of this site in accordance with CEQA guidelines. The project was determined to be categorically exempt from CEQA pursuant to Article 19, Section 15332 which allows for construction of infill development within an urbanized area that can be adequately serviced by all required utilities and public services.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Tentative Map No. 1774182 and Site Development Permit No. 1724520, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project site is located at 4472 Montalvo Street in the RM-3-7 Zone of the Peninsula Community Plan. The project proposes a small lot subdivision in accordance with San Diego Municipal Code (SDMC) Section 143.0365, which would create five lots with a residential dwelling unit on each lot. The five lots will be constructed each with a three-story residential dwelling unit with an attached one car garage and one-car carport. All five residential dwelling units will contain two bedrooms with two and a half bathrooms ranging in size from 1,599 to 1,777 square feet.

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Draft Permit Resolution with Findings

The proposed development complies with the applicable zoning and development regulations of the Land Development Code including development requirements regulating residential dwelling unit development. The proposed project was reviewed for compliance with the RM-3-7 zone development requirements, which include but are not limited to height, setbacks, density, landscape, parking, and floor area ratio. The [RM-3-7 zone](#) within the Peninsula Community Plan area and the Coastal Height Limit Overlay Zone (Proposition "D") area allows a maximum structure height of 30 feet. The overall structure height of the project will be 29-feet, six-inches, making the development under the maximum height limit. No deviations are proposed with the project. The ground floor would provide parking for the dwelling units while the second and third floor will be dedicated to the habitable area of the residential units. As a component of the proposed project, the buildings will utilize renewable energy technology, self-generating at least 50% of the projected total energy consumption on site through photovoltaic technology (solar panels), thus meeting the requirements of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program, the City Council's Sustainable Building Policy. The photovoltaic system will be located on the roof of each residential dwelling unit.

The neighborhood currently contains power poles and overhead utility lines within the public right-of-way along the alley located in the rear of the property. The City's Undergrounding Master Plan designates the site within Block 2G1, which is currently unallocated for undergrounding of utilities. The proposed subdivision utilities shall be undergrounded and the project includes a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. In conformance with SDMC Section [144.0240\(b\)\(5\)](#), the waiver of the requirements to underground privately owned utility systems and services facilities qualifies under the guidelines of SDMC Section [144.0242\(c\)](#) as follows: the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

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 and does not request any deviations. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 1724520 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1724520, a copy of which is attached hereto and made a part hereof.

ATTACHMENT 7
Draft Permit Resolution with Findings

William Zounes
Development Project Manager
Development Services

Adopted on: February 15, 2018

IO#: 24006201

ATTACHMENT 8
Draft Permit with Conditions

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006201

SITE DEVELOPMENT PERMIT NO. 1724520
MONTALVO RESIDENCE PROJECT NO. 444915
PLANNING COMMISSION

This Site Development Permit No. 1724520 is granted by the Planning Commission of the City of San Diego to NVISION CAPITAL, LLC, a Limited Liability Company, Owner, and Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0502 and 143.0365. The 0.14-acre site is located at 4472 Montalvo Street in the RM-3-7 zone of the Peninsula Community Plan. The project site is legally described as: Lot 53 and 52 in Block 30 of Loma Alto Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1082, filed in the office of the County Recorder of San Diego County, August 29, 1907;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single family dwelling for a small lot subdivision and the construction of five three-story residential dwelling units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 15, 2018, on file in the Development Services Department.

The project shall include:

- a. Demolition of a single dwelling unit and detached shed for a small lot subdivision and the construction of five three-story residential dwelling units with attached one-car garages and one-car carports. All five units will contain two bedrooms with two and a half bathrooms ranging in size from 1,599 to 1,777 square feet;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with the criteria of the Affordable, In-fill Housing and Sustainable Buildings Expedite Program ; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

ATTACHMENT 8

Draft Permit with Conditions

accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 2, 2021.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

ATTACHMENT 8

Draft Permit with Conditions

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

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

AFFORDABLE HOUSING REQUIREMENTS:

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

ATTACHMENT 8

Draft Permit with Conditions

ENGINEERING REQUIREMENTS:

13. The Site Development Permit shall comply with all Conditions of the Final Map for Tentative Map No.1774182.
14. The project proposes to export no material from the project site. Any excavated material that is 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.
15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Montalvo Street, satisfactory to the City Engineer.
17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing curb with City Standard curb and gutter, adjacent to the site on Montalvo Street.
18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the removal of existing driveway and replace it with City Standard curb and gutter and Sidewalk, adjacent to the site on Montalvo Street, satisfactory to the City Engineer.
19. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of an additional 2.5 feet of the adjacent alley, satisfactory to the City Engineer.
20. 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.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMP necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
22. 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.
23. The Owner/Permittee shall record a Declaration of Covenants and Reservation of Easements for the shared driveways, private drainage system drainage and cross lot storm drain run-off, for the five project sites currently held by the same owner. The Declaration of Covenants and Reservation of

ATTACHMENT 8

Draft Permit with Conditions

Easements shall state: Since the Declaration of Covenants and Reservation of Easements agreement is a private and not a public issue, the City of San Diego is not responsible for any dispute that may arise in the future between the private parties.

LANDSCAPE REQUIREMENTS:

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

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

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

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

28. 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 Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

29. 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.

ATTACHMENT 8

Draft Permit with Conditions

30. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in accordance with the criteria of the Affordable, In-fill Housing and Sustainable Buildings Expedite Program

31. 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

32. Owner/Permittee shall maintain a minimum of ten off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

33. 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. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

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

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

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

37. 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.

38. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, that any existing unused sewer lateral is capped (abandoned) at the property line.

ATTACHMENT 8
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39. The proposed six-inch sewer lateral connecting into the existing eight-inch sewer main in the alley shall be private.
40. Prior to the issuance of any building permits, the Owner/Permittee shall acquire an Encroachment, Maintenance and Removal Agreement for the proposed six-inch private sewer lateral.
41. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of any existing unused water service at the main lateral.
42. Prior the issuance of grading permits, the Owner/Permittee shall provide Conditions, Covenants and Restrictions (CC&R's) for the proposed private access and utilities easement.

GEOLOGY REQUIREMENTS:

43. Prior to the issuance of any construction permits (either grading or building permits), 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 Development Services prior to the issuance of any construction permit.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on February 15, 2018.

ATTACHMENT 8
Draft Permit with Conditions

Permit Type/PTS Approval No.: SDP No. 1724520
Date of Approval: February 15, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

William Zounes
Development Project Manager

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

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

NVISION CAPITAL, LLC
Owner/Permittee

By _____
Julian Tooma
CEO

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

ATTACHMENT 9
Draft TM Resolution with Findings

PLANNING COMMISSION RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 1774182,
MONTALVO RESIDENCE- PROJECT NO. 444915

WHEREAS, NVISION CAPITAL, LLC, a Limited Liability Company, Subdivider, and ROBERT BATEMAN, Land Surveyor , submitted an application to the City of San Diego for a Tentative Map for the subdivision of a 0.14 acre site into five (5) lots for 5 residential dwelling units, and the waiver of the requirement to underground existing offsite overhead utilities. The project site is located at 4472 Montalvo Street. The property is legally described as Lot 53 and 52 in Block 30 of Loma Alto Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1082, filed in the office of the County Recorder of San Diego County, August 29, 1907; and

WHEREAS, the Map proposes the Subdivision of a 0.14-acre-site into five lots; and

WHEREAS, on December 14, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on February 15, 2018, the Planning Commission of the City of San Diego considered Tentative Map No.1774182, including the waiver of the requirement to underground

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existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, and 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1774182:

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

The project site is located at 4472 Montalvo Street in the RM-3-7 Zone of the Peninsula Community Plan. The project proposes a small lot subdivision in accordance with San Diego Municipal Code (SDMC) Section 143.0365, which would create five lots with one dwelling unit on each lot. The site consists of two rectangular parcels with an existing single family dwelling unit fronting Montalvo Street to the west and an improved alley to the east. The Peninsula Community Plan designates the 0.14-acre site for Multi-Family Residential use at 30-44 dwelling units/acre, which would allow four to six residential dwelling units on the site. The Peninsula Plan also identifies the project site as being within a transitional area, from single to multi-family at a rapid change rate.

The Peninsula Community Plan Transportation Element recommends that all parking facilities be designed so that they are compatible with pedestrian circulation and screened, to the extent feasible, from public view. The proposed project features a design that provides parking access from the rear alley, thereby minimizing pedestrian impacts on Montalvo Street and implementing this recommendation.

The Urban Design Element of the Peninsula Community Plan contains an objective to maintain and complement the existing scale and character of the residential areas of Peninsula. Implementing guidelines relating to building scale include policy recommendations that new development be consistent with the scale and character of the existing development of the surrounding areas. A site survey of the neighborhood verifies that the proposed project would complement existing scale and character, as there is a three-story apartment building two properties to the north of the subject site and several three-story apartment buildings on the next street to the east, Mentone Street. Other policies relating to architectural detailing are implemented through the design which incorporates shadow relief through utilization of balconies/overhangs to break up building bulk and create architectural and pedestrian interest.

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The proposed project will provide balconies/overhangs to break up the bulk and scale of the development and to provide personal open space for each residential dwelling unit. Therefore, the proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project site is located at 4472 Montalvo Street in the RM-3-7 Zone of the Peninsula Community Plan. The project proposes a small lot subdivision in accordance with San Diego Municipal Code (SDMC) Section 143.0365, which would create five lots with a residential dwelling unit on each lot. The five lots will be constructed, each with a three-story residential dwelling unit with an attached one car garage and one-car carport. All five residential dwelling units will contain two bedrooms with two and a half bathrooms ranging in size from 1,599 to 1,777 square feet.

The proposed development complies with the applicable zoning and development regulations of the Land Development Code including development requirements regulating residential dwelling unit development. The proposed project was reviewed for compliance with the RM-3-7 zone development requirements, which include but are not limited to height, setbacks, density, landscape, parking, and floor area ratio. The [RM-3-7 zone](#) within the Peninsula Community Plan area and the Coastal Height Limit Overlay Zone (Proposition "D") area allows a maximum structure height of 30 feet. The overall structure height of the project will be 29-feet, six-inches, making the development under the maximum height limit. No deviations are proposed with the project. The ground floor would provide parking for the dwelling units while the second and third floor will be dedicated to habitable area for the residential units. As a component of the proposed project, the buildings will utilize renewable energy technology, self-generating at least 50% of the projected total energy consumption on site through photovoltaic technology (solar panels), thus meeting the requirements of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program, the City Council's Sustainable Building Policy. The photovoltaic system will be located on the roof of each residential dwelling unit.

The neighborhood currently contains power poles and overhead utility lines within the public right-of-way along the alley located in the rear of the property. The City's Undergrounding Master Plan designates the site within Block 2G1, which is currently unallocated for undergrounding of utilities. The proposed subdivision utilities shall be undergrounded and the project includes a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. In conformance with SDMC Section [144.0240\(b\)\(5\)](#), the waiver of the requirements to underground privately owned utility systems and services facilities qualifies under the guidelines of SDMC Section [144.0242\(c\)](#) as follows: the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

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Draft TM Resolution with Findings

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.

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 Land Development Code (LDC).

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

The project site is located at 4472 Montalvo Street in the RM-3-7 Zone of the Peninsula Community Plan. The project proposes a small lot subdivision in accordance with San Diego Municipal Code (SDMC) Section 143.0365, which would create five lots with a residential dwelling unit on each lot.

The site consists of two rectangular parcels occupied with a single family dwelling unit fronting Montalvo Street to the west and an improved alley to the east. The purpose and intent of the small lot subdivision regulations is to encourage development of single dwelling units on small lots in order to provide a space-efficient and economical alternative to traditional single dwelling unit development. It is also the intent of these regulations to provide pedestrian friendly developments that are consistent with the neighborhood character. The five lots will be constructed with one three-story residential dwelling unit each with an attached one car garage and a one-car carport. All five units will contain two bedrooms with two and a half bathrooms ranging in size from 1,599 to 1,777 square feet. The entire development will be constructed on a flat previously graded site with existing public water and sewer utilities ready to be utilized along Montalvo Street.

A site survey of the neighborhood verifies that the proposed project would complement existing scale and character, as there is a three-story apartment building two properties to the north of the subject site and several three-story apartment buildings on the next street to the east, Mentone Street. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project site is located at 4472 Montalvo Street in the RM-3-7 Zone of the Peninsula Community Plan. The project proposes a small lot subdivision in accordance with San Diego Municipal Code (SDMC) Section 143.0365, which would create five lots with one residential dwelling unit on each lot.

The site is not located within the 100-year floodplain and is not located within or adjacent to the City's Multiple Habitat Planning Area. The City of San Diego conducted an environmental review of this site in accordance with California Environmental Quality Act (CEQA) Guidelines. The project was determined to be categorically exempt from CEQA pursuant to Article 19, Section 15332 which allows for construction of infill development within an urbanized area

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that can be adequately serviced by all required utilities and public services. Therefore, the five unit residential condominium subdivision and proposed improvements would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The project site is located at 4472 Montalvo Street in the RM-3-7 Zone of the Peninsula Community Plan. The project proposes a small lot subdivision in accordance with San Diego Municipal Code (SDMC) Section 143.0365, which would create five lots with one residential dwelling unit on each lot.

In addition to the on-site construction, the project includes reconstruction of the damaged portions of the existing curb, gutter and sidewalk with City Standard curb, gutter and sidewalk, adjacent to the site on Montalvo Street. Additionally the project will include the removal of the existing driveway adjacent to the site on Montalvo Street and replace it with City Standard curb, gutter and Sidewalk.

The City of San Diego conducted an environmental review of this site in accordance with the California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Article 19, Section 15332 which allows for construction of infill development within an urbanized area that can be adequately serviced by all required utilities and public services.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Tentative Map No. 1774182 and Site Development Permit No. 1724520, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the subdivider shall be required to obtain grading and public improvement permits. Therefore, the proposed subdivision or the type of improvement would not be detrimental to the public health, safety and welfare

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

The project site is located at 4472 Montalvo Street in the RM-3-7 Zone of the Peninsula Community Plan. The project proposes a small lot subdivision in accordance with SDMC Section 143.0365, which would create five lots with a residential dwelling unit on each lot. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption and

ATTACHMENT 9

Draft TM Resolution with Findings

green roofs on each of the dwelling units. The site contains no public easements; therefore, the design of the subdivision or the type of improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The project site is located at 4472 Montalvo Street in the RM-3-7 Zone of the Peninsula Community Plan. The project proposes a small lot subdivision in accordance with San Diego Municipal Code (SDMC) Section 143.0365, which would create five lots with a residential dwelling unit on each lot.

The proposed project would implement the General Plan Conservation Element recommendation of employing sustainable or "green" building techniques for the construction and operation of buildings, primarily through the application of self-generation of energy using renewable technologies, by including photovoltaic panels on each of the dwelling units. Other sustainable technology used for the project includes drought tolerant landscape with canopy trees and a cool reflective roof to reduce heat build-up. Additionally the dwelling units would be constructed with glazed windows reducing heat inside the units but allowing the windows to open so that the tenants can take advantage of a sea breeze for natural cooling. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The project proposes a small lot subdivision in accordance with San Diego Municipal Code (SDMC) Section 143.0365, which would create five lots with a residential dwelling unit on each lot. The purpose and intent of the small lot subdivision regulations is to encourage development of single dwelling units on small lots in order to provide a space-efficient and economical alternative to traditional single dwelling unit development. It is also the intent of these regulations to provide pedestrian friendly developments that are consistent with the neighborhood character. The five lots will be constructed with five three-story single dwelling units with an attached one-car car garage and one carport. The decision maker has reviewed the administrative record, including the project plans, technical studies, and environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; determined that the record shows that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of five residential condominium units is consistent with the housing needs anticipated for the Peninsula community.

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

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Draft TM Resolution with Findings

BE IT FURTHER RESOLVED, that based on the Findings herein before adopted by the Planning Commission, Tentative Map No. 1774182, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to NVISION CAPITAL, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By _____
William Zounes
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24006201

ATTACHMENT 10
Draft TM Conditions

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 1774182
MONTALVO RESIDENCE- PROJECT NO. 44915
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire on February 15, 2021.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act Section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Tentative Map shall conform to the provisions of Site Development Permit No. 1724520.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code Section 144.0242(c)(1)(B) Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities in that: The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.
7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

ATTACHMENT 10
Draft TM Conditions

8. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
9. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

10. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
11. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
12. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

WASTEWATER

13. The Subdivider shall provide Conditions, Covenants and Restrictions (CC&R's) for the proposed private access and utilities easement.
14. The subdivider shall show the proposed six-inch sewer lateral as private on the Final Map.
15. The Subdivider shall acquire an Encroachment, Maintenance and Removal Agreement for the proposed six-inch private sewer lateral.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24006201



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

Montalvo St Residences

Project No. For City Use Only

Project Address:

4472 Montalvo St, San Diego, CA 92107

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

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

Additional pages attached ☐ Yes ☒ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: _____

Project No. (For City Use Only) **Page 2 of 2**

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

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print):

Nvision Capital LLC

☒ Owner ☐ Tenant/Lessee

Street Address:

4040 Macarthur BLVD #307

City/State/Zip:

Newport Beach, CA 92660

Phone No:

(858) 837-2078

Fax No:

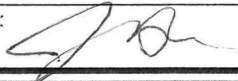
Name of Corporate Officer/Partner (type or print):

Julian Tooma

Title (type or print):

CEO

Signature :



Date:

09/02/15

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

October 2016

City of San Diego • Information Bulletin 620

Page 3 of 4



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

Community Planning Committee Distribution Form Part 1

Project Name: Montalvo Residences	Project Number: 444915	Distribution Date:
Project Scope/Location: Site Development Permit and Tentative Map for a small lot subdivision of two existing lots into five lots for the development of five, 3-story detached residential dwelling units with a combined total 8,283 sq ft at 4472 Montalvo St. The 0.143 acre site is in the RM-3-7 zone within the Peninsula Community Plan Area. Council District 2.		
Applicant Name: Scot Fontis		Applicant Phone Number: 858.888.4164
Project Manager: Will Zounes	Phone #: (619) 687-5942	E-mail Address: wzounes@sandiego.gov
Project Issues (To be completed by Community Planning Committee for initial review): PCPB PROJECT REVIEW SUBCOMMITTEE REVIEWED AND APPROVED SDP + TM VOTE : 3-1 ON 11/9/17		
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.		



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

Community Planning Committee Distribution Form Part 2

Project Name: Montalvo Residences	Project Number: 444915	Distribution Date:
---	----------------------------------	---------------------------

Project Scope/Location:

Site Development Permit and Tentative Map for a small lot subdivision of two existing lots into five lots for the development of five, 3-story detached residential dwelling units with a combined total 8,283 sq ft at 4472 Montalvo St. The 0.143 acre site is in the RM-3-7 zone within the Peninsula Community Plan Area. Council District 2.

Applicant Name: Scot Fontis	Applicant Phone Number: 858.888.4164
---------------------------------------	--

Project Manager: Will Zounes	Phone #: (619) 687-5942	E-mail Address: wzounes@sandiego.gov
--	-----------------------------------	--

Committee Recommendations (To be completed for Initial Review):

APPROVE SDP + TM

<input checked="" type="checkbox"/> Vote to Approve	Members Yes 9	Members No 0	Members Abstain 1
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued	

CONDITIONS:

NONE

NAME: MARK KRENCIK	TITLE: PCPB PROJECT REVIEW CHAIR
SIGNATURE: 	DATE: 11.21.17

Attach Additional Pages If Necessary.

Please return to:
Project Management Division
City of San Diego
Development Services Department
1222 First Avenue, MS 302
San Diego, CA 92101

NOTE:
THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN
STORM WATER RUN-OFF ONTO ADJACENT PROPERTIES

NOTE:
EXISTING UNUSED WATER
SERVICE TO BE REMOVED
(KILLED) AT THE WATER MAIN

NOTE:
CAP AT THE PROPERTY LINE
EXISTING UNUSED SEWER
LATERAL

GRADING TABLE	(EXISTING AND PROPOSED)
PER UNIT	CUT FILL
	14 CU. YARDS 14 CU. YARDS
	12" MAX. 12" MAX.

RECONSTRUCT SIDEWALK, MAINTAINING
THE EXISTING SIDEWALK SCORING
PATTERN AND PRESERVING THE
CONTRACTOR'S STAMP, ADJACENT TO
THE SITE ON MONTALVO STREET, AS
NEEDED

EXISTING WATER METER & SERVICE TO BE KILLED

(N) WATER METER & SERVICE (UNIT 1)

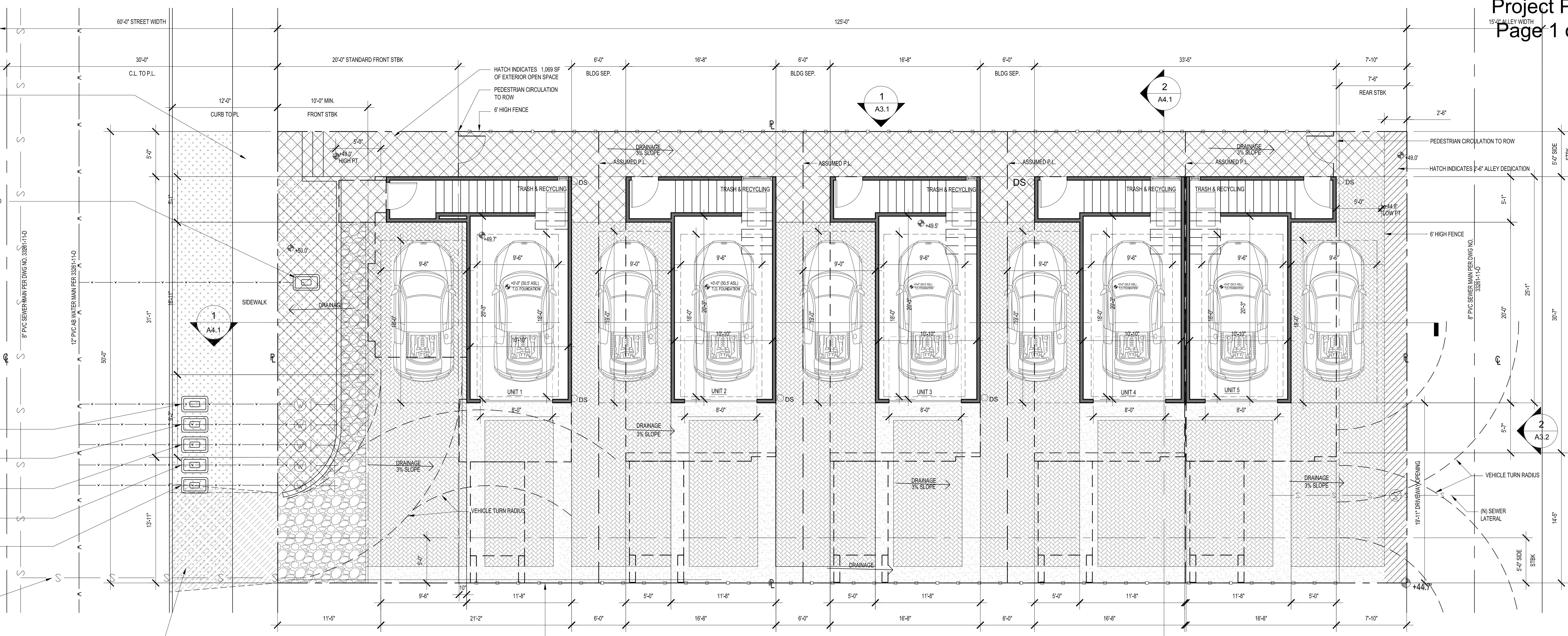
(N) WATER METER & SERVICE (UNIT 2)

(N) WATER METER & SERVICE (UNIT 3)

(N) WATER METER & SERVICE (UNIT 4)

(N) WATER METER & SERVICE (UNIT 5)

(E) SEWER LATERAL TO BE KILLED



PROPOSED SITE PLAN

3/16" = 1'-0"

SITE PLAN LEGEND

	AREA OF ALLEY DEDICATION		SITE DRAINAGE PATTERN
	AREA OF EXTERIOR PUBLIC OPEN SPACE		EXISTING & PROPOSED CONTOURS
	ASPHALTIC CONCRETE DRIVEWAY		DOWNSPOUT LOCATION: TO BE DISCHARGED INTO LANDSCAPED PLANTERS
	PERMEABLE PAVERS		LINE OF FENCE

SCOPE OF WORK

REQUEST A SITE DEVELOPMENT PERMIT FOR 5 SEPARATE SINGLE-FAMILY RESIDENCES UNDER THE SMALL LOT SUBDIVISION ORDINANCE. PROJECT TO COMPLY WITH THE SUSTAINABLE EXTERIOR PROGRAM (COUNCIL POLICY 890-27 + 900-14) AND SHALL INTEGRATE PHOTOVOLTAIC PANELS, DROUGHT TOLERANT LANDSCAPING AND EFFICIENT WATER SAVING TECHNIQUES. BUILDINGS SHALL USE GREEN SUSTAINABLE SPECIFIED MATERIALS.

UNIT 1 SHALL BE 1,336 SF
UNIT 2 SHALL BE 1,354 SF
UNIT 3 SHALL BE 1,734 SF
UNIT 4 SHALL BE 1,700 SF
UNIT 5 SHALL BE 1,989 SF

GENERAL NOTES

- NEAREST EXISTING BUS STOP TO PROJECT SITE IS LOCATED AT W. POINT LOMA BLVD.
- PROVIDE BUILDING ADDRESS THAT IS VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-004 (UFC 901.4.4).
- ALL OUTDOOR LIGHTING SHALL BE SHADED AND ADJUSTED TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED.
- DOWNSPOUTS SHALL BE DIRECTED INTO LANDSCAPED AREAS AND WALKWAYS SHALL SLOPE INTO LANDSCAPED AREAS WHERE FEASIBLE.
- GRADING (EXISTING & PROPOSED) AS SHOWN PER SHEET A1.1:
14 CU.YD. CUT; 14 CU.YD. FILL PER RESIDENCE
1 FT. MAX. CUT; 1 FT. MAX FILL PER RESIDENCE
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT 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.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPPCL). THE PLAN SHALL BE IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

CONSTRUCTION BMP'S

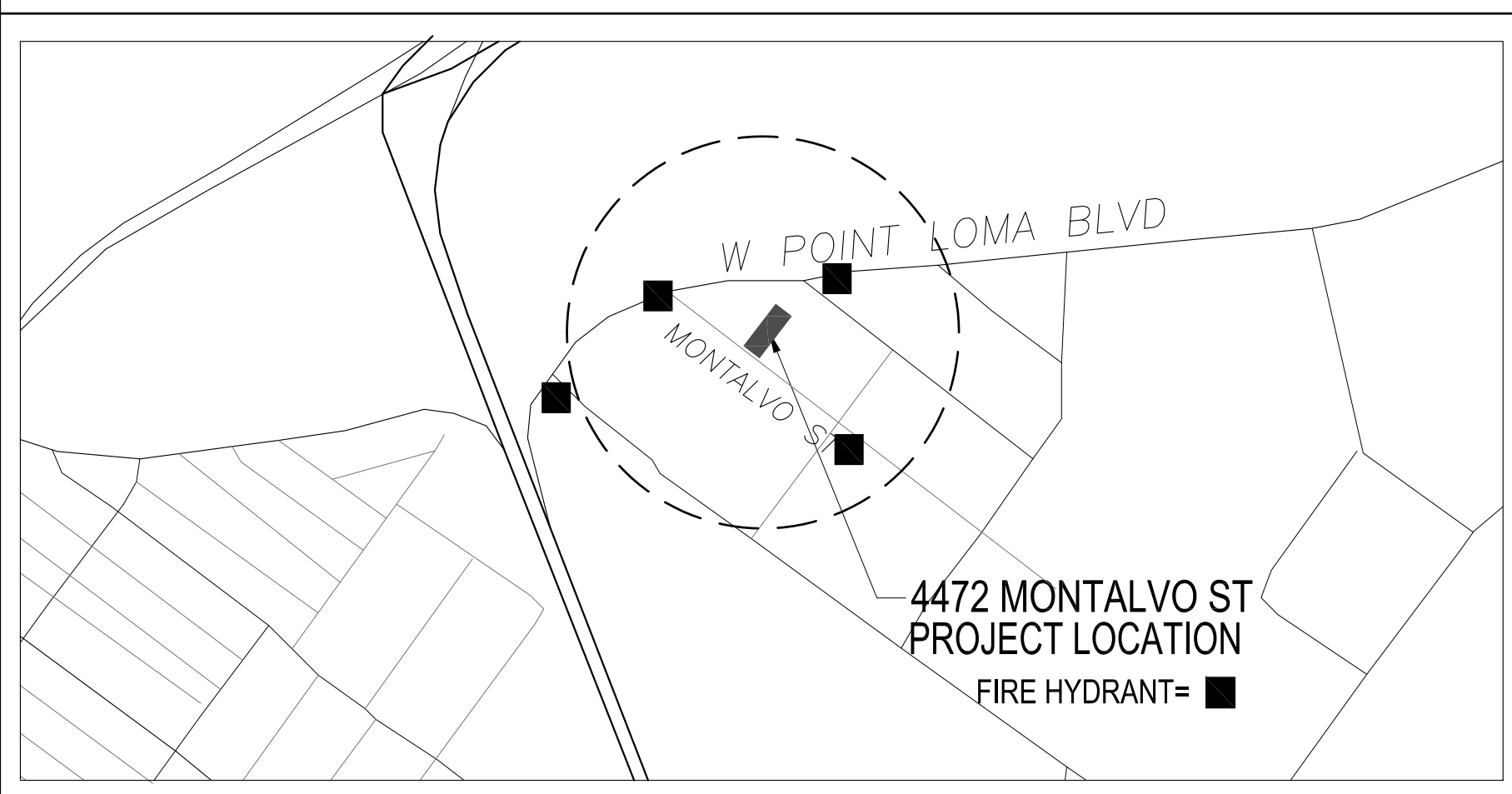
STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

This project shall comply with all requirements of the state permit: California Regional Water Quality Control Board, San Diego Region, order NO. 2001-01 NPDES MO. CASDI0075 (http://www.swrcb.ca.gov/wqcb/programsmad_stormwater.html)

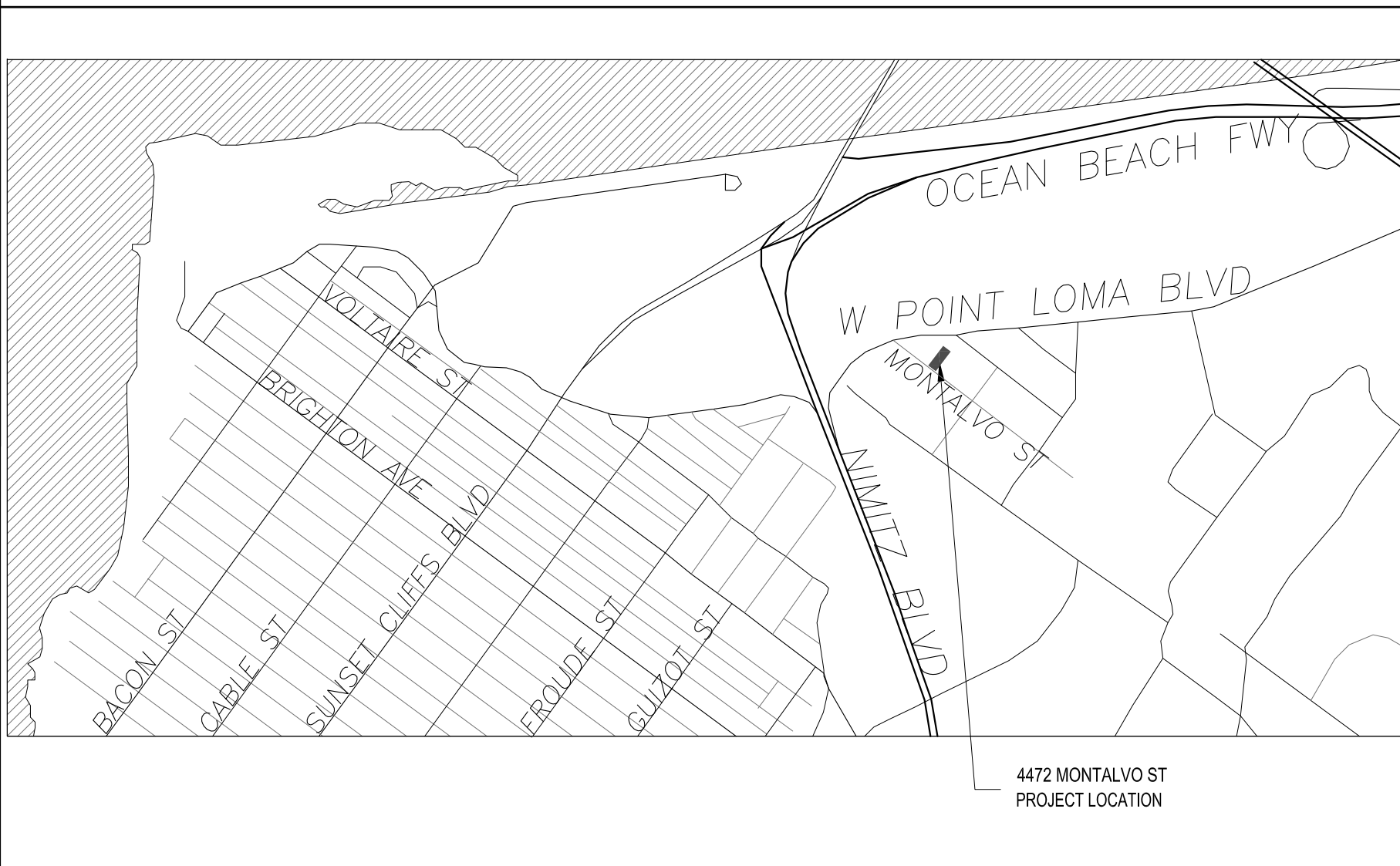
Notes 1-6 below represent key minimum requirements for construction BMP's.

- Sufficient BMP's must be installed to prevent all, mud or other construction debris from being tracked into the adjacent street(s) or storm water conveyance systems due to construction vehicles or any other construction activity. The contractor shall be responsible for cleaning any such debris that may be in the street at the end of each work day or after a storm event that causes a breach in the installed construction BMP's.
- All stock piles of uncompacted soil and/or building materials that are intended to be left unprotected for a period greater than seven calendar days are to be protected with erosion and sediment controls. Such soil must be protected each day when the probability of rain is 40% or greater.
- A concrete washout shall be provided on all projects which propose the construction of any concrete improvements that are to be poured in place on the site.
- All erosion/sediment control devices shall be maintained in working order at all times.
- All slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times.
- The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.

FIRE HYDRANT 500' RADIUS



VICINITY MAP



PROJECT INFORMATION

PROJECT ADDRESS:	4472 MONTALVO ST SAN DIEGO, CA 92107
ASSESSOR'S PARCEL NUMBER:	449-860-39-00
LEGAL DESCRIPTION:	LOTS 53 AND 54 ON BLOCK 30, OF LOMA ALTA NO.2 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, ACCORDING TO THE MAP THEREOF NO. 1082, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY
EXISTING USE:	SINGLE FAMILY RESIDENCE
YEAR BUILT:	1933
BUILDING CODE:	CALIFORNIA BUILDING CODE (CBC) 2016
OCCUPANCY TYPE:	SFR - R-3
CONSTRUCTION TYPE:	TYPE V8
NUMBER OF STORIES:	3 PROPOSED
ZONING INFORMATION:	
ZONE:	RM-3-7
NUMBER OF DWELLINGS:	5 (5 SFR)
NUMBER OF STORIES:	3
SETBACKS:	
FRONT:	15 FT Min / 20'-0" Standard
SIDE:	5'-0" / 0'-0" (UP TO 50% LENGTH OF BLDG., NOT TO EXCEED 30' IN LENGTH)
REAR:	7'-0"
MAXIMUM ALLOWABLE HEIGHT:	30'-0" FT
ACTUAL HEIGHT:	29'-6" FT
F.A.R.	1.8
LOT AREA:	6,260.0 SF
ALLOWABLE GFA:	1.8 x 6,260.0 = 11,251.8 sf
ACTUAL GFA:	5,929.0 sf
UNIT 1: 2 BEDROOM	
LOT SIZE:	1,777 SF
ALLOWABLE FAR:	3,198 SF
FIRST FLOOR AREA:	102 SF
FIRST FLR GARAGE:	335 SF
FIRST FLR EXTERIOR COVERED:	239 SF
SECOND FLOOR AREA:	582 SF
THIRD FLOOR AREA:	593 SF
TOTAL GFA AREA:	1,851 SF
DECKS (F.A.R. EXEMPT):	60 SF
UNIT 2: 2 BEDROOM	
LOT SIZE:	1,131 SF
ALLOWABLE FAR:	2,036 SF
FIRST FLOOR AREA:	72 SF
FIRST FLR GARAGE:	244 SF
FIRST FLR EXTERIOR COVERED:	192 SF
SECOND FLOOR AREA:	582 SF
THIRD FLOOR AREA:	509 SF
TOTAL GFA AREA:	1,599 SF
DECKS (F.A.R. EXEMPT):	60 SF
UNIT 3: 2 BEDROOM	
LOT SIZE:	1,131 SF
ALLOWABLE FAR:	2,036 SF
FIRST FLOOR AREA:	72 SF
FIRST FLR GARAGE:	244 SF
FIRST FLR EXTERIOR COVERED:	192 SF
SECOND FLOOR AREA:	582 SF
THIRD FLOOR AREA:	509 SF
TOTAL GFA AREA:	1,599 SF
DECKS (F.A.R. EXEMPT):	60 SF
UNIT 4: 2 BEDROOM	
LOT SIZE:	986 SF
ALLOWABLE FAR:	1,744 SF
FIRST FLOOR AREA:	72 SF
FIRST FLR GARAGE:	244 SF
FIRST FLR EXTERIOR COVERED:	192 SF
SECOND FLOOR AREA:	582 SF
THIRD FLOOR AREA:	509 SF
TOTAL GFA AREA:	1,599 SF
DECKS (F.A.R. EXEMPT):	60 SF
UNIT 5: 2 BEDROOM	
LOT SIZE:	1,225 SF
ALLOWABLE FAR:	2,205 SF
FIRST FLOOR AREA:	72 SF
FIRST FLR GARAGE:	244 SF
FIRST FLR EXTERIOR COVERED:	192 SF
SECOND FLOOR AREA:	582 SF
THIRD FLOOR AREA:	509 SF
TOTAL GFA AREA:	1,599 SF
DECKS (F.A.R. EXEMPT):	60 SF
PARKING PER LOT:	REQUIRED PER SFR: 10 2 SPACES PER DU, 5 DU's PROVIDED: 10
TENTATIVE MAP: NO. 1774182	

SHEET INDEX

SHEET#	SHEET TITLE
A1.1	TITLE SHEET / SITE PLAN
TM	TENTATIVE MAP
A2.1	FIRST LEVEL
A2.2	SECOND LEVEL
A2.3	THIRD LEVEL
A2.4	ROOF LEVEL
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS
L1.1	LANDSCAPE PLAN

ADDITIONAL INFORMATION

CHECK EACH APPLICABLE OVERLAY ZONE
<input type="checkbox"/> AIRPORT APPROACH
<input type="checkbox"/> AIRPORT ENVIRONS
<input type="checkbox"/> COASTAL DEVELOPMENT PERMIT
<input checked="" type="checkbox"/> COASTAL HEIGHT LIMIT
<input type="checkbox"/> SENSITIVE COASTAL
<input type="checkbox"/> MOBILE HOME PARK
<input type="checkbox"/> PARKING IMPACT
<input checked="" type="checkbox"/> RESIDENTIAL TANDEM PARKING
<input type="checkbox"/> TRANSIT AREA
<input type="checkbox"/> URBAN VILLAGE
<input type="checkbox"/> MISSION TRAILS DESIGN DISTRICT
<input type="checkbox"/> CLAIREMONT MESA HEIGHT LIMIT
<input type="checkbox"/> COMMUNITY PLAN IMPLEMENTATION
<input checked="" type="checkbox"/> GEOLOGICAL HAZARD- CATAGORY 52
<input checked="" type="checkbox"/> SITE DEVELOPMENT PERMIT

PROJECT TEAM

OWNER:
INVISION CAPITAL LLC 4040 MACARTHUR BLVD SAN DIEGO, CA 92109 P: 658.837.5947
DESIGN:
FRONTIS STUDIO 830 MISSOURI STREET, #2 SAN DIEGO, CA 92109 CONTACT: SCOTT FRONTIS PH: 658.637.2076 EMAIL: info@scottfrontis.com
OWNER:
FRONTIS STUDIO 830 MISSOURI STREET, #2 SAN DIEGO, CA 92109 CONTACT: SCOTT FRONTIS PH: 658.637.2076 EMAIL: info@scottfrontis.com

TITLE SHEET/SITE PLAN

PREPARED BY:	FRONTIS STUDIO 830 MISSOURI ST, #2 SAN DIEGO, CA 92109 P: 658.837.5947
LEGAL DESCRIPTION:	Lot 53 and 54 in Block 30 of Loma Alta No.2, According to the Map Thereof No. 1082
APN:	449-860-39-00
PROJECT NAME:	MONTALVO RESIDENCES
SHEET TITLE:	TITLE SHEET + SITE PLAN
SHEET COUNT:	1 OF 5
PTS: -	
SUBMITTAL:	09.08.15
REVISION 1:	
REVISION 2:	
REVISION 3:	

DATE

REVISIONS

FRONTIS STUDIO

SAN DIEGO, CA 92109
830 MISSOURI STREET, #2
PH: 658.637.2076
EMAIL: info@scottfrontis.com

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All ideas, designs, and arrangements indicated on these drawings are the property of FRONTIS STUDIO and are intended to be used in connection with the specific project only and shall not otherwise be used for any other purpose. There shall be no changes or deviations from these drawings without the written consent of FRONTIS STUDIO.

Date: 09.08.15

Job: 1516

Title:

Sheet:

TITLE SHEET + SITE PLAN

A1.1

Montalvo Residences

Site Development Permit No. 1724520, Tentative Map No. 1774182

Project No. 444915

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:
TENTATIVE MAP TO CREATE 5 RESIDENTIAL LOTS
UTILIZING THE SMALL LOT ORDINANCE
- STREET ADDRESS: 4472 MONTALVO STREET
N SIDE
BETWEEN W. POINT LOMA BLVD. & CLOVIS STREET
- SITE AREA:
TOTAL SITE AREA (GROSS): (6,260 SF) 0.14 ACRE
NET SITE AREA: (6,260 SF) 0.14 ACRE
- DENSITY: (RESIDENTIAL)
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 6
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 5
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 5
- YARD/SETBACK STANDARD MINIMUM
FRONT: 20' 10'
SIDE: 5' 0' (SEE NOTE BELOW)
REAR: 5' 5'

UP TO 50 PERCENT OF THE LENGTH OF THE BUILDING
ADJACENT TO THE SIDE YARD MAY ABUT THE SIDE
PROPERTY LINE, PROVIDED THAT NO ENCROACHING
ELEMENT SHALL EXCEED 30 FEET IN LENGTH, THAT
ENCROACHING ELEMENTS ARE SEPARATED BY AT LEAST
6 FEET.

6. PARKING CRITERIA:
☒ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL
☐ MIXED USE ☐ OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	2	2	4
3 BR UNIT	3	2.25	7
TOTAL REQUIRED BY ZONE			10
TOTAL PROVIDED ON-SITE			10

ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-3-7
COMMUNITY PLAN NAME: OCEAN BEACH
OVERLAY ZONES: AIRPORT ENVIRONS, AIRPORT APPROACH
COASTAL HEIGHT LIMIT, COASTAL (CITY)

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A FINAL MAP
WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE
SHOWN ON SAID MAP.

EXISTING IMPROVEMENTS

WATER DRAWING NO. 33261-27-D
SEWER DRAWING NO. 33261-11-D

EXISTING & PROPOSED EASEMENTS:

- THERE ARE NO EXISTING EASEMENTS ON SITE
- GENERAL ACCESS EASEMENT PROPOSED.

DEVELOPMENT NOTES:

- NUMBER OF EXISTING LOTS = 2
NUMBER OF PROPOSED LOTS = 5
- THERE IS NO BUS STOP ON SITE.
- THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES
SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH
THE APPROPRIATE PERMITS.
- THE SUBDIVIDER SHALL CLOSE THE EXISTING DRIVEWAY AND
RECONSTRUCT THE SIDEWALK, MAINTAINING THE EXISTING
SIDEWALK SCORING PATTERN AND PRESERVING THE
CONTRACTOR'S STAMP, ADJACENT TO THE SITE ON
MONTALVO STREET.

LOT AREA

LOT 1 = 1,777.41 SQUARE FEET
LOT 2 = 1,130.41 SQUARE FEET
LOT 3 = 1,130.25 SQUARE FEET
LOT 4 = 985.08 SQUARE FEET
LOT 5 = 1,236.70 SQUARE FEET

LEGEND:

- INDICATES WATER METER
- INDICATES UTILITY POLE
- INDICATES WOOD FENCE
- INDICATES PARKING SPACE
- INDICATES TOP OF CURB
- INDICATES FLOWLINE
- INDICATES WALL
- INDICATES EXISTING SEWER LATERAL
- INDICATES EXISTING WATER SERVICE
- INDICATES PROPERTY LINE/TENTATIVE MAP BOUNDARY

Prepared By:

SAN DIEGO LAND SURVEYING AND ENGINEERING, INC
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CA 92123-1354
PHONE: 858-565-8362
FAX: 858-565-4354 EMAIL: rbateman@sdlse.com

Consultants:

Basis of Bearings:

THE NORTHERLY RIGHT OF WAY LINE OF MONTALVO
STREET AS SHOWN ON MAP NO. 15221.
I.E. N 53°16'56" W

Benchmark:

CITY OF SAN DIEGO BENCHMARK: THE SOUTH BRASS
PLUG LOCATED AT THE INTERSECTION OF MONTALVO
STREET AND WEST POINT LOMA BOULEVARD.
ELEVATION: 30.212 M.S.L.

Project Legal Description:

LOTS 53 AND 54 IN BLOCK 30 OF LOMA ALTO UNIT NO.
2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF
NO. 1082, FILED IN THE OFFICE OF THE COUNTY
RECORDER OF SAN DIEGO COUNTY, AUGUST 29, 1907.

PROJECT COORDINATES:

NAD 27 = 214-1697 NAD 83 = 1854-6257

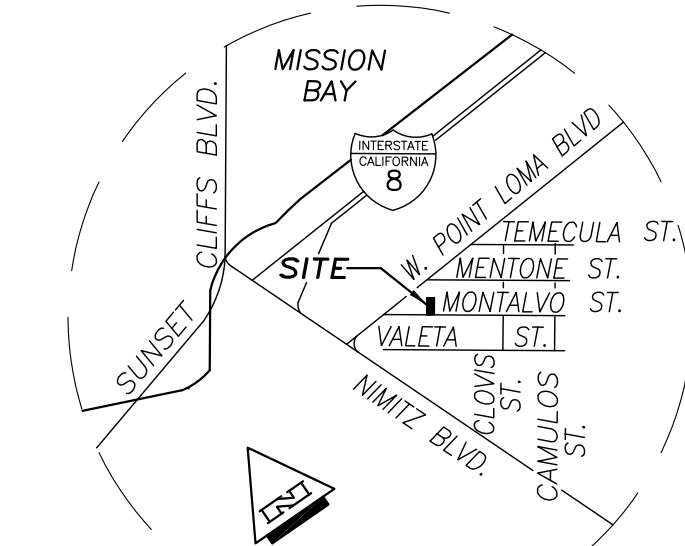
A.P.N. 449-860-39

Project Name:

Montalvo Residences

Sheet Title:

TM No. 1774182
Project No. 444915



VICINITY MAP

NO SCALE

Project Soil Condition:

Existing developed site.

Source of Topography:

Field survey by San Diego Land Surveying on 10-20-15

Project Permits Required:

Tentative Map - Small Lot Ordinance
Site Development Permit

Project Data:

Number of Stories: Existing Dwelling 1, Proposed Dwelling 3
Proposed use: Residential
Existing use: Residential
Zone Designation: RM-3-7
Year of Construction: 1933

Project Address:

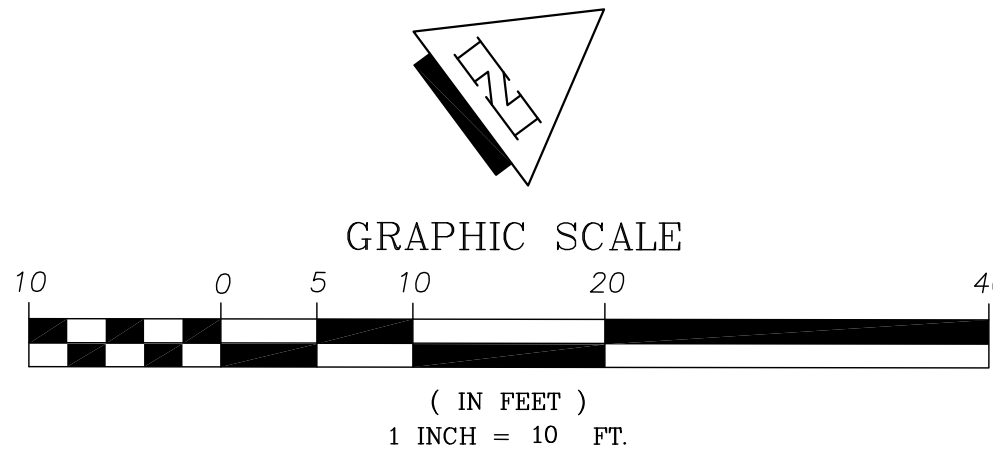
4472 Montalvo Street
San Diego, CA 92107

Project Owner:

NVision Capital LLC
P.O. 448
Corona Del Mar, CA 92625

Scale:

1" = 10'
Original Date: May 13, 2016
Revised: December 13, 2016
Revised: April 14, 2017



GRAPHIC SCALE

(IN FEET)
1 INCH = 10 FT.

MAP NO. 9377
LOT 1

OWNER/DEVELOPER

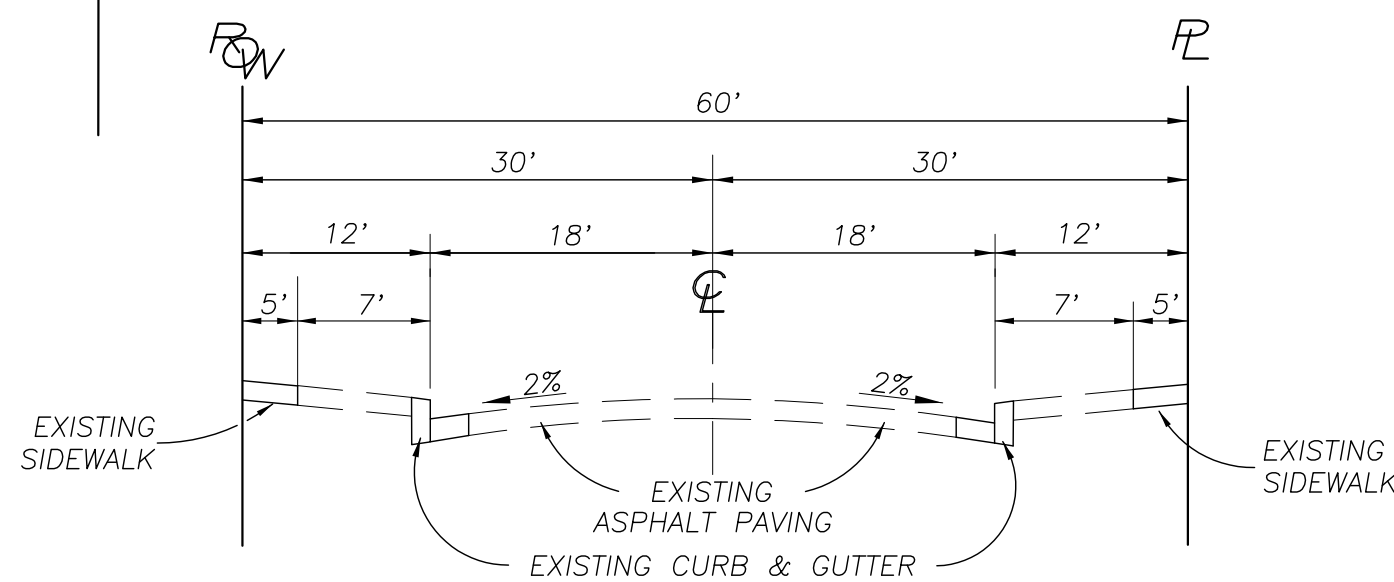
NVISION CAPITAL LLC
PO BOX 448
CORONA DEL MAR, CA

PAUL MARTINS, MANAGING MEMBER

PROFESSIONAL LAND SURVEYOR:

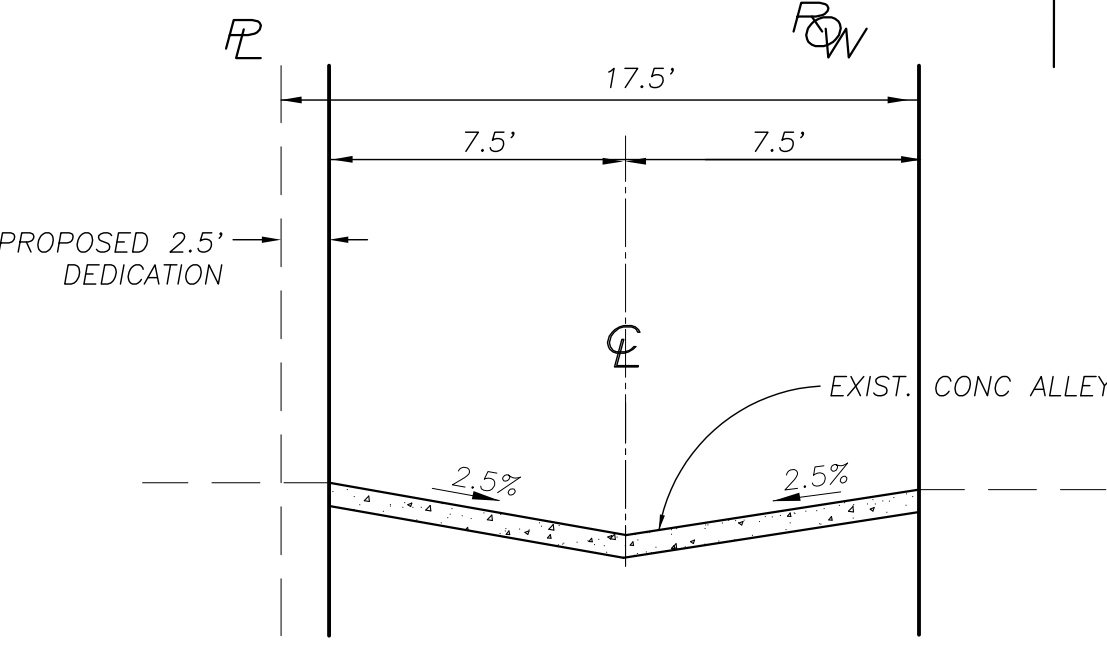
SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CALIFORNIA 92123 (858) 565-8362
TM-SLO 4472 Montalvo St.dwg

Robert J. Bateman DATED: 10/25/2017
ROBERT J. BATEMAN, P.L.S. 7046



TYPICAL STREET SECTION OF
MONTALVO STREET

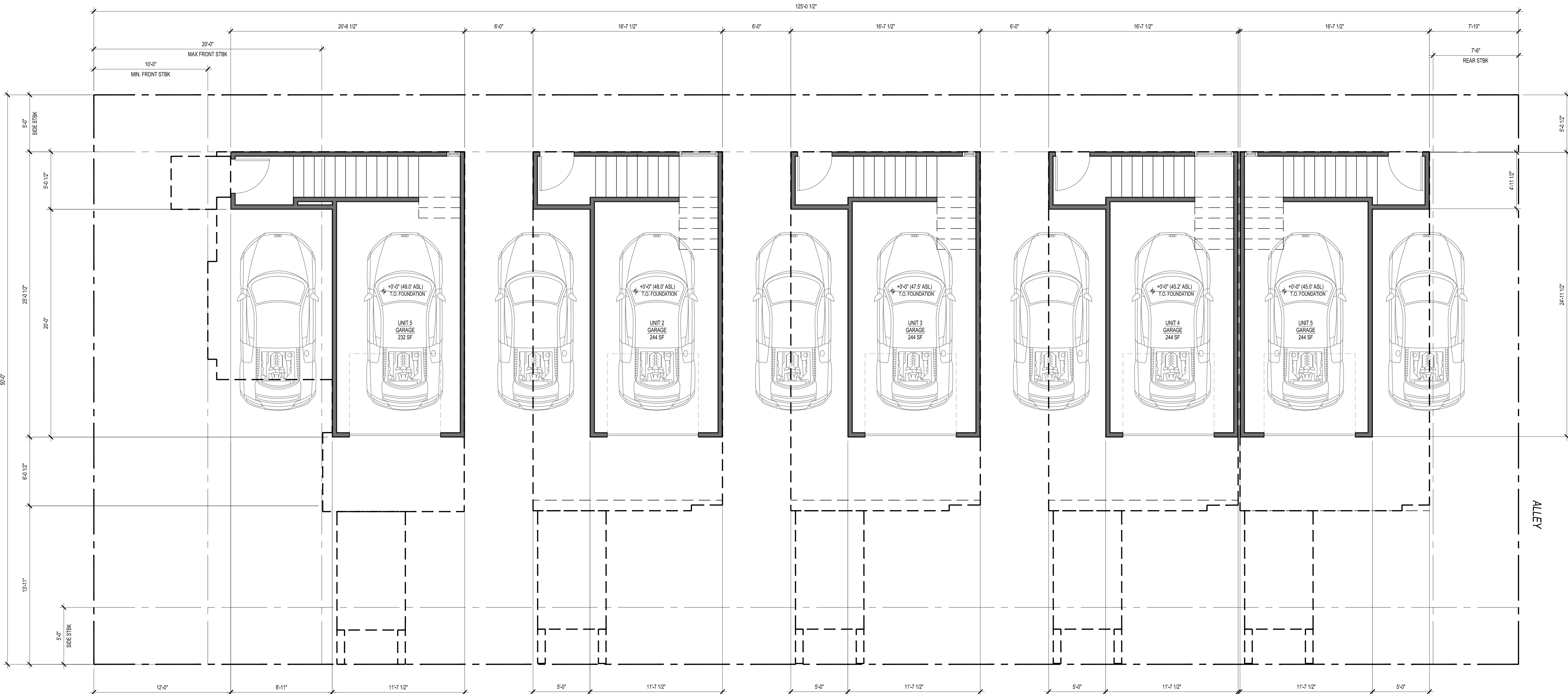
(EXISTING STREET)
NO SCALE



TYPICAL STREET SECTION OF
ALLEY

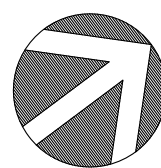
(EXISTING STREET)
NO SCALE

CLOVIS STREET



FIRST LEVEL

1/4" = 1'-0"



FIRST LEVEL

PREPARED BY:
FRONTIS STUDIO
830 MISSOURI ST. #2
SAN DIEGO CA 92109
P: 658.837.2078

LEGAL DESCRIPTION:
Lot 53 and 54 in block 30 of Loma Alta No.2,
According to the Map Thered No. 1082

APN:
449-860-39-00

PROJECT NAME:
MONTALVO RESIDENCES

SHEET TITLE:
FIRST LEVEL
SHEET COUNT:
2 OF 9
PTS #:

SUBMITTAL:
08.08.15
REVISION 1:
REVISION 2:
REVISION 3:

FIRST LEVEL

Sheet:

A2.1

Montalvo Residences

4472 Montalvo Street
San Diego, CA 92107

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Date: 08.08.15
Job: 1516
Title:

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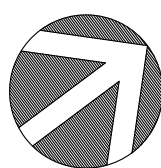
San Diego, CA 92107
P: 658.837.2078
E: info@frontis-studio.com

REVISIONS	DATE
1	
2	
3	
4	
5	



SECOND LEVEL

1/4" = 1'-0"



SECOND LEVEL

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830 MISSOURI ST. #2
SAN DIEGO, CA 92109
p. 858.837.2078

LEGAL DESCRIPTION:
Lot 53 and 54 in block 30 of Loma Alta No. 2,
According to the Map Thereof No. 1082

APN:
445-860-39-00

PROJECT NAME:
MONTALVO RESIDENCES

SHEET TITLE:
SECOND LEVEL

SHEET COUNT:
3 OF 9

PTS #:

SUBMITTAL:
09.08.15

REVISION 1:

REVISION 2:

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Date: 08.08.15
Job: 1515
Title:

SECOND LEVEL

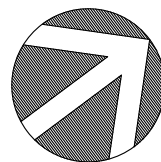
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A2.2

Montalvo Residences

4472 Montalvo Street
San Diego, CA 92107

DATE
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p: 858.637.2078

APN:
449-860-39-0

PROJECT NAME:
MONTALVO RESIDENCES

SHEET TITLE:
THIRD LEVEL

SHEET COUNT

PTS #:

PTS #:

SUBMITTAL
09.08.15

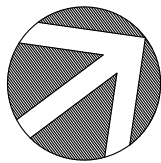
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REVISION 3



ROOF LEVEL

1/4" = 1'-0"



REVISIONS	DATE
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5	

FRONTIS
STUDIO

SAN DIEGO, CA 92108
PH: 619.587.2078
WWW.FRONTISSTUDIO.COM

Montalvo Residences

4472 Montalvo Street
San Diego, CA 92107

ROOF LEVEL

PREPARED BY:
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P: 619.587.2078

LEGAL DESCRIPTION:
Lot 53 and 54 in block 30 of Loma Alta No.2,
According to the Map Thereof No. 1082

APN:
449-860-39-00

PROJECT NAME:
MONTALVO RESIDENCES

SHEET TITLE:
ROOF LEVEL

SHEET COUNT:
5 OF 9

PTS #:

SUBMITTAL:
08.08.15

REVISION 1:

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Date: 08.08.15
Job: 1516

Title:

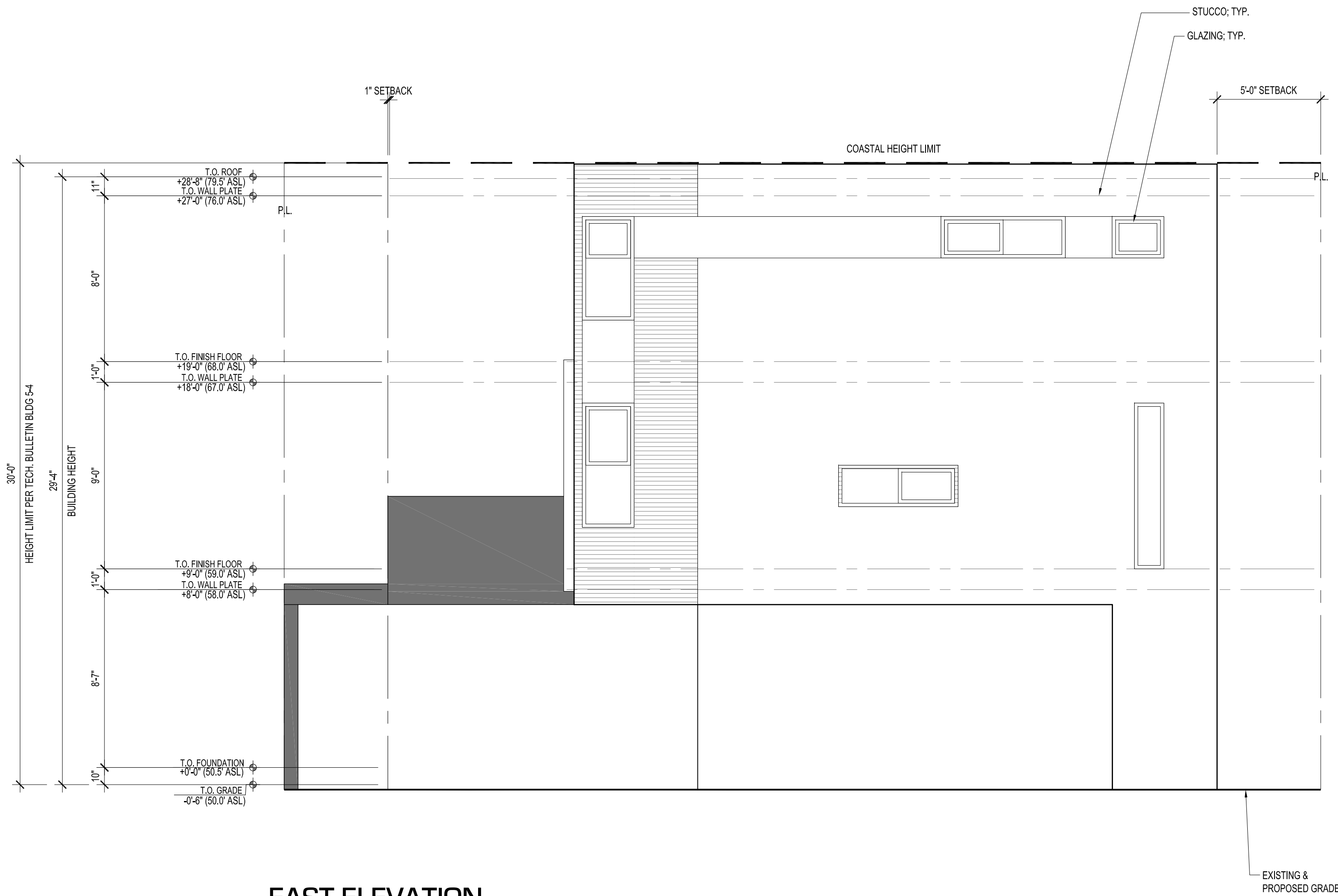
ROOF LEVEL

Sheet:

A2.4



SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

ELEVATIONS

PREPARED BY:
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830 MISSOURI ST. #2
SAN DIEGO, CA 92109
p: 858.837.2078

LEGAL DESCRIPTION:
Lot 53 and 54 in block 30 of Loma Alta No.2,
According to the Map Thereof No. 1082

APN:
448-380-39-00
PROJECT NAME:
MONTALVO RESIDENCES
SHEET TITLE:
ELEVATIONS
SHEET COUNT:
7 OF 9
PTS #:

SUBMITAL:
08.08.15
REVISION 1:
REVISION 2:
REVISION 3:

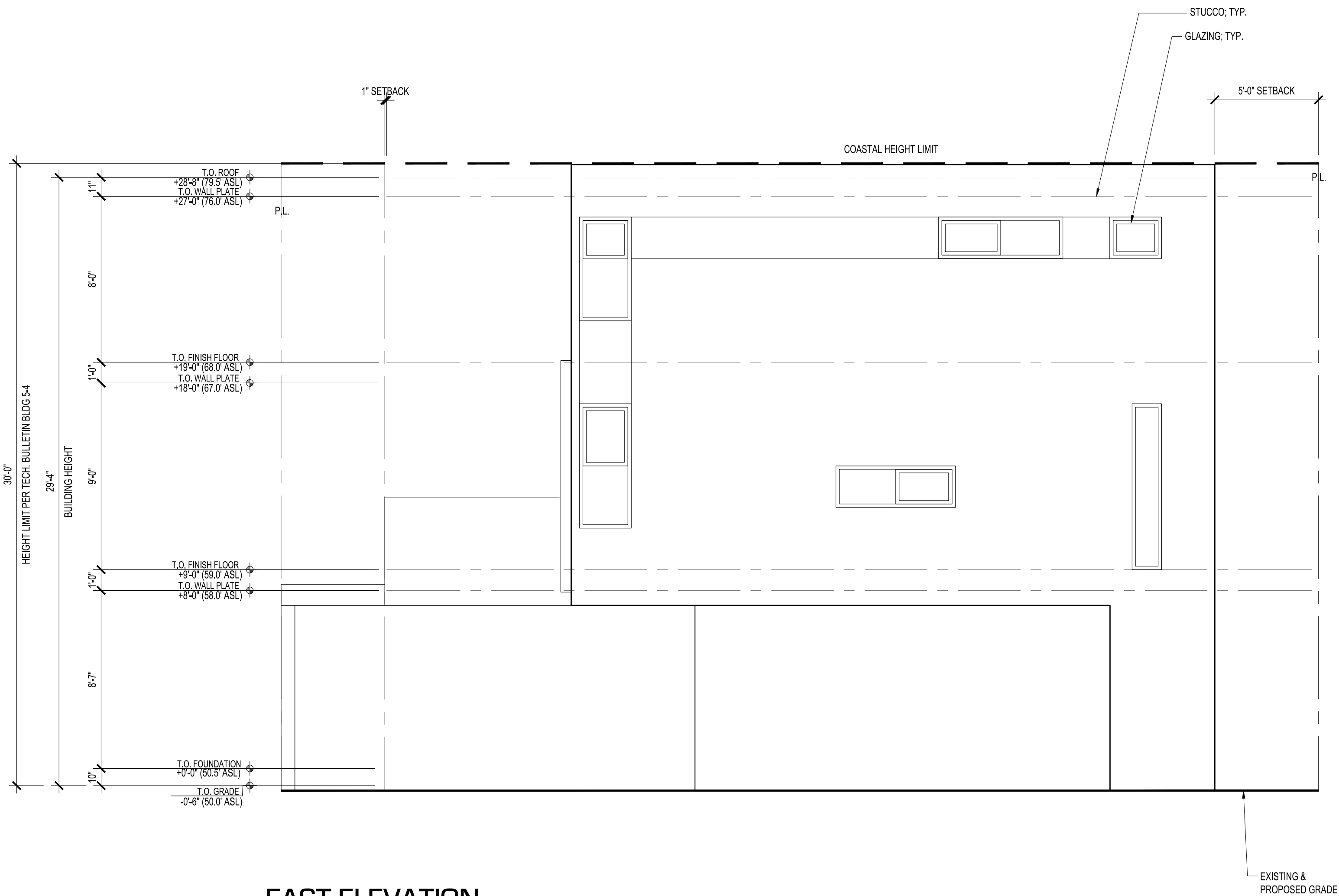
ELEVATIONS
Sheet:

A3.2

DATE
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FRONTIS STUDIO
830 Missouri St. Suite 2
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Ph: 858.837.2078
Email: info@frontis-studio.com



SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

ELEVATIONS

PREPARED BY:
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Lot 53 and 54 in block 30 of Loma Alta No. 2,
According to the Map Thereof No. 1082

APN:
442-860-39-00

PROJECT NAME:
MONTALVO RESIDENCES

SHEET TITLE:
ELEVATIONS
SHEET COUNT:
7 OF 9
PTS #:

SUBMITTAL:
09/08/15

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Date: 09/08/15
Job: 1515
Title:

ELEVATIONS

Sheet:

A3.2

Montalvo Residences
4472 Montalvo Street
San Diego, CA 92107

FRONTIS STUDIO
830 Missouri St., Suite 2
San Diego, CA 92109
FrontisStudio.com

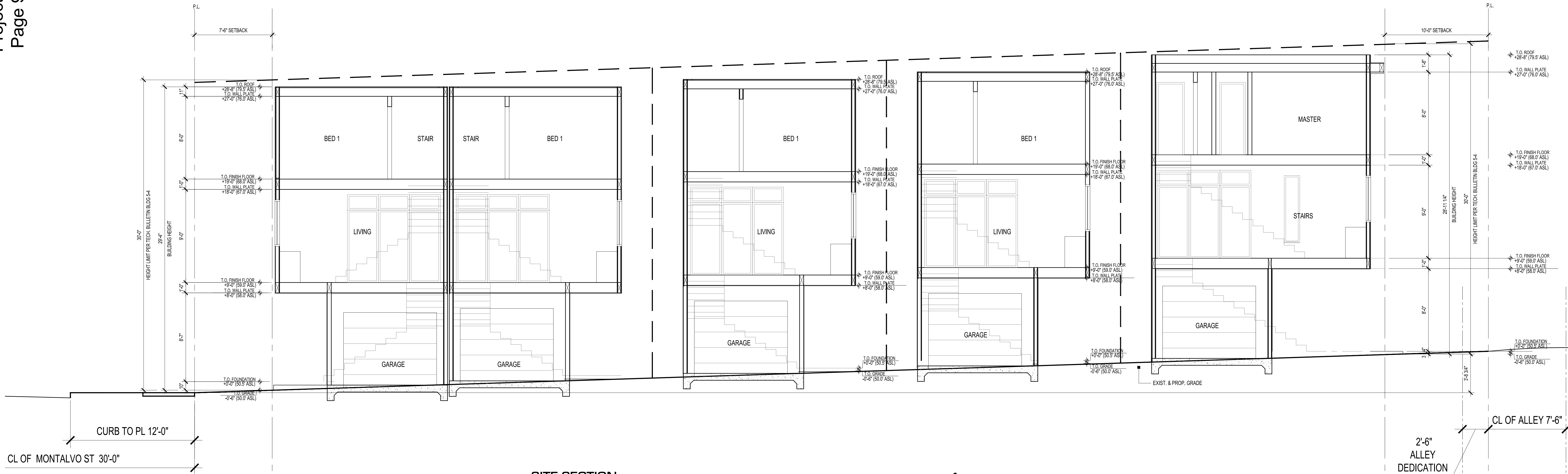
REVISIONS	DATE
1	
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THE HIGHEST POINT OF THE ROOF
EQUIPMENT, OR ANY VENT, PIPE,
ANTENNA OR OTHER PROJECTION
SHALL NOT EXCEED 30' ABOVE GR
PER BNL 2-2.

REVISIONS	DATE
1	
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10	

FRONTIS
STUDIO

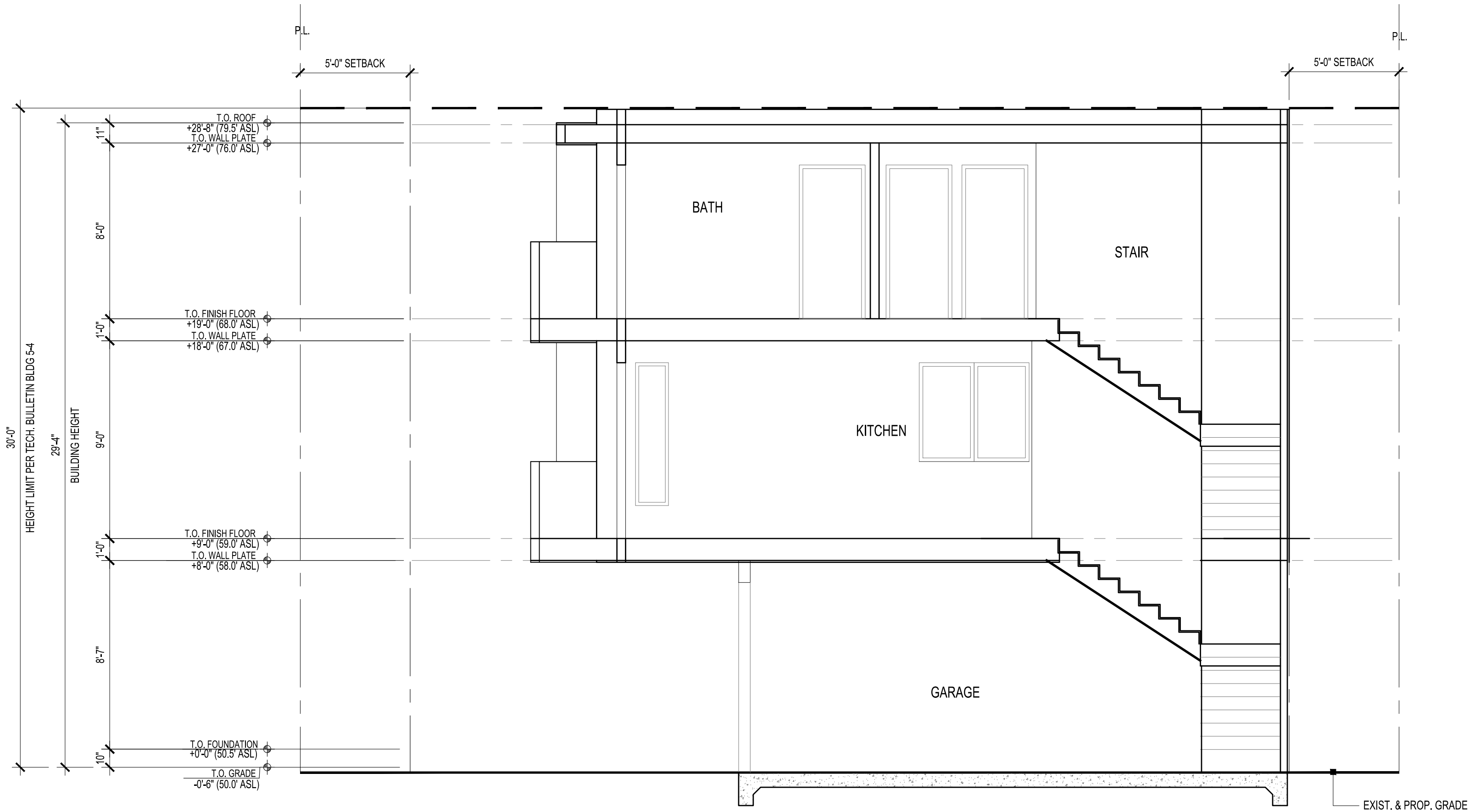
8500 Mission Blvd., Suite 2
San Diego, CA 92161
Phone: 619.438.2078
Email: info@frontisstudio.com



SITE SECTION

1/4" = 1'-0"

1



SITE SECTION

1/4" = 1'-0"

2

SITE SECTIONS

PREPARED BY:

FRONTIS STUDIO
830 MISSOURI ST., #2
SAN DIEGO CA 92109
p: 619.438.2078

LEGAL DESCRIPTION:

Lot 53 and 54 in block 30 of Loma Alta No. 2,
According to the Map Thereof No. 1082

APN:

445-850-39-00

PROJECT NAME:

MONTALVO RESIDENCES

SHEET TITLE:

SITE SECTIONS

SHEET COUNT:

8 OF 9

PTS #:

SUBMITTAL:

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REVISION 1:

REVISION 2:

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Date: 09/08/15
Job: 1515
Title: SITE SECTIONS

Sheet:

A4.1

MONTALVO RESIDENCES

4472 Montalvo Street
San Diego, CA 92107

All landscape and irrigation shall conform to the standards of the City-wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.

MINIMUM TREE SEPARATION DISTANCE
Traffic signals/stop signs - 20 feet
Underground utility lines - 5 feet (10' for sewer)
Above ground utility structures - 10 feet
Driveway (entries) - 10 feet
Intersections (intersecting curb lines of two streets - 25 feet)

Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected. A combination of drip, spray heads and bubblers for trees shall be incorporated in the proposed irrigation system.

Maintenance: All required landscape areas shall be maintained by the homeowners association. Landscape and irrigation areas in the public right-of-way shall be maintained by the homeowners association. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily threatened or replaced per the conditions of the permit.

A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5).

Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per the San Diego Municipal Code 142.0404(b)(10).

Montalvo St.

Root Barrier R.P.
Both Sides of Tree

EXISTING DRIVEWAY APPROX
TO BE REMOVED. REPAIR &
REPLACE PORTION OF SIDEWALK
SEE ARCHITECT'S SITE PLAN.

GROUND COVER
(SEE LEGEND)
IN CORNER
FIELD-21" DIA
SELECTION PER
OWNER

CRUSHED
ROCK
GRAVEL
1/2" DIA
SELECTION
PER OWNER

4" x 6" SOLID WOOD FENCE W/
18" HT LATTICE ABOVE
100% OPEN

Landscape Area Diagram
Scale: 3/16" = 1'-0"

Street Yard
Planting Area

PLANTING NOTES

- PREPARE ALL PLANTING AREAS AS FOLLOWS, ALL QUANTITIES ARE BASED ON 1000 SQ. FT.:
SCARIFY EXISTING SOIL TO A DEPTH OF 8"; REMOVE ALL DEBRIS, WEEDS AND ROCKS LARGER THAN 2" DIA.; APPLY 2 CU. YDS. NITRIFIED WOOD SHAVINGS, 150 LBS. AGRICULTURAL GYPSUM, 10 LBS. IRON SULPHATE, 50 LBS. TRI-C HUMATE AND 15 LBS. 6-20-20 FERTILIZER (EXCLUDING SLOPES TO BE HYDROSEED OR SLOPES EQUAL TO OR GREATER THAN 2:1). ROTOTILL IN TWO DIRECTION ALL AMENDMENTS INTO THE TOP 8" OF EXISTING SOIL, RAKE TO GRADE AND IRRIGATE THOROUGHLY.
- FERTILIZER/SOIL AMENDMENT TREATMENT ABOVE IS FOR BIDDING PURPOSES ONLY. SOILS TEST MAY REDUCE OR INCREASE TOTAL SOIL AMENDMENT YARDAGE. ADJUSTMENTS (PLUS OR MINUS) MAY BE NECESSARY. CONTRACTOR SHALL OBTAIN A SOILS ANALYSIS TEST WITH AT LEAST TWO SOILS SAMPLES OF FINAL ROUGH GRADE AT SITE AND SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR INTERPRETATION AND RECOMMENDATIONS. COST OF LAB TEST SHALL BE PAID BY OWNER. SOIL TEST KITS ARE AVAILABLE BY CALLING 1-800-927-3311. CONTRACTOR TO SUBMIT MODIFIED SOIL PREPARATION BID TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO STARTING SOIL PREPARATION WORK.
- GROUND COVERS INCLUDING BERMUDA GRASS AND OTHER NOXIOUS WEEDS SHALL BE SPRAYED W/ 'ROUND-UP'. WAIT TWO WEEKS MIN. AND SPRAY A SECOND TIME IF NECESSARY AND THEN REMOVE. WEED ERADICATION SHALL TAKE PLACE DURING ACTIVE GROWING PERIOD (JUNE-OCTOBER) AND SHALL BE COMPLETED AT LEAST 10 DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING AND/OR IRRIGATION WORK.
- ALL NEWLY INSTALLED TREES SHALL HAVE ALL NURSERY STAKE(S) REMOVED AND SHALL BE RESTAKED WITH 2" DIA LODGE POLE(S) OUTSIDE OF THE ROOTBALL. 15 GAL TREES SHALL BE STAKED WITH (1) LODGE POLE ON THE WINDWARD SIDE OF THE TREE. 24" BOX TREES SHALL HAVE (2) LODGE POLES OPPOSITE OF EACH OTHER. TREES LARGER THAN 24" BOX SHALL BE GUYED. INSTALL (2) PLASTIC CINCH TIES PER STAKE WITH ONE TWIST BETWEEN STAKE AND TRUNK.
- EVERY PLANT DELIVERED TO THE JOB SITE SHALL BE IN GOOD CONDITION, WITH A LEGIBLE PLANT TAG IDENTIFYING THE BOTANICAL GENUS, SPECIES AND VARIETY OF PLANT FOR VERIFICATION BY LANDSCAPE ARCHITECT WITH APPROVED PLANS AND PLANT LEGEND. PLANT MATERIAL WITHOUT TAGS WILL BE REJECTED AND RETURNED TO THE NURSERY AT THE CONTRACTORS COST.
- ALL PLANTING AREAS EXCLUDING GROUND COVER AREAS SHALL BE COVERED WITH A 2" LAYER OF 1 1/2" MINUS FOREST FINES FROM AGRISERVICE, 760-295-6255.
- ANY SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHOWING SIGNS OF DEFOLIATION, LEANING, CHLOROSIS (YELLOWING), OR SETTLING PRIOR TO, OR AT THE END OF MAINTENANCE SHALL BE REPLACED BY THE CONTRACTOR, INCLUDING GROUND COVER.
- LANDSCAPE CONTRACTOR TO PROVIDE GUARANTEES NORMAL TO THE TRADE FOR LONGEVITY OF ALL PLANT MATERIALS; THREE MONTHS FOR SHRUBS AND GROUND COVERS, AND ONE YEAR FOR TREES.
- CONTRACTOR TO PROVIDE A 90 DAY MAINTENANCE PERIOD AFTER COMPLETION OF JOB.

- LANDSCAPE CONTRACTOR TO INFORM LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL SITE CONDITIONS.
- ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE CURRENT UNIFORM BUILDING CODE AND CITY OF SAN DIEGO CONSTRUCTION CODES.
- OWNER TO LOCATE AND STAKE PROPERTY LINES. NO DEMOLITION, CONSTRUCTION OR PLANTING SHALL OCCUR OUTSIDE OF PROPERTY LINE WITHOUT PROPERTY OWNERS CONSENT.
- CONTRACTOR AND OR OWNER SHALL OBTAIN ALL NECESSARY APPROVALS AND OR PERMITS FOR ANY AND ALL WORK WITHIN THE RIGHT OF WAY (OUTSIDE THE PROPERTY LINES).
- CONTRACTOR AND OR OWNER SHALL OBTAIN ALL NECESSARY APPROVALS AND OR PERMITS FOR ALL CONSTRUCTION WITHIN THE BOUNDS OF THE PROPERTY.
- OWNER TO INSURE NEWLY INSTALLED PLANT MATERIAL RECEIVES ENOUGH WATER TO MAINTAIN GOOD HEALTH AND VIGOROUS GROWTH WITHOUT OVER WATERING. PLANT MATERIAL SHALL BE WATERED PERIODICALLY AT SUCH TIME JUST PRIOR TO LEAF WILTING. ADJUST WATERING TO ACCOMMODATE FOR VARIATIONS IN RAIN FALL, TEMPERATURE, SOLAR EXPOSURE AND SEASONAL CHANGES FOR EACH PLANT.
- CONTRACTOR SHALL INSTALL VERTICAL STAND PIPES ON ALL TREES WHERE SOIL DRAINAGE IS IMPAIRED AND/OR PLANT CULTURE REQUIRES FASTER DRAINING SOILS THAN EXISTING CONDITION PROVIDE. INSTALL (1) 4" DIA. STAND PIPE TO A DEPTH OF 24" BELOW ROOT BALL FOR EACH 15 GAL. TREE, (2) FOR EACH 24" BOX, (3) FOR EACH 36" & 48" BOX AND (4) FOR ALL TREES LARGER THAN 48" BOX. EACH STAND PIPE SHALL BE WRAPPED WITH MIRAFI #140 NL FILTER FABRIC WITH 1/2" - 3/4" DIA. CRUSHED ROCK. BETWEEN WRAP & STAND PIPE. INSTALL BLACK ATRIUM GRATE ON EACH STAND PIPE.
- A 24" DEEP 'DEEP ROOT' BARRIER #UB 24-2 SHALL BE INSTALLED WHERE A TREE TRUNK IS WITHIN 10' OF HARDSCAPE INCLUDING WALKS, CURBS, WALLS, BUILDINGS, BROW DITCHES OR OTHER IMPROVEMENTS. THE ROOT BARRIERS SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS AND WILL NOT WRAP AROUND THE ROOT BALL. THE ROOT BARRIERS WILL BE INSTALLED LINEARLY ALONG THE EDGE OF HARDSCAPE FOR A MIN. DISTANCE OF 10' IN BOTH DIRECTIONS FROM THE CENTER LINE OF TREE TRUNK FOR A MIN. TOTAL LENGTH OF 20'.
- MAINTENANCE OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- ALL PLANTING AREAS PREVIOUSLY COVERED WITH CONCRETE, ASPHALT OR ANY OTHER IMPERVIOUS MATERIAL SHALL BE RIPPED TO A DEPTH OF 12", AMENDED AS PER APPROVED SOILS REPORT AND TREATED WITH SARVON SOIL TREATMENT PER MANUFACTURERS SPECIFICATIONS.
- POST FERTILIZATION FOR ALL PLANTING AREAS (16-6-8) SHALL OCCUR 45 DAYS AFTER PLANTING AT A RATE OF 15 LBS. PER 1,000 SQ. FT.
- A MINIMUM ROOT ZONE OF 40 SQ. FT. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5).

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101-4154
(619) 448-5000

Landscape Calculations Worksheet
Multiple Dwelling Unit Development in All Zones

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

STREET YARD

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

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 950 sq. ft. x 50% = 475 sq. ft.	454 sq. ft.	sq. ft.

Planting Points Required [142.0404]	Plant Points Provided	Excess Points Provided
Total Area 950 sq. ft. x 0.05 = 47 points	122 points	75 points

Points achieved with trees: 50 points

Planting Area allowable as hardscape or unattached unit pavers [142.0405(b)(1)(B)]	Provided
Total Area 475 sq. ft. x 10% = 47.5 sq. ft.	sq. ft.

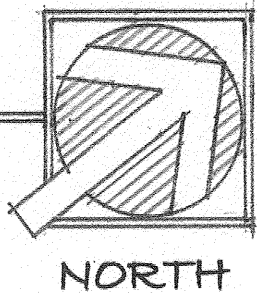
- IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED OR REPLACED IN KIND WITH EQUIVALENT PER THE APPROVED PLANS.
- TREES AND SHRUBS SHALL BE LOCATED AND MAINTAINED TO PRESERVE A CLEAR ZONE OF AT LEAST TEN FEET FROM FIRE HYDRANTS, UTILITY POLES, OVERHEAD UTILITY WIRES, STREET LIGHT LUMINAIRES AND ABOVE GROUND UTILITY STRUCTURES SUCH AS TRANSFORMER ENCLOSURES.
- TREES SHALL BE PLANTED AT LEAST FIVE FEET FROM ANY UNDERGROUND UTILITY SUCH AS GAS, ELECTRIC, TELEPHONE; TEN FEET FROM SEWER. RIPARIAN TREE SPECIES SHALL BE PLANTED AT LEAST 30 FEET FROM CITY SEWER, WATER AND DRAIN LINES.
- THE RIGHT OF WAY, EXISTING GRADES, ELEVATIONS AND BUILDING LOCATION AS SHOWN ON THESE DRAWINGS WAS FURNISHED TO THE LANDSCAPE ARCHITECT AS A PORTION OF THE SUPPORT DOCUMENTATION AS PROVIDED IN THE CONTRACT DOCUMENTS. WICHMANN LANDSCAPE ARCHITECTURE IS NOT RESPONSIBLE FOR VERIFYING THE INFORMATION AS SUPPLIED, AND THE INCLUSION ON THESE DRAWINGS DOES NOT IMPLY ANY WARRANTY OF THE ACCURACY OR CORRECTNESS OF THE SUPPORT DOCUMENTATION. THE SUPPORT INFORMATION IS SHOWN FOR INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK.

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE
TREES				
	Lophostemon confertus (Tristania conferta previous name)	Brisbane Box	2	24" Box
	Prunus cerasifera 'Krauter Vesuvius'	Krauter Vesuvius Purpleleaf Plum	1	36" Box
SHRUBS				
	Aloe striata	Coral Aloe	5	1 Gal.
	Anigozanthos 'Harmony'	Harmony Kangaroo Paw	5	5 Gal.
	Callistemon 'Little John'	Dwarf Bottlebrush	2	5 Gal.
	Dietes grandiflora	Fortnight Lily	4	1 Gal.
	Ligustrum japonica 'Texanum'	Texas Privet	6	5 Gal.
	Phormium 'Guardsman'	Guardsman Flax	1	15 Gal.
GROUND COVERS				
	Dymondia margaritae	NCN	3" OC	Flats
	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	24" OC	1 Gal.

LANDSCAPE DEVELOPMENT PLAN

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



MONTALVO RESIDENCES

4472 Montalvo Street
San Diego, CA 92107-1204

WICHMANN
LANDSCAPE ARCHITECTURE
RLA3777

405 VIA DEL NORTE, STE. C, LA JOLLA, CA 92037-6751
658-459-9220

Date: 9/14/17 Job #: C1103
Drawn By: EN
Reviewed By: EN
Checked By: EN
Approved By: EN

Sheet

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Of