



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: July 12, 2018 REPORT NO. PC-18-038

HEARING DATE: July 19, 2018

SUBJECT: THE DOLPHIN MOTEL. Process Four Decision

PROJECT NUMBER: [556027](#)

REFERENCE: Hearing Officer [Report No. HO-13-070](#)

OWNER/APPLICANT: PL Boutique Investor, LLC, a California Limited Liability Company / Sophia Del Mar English

### SUMMARY

Issue(s): Should the Planning Commission approve an application for the demolition of four commercial structures and the construction of a 92-guest room hotel on a 0.57-acre site located at 1453-1463 Rosecrans Street and 2912-2930 Garrison Street in the Peninsula Community Plan and Local Coastal Program Land Use Plan?

### Staff Recommendation(s):

1. ADOPT Mitigated Negative Declaration No. 556027 and ADOPT the Mitigation, Monitoring, and Reporting Program;
2. APPROVE the rescission of Site Development Permit No. 10900713 and APPROVE Site Development Permit No. 1961560;
3. APPROVE Coastal Development Permit No. 1961561;
4. APPROVE Easement Vacation No. 2027058;

Community Planning Group Recommendation: On January 18, 2018, the Peninsula Community Planning Group voted 11-0-0 to recommend approval of the project without conditions (Attachment 10).

Environmental Review: Mitigated Negative Declaration No. 556027 has been prepared for the project in accordance with state of California Environmental Quality Act (CEQA) guidelines which addresses potential impacts to Paleontological Resources. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

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 site currently contains a motel and commercial services uses. The site is designated Commercial Development within the Roseville neighborhood of the Peninsula Community Plan and is subject to development guidelines in the Community Plan Implementation Overlay Zone-B (CPIOZ-B) and the CC-4-2 zone. The project proposes the construction of a 92-room hotel, consistent with the underlying zone and land use designation; therefore, there are no housing impact associated with the project.

## BACKGROUND

The 0.57-acre site is located at 1453-1463 Rosecrans Street and 2912-2930 Garrison Street in the CC-4-2 zone within the Peninsula Community Plan and Local Coastal Program Land Use Plan areas, and the Community Planning Implementation Overlay Zone (CPIOZ-B). In addition, the site is located within the Airport Influence Area (San Diego International Airport-Review Area 2), Airport Approach Overlay Zone (SDIA), Federal Aviation Administration (FAA) Part 77 Noticing Area for SDIA and North Island Naval Air Station, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, 300-foot Mean High Tide Line, and the Parking Impact Overlay Zone (Coastal Impact and Beach Impact). The site is designated as Commercial Development within the Roseville neighborhood of the Peninsula Community Plan (Plan) and is further subject to development guidelines in the CPIOZ-B area.

The site currently contains four structures of which three of the structures supports a 36-room motel (Dolphin Motel, 2912-2930 Garrison Street and 1455 Rosecrans Street) and the fourth structure a commercial use for personal services (Point Loma Psychic, 1461 Rosecrans Street) Figure 1. The original structure was built on the site in 1956 and known as "Anchor Motel" (2912 Garrison

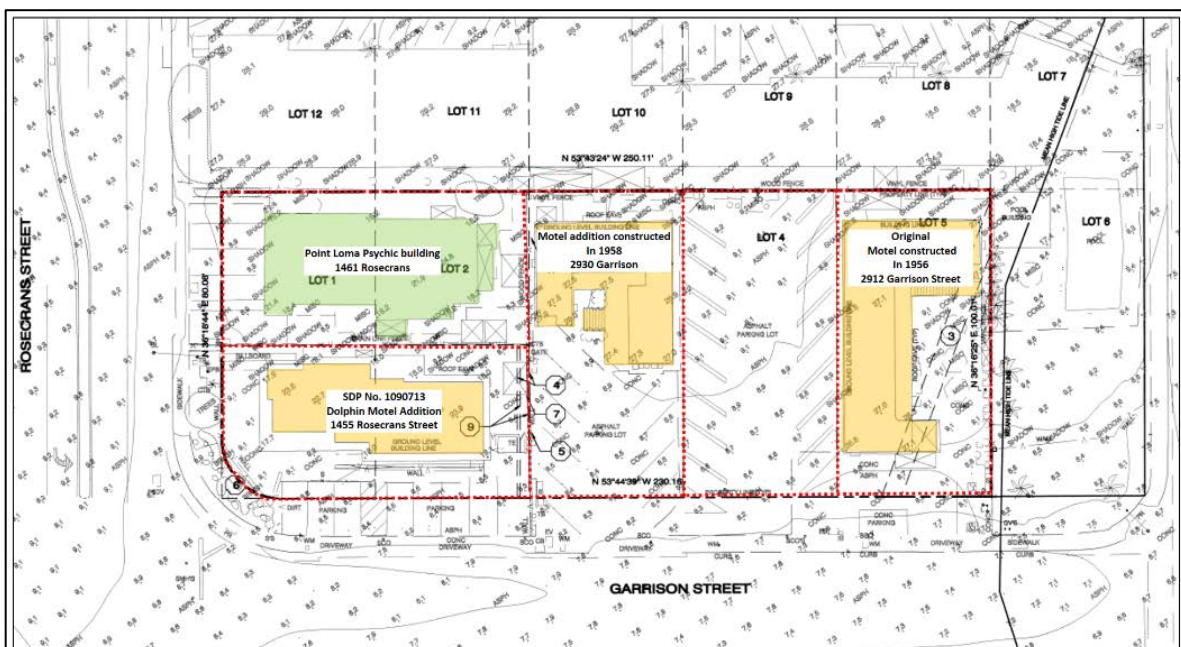


Figure 1:  
Existing Conditions

Street) which later became the Dolphin Motel. In 1958 an addition to the Dolphin Motel was constructed at 2930 Garrison. The Point Loma Psychic building was originally built in 1944 as a duplex and later modified to its current use. On September 11, 2013, Site Development Permit (SDP) No. 1090713 was approved by the Hearing Officer to allow the renovation of an existing structure on the northeast corner of Garrison Street and Rosecrans Street (1455 Rosecrans Street) from a commercial use to a four-room motel, which included the installation of landscaping and the removal of an existing advertising billboard along Rosecrans Street. The approved four-room motel was then consolidated with the existing Dolphin Motel as part of the currently operating 36-room motel.

A review of the existing buildings was conducted by City staff to determine if potential significant historic resources exist on site in accordance with San Diego Municipal Code (SDMC) Section 143.0212. Based on the documentation provided, staff determined that the property does not meet local designation criteria as an individually significant historic resource under any of the adopted Historic Resource Board Criteria.

The project is not within or adjacent to environmentally sensitive lands and is not identified in the City's adopted Local Coastal Program (LCP) land use plan as a public accessway. There is no physical accessway used by the public on or adjacent to this property or any proposed public accessway as identified in the LCP Land Use Plan. The project is completely contained within private property and does not contain nor is it adjacent to sensitive coastal bluffs. The nearest public access to the Pacific Ocean is located at San Diego Harbor approximately a quarter of a mile to the south. The rectangular lots are flat and bounded by a motel next door to the north and across Garrison Street to the south. To the east are commercial uses across Scotts Street (Fisherman's Landing) and to the west across Rosecrans Street is mixed residential and commercial uses.

## DISCUSSION

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

The project application was deemed complete on September 14, 2017, and the project is utilizing the Affordable/In-Fill Housing and Sustainable Buildings Expedite program (Program) qualifications and San Diego Municipal Code (SDMC) regulations that were in effect at the time of the submittal. On July 31, 2017, the City Council adopted [Resolution No. R-311256](#) amending Council Policy No. 600-27 regarding the Program. This resolution went into effect upon the adopted associated amendments to the SDMC regarding the qualifications for the Program pursuant to [Ordinance No. O-20856 \(New Series\)](#). The qualifications and regulations for the affordable, in-fill housing and sustainable buildings project became effective outside of the coastal overlay zone on October 20, 2017, which replaces the qualification requirements for private development from Council Policy 900-14 (2003 version) to the SDMC. On February 8, 2018, the California Coastal Commission certified the SDMC amendments within Ordinance No. O-20856 (New Series), and they are now in effect within the coastal overlay zone, but would not apply to this application.

### Project Description:

The project proposes the demolition of four existing commercial structures and the construction of a 92-guest room hotel. The hotel will include subterranean parking providing 85 auto spaces, seven motorcycle parking spaces and bicycle storage for 12 bicycles, laundry room, storage area, and trash area. The first floor will include seven additional parking spaces, 17 hotel rooms, an 850 square-foot

lobby, a 500 square-foot fitness room, a 1,420 square-foot breakfast area, a 1,715 square-foot business support room, and a garden patio. The second and third floor will include 75 hotel rooms and a roof deck. The enclosed parking area will be accessed from Garrison Street on the first floor and controlled by a mechanical lift to access the subterranean parking area. All parking will be operated by a 24-hour, seven days a week, valet service and would not be available for the general public. The proposed project would rescind SDP No. 10900713, allowing for the development of the new hotel.

The site is within CPIOZ-B which requires supplemental development regulations that are tailored to specific sites within community plan areas. The intent of these regulations is to ensure that development proposals are reviewed for consistency with the use and development criteria that have been adopted for specific sites as part of the Peninsula Community Plan (See Community Plan Discussion below).

The development will utilize renewable energy technology, self-generating at least 30-percent of the projected total energy consumption on site through photovoltaic technology (also known as solar panels) located on the roof. With the use of renewable energy technology in the project, it qualifies as a sustainable building, thus the land use approvals have been processed through the Affordable, In-Fill Housing and Sustainable Buildings Expedite Program.

Approvals needed for the project include a Coastal Development Permit, pursuant to San Diego Municipal Code (SDMC) section [126.0707](#) for the construction within the coastal overlay zone, an Easement Vacation (SDMC [125.1010](#)) for vacating two remnant public service easements traversing across the site that are no longer in use, and a Site Development Permit (SDMC [126.0502](#) and [143.0920](#)) for development within the CPIOZ-B and deviations to the development regulations (see deviations discussion below).

#### Community Plan Analysis:

The site is designated Commercial Development within the Roseville neighborhood of the Peninsula Community Plan (Plan) and is further subject to development guidelines in the CPIOZ-B area. The Roseville neighborhood is valued for its location character and history. The area was the center for the whaling, fishing, and hide industries in the past and today has become a yachting and sports fishing center. The CPIOZ-B was applied to foster new development that would be compatible with the historically nautical development characteristic for this area. CPIOZ-B recommendations for architecture include use of nautical, maritime, fishing, Portuguese heritage, or pertinent historical heritage elements. Use of canopies, canvas elements, nautical flags, bollards, wood, and nautical sculpture is encouraged. Projects should include amenities such as outdoor patios, street furniture (benches, kiosks, outdoor clocks, sculpture, and fountains), flags, canvas awnings and boat related features. The proposed project incorporates several



*Figure 2:  
Birdseye view looking southeast from the corner of Rosecrans Street and Garrison Street.*



of these recommendations in its design, including a structure utilizing vertical offsets which mimics waves and sails and the curved exterior on the corner with outdoor balcony evoking a nautical theme (Figure 2).

The landscape theme utilizes trees consistent with the recommendations for the Roseville Street Tree Plan. Additionally, at least forty percent of the first-story street wall in the commercial area (lobby entrance), is devoted to pedestrian entrances, display windows or windows affording views into retail, office, and gallery or lobby space. The project will include pedestrian amenities such as an open court yard, seating area, and benches (Figure 3). The project will also implement the requirement that vehicular access be from side streets (Garrison Street) rather than principal streets (Rosecrans Street).



*Figure 3  
Hotel courtyard.*

A goal in the Urban Design element of the General Plan calls for 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 proposed project would implement this goal through a design that offers visual diversity by promoting community character through a nautically themed design in compliance with guidelines within the Community Plan Implementation Zone in Roseville. Additionally, The Conservation Element of the General Plan has a goal to reduce the City's overall carbon dioxide footprint by improving energy efficiency, increasing use of alternative modes of transportation, employing sustainable planning and design techniques, and providing environmentally sound waste management. Policy CE-A.5 recommends employing sustainable or "green" building techniques for the construction and operation of buildings. The proposed project would implement this recommendation by incorporating a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30-percent of the project's projected energy consumption reducing environmental effects associated with fossil fuel energy use.

#### Project-Related Issues:

Deviations: Three deviations are being requested as part of the project design: 1) a reduction in the required minimum ground floor height requirement for structures with commercial uses on the ground floor; 2) the proposed loading area to be accessed and placed along the Garrison Street curb and sidewalk instead of on-site; and 3) tandem parking will be for hotel guest instead of designated for employee parking spaces, valet parking for restaurant use, and Bed and Breakfast establishments. The following tables outlines the deviations:

<b>Commercial Ground Floor Height</b> <b>San Diego Municipal Code (SDMC) section <a href="#">131.0548</a></b>	
<b>Proposed</b>	<b>Required</b>
Average first floor height of 13 feet with lodging area 10 feet in height;	Minimum average of 15 feet, no less than 13 feet

<b>Loading Area</b> <b>SDMC Section <a href="#">142.1010</a></b> <b>Table <a href="#">142.10B</a></b>	
<b>Proposed</b>	<b>Required</b>
Off-site loading area	On-site loading area

<b>Tandem Parking</b> <b>SDMC Section <a href="#">142.0555(b)</a></b>	
<b>Proposed</b>	<b>Allowed in Zone</b>
Hotel use tandem parking for guest	Tandem parking is to be designated for employee parking spaces, valet parking for restaurant use, and bed and breakfast establishments

Commercial Ground Floor Height: The project proposes a deviation to SDMC Section [131.0548](#), [which](#) requires a 15-foot minimum ground floor height for structures with commercial uses on the ground floor. The project is located within the Coastal Overlay Zone and is subject to the Coastal Height Limitation Overlay Zone height limit of 30 feet (SDMC section [131.0548](#)). Strict compliance with this height would limit the proposed project to two stories and effectively eliminating almost half of the hotel units. The requested deviation will allow for a three-story building and allow two full floors of hotel units (Figure 4). Further, the deviation would allow the project to conform to the



*Figure 4*  
*Ground floor elevation averages 13 feet fronting*  
*Rosecrans Street and Garrison Street*

existing built environment which includes three story hotel projects along Scotts Street and N. Harbor Drive. On March 18, 2018, the City Council approved an ordinance removing the commercial floor height requirement from the Coastal Overlay Zone. However, the commercial ground floor height regulation will continue to apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment, which is expected to be heard sometime in September 2018.

Loading Area: The project proposes a deviation to SDMC Section [142.1010](#) Table [142.10B](#), [which](#) requires on-site loading areas for multiple unit residential, commercial, and industrial projects. The project proposes seven parking spaces on the ground floor within an enclosed structure and the remaining parking spaces located within a subterranean parking area. Because the overall project height is restricted by the Coastal Overlay zone of 30 feet, the access to the ground floor parking area is limited to 10 feet with limited turning capabilities of 40 feet or less. Delivery trucks would

exceed the 10-foot entry height and require turning capabilities in excess of 40 feet. The project is proposing a 37-foot loading area along Garrison Street (Figure 5).

Currently Garrison Street only has four feasible parking spaces and six curb cuts. The proposed project would close five curb cuts and reconstruct one to current City standards, producing two additional on-street parking spaces for a total



Figure 5

*Loading zone identified by red dashed line.*

of six parking spaces along Garrison Street. The proposed loading zone would produce two additional on-street parking spaces as to what currently exist. Additionally, the proposed loading zone would not impact the traffic flow on Garrison Street.

Tandem Parking: The intended use for tandem parking is for commercial uses, in accordance with SDMC Section [142.0555](#), and is limited to assigned employee parking spaces, valet parking associated with restaurant use, and bed and breakfast establishments. The SDMC does acknowledge that tandem parking can be used for guest accommodations in association with a bed and breakfast or valet parking for restaurants, which is similar to the proposed hotel use. The hotel will provide a 24-hour, seven days a week, valet service to manage the parking of the development. Only the valet company would be allowed to park cars, making it easy for guests to drop off and pick up their cars when needed.

Staff analyzed the three requested deviations to determine consistency with the goals and recommendations of the General Plan, Peninsula Community Plan, and the purpose and intent of the CC-4-2 zone which is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets. The proposed deviations will not adversely affect the aforementioned plans, and are appropriate for the site.

#### Public Service Easement Vacation:

The project proposes to vacate two public service easements in conjunction with the demolition of four structures and the development of a 92-guest room hotel. Easement one located on a portion of Lot 2, Block 62, Map No. 165 and was created for a private sewer lateral granted to the City of San Diego in 1944 (Figure 6). Easement two is located on Lot 5, Block 62, Map No. 165 and was used for public sewer purposes granted to the City of San Diego in 1928 (Figure 6).

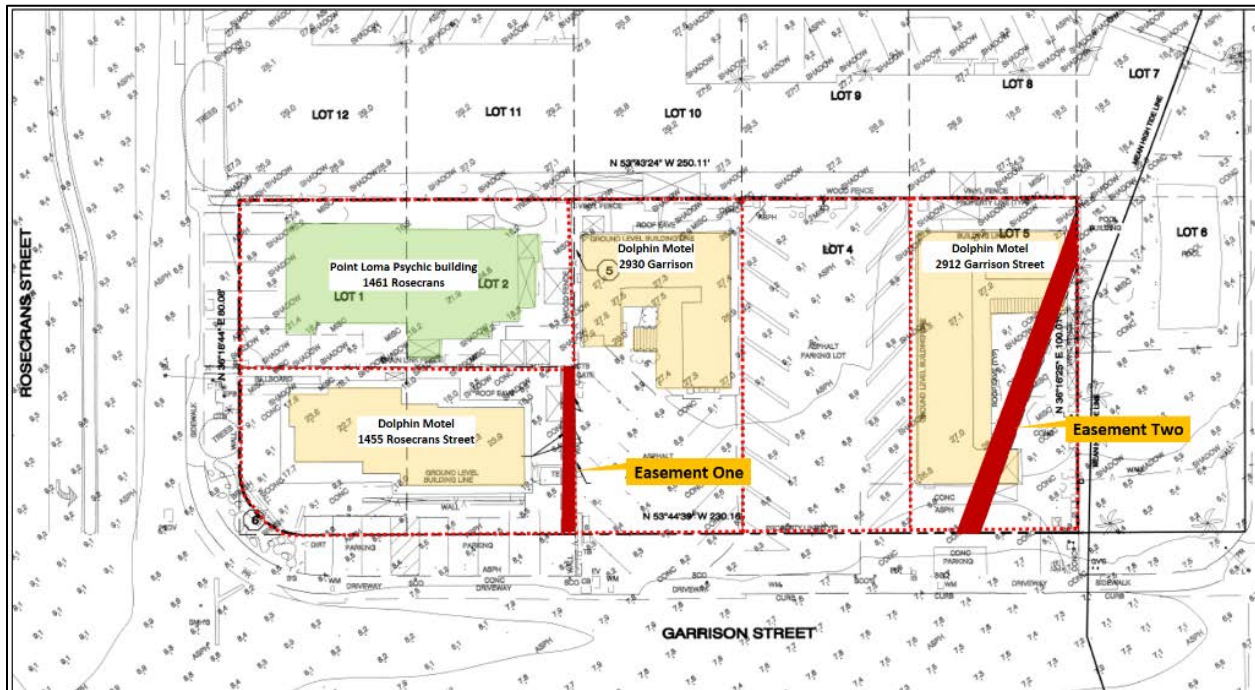


Figure 6  
Propose Easement Vacation Locations in Red

The remnant easements do not extend beyond the project's boundary and are not in operation for its intended use. Easement one currently traverses the eastern property line of the lower half of Lot 2 and is four feet wide and 200 square feet. Easement two, currently traverses lot 5 from the northeast corner to the southwest property and is six feet wide and 561 square feet. Both easements are currently overlaid with existing structures and a parking lot (Figure 6).

Currently there are existing sewer mains traversing the center line of Garrison Street and Rosecrans Street. The project site contains five sewer laterals connecting into the Garrison Street sewer main. None of the laterals depend on the existing sewer easements for their preservation. The proposed project will abandon the existing sewer laterals connecting into the Garrison Street main and replace it with one six-inch sewer main and independent of the existing easements. All adjacent properties are connected into the active sewer facilities within Garrison Street and Rosecrans Street and do not use the existing old easements for their utility reservation. The public utility easements are remnant easements for previously active utilities and do not extend beyond the project's boundary. The easement vacations were reviewed by the City of San Diego and determined no longer needed for their intended use.

#### Conclusion:

With the approval of the requested deviations, the project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use plan, design guidelines, and development standards in effect for this site per the SDMC, the Peninsula Community Plan and the General Plan, thus, staff recommends approval of the project.

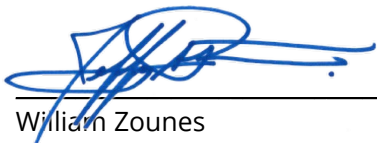


ALTERNATIVES:

1. ADOPT Mitigated Negative Declaration No. 556027 and ADOPT the Mitigation, Monitoring, and Reporting Program; and APPROVE Site Development Permit 1961245, Easement Vacation No. 2027058, and Coastal Development Permit No. 1961242, with modifications.
2. DO NOT ADOPT Mitigated Negative Declaration No. 556027 and DO NOT ADOPT the Mitigation, Monitoring, and Reporting Program; and DENY Site Development Permit 1961245, Planned Development Permit No. 1986849 and Coastal Development Permit No. 1961242, if the finding required to approve the project cannot be affirmed.

Respectfully submitted,

  
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Patricia J. FitzGerald  
Assistant Deputy Director  
Development Services Department

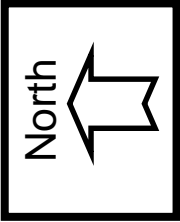
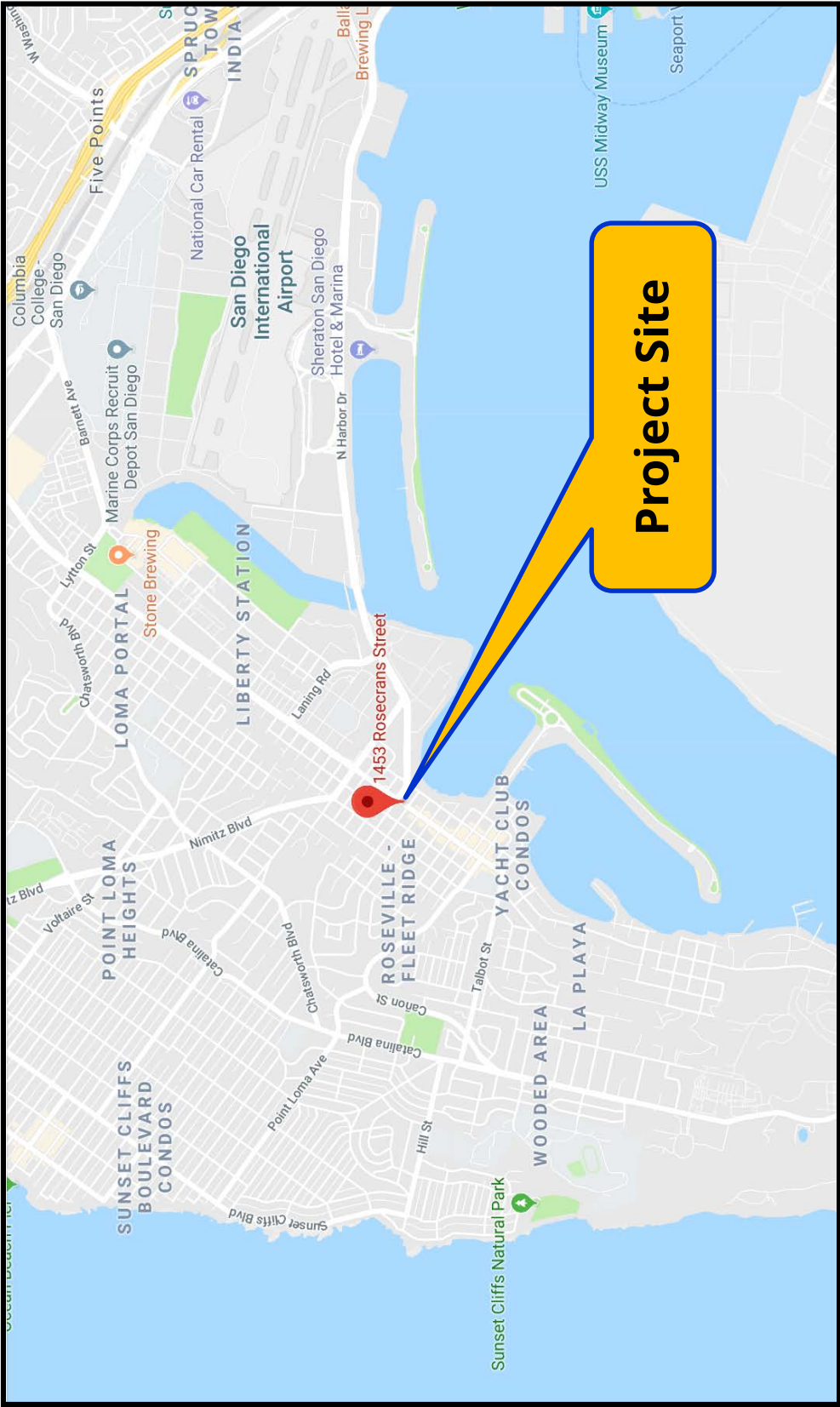
  
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For  
William Zounes  
Development Project Manager  
Development Services Department

Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Site and Surrounding Area
6. Project Data Sheet
7. Draft Permit Resolution with Findings
8. Draft Easement Vacation Resolution
9. Draft Environmental Resolution
10. Draft Permit with Conditions
11. Ownership Disclosure Statement
12. Community Planning Group Recommendation
13. Site Development Permit No. 1090713
14. Project Renderings
15. Project Plans
16. Public Service Easement Vacation B-Sheets

Internal Order No: 24007044

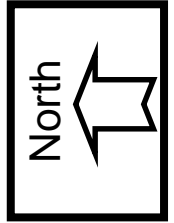




## Project Location Map

Dolphin Motel Project No. 556027  
1453-1463 Rosecrans Street and 2912- 2930 Garrison Street



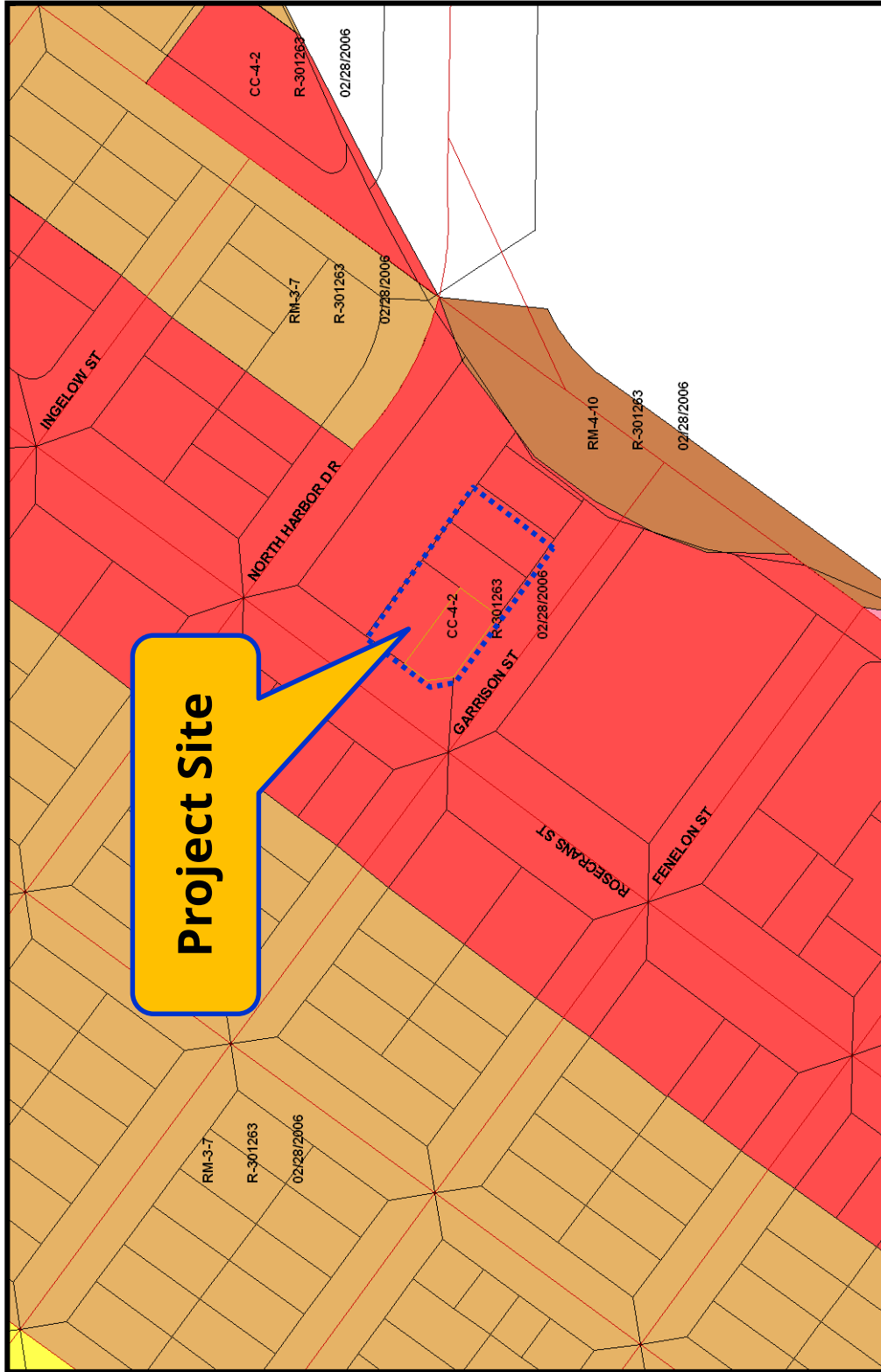
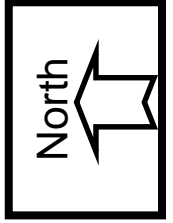


## Aerial Photograph (Birds Eye)

Dolphin Motel Project No. 556027  
1453-1463 Rosecrans Street and 2912- 2930 Garrison Street



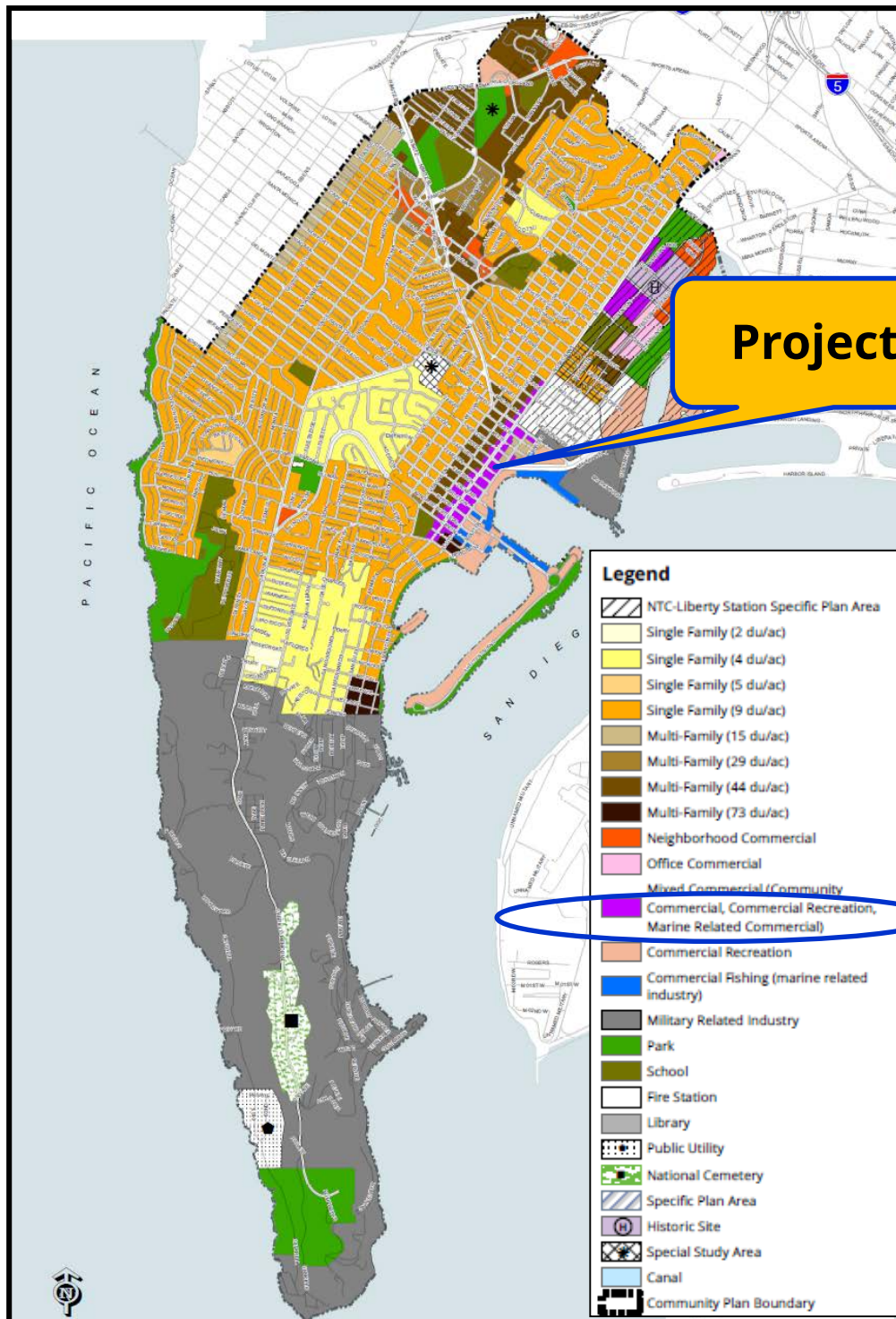




## Zoning Map

Dolphin Motel Project No. 556027

1453-1463 Rosecrans Street and 2912- 2930 Garrison Street



**Project Site**



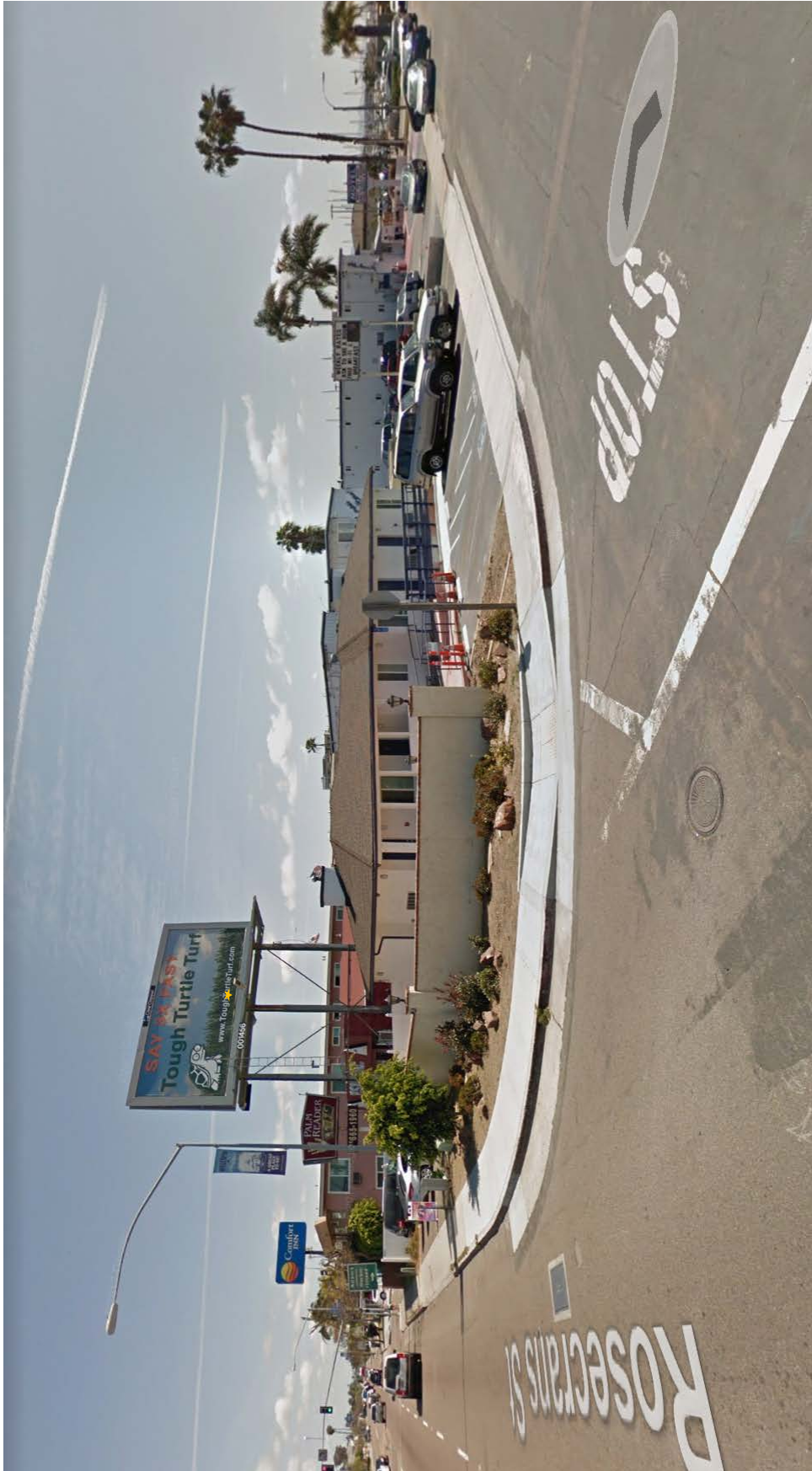
## Peninsula Community Land Use Plan

Dolphin Motel Project No. 556027

1453-1463 Rosecrans Street and 2912- 2930 Garrison Street

North



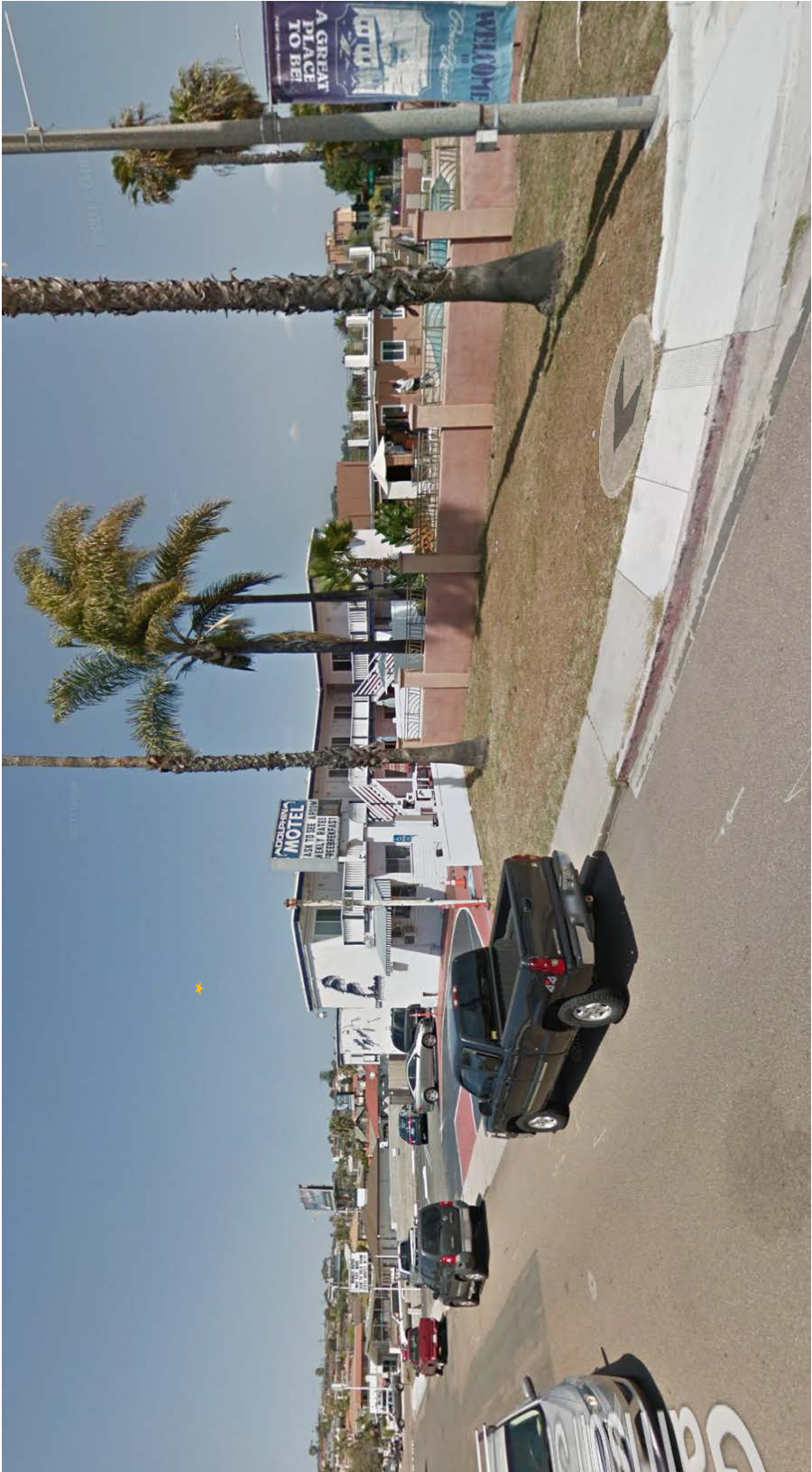


**Project Site (Site view looking east from Rosecrans and Garrison Streets)**

Dolphin Motel Project No. 556027  
1453-1463 Rosecrans Street and 2912- 2930 Garrison Street







**Project Site (Site view looking north from Scotts and Garrison Streets )**

Dolphin Motel Project No. 556027  
1453-1463 Rosecrans Street and 2912- 2930 Garrison Street





## Surrounding Area (Surrounding Area: View to the North)

Dolphin Motel Project No. 55602Z

1453-1463 Rosecrans Street and 2912- 2930 Garrison Street







**Surrounding Area (Surrounding Area: View to the west)**

Dolphin Motel Project No. 556027

1453-1463 Rosecrans Street and 2912- 2930 Garrison Street





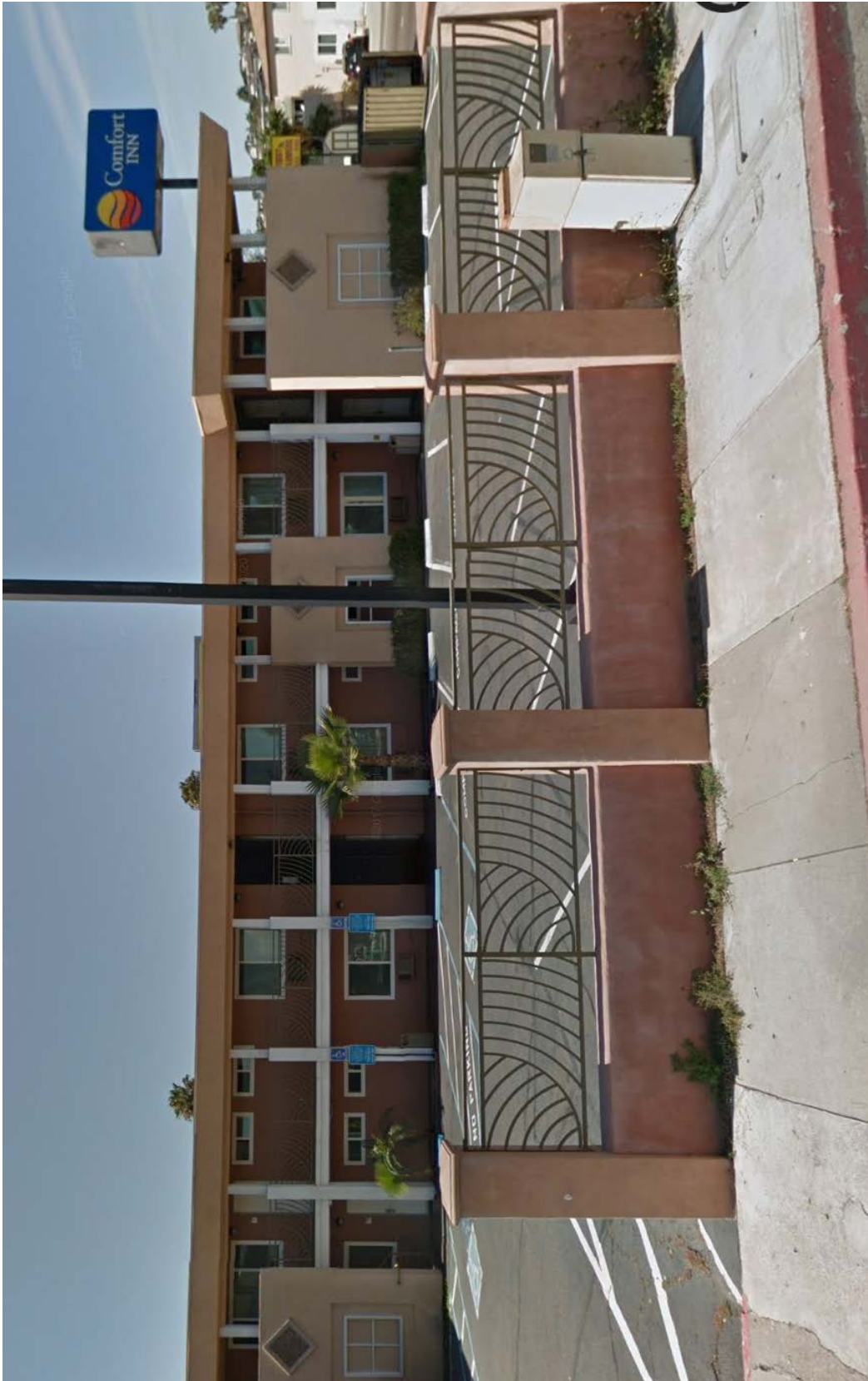
## Surrounding Area (Surrounding Area: View to the south)

Dolphin Motel Project No. 556027

1453-1463 Rosecrans Street and 2912- 2930 Garrison Street







**Surrounding Area (Surrounding Area: View to the east)**

Dolphin Motel Project No. 556027

1453-1463 Rosecrans Street and 2912- 2930 Garrison Street





PROJECT DATA SHEET		
<b>PROJECT NAME:</b>	The Dolphin Motel	
<b>PROJECT DESCRIPTION:</b>	Coastal Development Permit/Site Development Permit/Public Service Easement Vacation for the demolition of four existing commercial structures and the construction of a 92-room hotel.	
<b>COMMUNITY PLAN AREA:</b>	Peninsula	
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit/Site Development Permit/Public Service Easement Vacation	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Commercial Development	
<p align="center"><b><u>ZONING INFORMATION:</u></b></p> <p><b>ZONE:</b> CC-4-2</p> <p><b>HEIGHT LIMIT:</b> 60 feet</p> <p><b>LOT SIZE:</b> 24,892 sf</p> <p><b>FLOOR AREA RATIO:</b> 2.0 maximum</p> <p><b>FRONT SETBACK:</b> No minimum/100-foot maximum</p> <p><b>SIDE SETBACK:</b> 10 feet</p> <p><b>STREETSIDE SETBACK:</b> None</p> <p><b>REAR SETBACK:</b> Varies</p> <p><b>PARKING:</b> 92 spaces required</p>		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Commercial Development; CC-4-2	Mixed use with multi-family dwelling units
<b>SOUTH:</b>	Commercial Development; CC-4-2	Sports Fishing establishments
<b>EAST:</b>	Commercial Development; CC-4-2	Motel
<b>WEST:</b>	Commercial Development; CC-4-2	Motel
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Commercial first floor height reduction, providing off-site loading instead of on-site loading, and valet parking for hotel use.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On January 18, 2018, the Peninsula Community Planning Board voted 11-0-0 to recommend approval of the project with no conditions.	

PLANNING COMMISSION  
SITE DEVELOPMENT PERMIT NO. 1961560  
COASTAL DEVELOPMENT PERMIT NO. 1691651  
**DOLPHIN MOTEL PROJECT NO. 556027 [MMRP]**  
(RESCISSION OF SITE DEVELOPMENT PERMIT NO. 1090713)

WHEREAS, PL BOUTIQUE INVESTOR, LLC a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit for the demolition of four commercial structures and the construction of a three-story 92-guest room hotel (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1961560 and 1691651), on portions of a 0.57-acre site;

WHEREAS, the project site is located at 1453-1463 Rosecrans Street and 2912–2930 Garrison Street in the CC-4-2 zone within the Peninsula Community Plan and Local Coastal Program Land Use Plan areas, and the Community Planning Implementation Overlay Zone (CPIOZ-B). In addition, the site is located within the Airport Influence Area (San Diego International Airport–Review Area 2), Airport Approach Overlay Zone (SDIA), Federal Aviation Administration (FAA) Part 77 Noticing Area for SDIA and North Island Naval Air Station, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, 300-foot Mean High Tide Line, and the Parking Impact Overlay Zone (Coastal Impact and Beach Impact);

WHEREAS, the project site is legally described as Lots 1 and 2, in Block 62 of Roseville, in the City of San Diego, County of San Diego, according to Map thereof No. 165, filed in the Office of the County Recorder of San Diego County. Excepting that portion if any hereto fore or now lying below the ordinary high tide line of the bay of San Diego, excepting also therefore the northeasterly one-half of Lots 1 and 2; Lot 3 in Block 62 of Roseville, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 165, filed in the Office of the Recorder of San Diego County. Excepting that portion if any heretofore or now lying below the mean high tide line of the bay of San Diego; Lots 4 and 5 in Block 62, of Roseville, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 165, filed in the Office of the County Recorder of San Diego County;

WHEREAS, on July 19, 2018, the Planning Commission of the City of San Diego considered Site Development Permit No. 1961560 and Coastal Development Permit No. 1691651 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 July 19, 2018.

**A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]**

**1. Findings for all Site Development Permits SDMC Section 126.0505(a):**

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

The project proposes the demolition of four existing commercial structures and the construction of a 92-guest room hotel. The hotel will include subterranean parking providing 85 parking spaces, an 850 square-foot lobby, a 500 square-foot fitness room, a 1,420 square-foot breakfast area, a 1,715 square-foot business support room, and a garden patio. The 0.57-acre site is located at 1453-1463 Rosecrans Street and 2912-2930 Garrison Street in the CC-4-2 zone within the Peninsula Community Plan and Local Coastal Program Land Use Plan areas, and the Community Planning Implementation Overlay Zone (CPIOZ-B).

The site is designated as Commercial Development within the Roseville neighborhood of the Peninsula Community Plan (Plan) and is further subject to development guidelines in the CPIOZ-B area. The community plan includes a recommendation that emphasis should be placed on providing a balance of commercial recreation and community commercial uses, with adequate support facilities for both, through the rehabilitation and redevelopment of existing commercial areas. Commercial recreation uses generally provide a wide range of services and opportunities that cater to visitors and those pursuing leisure activities. It also includes a recommendation that, as the commercial areas redevelop, emphasis should be placed on improving the ambiance of such areas so that they encourage community-based and related recreation shopping and pedestrian interaction.

CPIOZ recommendations for architecture include use of nautical, maritime, fishing, Portuguese heritage, or pertinent historical heritage elements. Use of canopies, canvas elements, nautical flags, bollards, wood, and nautical sculpture is encouraged. Projects should include amenities such as outdoor patios, street furniture (benches, kiosks, outdoor clocks, sculpture, and fountains), flags, canvas awnings and boat related features.

The proposed project incorporates several of these recommendations in its design, including a structure utilizing vertical offsets which mimics waves and sails and the curved exterior on the corner with outdoor balcony evokes a nautical theme. The landscape theme utilizes trees consistent with the recommendations for the Roseville Street Tree Plan. Additionally, at least forty percent of the first-story street wall in the commercial area (lobby entrance), is devoted to pedestrian entrances, display windows or windows affording views into retail, office, and gallery or lobby space. The project will include pedestrian amenities such as an open court yard, seating area, and benches.

A goal in the Urban Design element of the General Plan calls for 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 proposed project would implement this goal through a design that offers visual diversity by promoting community character through a nautically themed design in compliance with guidelines within the CPIOZ in Roseville. Additionally, The Conservation Element of the General Plan has a goal to reduce the City's overall carbon dioxide footprint by improving energy efficiency, increasing use of alternative

modes of transportation, employing sustainable planning and design techniques, and providing environmentally sound waste management. Policy CE-A.5 recommends employing sustainable or "green" building techniques for the construction and operation of buildings. The proposed project would implement this recommendation by incorporating a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption reducing environmental effects associated with fossil fuel energy use.

The project would redevelop the existing motel and three commercial buildings with a 92-guest room hotel, and would cater to visitors and those pursuing leisure activities in the area. Therefore, the proposed development would be consistent with the commercial designation and the recommendations in the community plan.

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

The project proposes the demolition of four existing commercial structures and the construction of a 92-guest room hotel. A Mitigated Negative Declaration (MND) No. 556027 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which addresses potential impacts to Paleontological Resources. A Mitigation, Monitoring and Reporting Program (MMRP) will be implemented with this project, which will reduce the potential impacts to below a level of significance.

The project would be required to obtain building permits and a public improvement permit prior to the construction of the development. The building plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions include and the removal of existing driveways and the construction of one new driveway, new curb and gutters, new sidewalks, new curb ramp, storm runoff restrictions, parking, and landscaping requirements. These conditions 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. 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 proposes the demolition of four existing commercial structures and the construction of a 92-guest room hotel. The proposed project was reviewed for compliance with the CC-4-2 zone development requirements, which include but are

not limited to height, setbacks, density, landscape, parking, and floor area ratio. The CC-4-2 zone allows a height of 60 feet, and the Proposition “D” and Coastal Height Limitation Overlay Zone (CHLOZ) allows a height of 30 feet.

The project proposes an overall height of 33 feet three inches; however, in accordance with SDMC Section 113.0270, the structure height is measured from the lowest point of existing grade or proposed grade within 5 feet of the structure’s perimeter (building wall, balcony, bay window, or similar architectural projection), and projected horizontally to directly above this lowest point of grade. In this case, the highest grade for the project’s building height was established from a three-foot three-inch planter box located adjacent to the building along Rosecrans Street, which then provides a maximum building height of 30 feet. Therefore, the project height is in conformance with the SDMC, Proposition “D,” and CHLOZ regulations.

The project complies with the CPIOZ Peninsula Community Plan requirements including a design utilizing vertical offsets which mimics waves and sails and the curved exterior on the corner with outdoor balcony evoking a nautical theme and a landscape theme that utilizes trees consistent with the recommendations for the Roseville neighborhood of the Peninsula Community Plan Street Tree Plan. At least forty percent of the area of all new or redeveloped first-story street walls in the lobby will be devoted to pedestrian entrances, display windows or windows affording views into retail, office, gallery or lobby space. The project will include pedestrian amenities such as an open court yard, seating area, and benches. The project will also implement the vehicular access from side streets (Garrison Street) rather than principal streets (Rosecrans Street), which is in compliance with the Peninsula Community Plan.

Three deviations are being requested as part of the project design: 1) a reduction in the required minimum ground floor height requirement for structures with commercial uses on the ground floor; 2) the proposed loading area to be accessed and placed along the Garrison Street curb and sidewalk instead of on-site; and 3) tandem parking will be for hotel guest instead of designated for employee parking spaces, valet parking for restaurant use, and Bed and Breakfast establishments. The following tables outlines the deviations:

<b>Commercial Ground Floor Height</b> <b>San Diego Municipal Code (SDMC) section <a href="#">131.0548</a></b>	
<b>Proposed</b>	<b>Required</b>
Average first floor height of 13 feet with lodging area 10 feet in height	Minimum average of 15 feet, no less than 13 feet



<b>Loading Area</b> <b>SDMC Section <a href="#">142.1010</a></b> <b>Table <a href="#">142.10B</a></b>	
<b>Proposed</b>	<b>Required</b>
Off-site loading area	On-site loading area

<b>Tandem Parking</b> <b>SDMC Section <a href="#">142.0555(b)</a></b>	
<b>Proposed</b>	<b>Allowed in Zone</b>
Hotel use tandem parking	Tandem parking designated for employee parking spaces, valet parking for restaurant use, and bed and breakfast establishments

Commercial Ground Floor Height: A deviation to SDMC Section 131.0548, which requires a 15-foot minimum ground floor height for structures with commercial uses on the ground floor. The project is located within the Coastal Overlay Zone and is subject to the Coastal Height Limitation Overlay Zone height limit of 30 feet (SDMC section 131.0548). Strict compliance with this height would limit the proposed project to be two stories and effectively eliminating almost half of the units. The requested deviation will allow for a three-story building and allow two full floors of hotel units. Further, the deviation would allow the project to conform to the existing built environment which includes three story motel projects along Scotts Street and N. Harbor Drive.

Loading Area: A deviation to SDMC Section 142.1010 Table 142.10B requires on-site loading areas for multiple unit residential, commercial, and industrial projects. The design of the project proposes seven parking spaces on the ground floor within an enclosed structure and the remaining parking spaces located within a subterranean parking area. Because the overall project height is restricted by the Coastal Overlay zone of 30 feet, the access to the ground floor parking area is limited to 10 feet with limited turning capabilities of 40 feet or less. Delivery trucks would exceed the 10-foot entry height and require turning capabilities in excess of 40 feet. If the project was to provide on-site loading, a large portion of the site and buildable area would need to be reduced from the overall development. The project is proposing a 37-foot loading area along Garrison Street. Currently Garrison Street only has four feasible parking spaces and six curb cuts. The proposed project would close five curb cuts and reconstruct one to current City standards, producing two additional on-street parking spaces for a total of six along Garrison Street. The proposed loading zone would in essence produce two additional on-street parking spaces as to what currently exists and would not impact the traffic flow on Garrison Street.

Tandem Parking: The intended use for tandem parking is for commercial uses, in accordance with SDMC Section 142.0555, and is limited to assigned employee parking spaces, valet parking associated with restaurant use, and bed and breakfast establishments. The SDMC does acknowledge that tandem parking can be used for

guest accommodations in association with a bed and breakfast or valet parking for restaurants, which is similar to the proposed hotel use. The hotel will provide a 24-hour, seven days a week, valet service to manage the parking of the development. Only the valet company would be allowed to park cars, making it easy for guests to drop off and pick up their cars when needed.

The requested deviations have been determined to be consist with the goals and recommendations of the General Plan, Peninsula Community Plan, and the purpose and intent of the CC-4-2 zone. The proposed deviations will not adversely affect the aforementioned plans, and are appropriate for the site. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

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

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

The project includes a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption. The project will be creating a sensitive design that utilizes energy efficient means and methods of construction as well as a design that utilizes the local climate through passive solar design features and design elements. This includes a landscape design which mostly incorporates pest resistant plants, rain sensor shut-off devices, and a high efficiency irrigation system with state of the art low precipitation rate sprinkler equipment. Further, the project includes nine parking spaces reserved for carpool/zero emission vehicles and five electric vehicle charging stations. Therefore, the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic, wind, and/or fuel cells) to generate electricity needed by the building and its occupants.

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

As outlined in Site Development Permit Finding No. (1)(a) and (c) listed above, with the approval of the requested deviations, the proposed project complies with the applicable regulations of the San Diego Municipal Code, such as but not limited to setbacks, vertical height limits, floor area ratio restrictions, open space requirements, storage requirements, parking, and access requirements. Therefore, the development will not be inconsistent with the purpose of the underlying zone.

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

As outlined in Site Development Permit Finding No. (1)(c) listed above, the requested deviations have been determined to be consistent with the goals and recommendations of the General Plan, Peninsula Community Plan, and the purpose and intent of the CC-4-2 zone. The proposed deviations will not adversely affect the aforementioned plans. Therefore, the proposed deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

**B. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]**

**1. Findings for all Coastal Development Permits**

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

The proposed development is contained within the existing legal lot area, on private property, approximately a quarter of a mile to San Diego Harbor. There are no physical accessways legally used by or proposed public accessways to be used by the public across or adjacent to the subject property as identified in the Local Coastal Program land use plan. The Local Coastal Program land use plan identifies a coastal vista along Garrison Street which is adjacent to the project site. This project proposes maximum development height 30 feet or three stories, located in the middle of existing commercial development, and will not encroach into the view corridor along Garrison Street. Therefore, there are no public views to or along the ocean, public accessways, or other scenic coastal areas as specified in the Peninsula Community Plan and Local Coastal Program land use plan that are affected by the proposed development.

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

The project proposes the demolition of four existing commercial structures and the construction of a 92-guest room hotel. MND No. 556027 has been prepared for the project in accordance with CEQA Guidelines, which addresses potential impacts to Paleontological Resources. A MMRP will be implemented with this project, which will reduce the potential impacts to below a level of significance. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

As outlined in Site Development Permit Finding No. (1)(a) and Coastal Development Permit Finding (1)(a) listed above, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is not between the first public road and sea or the shoreline. It is directly north of the first public road (Scott Street). Therefore, public access and recreation policies of the Chapter 3 of the California Coastal Act are not applicable to this project.

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. 1961560 and Coastal Development Permit No. 1691651 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. 1961560 and 1691651, a copy of which is attached hereto and made a part hereof.

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William Zounes  
Development Project Manager  
Development Services

Adopted on: July 19, 2018

IO#: 24007332

RESOLUTION NUMBER \_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

PUBLIC SERVICE EASEMENT VACATIONS NO. 2027058; DOLPHIN  
MOTEL PROJECT NO. 556027 [MMRP]

WHEREAS, San Diego Municipal Code section 125.1010(a) provides a procedure for the vacation of public service easements by the Planning Commission; and

WHEREAS, PL BOUTIQUE INVESTOR, LLC a California Limited Liability Company, filed an application to vacate a Public Service Easement for two sewer easements, located at 1453-1463 Rosecrans Street and 1453-1463 Rosecrans Street and 2912-2930 Garrison Street; and

WHEREAS, it is proposed that two sewer easements be vacated; and

Whereas the property is legally described as portions of Block 62, Roseville, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 165, the southeastern four feet of Lot 2 in said Block 62, excepting therefrom the northerly 50 feet of said Lot 2 as described in deed recorded February 4, 1944 in Book 1635, Page 117, of official records and together with a portion of Lot 5 in said Block 62, as described in deed recorded June 12, 1928, in Book 1510, Page 12 of deeds;

BE IT RESOLVED, by the Planning Commission, that with respect to portions of Block 62, Roseville, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 165, the southeastern four feet of Lot 2 in said Block 62, excepting therefrom the northerly 50 feet of said Lot 2 as described in deed recorded February 4, 1944 in Book 1635, Page 117, of official records and together with a portion of Lot 5 in said Block 62, as described in deed recorded June 12, 1928, in Book 1510, Page 12 of deeds, the Planning Commission finds that:

**(a) There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.**

The project proposes to vacate two sewer easements in conjunction with the demolition of four structures and the development of a 92-room hotel. Easements one located on a portion of Lot 2, Block 62, Map No. 165 and was created for a private sewer lateral granted to the City of San Diego in 1944. The second easement is located on Lot 5, Block 62, Map No. 165 and was used for public sewer purposes granted to the City of San Diego in 1928.

The remnant easements do not extend beyond the project's boundary and are not in operation for its intended use. Easement one, currently traverses the eastern property line of the lower half of Lot 2 and is four feet wide and 50 feet long. The easement currently contains existing structures and a parking lot on top of it. Easement two, currently traverses lot 5 from the northeast corner to the southwest property and is six feet wide and 90 feet long. There are no existing or active sewer assets within this easement.

Currently there are existing sewer mains traversing the center line of Garrison Street and Rosecrans Street. The project site contains five sewer laterals connecting into the Garrison Street sewer main. None of the laterals depend on the existing sewer easements for their preservation. The proposed project will abandon the existing sewer laterals connecting into the Garrison Street main and replace it with one six-inch sewer main and independent of the existing easements. All adjacent properties are connected into the active sewer facilities within Garrison Street and Rosecrans Street and do not use the existing old easements for their utility reservation.

Therefore, the City has determined that there is no present or prospective public use for the easements, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.



**(b) The public will benefit from the action through improved utilization of the land made available by the vacation.**

The public will benefit from the action through utilization of land to allow for the development of a hotel facility as a replacement of the existing motel and commercial spaces. The vacation removes possible City liability for injury that may occur on easement area. The public will benefit from the construction of new curb gutter and sidewalk along the project frontage.

**(c) The vacation is consistent with any applicable land use plan.**

The 0.57-acre site is located at 1453-1463 Rosecrans Street and 2912-2930 Garrison Street in the CC-4-2 zone within the Peninsula Community Plan and Local Coastal Program Land Use Plan areas, and the Community Planning Implementation Overlay Zone (CPIOZ-B). In addition, the site is located within the Airport Influence Area (San Diego International Airport-Review Area 2), Airport Approach Overlay Zone (SDIA), Federal Aviation Administration (FAA) Part 77 Noticing Area for SDIA and North Island Naval Air Station, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, 300-foot Mean High Tide Line, and the Parking Impact Overlay Zone (Coastal Impact and Beach Impact). The site is designated Commercial Development within the Roseville neighborhood of the Peninsula Community Plan [Plan] and is further subject to development guidelines CPIOZ-B.

The proposed easement vacation will allow the development of the 92-guest room hotel by removing the encumbrance of the unutilized easements. The proposed hotel is an allowed use in accordance with the underlying CC-4-2 zone and the Peninsula Community Plan. Therefore, the vacation is consistent with any applicable land use plan.

**(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.**

The project proposes to vacate two sewer easements in conjunction with the demolition of four structures and the development of a 92-guest room hotel. Easement one located on a portion of Lot 2, Block 62, Map No. 165 and was created for a private sewer lateral granted to the City of San Diego in 1944. The second easement is located on Lot 5, Block 62, Map No. 165 and was used for public sewer purposes granted to the City of San Diego in 1928.

The remnant easements do not extend beyond the project's boundary and are not in operation for its intended use. Easement one currently traverses the eastern property line of the lower half of Lot 2 and is four feet wide and 50 feet long. Easement two, currently traverses Lot No. 5 from the northeast corner to the southwest property and is six feet wide and 90 feet long. Both easements are currently overlaid with existing structures and a parking lot.

Currently there are existing sewer mains traversing the center line of Garrison Street and Rosecrans Street. The project site contains five sewer laterals connecting into the Garrison Street sewer main. None of the laterals depend on the existing sewer easements for their preservation. The proposed project will abandon the existing sewer laterals connecting into the Garrison Street main and replace it with one six-inch sewer main and independent of the existing easements. All adjacent properties are connected into the active sewer facilities within Garrison Street and Rosecrans Street and do not use the existing old easements for their utility reservation.

The public utility easements are remnant easements for previously active utilities and do not extend beyond the project's boundary. The easement vacations were reviewed by the City of San Diego and determined no longer needed for their intended use. Therefore, the public facility or

## ATTACHMENT 8

purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

BE IT FURTHER RESOLVED, that the public service easements in connection with Site Development Permit No. 1961560 and Coastal Development Permit No. 1691651 as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 40337-1-B, 40337-2-B, and 40337-3-B, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a quitclaim deed with an attached copy of this resolution and any exhibits in the Office of the County Recorder releasing to the property owner all rights title and interest in said easements.

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William Zounes  
Development Project Manager  
Development Services

Adopted on: July 12, 2018

IO No. 24007332

PLANNING COMMISSION  
RESOLUTION NUMBER \_\_\_\_\_  
A RESOLUTION ADOPTING MITIGATED NEGATIVE DECLARATION NO. 556027 AND  
THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE  
**DOLPHIN MOTEL - PROJECT NO. 556027**

WHEREAS, on September 14, 2017, PL BOUTIQUE INVESTOR, LLC, a California Limited Liability Company, Owner and Permittee, submitted an application to the Development Services Department for a Site Development Permit, Coastal Development Permit, and Easement Vacation (Rescission of Site Development Permit No. 1090713) for the Dolphin Motel project (Project); and

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

WHEREAS, the issue was heard by the Planning Commission on July 19, 2018; and

WHEREAS, the Planning Commission considered the issues discussed in the Mitigated Negative Declaration No. 556027 (Declaration) prepared for this Project; NOW THEREFORE,

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

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



## ATTACHMENT 9

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

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

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

By: \_\_\_\_\_  
William Zounes  
Development Project Manager  
Development Services Department

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM  
 SITE DEVELOPMENT PERMIT NO. 1961560  
 COASTAL DEVELOPMENT PERMIT NO. 1691651  
 EASEMENT VACATION NO. 2027058  
 (RESCISSION OF SITE DEVELOPMENT PERMIT NO. 1090713)  
**PROJECT NO. 556027**

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 556027 shall be made conditions of **Site Development Permit No. 1961560, Coastal Development Permit No. 1691651, and Easement Vacation No. 2027058 (Rescission of Site Development Permit No. 1090713)** as may be further described below.

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

1. Prior to the issuance of a Notice to Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD; plans, specification, details, etc.) to ensure the Mitigation Monitoring and Reporting Program (MMRP) requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:  
<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

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

1. **PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT

HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants: Paleontological Monitor.

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

CONTACT INFORMATION:

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

- 2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 556027 and/or Environmental Document Number 556027, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

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

- 3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: **Not Applicable**
- 4. **MONITORING EXHIBITS:** All consultants are required to submit to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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

- 5. OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

<b>DOCUMENT SUBMITTAL/INSPECTION CHECKLIST</b>		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Paleontology	Paleontology Reports	Paleontology Site Observation
Waste Management	Waste Management Reports	Waste Management Inspections
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

## **C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

### **PALEONTOLOGICAL RESOURCES**

#### **I. Prior to Permit Issuance**

- A. Entitlements Plan Check
  1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans, but prior to the first precon meeting, whichever is applicable, the ADD Environmental designee shall verify that the requirements for paleontological monitoring have been noted on the appropriate construction documents.
- B. Letters of Qualification have been submitted to ADD
  1. The applicant shall submit a letter of verification to MMC identifying the PI for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City Paleontology Guidelines.
  2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.



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

**II. Prior to Start of Construction**

**A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site-specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

**B. PI Shall Attend Precon Meetings**

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a precon meeting that shall include the PI, CM, and/or Grading Contractor, RE, BI, if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related precon meetings to make comments and/or suggestions concerning the paleontological monitoring program with the CM and/or Grading Contractor.
  - a. If the PI is unable to attend the precon meeting, the Applicant shall schedule a focused precon meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored - Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

**III. During Construction**

**A. Monitor Shall be Present During Grading/Excavation/Trenching**

1. The monitor shall be present full time during grading/excavation/ trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The CM is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.
  2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
  3. The monitor shall document field activity via the CSV. The CSVs shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
  2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
  3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
    - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
    - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
    - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils), the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
    - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

**IV. Night and/or Weekend Work**

- A. If night and/or weekend work is included in the contract.

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
  - a. No Discoveries - In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVr and submit to MMC via fax by 8 A.M. on the next business day.
  - b. Discoveries - All discoveries shall be processed and documented using the existing procedures detailed in Section III - During Construction.
  - c. Potentially Significant Discoveries - If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
  - d. The PI shall immediately contact MMC, or by 8 A.M. on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
  1. The CM shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

**V. Post Construction**

- A. Preparation and Submittal of Draft Monitoring Report
  1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the paleontological monitoring program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
    - a. For significant paleontological resources encountered during monitoring, the paleontological recovery program shall be included in the Draft Monitoring Report.
    - b. Recording Sites with the San Diego Natural History Museum - The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the paleontological monitoring program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
  2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
  3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
  4. MMC shall provide written verification to the PI of the approved report.
  5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
  2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
  2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.



**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: 24007044

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1961560  
COASTAL DEVELOPMENT PERMIT NO. 1691651  
**DOLPHIN MOTEL PROJECT NO. 556027 [MMRP]**  
(RESCISSION OF SITE DEVELOPMENT PERMIT NO. 1090713)  
PLANNING COMMISSION

This Site Development Permit No. 1961560 and Coastal Development Permit No. 1691651 is granted by the Planning Commission of the City of San Diego to PL BOUTIQUE INVESTOR, LLC, a California Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0502, 126.0707, and 143.0915. The 0.57-acre site is located at 1453-1463 Rosecrans Street and 2912-2930 Garrison Street in the CC-4-2 zone within the Peninsula Community Plan and Local Coastal Program Land Use Plan areas, and the Community Planning Implementation Overlay Zone (CPIOZ-B). In addition, the site is located within the Airport Influence Area (San Diego International Airport-Review Area 2), Airport Approach Overlay Zone (SDIA), Federal Aviation Administration (FAA) Part 77 Noticing Area for SDIA and North Island Naval Air Station, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, 300-foot Mean High Tide Line, and the Parking Impact Overlay Zone (Coastal Impact and Beach Impact). The project site is legally described as Lots 1 and 2, in Block 62 of Roseville, in the City of San Diego, County of San Diego, according to Map thereof No. 165, filed in the Office of the County Recorder of San Diego County. Excepting that portion if any hereto fore or now lying below the ordinary high tide line of the bay of San Diego, excepting also therefore the northeasterly one-half of Lots 1 and 2; Lot 3 in Block 62 of Roseville, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 165, filed in the Office of the Recorder of San Diego County. Excepting that portion if any heretofore or now lying below the mean high tide line of the bay of San Diego; Lots 4 and 5 in Block 62, of Roseville, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 165, filed in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, Site Development Permit No. 1090713 is rescinded, permission is granted to Owner/Permittee to demolish four existing commercial structures and the construction of a three-story, 92-guest room hotel described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 19, 2018, on file in the Development Services Department.

The project shall include:

- a. The demolition of four commercial structures and the construction of a 49,705 square-foot, three-story 92-guest room hotel with subterranean parking, breakfast area, lobby/lounge, fitness room, meeting room, and outdoor patio; which includes a 24-hours, seven days a week valet parking for hotel customers;
- b. Removal of an existing advertising billboard;
- c. Rescission of Site Development Permit No. 1090713;
- d. Deviations:
  - i. Commercial ground floor height required to average 15 feet, but not less than 13 feet in accordance to SDMC Section 131.0548. The project proposes an average first floor height of 13 feet with lodging area 10 feet in height;
  - ii. Loading area is required to be onsite in accordance with SDMC Section 142.1010. The proposed loading area proposes to be accessed and placed along the Garrison Street curb and sidewalk.
  - iii. Tandem parking is required to be assigned to employee parking spaces, valet parking for restaurant use, and Bed and Breakfast establishments in accordance with SDMC Section 142.0555. The project proposes a 24-hour valet service to manage the parking for guest.;
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking;
- g. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 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
- h. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable

guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 2, 2021.

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

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

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

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

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

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

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

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

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

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

back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

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

12. The mitigation measures specified in the MMRP and outlined in the Mitigated Negative Declaration No. 556027 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in, Mitigated Negative Declaration No. 556027 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for Paleontological Resources.

**CLIMATE ACTION PLAN REQUIREMENTS:**

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

**ENGINEERING REQUIREMENTS:**

15. The project proposes to export 8980 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
16. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of new curb/gutter per City Standards adjacent to the site on Rosecrans and Garrison Street.
18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, closure of non-utilized driveways on Rosecrans and Garrisons Street and construct a new 20-foot driveway per current City Standards on Garrisons Street.
19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new sidewalk per current City Standards adjacent to the site on Rosecrans and Garrisons Street to the satisfaction of City Engineer.
20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new curb ramp per current City Standards at northeast corner of Rosecrans and Garrisons Street to satisfaction of City Engineer.
21. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for curb outlets, colored concrete sidewalk and trees/landscape/irrigation on Rosecrans and Garrisons Public Right of Way.
22. 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.
23. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
24. 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.
25. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.



26. Prior to Issuance of any building permit, Sewer Easements in a portion of Lot 2 and Lot 5 must be vacated and drawing 40337-B must be recorded.

**LANDSCAPE REQUIREMENTS:**

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

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

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

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

31. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

**PLANNING/DESIGN REQUIREMENTS:**

32. 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.

33. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

34. 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**

35. A minimum of 92 parking spaces in tandem for the hotel will be provided on-site within a valet parking garage located below grade. Access to the parking garage is provided via the driveway on Garrison Street and car elevator on site which will transport the vehicle to the enclosed parking garage for storage. The Applicant will operate parking through a valet service accessed from valet drop-off/pickup zone on site that will be available 24 hours, seven days a week for hotel guests.

36. The applicant shall provide and maintain 10 feet x 10 feet visibility area along the property line on both sides of the driveway on Garrison Street. No obstacles higher than 36-inches shall be located within this area (e.g. walls, landscaping, shrubs, columns, signs, etc.).

37. The applicant shall provide and maintain 25 feet x 25 feet visibility area along the property line at the corner of the intersection of Rosecrans Street and Garrison Street. No obstacles higher than 36-inches shall be located within this area (e.g. walls, landscaping, shrubs, columns, signs, etc.).

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

38. Prior to the issuance of any building permits, the Owner/Permittee shall finalize Water and sewer capacity charges. Capacity charges, as well as service and meter size, are determined by Water Meter data card which is completed during the building plan review process. Any questions regarding water and sewer capacity fees should be addressed to Information and Application Services (619-446-5000).

39. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), 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.

40. 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.

41. 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.

42. 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.
43. 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.
44. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.
45. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to disconnect (kill) at the main any existing unused water service.

**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 July 19, 2018.

**ATTACHMENT 10**

Permit Type/PTS Approval No.: SDP No. 1961560/CDP No. 1691651  
Date of Approval: July 19, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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William Zounes  
Development Project Manager

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

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**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.

PL BOUTIQUE INVESTOR, LLC  
Owner/Permittee

By \_\_\_\_\_  
Greg LaMarca

PL BOUTIQUE INVESTOR, LLC  
Owner/Permittee

By \_\_\_\_\_  
Cameron Lamming

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



THE CITY OF SAN DIEGO

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

## Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

Dolphin Motel Redevelopment

Project Address:

1453-1455, 1461-1463 Rosecrans, 2912&amp;2930 Garrison Street, San Diego 92106

### 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

APN: 530-751-0200

[ONLY]

Name of Individual (type or print):

Tieu Voss Trust

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

10057 Holborn Street

City/State/Zip:

Santee, CA 92071

Phone No:

619-493-9936

Fax No:

Signature:

Date:

06.19.17

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:

<b>Project Title:</b> DOLPHIN MOTEL	<b>Project No. (For City Use Only)</b>
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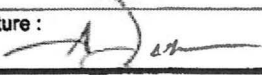

  

**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

☐ Corporation   
 ☒ Limited Liability -or-   
 ☐ General) What State? CA   
 Corporate Identification No. \_\_\_\_\_  
☐ 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): PL BOUTIQUE INVESTORS, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 17828 VILLAMOURA DR. City/State/Zip: POWAY, CA 92064 Phone No: _____ Fax No: _____ ( 760) 802.4888 Name of Corporate Officer/Partner (type or print): GREG LA MARCA Title (type or print): Signature :  Date: <u>04/11/2017</u>	Corporate/Partnership Name (type or print): PL BOUTIQUE INVESTORS, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 17828 VILLAMOURA DR City/State/Zip: POWAY, CA 92064 Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): CAMERON LAMMING Title (type or print): Signature :  Date: <u>04/11/2017</u>
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Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____
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Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____
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**ATTACHMENT 12**  
**Community Planning Group Recommendation**

**Peninsula Community Planning Board**  
**Jan. 18, 2018**

**Present:** Bruce Coons, Patricia Clark (left 8:20), Robert Goldyn, James Hare, Brad Herrin, Joe Holasek, Fred Kosmo, Jon Linney, Jerry Lohla, Laura Miller, Julia Quinn, Don Sevens

**Absent:** David Dick, Mark Krencik, Margaret Virissimo

**Approval of agenda** – M/Lohla, S/Kosmo. Unanimous approval, 11-0.  
(Chair normally does not vote.)

**Approval of minutes** – With inclusion of Midway item from James Hare, motion to approve. M/Goldyn, S/Kosmo. Unanimous approval, 11-0.

**Secretary's report.** None. (Margaret Virissimo absent)

**Treasurer's Report:** Patricia Clark. Treasury has \$552.92.

**Chair's Report:** Jon Linney. He detailed 2017 accomplishments by full board or individual members acting as advocates. They included implementation of stricter 30-foot height limit with the closing of a loophole allowing four-story buildings, an election with record turnout of 530 votes and 11 candidates to choose from, seven letters by Long-Range Planning Committee requesting Community Plan Updates, a treasury in the black for second straight year and election of Jon Linney as vice chair of the umbrella group for the city's 42 planning boards.

Individual efforts resulted in Portuguese Chapel making the National Registry of Historic Places, the Avenida de Portugal Park moving forward with landscape architect hired, conceptual plan approved and piece of public art authorized. Also, Wabaska Street road diet, substantial progress on Voltaire Street Bridge, improved coordination with other groups and a heavy diet of projects considered.

**Non-agenda public comment**

Susan Schedel said that Point Loma Coffee and Tech Outfitters on Dickens Street, with five local owners, are focused on making Roseville a more

**ATTACHMENT 12**  
**Community Planning Group Recommendation**

walkable community. Their monthly Saturday morning waffles are a step in encouraging socialization. They welcome community support.

**Government agencies**

**District 2** – Council aide Conrad Wear. Vacation rental ordinance is stalled and mayor is now engaged. Police are due raises of 25 to 30 percent at mid-year. More dispatchers are being hired. Fire Station 22 is rising rapidly. Lorie Zapf is now chair of the Audit Committee and plans an audit of the Water Department because of extraordinarily high bills. Fred Kosmo thanked the council member for helping make possible a new 150 study on noise and flight pattern issues with the FAA involved.

**OB Liaison** -- Andrea Schlageter said that board's policy of fast-tracking projects that do not push the more than 50% limit on remodels is encountering creative stretching of the rules.

**New/old business.** None

**Action Items**

**1. Draft Fiscal Year 2018 Peninsula Impact Fee Study – SD Planning Department**

Oscar Galvez said the city is asking for an ad hoc draft review committee on Development Impact Fee use. (Fees are now \$3,754 a unit.) Target date is April for ad hoc committee to finish.

Jerry Lohla and Julia Quinn volunteered as members. Jon Linney agreed as ex officio chair. M/Hare, S/Goldyn for those three persons to serve. Unanimous approval, 11-0.

**The Dolphin Motel CDP** – (Process 3) Project No. 557027. 1453-1463 Rosecrans St. and 2912 & 2930 Garrison St. Zone CC-4-2. Site Development Permit, Easement Vacation, and Coastal Permit for the demolition of four existing buildings for the development of a new 49,150 SF 92-unit 3-story over basement garage hotel on a 0.57-acre site. Coastal (non-appealable) and Community

**ATTACHMENT 12**

**Community Planning Group Recommendation**

Implementation (CPIOX-B) Overlay Zones. Applicant: Greg La Marca (trailed until after Villa Famosa)

Project calls for three stories with 92 rooms and one level of underground parking on valet/lift system. Street parking on Garrison would double due to elimination of curb cuts. Redeveloped property includes palm reader site and applicant believes controversial billboard may come down sooner than 18 months. Deviations requested include loading zone in front, tandem parking but with valet, and variance of retail minimum 15-foot ceiling. Portuguese theme planned for interior.

**Herrin:** No objections at Project Review. There will be a lot of Uber users. Ban on employee parking on public streets would be discriminatory and illegal.

Robert Tripp Jackson: Point Loma Association board voted 100% for this.

M/Sevrens, S/Lohla to approve. Unanimous approval, 11-0.

**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**

THE ORIGINAL OF THIS DOCUMENT  
WAS RECORDED ON OCT 18, 2013  
DOCUMENT NUMBER 2013-0626134  
Ernest J. Dronenburg, Jr., COUNTY RECORDER  
SAN DIEGO COUNTY RECORDER'S OFFICE  
TIME: 9:31 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003546

SITE DEVELOPMENT PERMIT NO. 1090713  
**THE SMALL HOTEL, PROJECT NO. 311777**  
Hearing Officer

This Site Development Permit No. 1090713 is granted by the Hearing Officer of the City of San Diego to H.D. MURDOCK, INC, a California Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0501. The 4,905 square foot site is located at 1453 Rosecrans Street in the CC-4-2 Zone of the Peninsula Community Plan. The project site is legally described as Lots 1 and 2, Block 62 of Roseville, according to Map thereof No. 165 filed in the Office of the County Recorder, excepting that portion if any hereto fore or now lying below the ordinary high tide line of the Bay of San Diego, excepting also therefrom the northeasterly one-half of Lots 1 and 2.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to renovate a structure from a commercial use to a four-room motel, install landscaping and remove an existing advertising billboard described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 11, 2013, on file in the Development Services Department.

The project shall include:

- a. Renovate a structure from a commercial use to a four-room motel, install landscaping and remove an existing advertising billboard;
- b. Allow existing parking which has previously conforming rights to remain and be counted towards satisfying the four parking spaces required of the hotel;
- c. Landscaping (planting, irrigation and landscape related improvements);

- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 26, 2016.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

#### **ENGINEERING REQUIREMENTS:**

11. 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"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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



13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing driveway within the existing curb opening with a current City Standard SDG-162 Concrete Driveway for Confined Right-of-Way, adjacent to the site on Garrison Street, satisfactory to the City Engineer.
14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on Rosecrans Street and Garrison Street, satisfactory to the City Engineer.
15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing curb ramp at the southeast corner of Rosecrans Street and Garrison Street, with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes, satisfactory to the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, from the City Engineer, for the private parking in the Garrison Street Right-of-Way.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
18. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
19. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

**PLANNING/DESIGN REQUIREMENTS:**

20. 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.
21. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations.
22. 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:**

23. A minimum of 4 automobile spaces (including 1 van accessible space), 2 motorcycle spaces, and 2 bicycle spaces with rack(s) shall be provided as required by the Land Development Code as shown per the project's Exhibit "A." All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.

24. No fences, shrubs, or other landscaping greater than 36 inches in height are permitted in the visibility area.

**INFORMATION ONLY:**

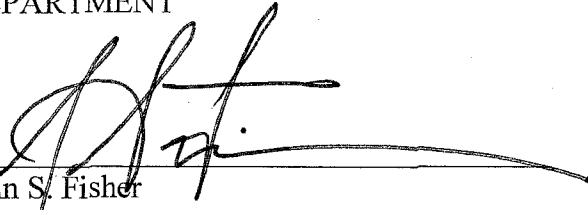
- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all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

APPROVED by the Hearing Officer of the City of San Diego on September 11, 2013 by Hearing Officer Resolution No. HO-6652.

**Attachment 13**  
**Site Development Permit No. 1090713**

Permit Type/PTS Approval No.: SDP 1090713  
Date of Approval: September 11, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

  
John S. Fisher  
Development Project Manager

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

---

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

**H.D. MURDOCK, INC.,**  
a California Corporation  
Owner/Permittee

By H.D. Murdock  
H.D. Murdock  
President

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

**SEE ATTACHED LEGAL  
NOTARIZATION**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of

San Diego

On

10-17-13

Date

before me,

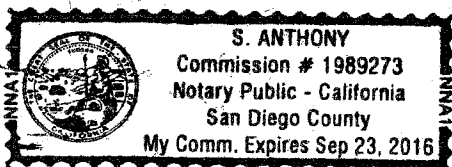
S. Anthony, Public Notary

Here Insert Name and Title of the Officer

personally appeared

John S. Fisher

Name(s) of Signer(s)



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

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

WITNESS my hand and official seal.

Signature

S. Anthony

Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**RIGHT THUMBPRINT  
OF SIGNER**  
Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**RIGHT THUMBPRINT  
OF SIGNER**  
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**ORIGINAL**

ACKNOWLEDGMENT

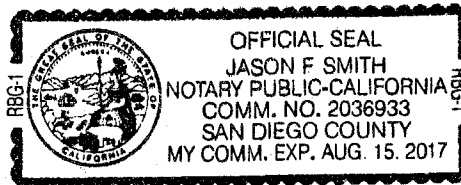
State of California  
County of SAN DIEGO

On 17 October 2013 before me, JASON F. SMITH, NOTARY PUBLIC  
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.



Signature [Signature] (Seal)

Type of Document: Site Development Permit

DOCUMENT DATE: 9/11/13

# OF PAGES: 6

CORPORATION: H. D. MURDOCK INC.

SIGNATOR: H. D. MURDOCK

ORIGINAL

HEARING OFFICER RESOLUTION NO. HO-6652  
SITE DEVELOPMENT PERMIT NO. 1090713  
**THE SMALL HOTEL, PROJECT NO. 311777**

WHEREAS, H.D. MURDOCK, INC, a California Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to renovate a structure from a commercial use to a four-room hotel, install landscaping and remove an existing advertising billboard (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1090713), on portions of a 4,905 square foot property;

WHEREAS, the project site is located at 1453 Rosecrans Street in the CC-4-2 Zone of the Peninsula Community Plan;

WHEREAS, the project site is legally described as Lots 1 and 2, Block 62 of Roseville, according to Map thereof No. 165 filed in the Office of the County Recorder, excepting that portion if any hereto fore or now lying below the ordinary high tide line of the Bay of San Diego, excepting also therefrom the northeasterly one-half of Lots 1 and 2;

WHEREAS, on September 11, 2013, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1090713 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 2, 2013 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated September 11, 2013.

FINDINGS:

**Site Development Permit - Section 126.0504**

**A. Findings for all Site Development Permits**

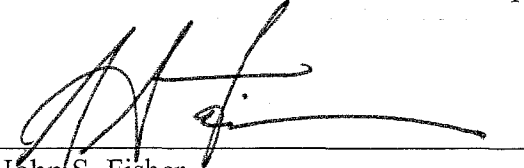
1. **The proposed development will not adversely affect the applicable land use plan.** The Small Hotel project (Project) will renovate a structure from a commercial use to a four-room hotel, install landscaping and remove an existing advertising billboard. The Peninsula Community Plan Land Use map designates the site for commercial development and uses. The recommendation in the Peninsula Community Plan that commercial land use not be permitted to expand beyond the current areas of commercial development is consistent with the General Plan recommendation that existing strip developments should be prohibited from expanding. In addition, the simplification of commercial zones proposed is consistent with the General Plan objective of simplifying and reducing the number of commercial zones and overlapping requirements. The existing commercial office use transitioning to a hotel use would occur only on this site and in no way expand commercial



development within the community plan area. The Project will be consistent with the Peninsula Community Plan in that the conversion of a commercial office space to a hotel use will encourage continued development and sensitive redevelopment of a wide variety of community-, visitor- and marine-related community commercial uses in the Roseville commercial district, including but not limited to, marine sales and services supporting the commercial fishing and recreational boating industries, hotels, restaurants, marine navigation and fish finding equipment, yacht brokers, specialty/handcraft shops, beachwear, chart/map sales and other similar activities that support uses on the waterfront. The Project will preserve the small scale building within the Roseville commercial district. Therefore, the Project will not adversely affect the Peninsula Community Plan.

2. **The proposed development will not be detrimental to the public health, safety, and welfare.** The Small Hotel project (Project) will renovate a structure from a commercial use to a four-room hotel, install landscaping and remove an existing advertising billboard. The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the project for this site contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations, will assure the continued health, safety and general welfare of persons residing or working in the area.
3. **The proposed development will comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.** The Small Hotel project (Project) will renovate a structure from a commercial use to a four-room hotel, install landscaping and remove an existing advertising billboard. The Project is consistent with the CC-4-2 Zone regulations and the Peninsula Community Plan and no deviations are required to approve the Project as proposed. The existing parking was established in 1953 and parking spaces partially in the public right-of-way is prevalent in the neighborhood. Therefore, Project will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1090713 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1090713, a copy of which is attached hereto and made a part hereof.

  
John S. Fisher  
Development Project Manager  
Development Services

Adopted on: September 11, 2013

Job Order No. 24003546



## Project Rendering (looking southeast)

Dolphin Motel Project No. 556027  
1453-1463 Rosecrans Street and 2912- 2930 Garrison Street





**Project Rendering (looking northeast)**

Dolphin Motel Project No. 556027  
1453-1463 Rosecrans Street and 2912- 2930 Garrison Street







## Project Rendering (Birdseye view)

Dolphin Motel Project No. 556027

1453-1463 Rosecrans Street and 2912- 2930 Garrison Street



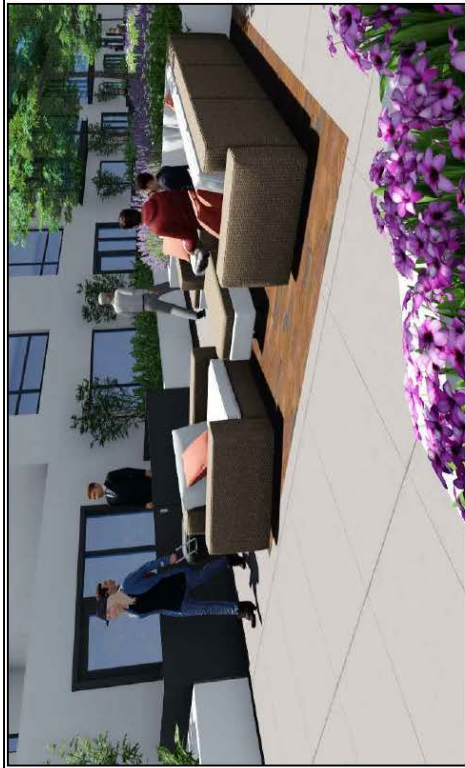


**Project Rendering (southwest view)**

Dolphin Motel Project No. 556027  
1453-1463 Rosecrans Street and 2912- 2930 Garrison Street







① NORTH EAST (COURTYARD) VIEW



② NORTH WEST (COURTYARD) VIEW



③ SOUTH EAST (COURTYARD) VIEW



④ SOUTH WEST (COURTYARD) VIEW



# Project Rendering (courtyard)

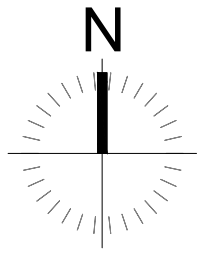
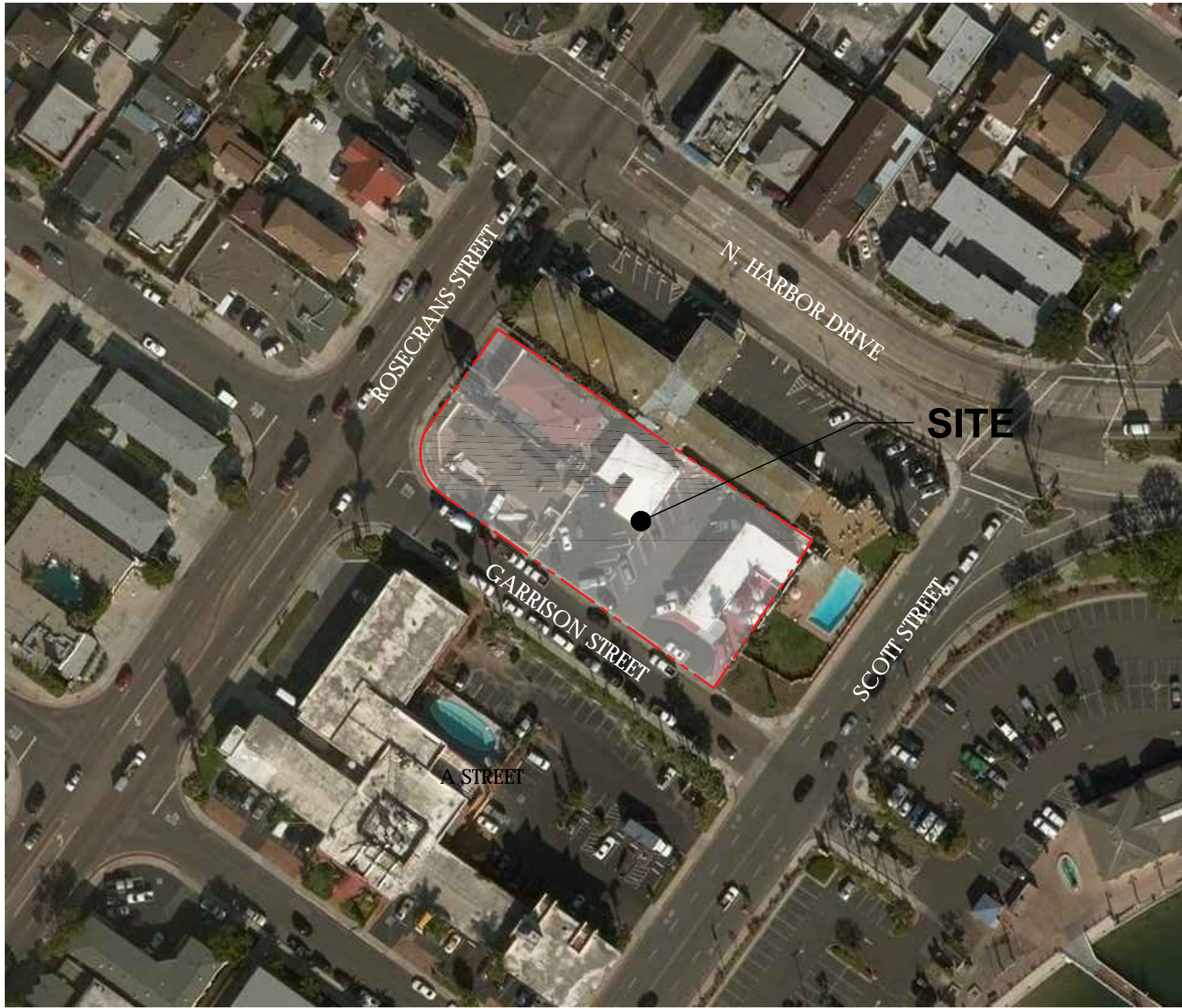
Dolphin Motel Project No. 556027  
1453-1463 Rosecrans Street and 2912- 2930 Garrison Street





LOCATION

GARRISON STREET, SAN DIEGO, CA



PROJECT DESCRIPTION

The proposed project is to amend Site Development Permit #1090713/ Project No. 311777 for APN 530-751-0100 and retain a Coast Development Permit for the redevelopment of 5 lots on Garrison St. between Rosecrans and Scott St. .

The project proposes demolition of four structures and subsequent construction of a 49,705 -square-foot motel comprised of; 92-rooms; an 850-square-foot lobby/ lounge; a 60-square-foot sundry; a 325-square-foot Office/ Administrative; 1,420-square-foot breakfast lounge; 1,715-square-foot BOH/ Support are; 1,500 square-foot garden; 690-square-foot outdoor deck; a 500-square-foot fitness roo; and a total of 92 parking spaces (7 to be provided on the first floor, where as the remaining 85 would be located in the subterranean garage.

The project proposed is consistent with the General Plan which identifies the site for Commercial Employment, Retail & Services; additionally, the project is consistent with the Peninsula Community Plan which designates the site for commercial development. Lastly, the project is consistent with the requirements of the CC-4-2-zone except for the request of 3 deviations.

The project will request three deviations for ground level commercial space ceiling height, relocation of the required loading zone space onto Garrison St and the use of tandem parking.

PROJECT DATA

SITE ADDRESS:	1453-1455 & 1461-1463 ROSECRANS ST & 2912 & 2930 GARRISON ST
APN:	530-751-01, 02, 03, 04, 05
LEGAL DESCRIPTION:	LOTS 1 AND 2, BLOCK 62 OF ROSEVILLE, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO.165 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, EXCEPTING THAT PORTION IF ANY HERE TO FORE OR NOW LYING BELOW THE ORDINARY HIGH TIDE LINE OF THE BAY OF SAN DIEGO.  LOT 3 BLOCK 62 OF ROSEVILLE, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO.165 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, EXCEPTING THAT PORTION IF ANY HERE TO FORE OR NOW LYING BELOW THE ORDINARY HIGH TIDE LINE OF THE BAY OF SAN DIEGO.  LOTS 4& 5, BLOCK 62 OF ROSEVILLE, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO.165 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, EXCEPTING THAT PORTION IF ANY HERE TO FORE OR NOW LYING BELOW THE ORDINARY HIGH TIDE LINE OF THE BAY OF SAN DIEGO.
SITE AREA:	24,941 SF (0.57 ACRE)
SDMC ZONE:	CC-4-2
OVERLAY ZONE:	COASTAL (NON-APPEALABLE)  COASTAL HEIGHT LIMIT  COMMUNITY PLAN IMPLEMENTATION ZONE  SAN DIEGO INTERNATIONAL AIRPORT INFLUENCE AREA
YEAR BUILT:	45 years+
HISTORICAL INFO:	PARCELS HAVE BEEN CLEARED BY CITY OF SAN DIEGO TO BE DEMOLISHED AS STRUCTURES ARE NOT ARCHITECTURALLY SIGNIFICANT
BUILDING HEIGHT:	
ALLOWED:	60' (PER ZONE CC-4-2)  30' (PROP D/ COASTAL OVERLAY)
PROPOSED:	30' (MEASURED FROM TOP OF PLANTER, SEE ELEVATIONS)
CONSTRUCTION TYPE:	TYPE V: FULLY SPRINKLERED
BUILDING CODE:	2016 CBC
OCCUPANCY:	R-1
PREVIOUSLY APPROVED PERMIT:	SDP No. 1090713/ Project No. 311777 for APN 530-751-0100.  This CDP submittal would amend approved SDP for that parcel.
DEVIATIONS:	1. SDMC 131.0548; GROUND-FLOOR HEIGHT  REQUIRED: ENTIRE COMMERCIAL GROUND FLOOR HEIGHT LEVEL TO BE MINIMUM AVERAGE OF 15 FEET, BUT NOT LESS THAN 13 FEET;  PROPOSED: ONLY LOBBY ON GROUND FLOOR IS TO DOUBLE HEIGHT; SEE PLAN/ ELEVATIONS/ SECTIONS.  2. SDMC TABLE 142-10B;  REQUIRED: (1) ON-SITE LOADING SPACE  PROPOSED: (1) OFF-SITE LOADING SPACE ON GARRISON STREET  3. SDMC 142.0555(b)  ALLOWED: TANDEM PARKING FOR ASSIGNED EMPLOYEE PARKING SPACES; VALET PARKING FOR RESTAURANT USE; AND BED AND BREAKFAST ESTABLISHMENTS  PROPOSED: TANDEM PARKING FOR VALET SERVICE FOR HOTEL. PROPOSED USE DOES NOT COMPLY WITH ALLOWED USE ABOVE.

MAX FAR:	2.0
ALLOWED:	(2.0) x 24,941 = 49,882 SF
PROPOSED:	49,705 SF (1.99 FAR)
GROSS FLOOR AREA:	
LEVEL 1:	17,835 SF
LEVEL 2:	16,030 SF
LEVEL 3:	16,040 SF
TOTAL:	49,705 SF
VEHICULAR PARKING:	<u>SDMC Table 142-05G (Visitor Accommodations)</u>
REQUIRED:	1 SPACE/ ROOM  1X 92 ROOMS = 92 SPACES
PROPOSED:	92 SPACES  (INCLUDING 3 REG. HANDICAP SPACES, 1 VAN)  (EXCLUDING 2 LIFT SPACES - SDMC 142.0556)
<u>CARPPOOL/ ZERO EMISSIONS: SDMC Section 142.0530(d)(1)(B)(v)</u>	
REQUIRED:	76-100 SPACE --> 8
PROPOSED:	9 SPACES (TO BE INCLUDED IN THE 92 SPACES)
<u>ELECTRICAL VEHICLE CHARGING STATIONS</u>	
REQUIRED:	0; EXEMPTION FOR HOTEL/ MOTEL USE
PROPOSED:	5 (OR 5% OF PROPOSED PARKING SPACES); LOCATED IN BELOW GRADE PARKING GARAGE NOT ACCESSED BY PUBLIC, NO ACCESSIBLE SPACES ARE REQUIRED
MOTORCYCLE PARKING:	<u>SDMC Section 142.0530(g)</u>
REQUIRED:	2% OF REQUIRED PARKING SPACES 92 X 0.02 = 1.84 (MIN. 2)
PROPOSED:	7 SPACES
BICYCLE PARKING:	<u>SDMC Section 142.0530(e)(1) &amp; (2)</u>
<u>SHORT TERM</u>	
REQUIRED:	5% OF REQUIRED PARKING SPACES 92 X 0.05 = 4.6 --> 5
PROPOSED:	6 SPACES
<u>LONG TERM</u>	
REQUIRED:	5% OF REQUIRED PARKING SPACES 92 X 0.05 = 4.6 --> 5
PROPOSED:	12 SPACES
SETBACKS:	<u>SDMC Table 131-05E</u>
<u>REQ. FRONT:</u>	MIN. 0'
PROP.:	5' (ON ROSECRANS)
<u>REQ. SIDE:</u>	MIN. 10'; 0' (OPTIONAL)
PROP.:	1'
<u>REQ. ST SIDE:</u>	MIN. 0'
PROP.:	0'
<u>REQ. REAR:</u>	MIN. 10'; 0' OPTIONAL
PROP.:	1'
EXISTING USE:	HOTEL ROOM COUNT: 36
PROPOSED USE:	HOTEL ROOM COUNT: 92

PROJECT TEAM

OWNER/ APPLICANT	PL BOUTIQUE INVESTORS, LLC. 17828 VILLAMOURA DRIVE POWAY, CA 92064 TEL: 760.802.4888 CONTACT: GREG LA MARCA EMAIL: greglamarca@sbcglobal.net
ARCHITECT:	JOSEPH WONG DESIGN ASSOCIATES, INC. 3259 FOURTH AVE SAN DIEGO, CA 92101-1606 T.619.233.6777 F.619.237.0541 CONTACT: JOSEPH WONG EMAIL: jwong@jwdainc.com
CIVIL ENGINEER:	CHRISTENSEN ENGINEERING & SURVEYING 7888 SILVERTON AVENUE SUITE J SAN DIEGO, CA 92126 T.858.271.9901 F.858.271.8912 CONTACT: ANTHONY CHRISTENSEN EMAIL: ceands@aol.com
LANDSCAPE ARCHITECT:	WIMMER YAMADA & CAUGHEY 3067 Fifth Avenue San Diego, CA 92103 T.619.232.4004 ext. 15 CONTACT: JASON JONES EMAIL: jjones@wyac.com

ATTACHMENT 15  
SHEET INDEX

GENERAL	
G1	COVER SHEET
T 0.1	PROJECT SUMMARY, DATA, SHEET INDEX
T 0.2	PROJECT DATA-AREA CALCULATIONS
T 0.3	VICINITY MAP
T 0.4	PHOTOGRAPHIC SURVEY
T 0.5	VEHICLE TURNING TEMPLATE
T 0.6	VEHICLE TURNING TEMPLATE
T 0.7	VEHICLE TURNING TEMPLATE
T 0.8	ON-STREET PARKING
T 0.9	CORNER SIGHT DISTANCE
CIVIL	
C-1	TOPOGRAPHIC SURVEY
C-2	PRELIMINARY GRADING PLAN
C-3	PRELIMINARY GRADING PLAN
ARCHITECTURAL	
A1.0	SITE PLAN
A2.0	LEVEL B1 FLOOR PLAN
A2.1	LEVEL 1 GROUND FLOOR PLAN
A2.2	LEVEL 2 FLOOR PLAN
A2.3	LEVEL 3 FLOOR PLAN
A2.4	ROOF PLAN
A4.0	BUILDING ELEVATIONS
A4.1	BUILDING ELEVATIONS
A5.0	BUILDING SECTION
A8.0	PERSPECTIVE VIEWS
A8.1	PERSPECTIVE VIEWS
A8.2	PERSPECTIVE VIEWS
A8.3	PERSPECTIVE VIEWS
A8.4	PERSPECTIVE VIEWS
A8.5	PERSPECTIVE VIEWS
A9.0	MATERIAL/COLOR BOARD
LANDSCAPE	
L-1	LANDSCAPE DEVELOPMENT PLAN
L-2	SCHEMATIC PLANT SCHEDULE & NOTES - MAWA CALCS
L-3	LANDSCAPE CALCULATIONS



AREA CALCULATIONS			
LEVEL	USE	GFA	FAR
B1	PARKING/ STORAGE	24,015	
L1	LOBBY/AMENITIES/GUESTROOMS	17635	17,635
L2	GUESTROOMS	16030	16,030
L3	GUESTROOMS/ ROOF DECK	16040	16,040
TOTAL		73,720	49,705
FAR			2.0
LAND AREA			24,941 SF
FAR ALLOWED			49,882 SF
FAR PROPOSED			49,705 SF

UNIT MIX				
LEVEL	KING	DQ	SUITE	TOTAL
SF RANGE	305-340 SF	355-370 SF	465-665 SF	
L1	17	0	0	17
L2	14	23	1	38
L3	14	21	2	37
TOTAL	45	44	3	92
PERCENTAGE	49%	48%	3%	100%

PARKING				
LEVEL	VEHICLE	MOTORCYCLE	BICYCLE	TOTAL
B1	85	7	24	116
B2	7			7
TOTAL	92	7	24	123

LEGEND

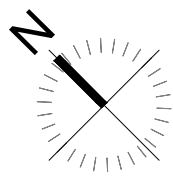
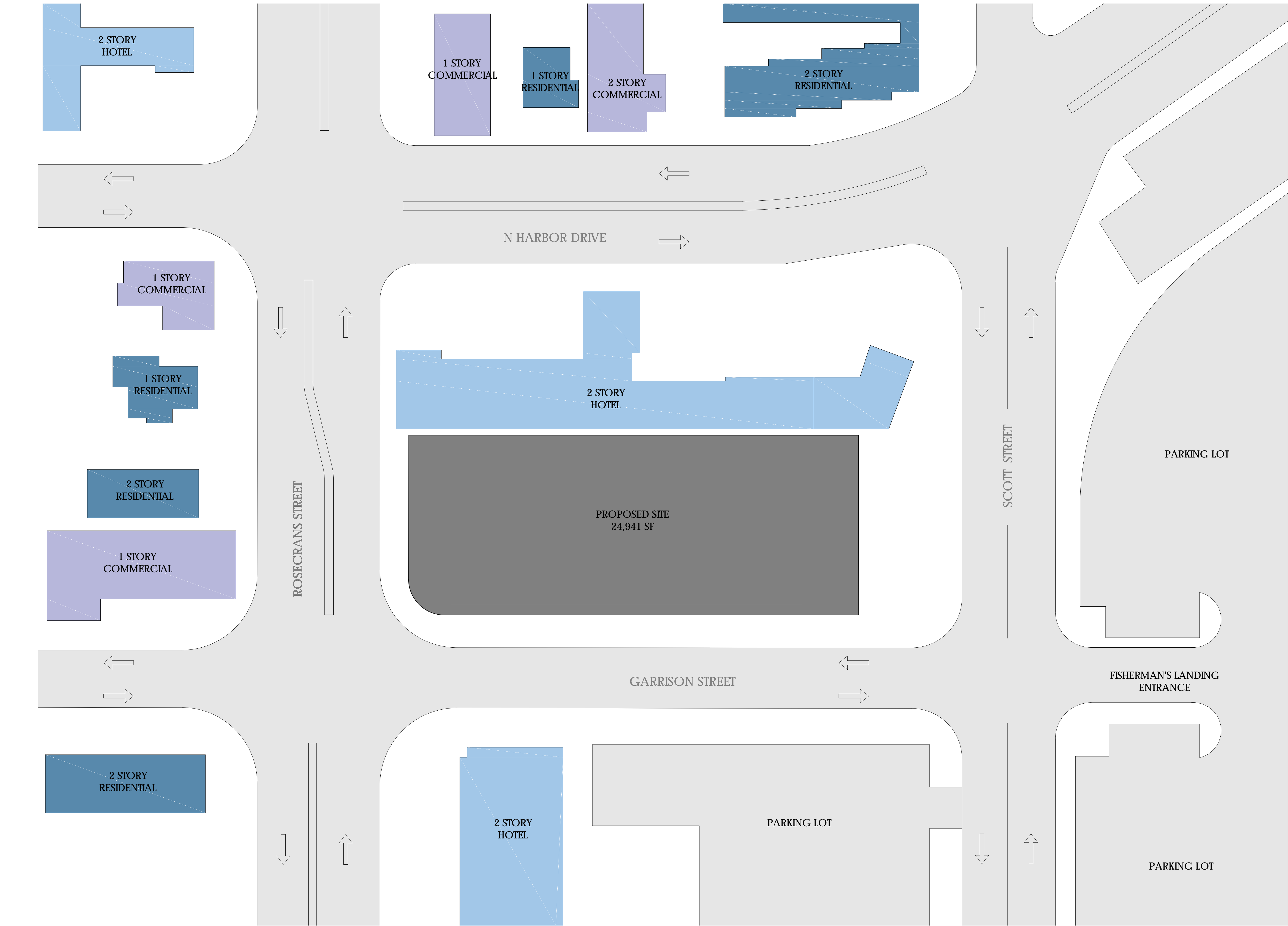
RESIDENTIAL

HOTEL

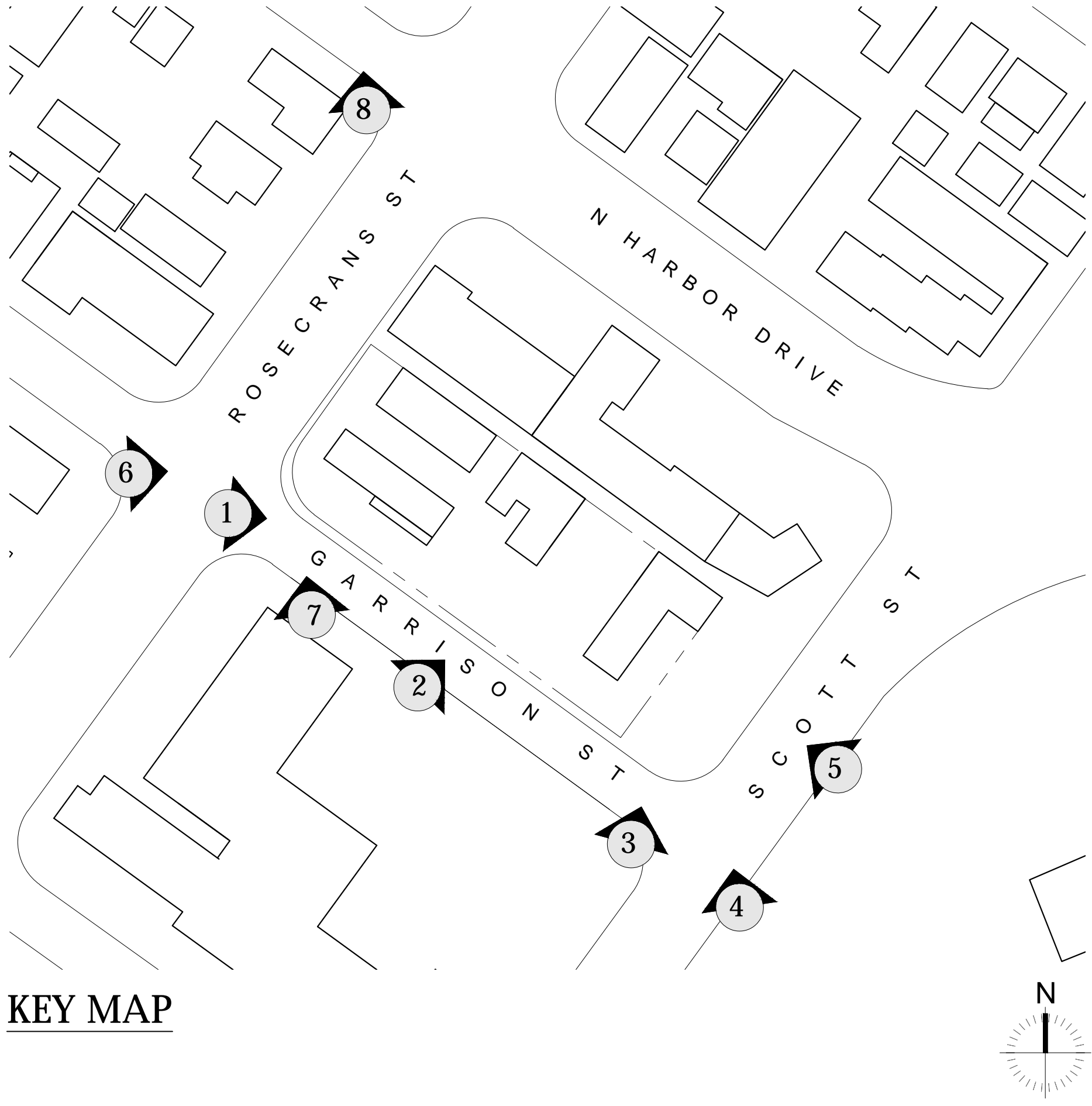
COMMERCIAL

PROPOSED SITE

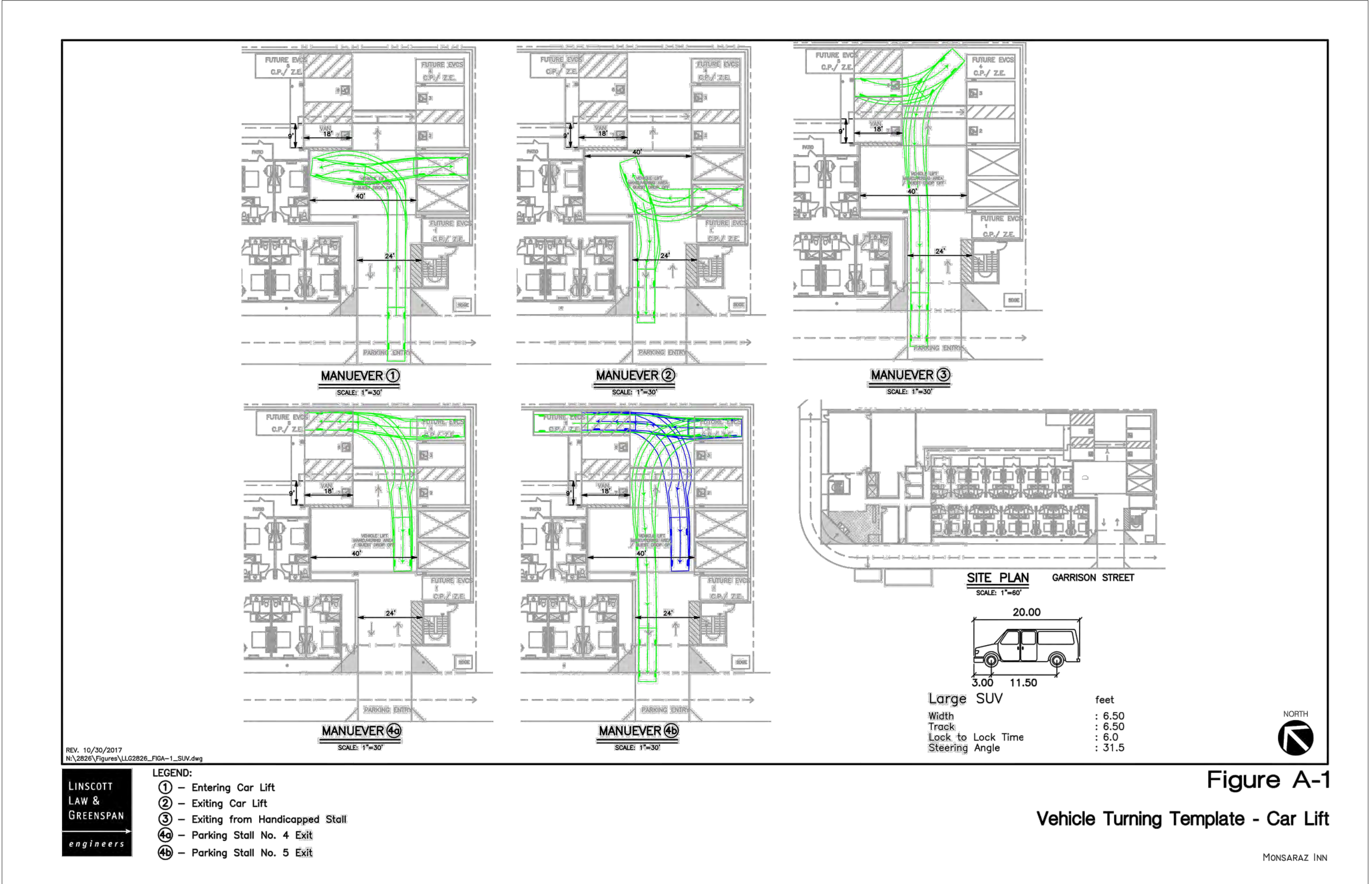
ROADS/ PARKING











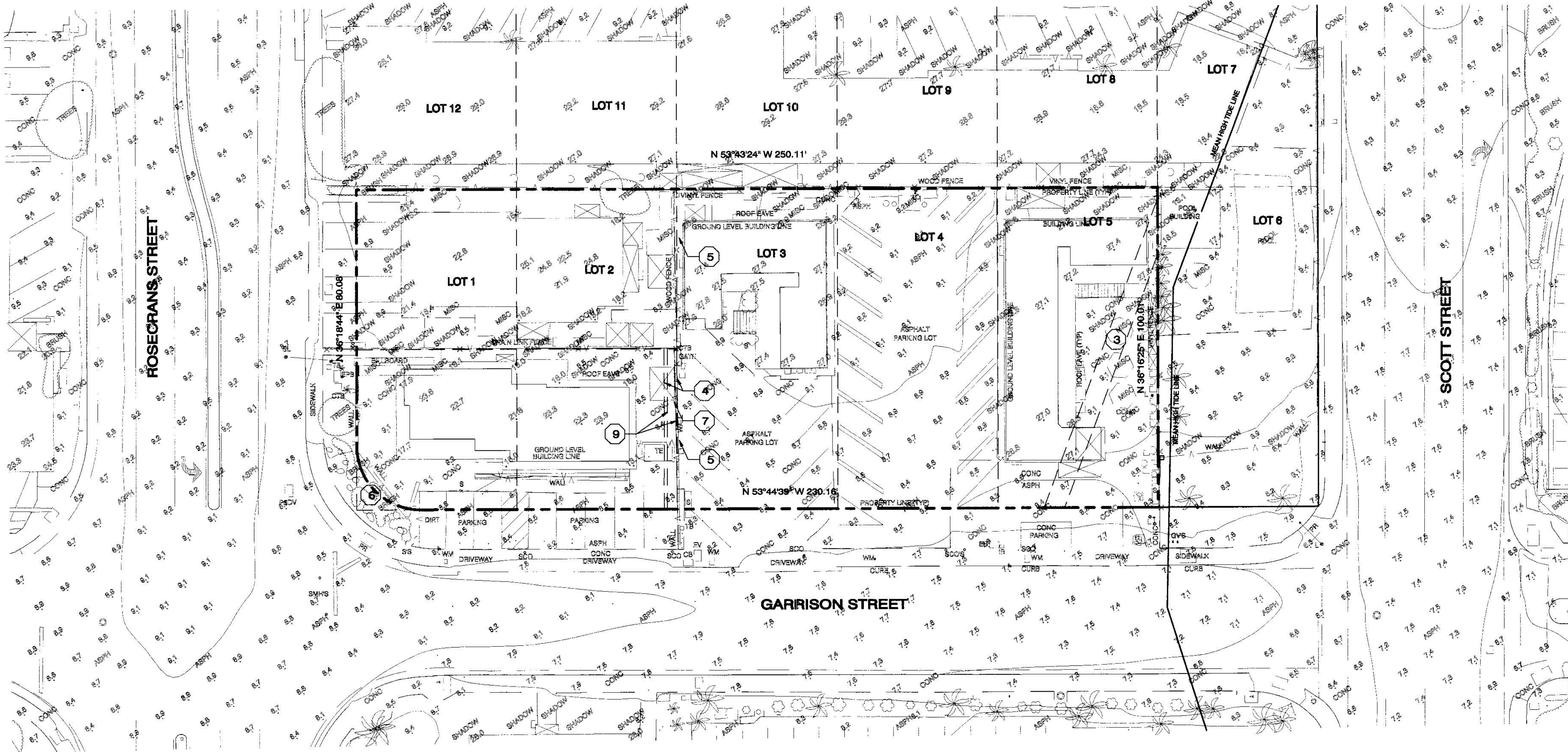


TOPOGRAPHY

SCALE 1"= 20'

ABBREVIATIONS

ASPH	ASPHALT
CB	COMMUNICATIONS BOX
CTB	CABLE TELEVISION BOX
EV	ELECTRIC VAULT
GV	GAS VALVE
IB	IRRIGATION BOX
L	LIGHT
PR	PEDESTRIAN RAMP
PSDV	PORT OF SAN DIEGO VAULT
S	SIGN
SCO	SEWER CLEANOUT
SL	STREET LIGHT
SMH	SEWER MANHOLE
TB	TELEPHONE BOX
TE	TRASH ENCLOSURE
TYP	TYPICAL
WM	WATER METER



TITLE NOTES

- 2 AN EASEMENT OR RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF FLUMES, CANALS OR AQUEDUCTS, CONVEYED BY DEED FROM FRANK A. KIMBALL, AND WARREN G. KIMBALL TO KIMBALL BROTHERS WATER COMPANY, A CORPORATION, DATED JUNE 9, 1889, AND RECORDED IN BOOK 7, PAGE 124 OF DEEDS. THE INTEREST OF SAID GRANTEE IN AND TO SAID EASEMENT HAS SINCE PASSED TO AND NOW VESTS OF RECORD IN THE SWEETWATER AUTHORITY. THE LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND IS NOT PLOTTED.
- 3 AN EASEMENT FOR SEWER PURPOSES AND RIGHTS INCIDENTAL THERETO GRANTED TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, RECORDED JUNE 12, 1928 IN BOOK 1510, PAGE 12, OF DEEDS, OF OFFICIAL RECORDS.
- 4 AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE SEWER LATERAL AND RIGHTS INCIDENTAL THERETO GRANTED TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, RECORDED FEBRUARY 4, 1944 IN BOOK 1636, PAGE 177 OF OFFICIAL RECORDS.
- 5 AN EASEMENT FOR POLES AND WIRES AND RIGHTS INCIDENTAL THERETO GRANTED TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED MAY 29, 1944 IN BOOK 1684, PAGE 263, OF OFFICIAL RECORDS.
- 6 AN EASEMENT FOR PUBLIC STREET AND RIGHTS INCIDENTAL THERETO GRANTED TO THE CITY OF SAN DIEGO, RECORDED MARCH 3, 1969 IN BOOK 7527, PAGE 49 OF OFFICIAL RECORDS.
- 7 AN EASEMENT FOR POLES AND WIRES AND RIGHTS INCIDENTAL THERETO GRANTED TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED IN BOOK 1688, PAGE 116, OF OFFICIAL RECORDS.
- 8 AN AGREEMENT RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF A PARKING LOT OVER EXISTING SIDEWALK AND CURB, BY AND BETWEEN THE CITY OF SAN DIEGO AND EDWIN FRANK MAY AND BARBARA J. MAY, RECORDED JUNE 21, 1983 AS INSTRUMENT NO. 108971, OF OFFICIAL RECORDS. AGREEMENT IS NOT PLOTTED.
- 9 AN EASEMENT FOR COMMUNICATION STRUCTURES AND RIGHTS INCIDENTAL THERETO, GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED MAY 11, 1966 AS INSTRUMENT NO. 79002, OF OFFICIAL RECORDS.
- 13 AN AGREEMENT RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF A 3 1/2 TALL CHAIN LINK FENCE, BY AND BETWEEN THE CITY OF SAN DIEGO AND H.G. ROCKWOOD AND BEVERLY M. ROCKWOOD, RECORDED DECEMBER 19, 1986 AS INSTRUMENT NO. 86-596034, OF OFFICIAL RECORDS. AGREEMENT IS NOT PLOTTED.
- 20 AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT, EXECUTED BY H.D. MURDOCK, INC. AND THE CITY OF SAN DIEGO, RECORDED APRIL 4, 2014 AS INSTRUMENT NO. 2014-0133012, OF OFFICIAL RECORDS. AGREEMENT IS NOT PLOTTED.

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 62 OF ROSEVILLE, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO. 185 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, EXCEPTING THAT PORTION IF ANY HERETOFORE OR NOW LYING BELOW THE ORDINARY HIGH TIDE LINE OF THE BAY OF SAN DIEGO.

LOT 3 IN BLOCK 62 OF ROSEVILLE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 185, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, EXCEPTING THAT PORTION, IF ANY, HERETOFORE OR NOW LYING BELOW THE ORDINARY HIGH TIDE LINE OF THE BAY OF SAN DIEGO.

LOTS 4 AND 5 IN BLOCK 62, OF ROSEVILLE, IN CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 185, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

REFERENCE DOCUMENT

TITLE INFORMATION FOR THIS SURVEY IS FROM FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT ORDER NO. 006-23068887-1MB, DATED OCTOBER 7, 2016 AND CHICAGO TITLE PRELIMINARY REPORT ORDER NO. 0068801-983-S02-CFU, DATED MARCH 18, 2017.

LEGEND

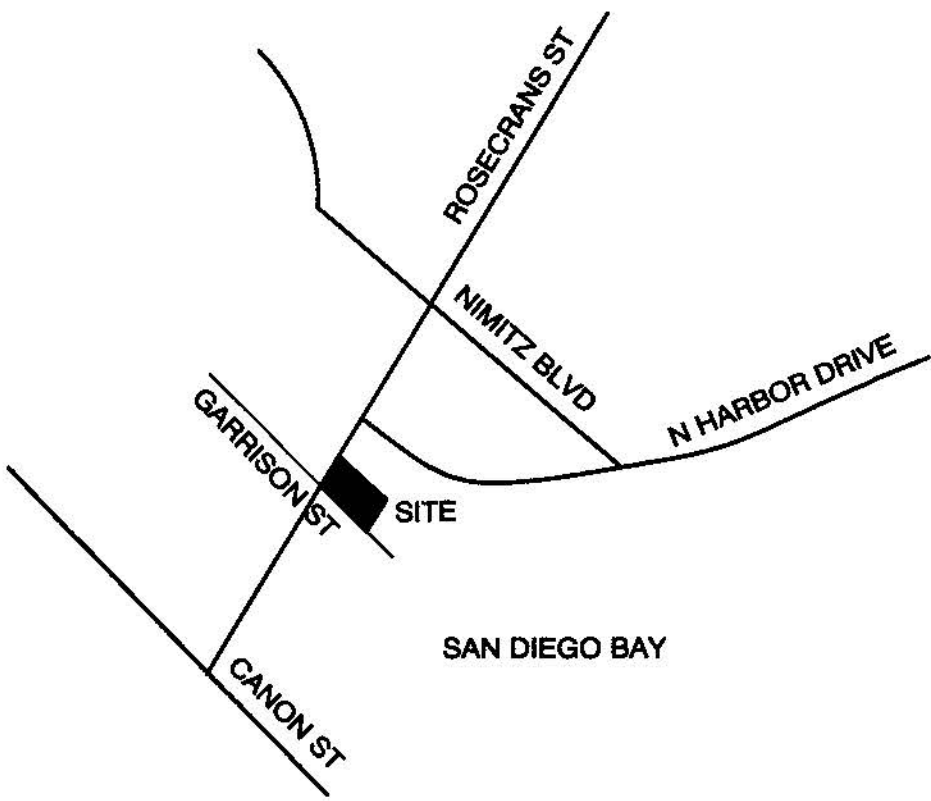
- 3 INDICATES REFERENCE TO TITLE NOTE EXCEPTION PER THE TITLE REPORTS.

NOTES

1. AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY EXIST, BUT CANNOT BE PLOTTED. SEE TITLE REPORT.
2. THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK-OUT EXACT UTILITY LOCATIONS.
3. THE ASSESSOR PARCEL NUMBERS FOR THE SUBJECT PROPERTY ARE 530-751-01,02,03,04 AND 05.
4. THE ADDRESSES FOR THE SUBJECT PROPERTY ARE 1453-1455 AND 1461-1463 ROSECRANS STREET AND 2912 AND 2930 GARRISON STREET, SAN DIEGO, CA 92106.
5. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 0.572 ACRES.

VICINITY MAP

NOT TO SCALE



**CE & S** CHRISTENSEN ENGINEERING & SURVEYING  
CIVIL ENGINEERS LAND SURVEYORS PLANNERS  
7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126  
TELEPHONE: (858)271-9901 FAX: (858)271-8912 EMAIL: CEANDS@AOL.COM



PATRICK F. CHRISTENSEN, L.S. 7208 Date MARCH 23, 2017



CONSTRUCTION NOTES

- 1

C/L PROPOSED 25' DRIVEWAY PER SDG-163
- 2

PROPOSED PED RAMP PER SDG-132
- 3

REMOVE AND REPLACE EXISTING DRIVEWAY WITH CURB GUTTER AND SIDEWALK (TYPICAL)
- 4

REMOVE EX CONCRETE. REPLACE WITH PLANTER (TYPICAL)
- 5

PROPOSED SIDEWALK PER SDG-155
- 6

KILL EXISTING WATER SERVICE (TYPICAL)
- 7

ABANDON EXISTING SEWER LATERAL AT P/L (TYPICAL)
- 8

PROPOSED 6" SEWER LATERAL
- 9

PROPOSED 2" WATER SERVICE
- 10

PROPOSED 4" FIRE SERVICE
- 11

VISIBILITY TRIANGLE (TYPICAL)
- 12

MAIN FLOOR LEVEL CATCH BASIN (TYPICAL)
- 13

PVC DRAIN CONVEYING RUNOFF TO BMP-2
- 14

CATCH BASIN WITH PUMP (AT GROUND LEVEL) TO CONVEY MAIN FLOOR AND PARKING RAMP RUNOFF TO BIOFILTRATION BASIN. INCLUDES OVERFLOW TO CURB OULET IN THE CASE OF PUMP FAILURE
- 15

BIOFILTRATION BASIN TO TREAT RUNOFF FROM ROOF (504 SF) (BMP-1)
- 16

BIOFILTRATION BASIN TO TREAT RUNOFF FROM MAIN LEVEL (163 SF) (BMP-2)
- 17

DRAIN WITHIN BUILDING TO CONVEY DOWNSPOUT ROOF RUNOFF TO BMP-1 (TYPICAL)
- 18

OUTER EXTENT OF ROOF (OUTLINE)
- 19

CURB OUTLET PER D-25  
Q100 = 0.44 CFS  
V100 = 2.2 FPS
- 20

CURB OUTLET PER D-25  
Q100 = 1.14 CFS  
V100 = 3.1 FPS
- 21

PROPOSED FIRE SERVICE BACKFLOW PREVENTER (ZURN 475DA FOR 4" FS)
- 22

ROOF DOWNSPOUT (JOINED BY ITEM #17 DRAIN WHERE SHOWN TO BMP-1)
- 23

"GARDEN" AREA ON MAIN FLOOR. SEE LANDSCAPE PLAN
- 24

"GARDEN" AREA DRAIN CONVEYING RUNOFF TO BMP-2 (TYPICAL)
- 25

"GARDEN" AREA PVC DRAIN (TYPICAL)
- 26

PROPOSED WATER METER IN PUBLIC R/W
- 27

PROPOSED WATER SERVICE BACKFLOW PREVENTER
- 28

EXISTING BILLBOARD TO BE REMOVED

TITLE NOTES

- 2

AN EASEMENT OR RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF FLUMES, CANALS OR AQUEDUCTS, CONVEYED BY DEED FROM FRANK A. KIMBALL, AND WARREN G. KIMBALL TO KIMBALL BROTHERS WATER COMPANY, A CORPORATION, DATED JUNE 9, 1869, AND RECORDED IN BOOK 7, PAGE 124 OF DEEDS. THE INTEREST OF SAID GRANTEE IN AND TO SAID EASEMENT HAS SINCE PASSED TO AND NOW VESTS OF RECORD IN THE SWEETWATER AUTHORITY. THE LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND IS NOT PLOTTED.
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- 4

AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE SEWER LATERAL AND RIGHTS INCIDENTAL THERETO GRANTED TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, RECORDED FEBRUARY 4, 1944 IN BOOK 1635, PAGE 177 OF OFFICIAL RECORDS. (TO BE VACATED)
- 5

AN EASEMENT FOR POLES AND WIRES AND RIGHTS INCIDENTAL THERETO GRANTED TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED MAY 29, 1944 IN BOOK 1684, PAGE 263, OF OFFICIAL RECORDS. (TO BE QUITCLAIMED)
- 6

AN EASEMENT FOR PUBLIC STREET AND RIGHTS INCIDENTAL THERETO GRANTED TO THE CITY OF SAN DIEGO, RECORDED MARCH 3, 1959 IN BOOK 7527, PAGE 49 OF OFFICIAL RECORDS.
- 7

AN EASEMENT FOR POLES AND WIRES AND RIGHTS INCIDENTAL THERETO GRANTED TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED IN BOOK 1688, PAGE 116, OF OFFICIAL RECORDS. (TO BE QUITCLAIMED)
- 9

AN EASEMENT FOR COMMUNICATION STRUCTURES AND RIGHTS INCIDENTAL THERETO, GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED MAY 11, 1966 AS INSTRUMENT NO. 79002, OF OFFICIAL RECORDS. (TO BE QUITCLAIMED)

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 62 OF ROSEVILLE, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO. 165 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, EXCEPTING THAT PORTION IF ANY, HERETOFORE OR NOW LYING BELOW THE ORDINARY HIGH TIDE LINE OF THE BAY OF SAN DIEGO.

LOT 3 IN BLOCK 62 OF ROSEVILLE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 165, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, EXCEPTING THAT PORTION, IF ANY, HERETOFORE OR NOW LYING BELOW THE ORDINARY HIGH TIDE LINE OF THE BAY OF SAN DIEGO.

LOTS 4 AND 5 IN BLOCK 62, OF ROSEVILLE, IN CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 165, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APNs: 530-751-01,02,03,04 AND 05

BASIS OF BEARINGS

A PORTION OF THE MEAN HIGH TIDE LINE AS SHOWN ON SHEET 3 OF RECORD OF SURVEY 20732. I.E. SOUTH 37°29'53" WEST.

APN / ADDRESS

ASSESSOR'S PARCEL NUMBERS: 530-751-01,02,03,04 AND 05

ADDRESS: 1453-1455 AND 1461-1463 ROSECRANS ST AND 2912 AND 2930 GARRISON ST SAN DIEGO, CA 92106

BENCHMARK

CITY OF SAN DIEGO BENCHMARK BRASS PLUG LOCATED IN THE TOP OF CURB AT THE WESTERLY CORNER OF ROSECRANS STREET AND GARRISON STREET. ELEVATION = 8.474' MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

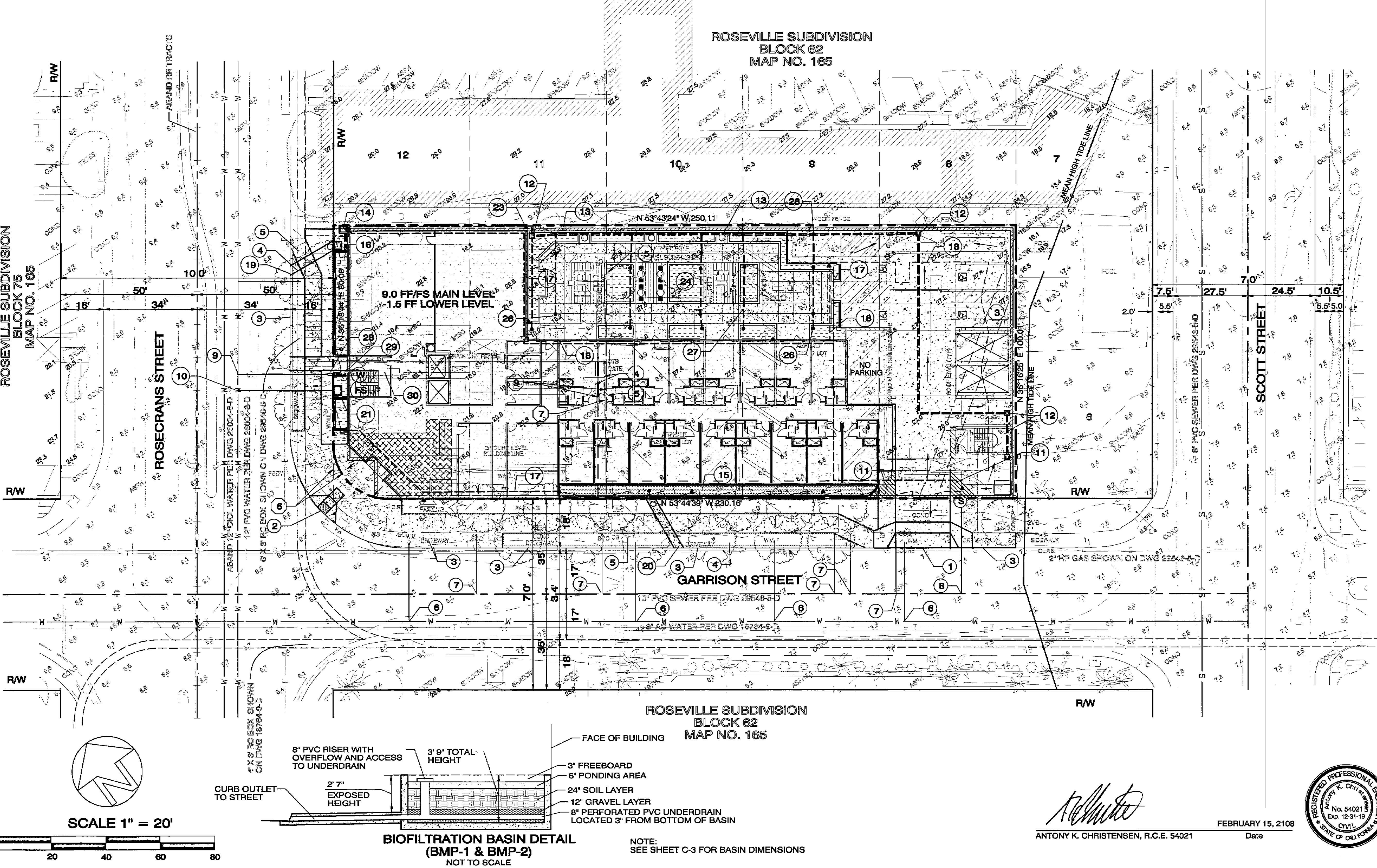
1. UTILITIES SHOWN HEREON ARE FROM CITY OF SAN DIEGO RECORDS AND ARE THEIR LOCATION ARE APPROXIMATE. NOT ALL UTILITIES MAY BE SHOWN. BEFORE ANY WORK TAKES PLACE CONTRACTOR SHALL HAVE ALL UTILITIES MARKED OUT AND SHALL USE SPECIAL CARE DURING CONSTRUCTION.
2. TITLE INFORMATION FOR THIS PROJECT IS FROM FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT ORDER NO. 005-23088597-1MB, DATED OCTOBER 7, 2016 AND CHICAGO TITLE PRELIMINARY REPORT ORDER NO. 0069801-993-SD2-CFU, DATED MARCH 16, 2017. ITEMS OTHER THAN EASEMENTS EXIST. SEE TITLE REPORTS FOR DETAILS.
3. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED 01-07-13 AND REVISED 01-08-13.
4. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
5. NAD27 COORDINATES = 204-1698. NAD83 COORDINATES = 1844-6258.
6. TITLE ITEM 3 TO BE VACATED. TITLE ITEMS 4, 5, 7 & 9 TO BE QUITCLAIMED.
7. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR PRIVATE CURB OUTLETS AND WALKWAYS WITHIN ROSECRANS AND GARRISON STREET RIGHTS OF WAY

GRADING DATA

AREA OF SITE - 24,941 S.F.  
AREA OF SITE TO BE GRADED: 24,941 SF  
PERCENT OF SITE TO BE GRADED: 100%  
AREA OF SITE WITH SLOPES GREATER THAN 25%: 0 S.F.

AMOUNT OF CUT - 9160 C.Y.  
AMOUNT OF FILL - 180 C.Y.  
AMOUNT OF EXPORT - 8,980 C.Y.  
MAXIMUM FILL - <1'  
MAXIMUM CUT - 11 FOOT VERTICAL WITHIN STRUCTURE NONE ELSEWHERE  
MAXIMUM HEIGHT OF FILL SLOPE - NONE  
MAXIMUM HEIGHT OF CUT SLOPE - NONE  
RETAINING WALL: NONE NOT A PART OF BUILDING

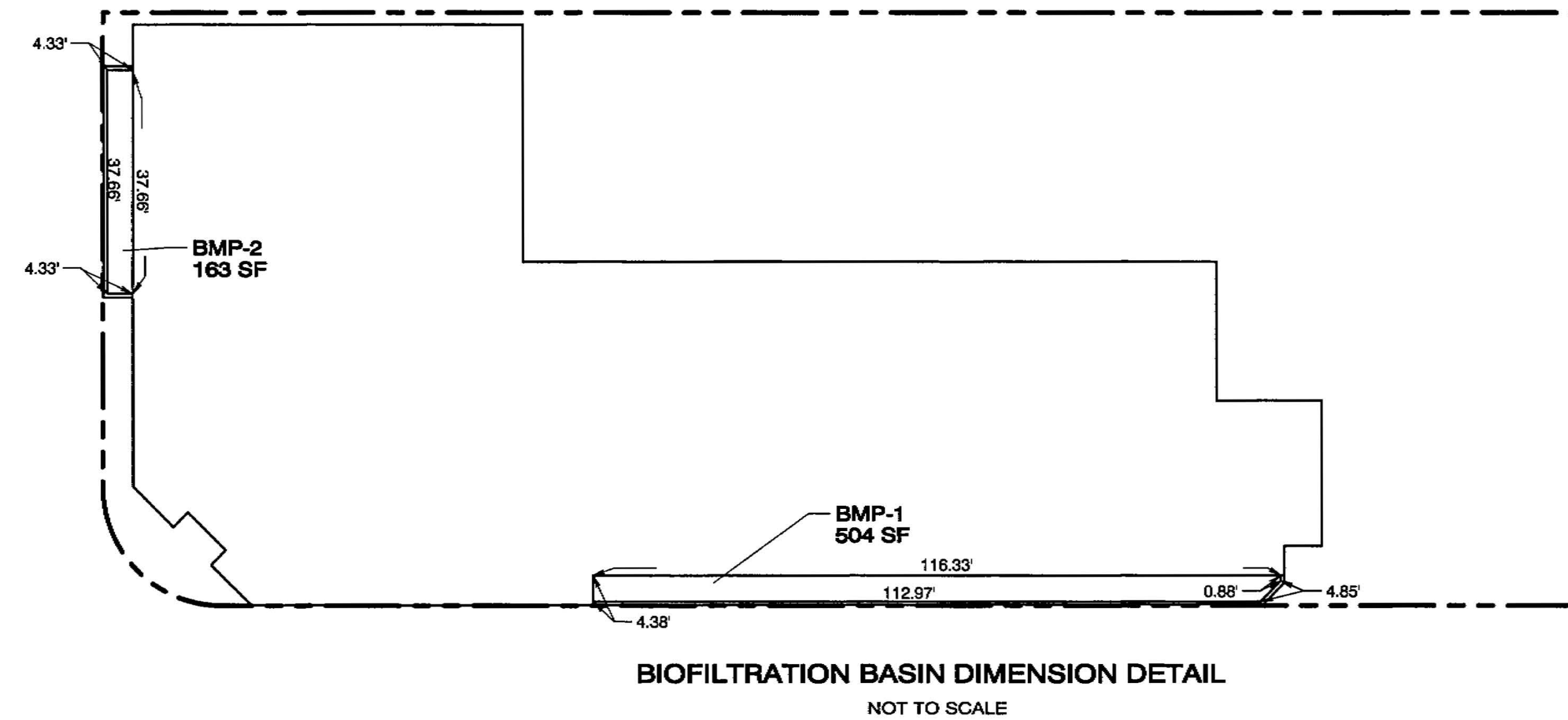
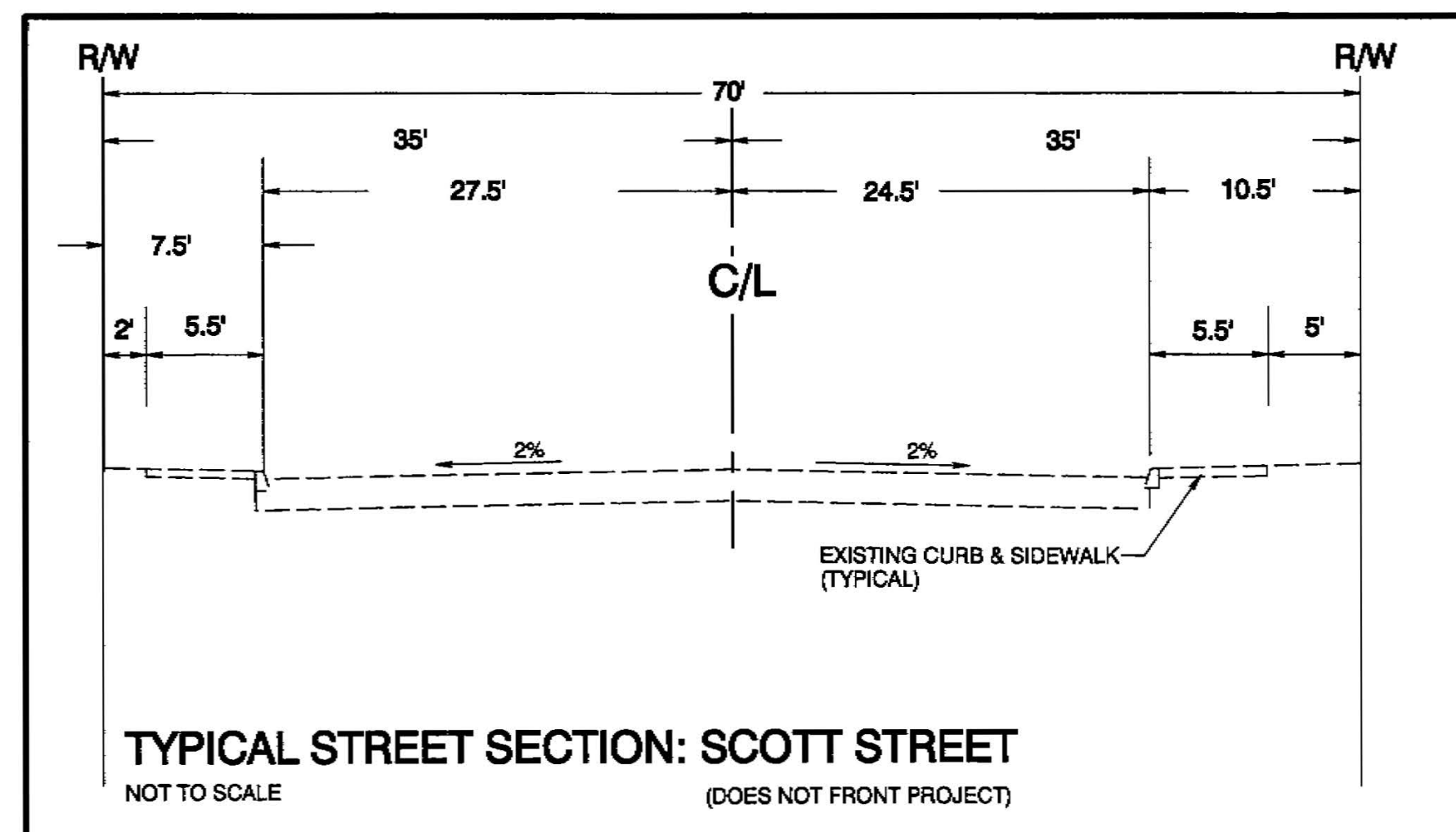
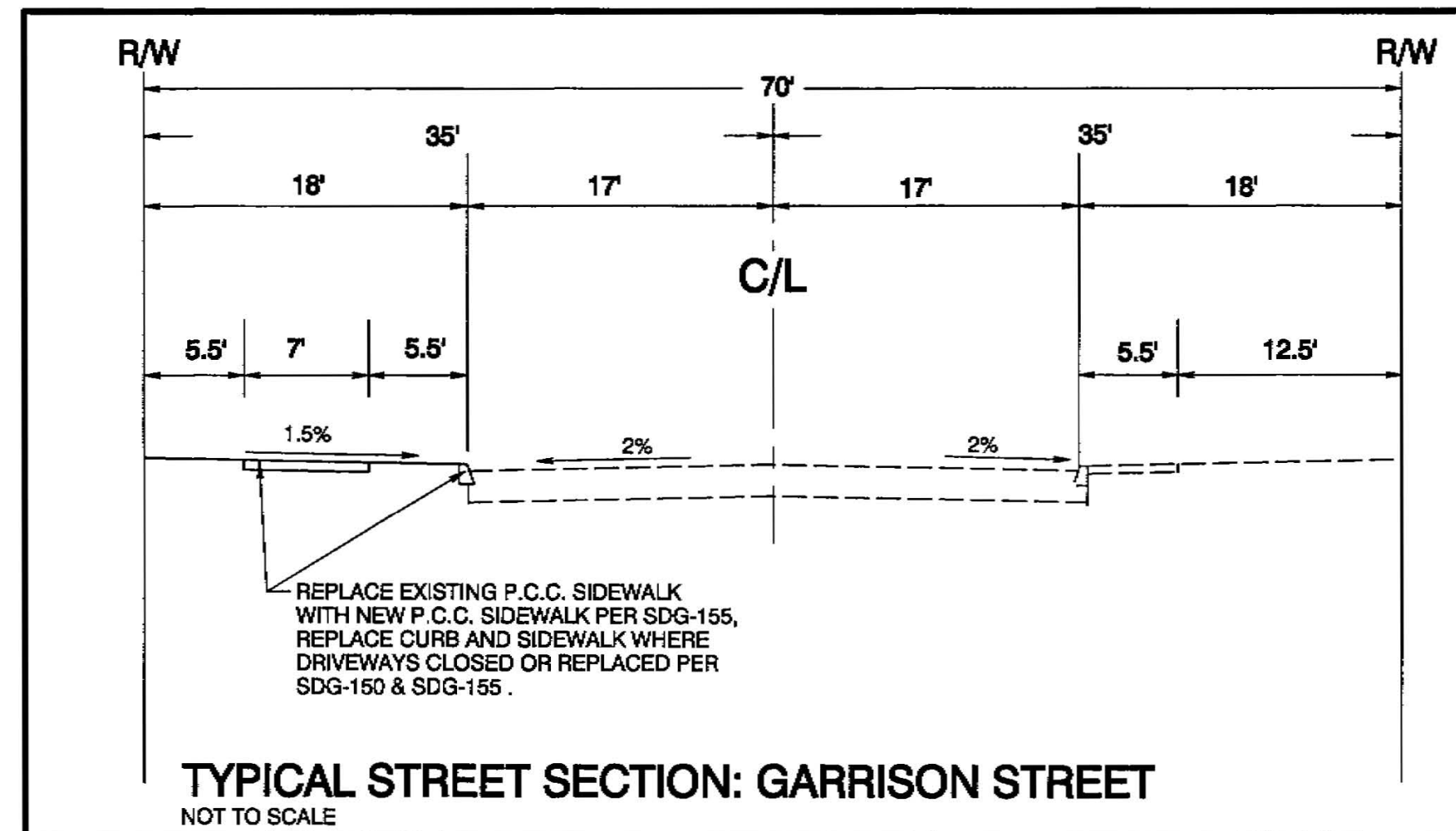
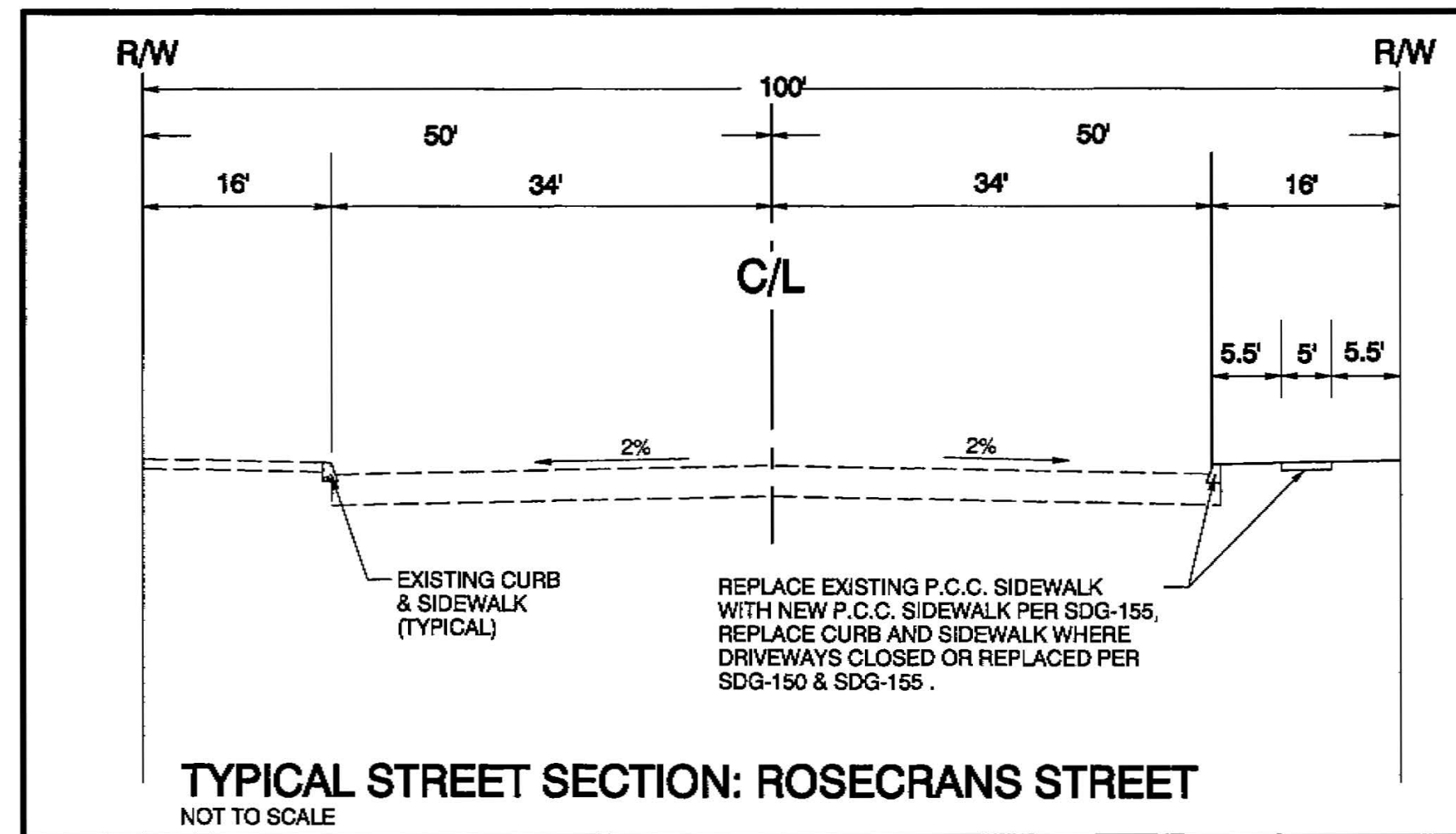
EARTHWORK CALCULATIONS ARE APPROXIMATE TO FINISH FLOOR/SURFACE



Owners:	
PL BOUTIQUE INVESTORS LLC 17828 VILLAMOURA DR POWAY CA 92064-1013	
Prepared By:	
CHRISTENSEN ENGINEERING & SURVEYING 7888 SILVERTON AVENUE, SUITE "J" SAN DIEGO, CA 92126 PHONE (858) 271-9901 FAX (858) 271-8912	
Project Address:	
1453-1455 AND 1461-1463 ROSECRANS ST AND 2912 AND 2930 GARRISON ST SAN DIEGO, CA 92106	
Project Name:	
DOLPHIN MOTEL	
Sheet Title:	
PRELIMINARY GRADING PLAN	
Revision 7: 02-15-18 REMOVE EX BILLBOARD	
Revision 6: 01-11-18 REVISE STAIRWELL	
Revision 5: 01-02-18 ADDRESS CITY COMMENTS	
Revision 4: 12-06-17 ADDRESS CITY COMMENTS	
Revision 3: 11-17-17 REVISE WATER SERVICES	
Revision 2: 08-30-17 REVISE GARDEN DESIGN	
Revision 1: 08-25-17 REVISED DESIGN ADDRESS CITY COMMENTS	
Original Date: APRIL 10, 2017	
Sheet of Sheets	

ATTACHMENT 15





SITE DESIGN, SOURCE CONTROL AND POLLUTANT CONTROL BMP OPERATION & MAINTENANCE PROCEDURE								
STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.:								
O&M RESPONSIBLE PARTY DESIGNEE: PL. BOUTIQUE, LLC								
BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	QUANTITY	INCLUDED IN O&M MANUAL			SHEET NUMBER(S)
SITE DESIGN ELEMENTS					YES	<input checked="" type="checkbox"/>	NO	
DESCRIPTION: SD-1, 4, 5, 7	N/A	N/A	N/A	N/A				
SOURCE CONTROL ELEMENTS					YES	<input checked="" type="checkbox"/>	NO	
DESCRIPTION: SC-3, 4, 5	N/A	N/A	N/A	N/A				
POLLUTANT CONTROL BMP(S)					YES	<input checked="" type="checkbox"/>	NO	
DESCRIPTION: BIOFILTRATION	SEMI-ANNUALLY	ANNUALLY	REMOVE SEDIMENT, TRASH AND DEBRIS, REPLACE SOIL MEDIUM	2				C-2
HMP FACILITY (IF SEPARATE)			AS REQUIRED		YES		NO	
DESCRIPTION: N/A								
HMP EXEMPT	YES							

## PLAN ADEQUACY CHECKLIST

**THE PLANS MUST IDENTIFY:**

STRUCTURAL BMP(S) WITH ID NUMBERS MATCHING FORM I-6 SUMMARY OF PDP STRUCTURAL BMPS ARE SHOWN

THE GRADING AND DRAINAGE DESIGN SHOWN ON THE PLAN IS CONSISTENT WITH THE DELINEATION OF DMAS SHOWN ON THE DMA EXHIBIT

DETAILS AND SPECIFICATIONS FOR CONSTRUCTION OF STRUCTURAL BMPS ARE SHOWN HEREON

SIGNAGE INDICATING THE LOCATION AND BOUNDARY OF STRUCTURAL BMPS AS REQUIRED BY THE CITY ENGINEER DOES NOT APPLY TO THIS PROJECT

THE STRUCTURAL BMPS ARE AVAILABLE TO INSPECT AND PERFORM MAINTENANCE

FEATURES THAT PROVIDED TO FACILITATE INSPECTION (E.G., OBSERVATION PORTS, CLEANOUTS, SILT POSTS, OR OTHER FEATURES THAT ALLOW THE INSPECTOR TO VIEW NECESSARY COMPONENTS OF THE STRUCTURAL BMP AND COMPARE TO MAINTENANCE THRESHOLDS) ARE SHOWN AND ACCESSIBLE.

MANUFACTURER AND PART NUMBER FOR PROPRIETARY PARTS OF STRUCTURAL BMP(S) ARE NOT APPLICABLE

MAINTENANCE THRESHOLDS SPECIFIC TO THE STRUCTURAL BMPS, WITH A LOCATION-SPECIFIC FRAME OF REFERENCE ARE CALLED OUT ABOVE

**RECOMMENDED EQUIPMENT TO PERFORM MAINTENANCE (NO SPECIAL EQUIPMENT REQUIRED)**

WHEN APPLICABLE, NECESSARY SPECIAL TRAINING OR CERTIFICATION REQUIREMENTS FOR INSPECTION AND MAINTENANCE PERSONNEL SUCH AS CONFINED SPACE ENTRY OR HAZARDOUS WASTE MANAGEMENT (NOT APPLICABLE)

INCLUDE LANDSCAPING PLAN SHEETS SHOWING VEGETATION REQUIREMENTS FOR VEGETATED STRUCTURAL BMPs ARE SHOWN ON LANDSCAPE PLANS

ALL BMPS ARE FULLY DIMENSIONED ON THE PLANS

WHEN PROPRIETARY BMPs ARE USED, SITE SPECIFIC CROSS SECTION WITH OUTFLOW, INFLOW AND MODEL NUMBER SHALL BE PROVIDED. NOT APPLICABLE FOR THIS PROJECT

**Owners:**

PL BOUTIQUE INVESTORS LLC  
17828 VILLAMOURA DR  
POWAY CA 92064-1013

Prepared By:

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

**Project Address:**

1453-1455 AND 1461-1463 ROSECRANS ST  
AND 2912 AND 2930 GARRISON ST  
SAN DIEGO, CA 92106

Project Name:

DOLPHIN MOTEL

Sheet Title:

## PRELIMINARY GRADING PLAN

**Revision 4:**

Revision 3:

**Revision 2:**

Revision 1:

Original Date: AUGUST 31, 2017

Sheet of Sheets

NOVEMBER 17, 2017

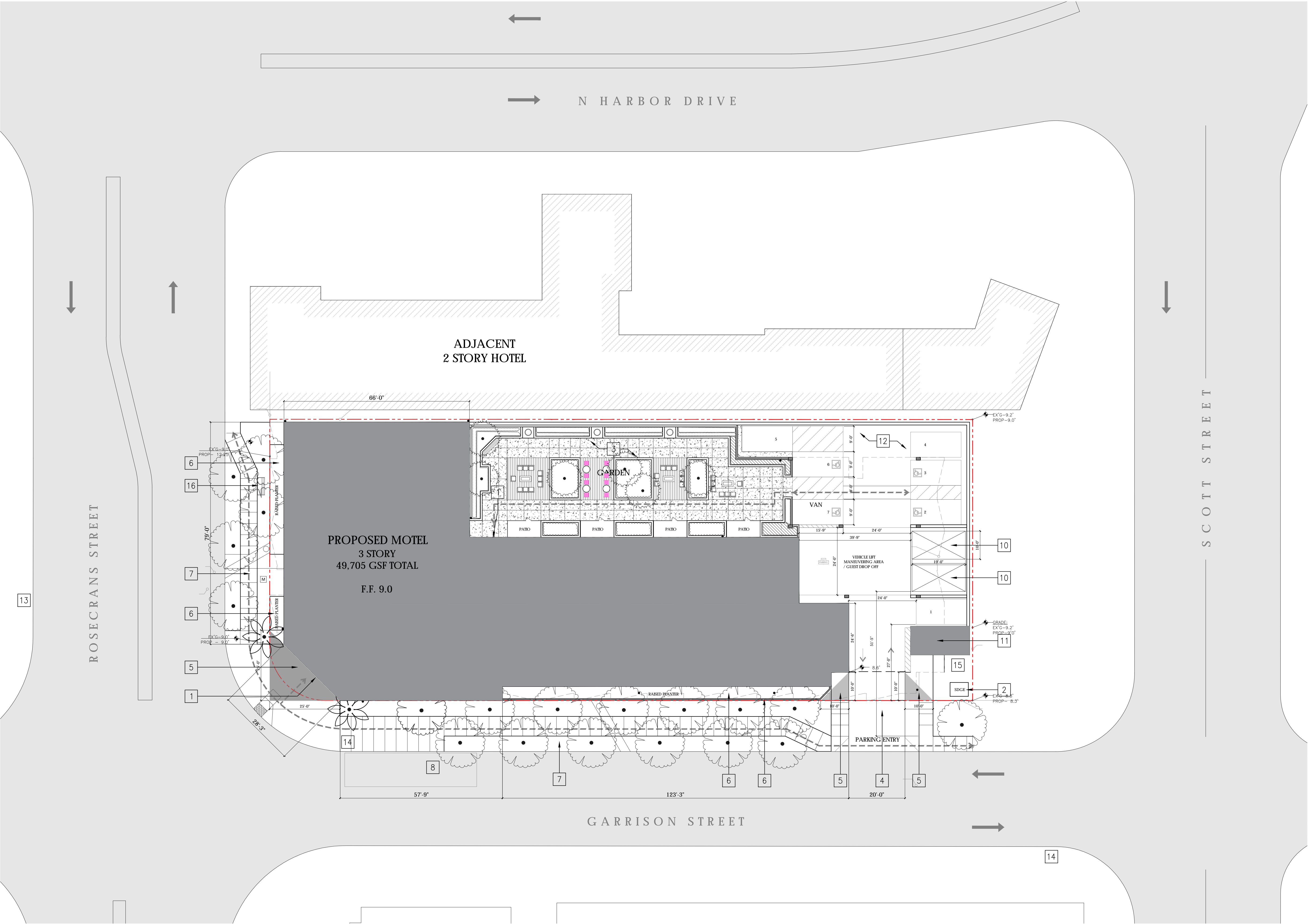
Date \_\_\_\_\_

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ANTONY K. CHRISTENSEN, R.C.E. 54021

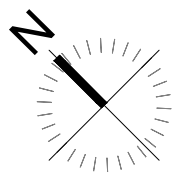


ATTACHMENT 15  
C-3  
2017



- KEY NOTES**
- HOTEL ENTRANCE
  - TRANSFORMER 6'x5'
  - GARDEN COURTYARD (SEE LANDSCAPE PLAN)
  - VEHICULAR ENTRY
  - VISIBILITY TRIANGLE
  - 3'-3" RAISED PLANTER
  - STREETSCAPE (SEE LANDSCAPE PLAN)
  - LOADING ZONE
  - NOT USED
  - VEHICLE LIFT
  - STAIR ACCESS
  - SURFACE PARKING
  - TRANSIT STOP
  - STOP SIGN
  - SHORT-TERM BICYCLE PARKING (6 SPACES)
  - BENCH

- LEGEND**
- PROPERTY LINE
  - TREE (NEW)  
SEE LANDSCAPE PLAN FOR DETAILS
  - NO PARKING STRIPED AREA
  - ACCESS AISLE AREA
  - ACCESSIBLE PARKING STALL  
(4 SPACES)
  - VEHICULAR CIRCULATION
  - STREET CIRCULATION
  - ACCESSIBLE PATH OF TRAVEL 48" MIN.
  - EVCS  
ELECTRIC VEHICLE CHARGING SPACE  
(ALL EVCS ARE FUTURE EVCS)



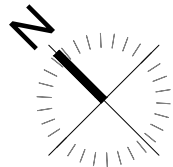
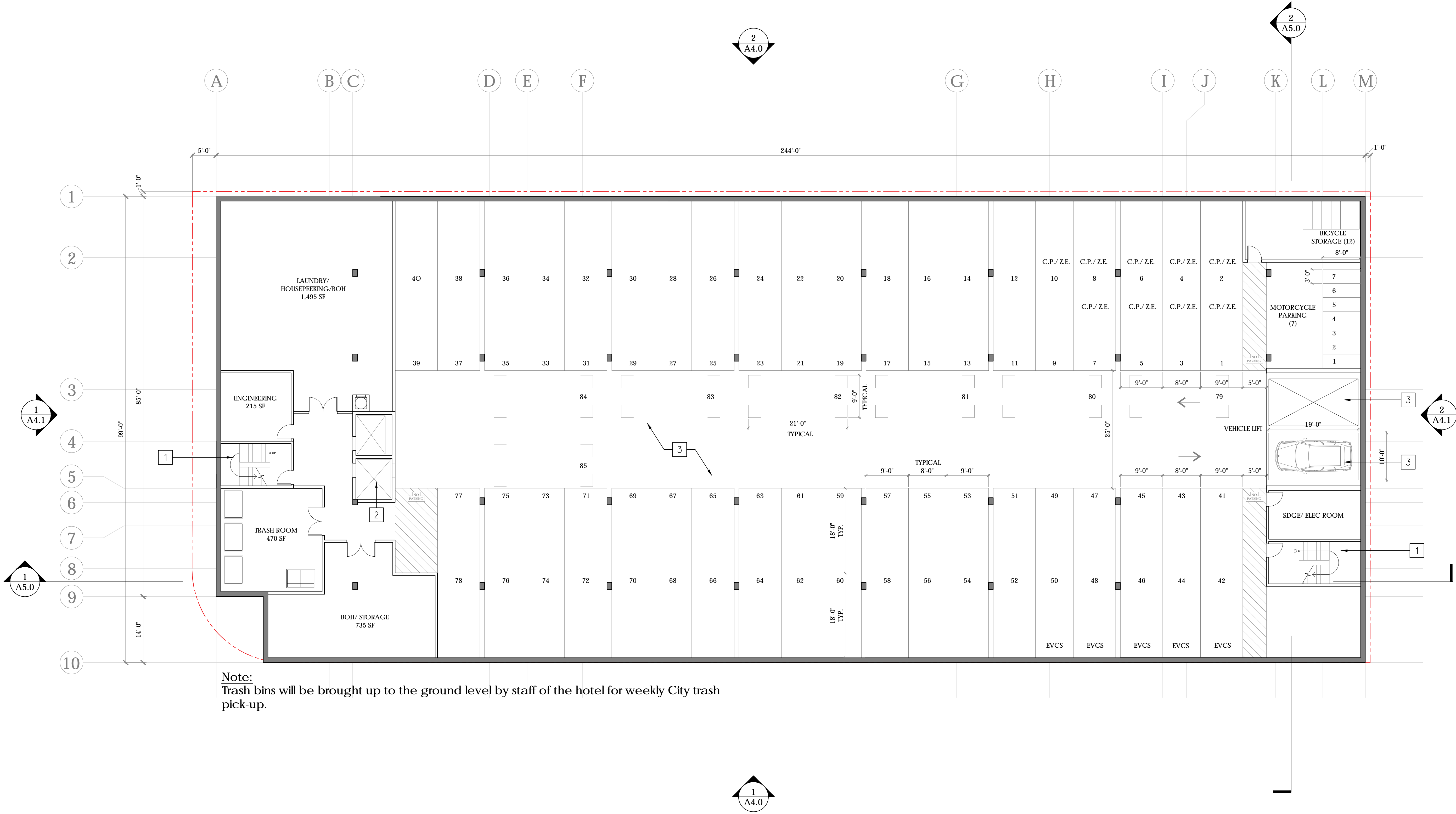


KEY NOTES

- 1 STAIR ACCESS
- 2 ELEVATOR
- 3 VEHICLE LIFT

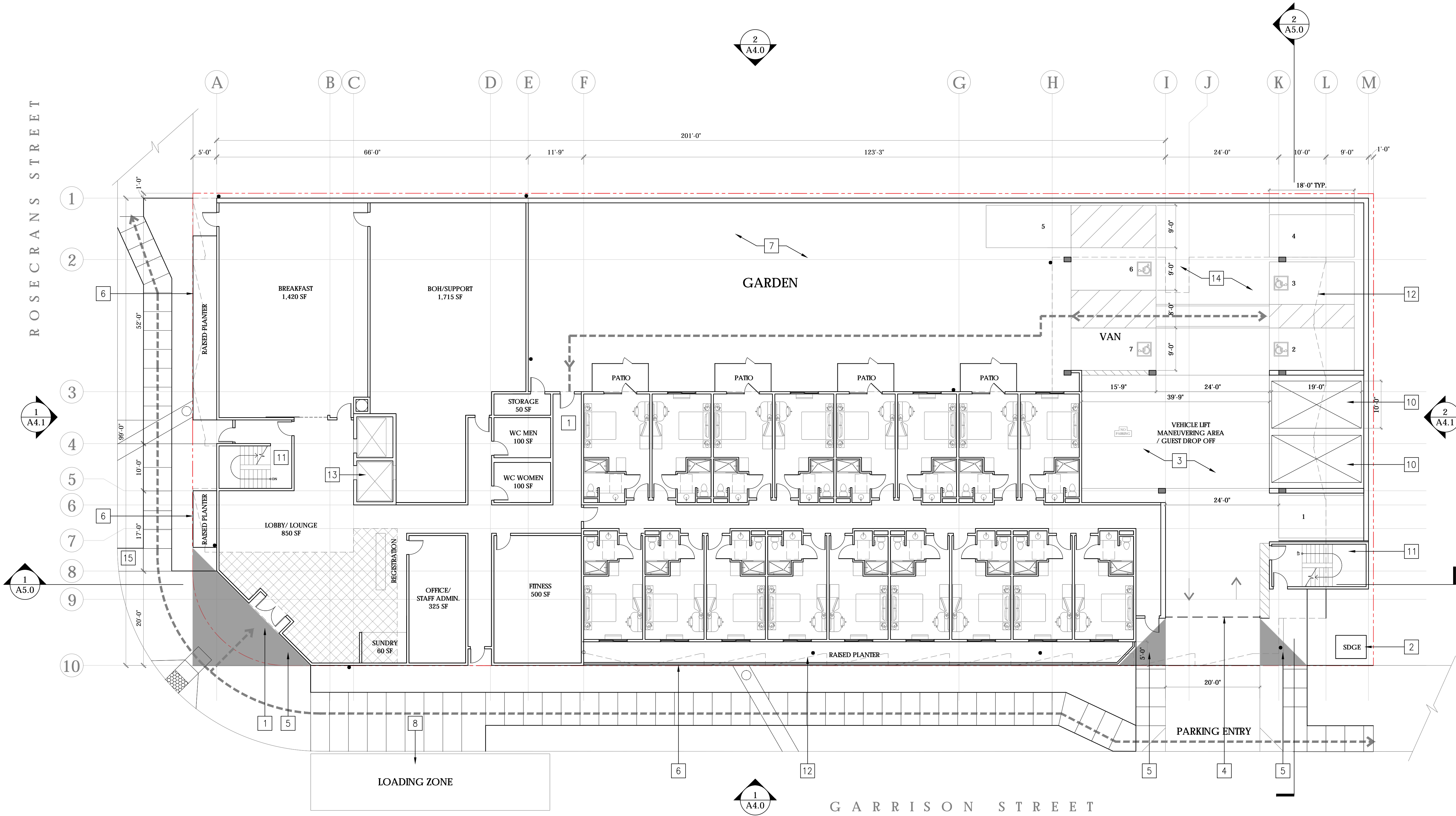
LEGEND

- PROPERTY LINE
- NO PARKING STRIPED AREA
- PARALLEL PARKING
- VEHICULAR CIRCULATION
- C.P./ Z.E. CAR POOL/ZERO EMISSIONS PARKING
- EVCS ELECTRIC VEHICLE CHARGING SPACE



LEVEL B1 GARAGE FLOOR PLAN

- 85 PARKING SPACES ( 9 CARPOOL/ ZERO EMISSION SPACES; 5 EVCS; NOT INCLUDING 2 LIFT SPACES)
- 7 MOTORCYCLE SPACES
- 12 LONG TERM BICYCLE SPACES
- 24,015 GSF

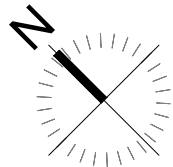


KEY NOTES

- 1 HOTEL ENTRANCE
- 2 TRANSFORMER 6'x5'
- 3 VEHICLE TURNAROUND; SEE EXHIBITS FOR TURNAROUND TEMPLATE
- 4 VEHICULAR ENTRY GATE
- 5 10'x10' VISIBILITY TRIANGLE
- 6 3'-3" RAISED PLANTER
- 7 GARDEN COURTYARD (SEE LANDSCAPE PLAN)
- 8 LOADING ZONE
- 9 NOT USED
- 10 VEHICLE LIFT
- 11 STAIR ACCESS
- 12 OVERHANG ABOVE
- 13 ELEVATOR
- 14 SURFACE PARKING
- 15 SHORT-TERM BICYCLE PARKING (4 SPACES)

LEGEND

- PROPERTY LINE
- - - EDGE OF ROOFLINE ABOVE
- [Hatched Box] NO PARKING STRIPED AREA
- [Hatched Box] ACCESS AISLE AREA
- [Paw Print Box] ACCESSIBLE PARKING STALL
- [Cross-hatched Box] DOUBLE HEIGHT AREA
- [Solid Arrow] VEHICULAR CIRCULATION
- [Dashed Arrow] ACCESSIBLE PATH OF TRAVEL 48" MIN.



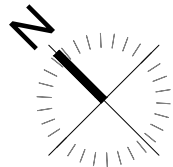
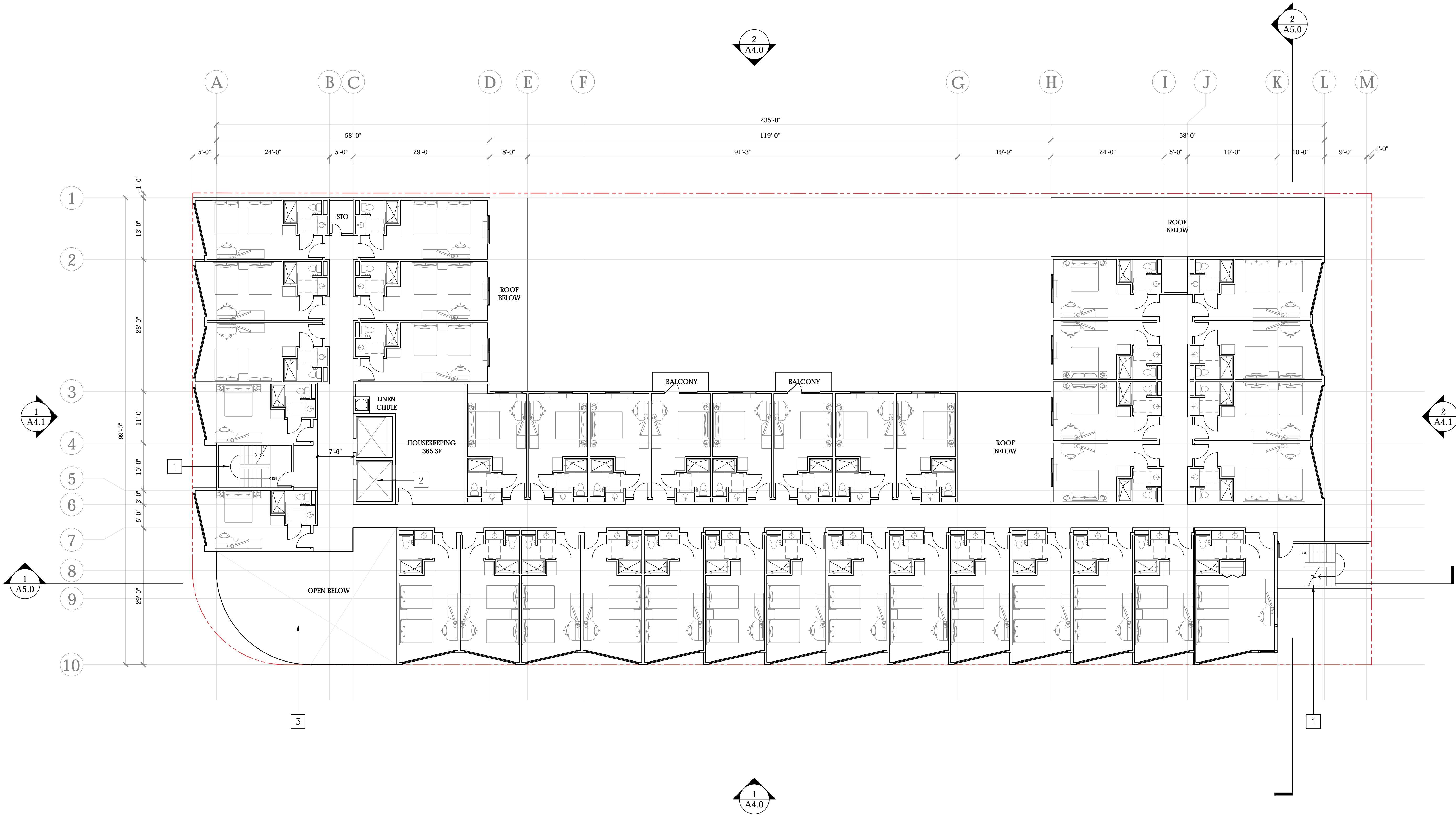
**LEVEL 1 FLOOR PLAN**  
- 7 PARKING SPACES ( 3 STANDARD ADA, 1 VAN ADA)  
- 17 UNITS  
- 17,635 GSF

KEY NOTES

- 1 STAIR ACCESS
- 2 ELEVATOR
- 3 OPEN BELOW

LEGEND

PROPERTY LINE



LEVEL 2 FLOOR PLAN  
- 38 UNITS  
- 16,030 GSF



KEY NOTES

- 1 STAIR ACCESS
- 2 ELEVATOR
- 3 ROOF DECK

LEGEND

--- PROPERTY LINE



LEVEL 3 FLOOR PLAN  
- 37 UNITS  
- 16,040 SF

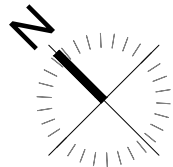
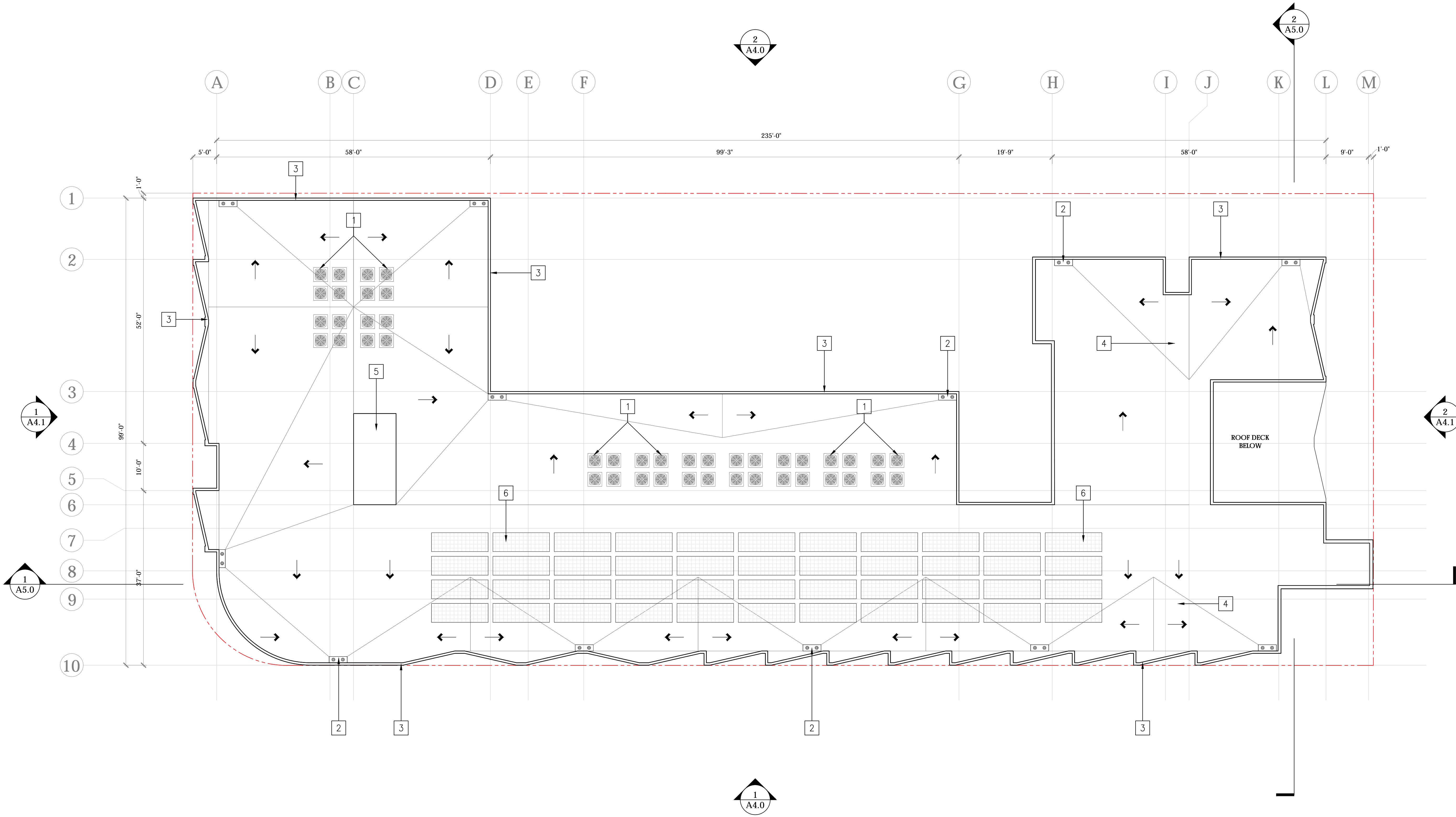


KEY NOTES

- 1 MECHANICAL EQUIPMENT
- 2 ROOF DRAIN
- 3 PARAPET WALLS FOR ROOF EQUIP. SCREENING
- 4 ROOF CRICKET
- 5 ELEVATOR MECHANICAL HOUSING
- 6 SOLAR PANELS

LEGEND

--- PROPERTY LINE



ROOF PLAN



KEY NOTES

- 1 SMOOTH STUCCO
- 2 WINDOW WALL
- 3 VINYL WINDOW
- 4 METAL/ GLASS DOOR
- 5 STOREFRONT GLAZING SYSTEM
- 6 3'-3" RAISED PLANTER
- 7 ELEVATOR MECHANICAL HOUSING
- 8 VEHICULAR ENTRY
- 9 CMU WALL
- 10 GLASS GUARDRAIL 42"
- 11 METAL PANEL
- 12 STONE TILE
- 13 TRANSFORMER

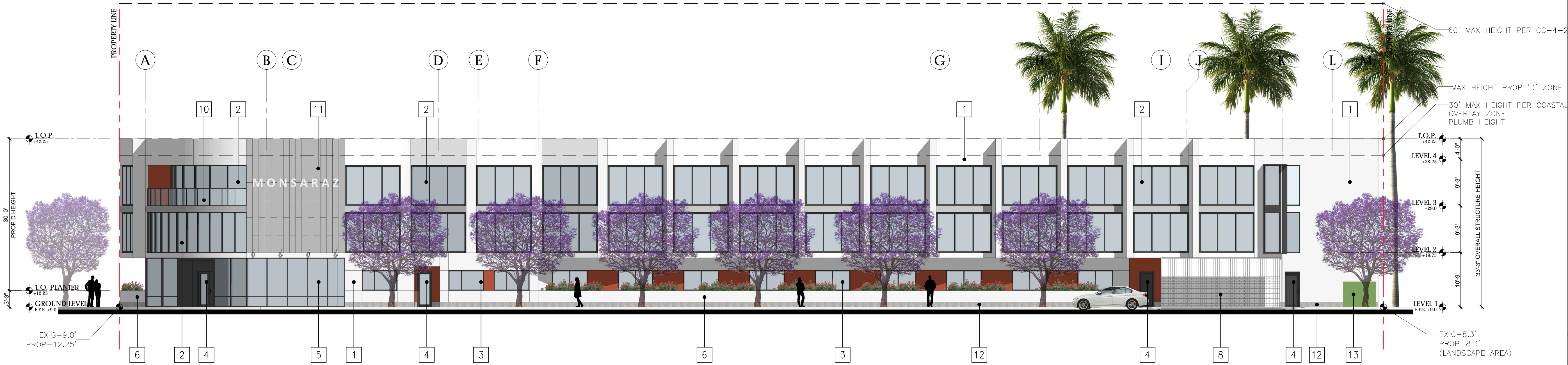
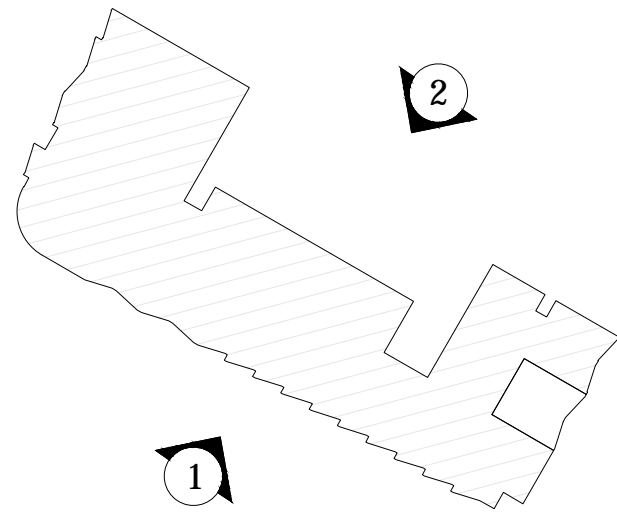
GENERAL NOTES

HEIGHT SHALL COMPLY WITH PROPOSITION D HEIGHT  
LIMIT AS OUTLINED IN THE CITY OF SAN DIEGO  
TECHNICAL BULLETIN BLDG 5-4

LEGEND

- PROPERTY LINE
- T.O.P. TOP OF PARAPET
- F.F.E. FINISH FLOOR ELEVATION

KEY PLAN



① SOUTH WEST ELEVATION



② NORTH EAST ELEVATION

BUILDING ELEVATIONS

PROJECT: THE DOLPHIN MOTEL

SC: 3/32"=1'-0"

A4.0

/JOB NO: 3314 /DATE MAR 15, 2018

GARRISSON STREET SAN DIEGO, CA



KEY NOTES

- 1 SMOOTH STUCCO
- 2 WINDOW WALL
- 3 VINYL WINDOW
- 4 METAL/ GLASS DOOR
- 5 STOREFRONT GLAZING SYSTEM
- 6 3'-3" RAISED PLANTER
- 7 ELEVATOR MECHANICAL HOUSING
- 8 VEHICULAR ENTRY
- 9 CMU WALL
- 10 GLASS GUARDRAIL 42"
- 11 METAL PANEL
- 12 STONE TILE
- 13 TRANSFORMER

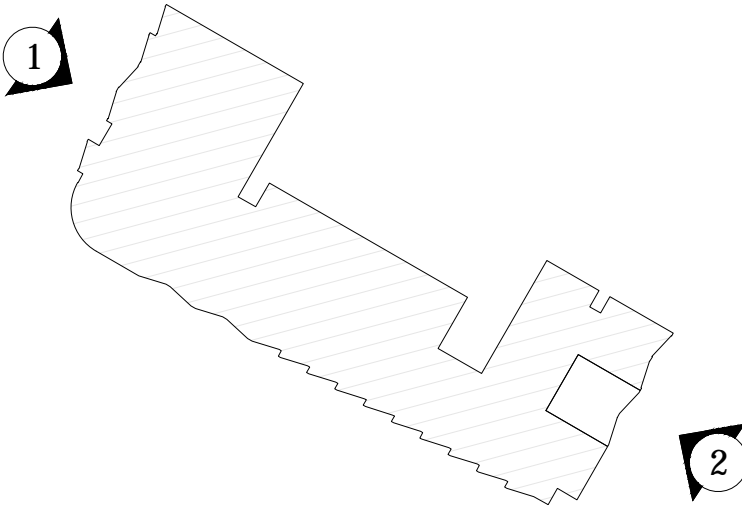
GENERAL NOTES

HEIGHT SHALL COMPLY WITH PROPOSITION D HEIGHT  
LIMIT AS OUTLINED IN THE CITY OF SAN DIEGO  
TECHNICAL BULLETIN BLDG 5-4

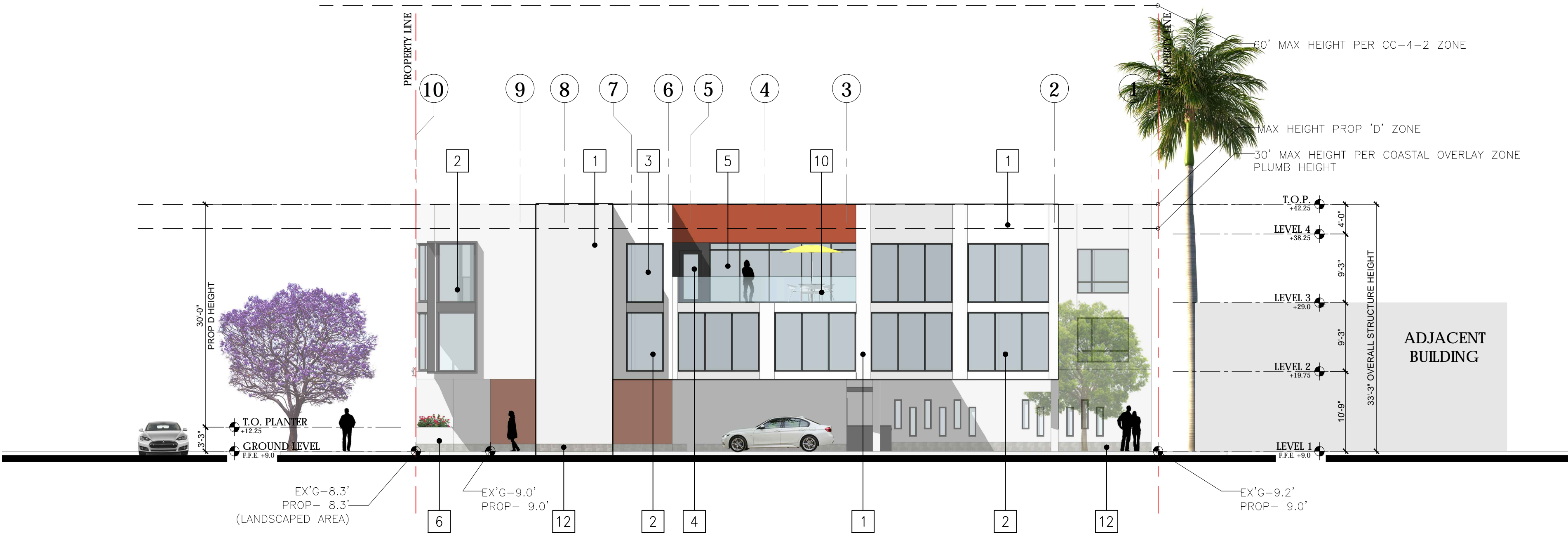
LEGEND

- PROPERTY LINE
- T.O.P. TOP OF PARAPET
- F.F.E. FINISH FLOOR ELEVATION

KEY PLAN



① NORTH WEST ELEVATION



② SOUTH EAST ELEVATION



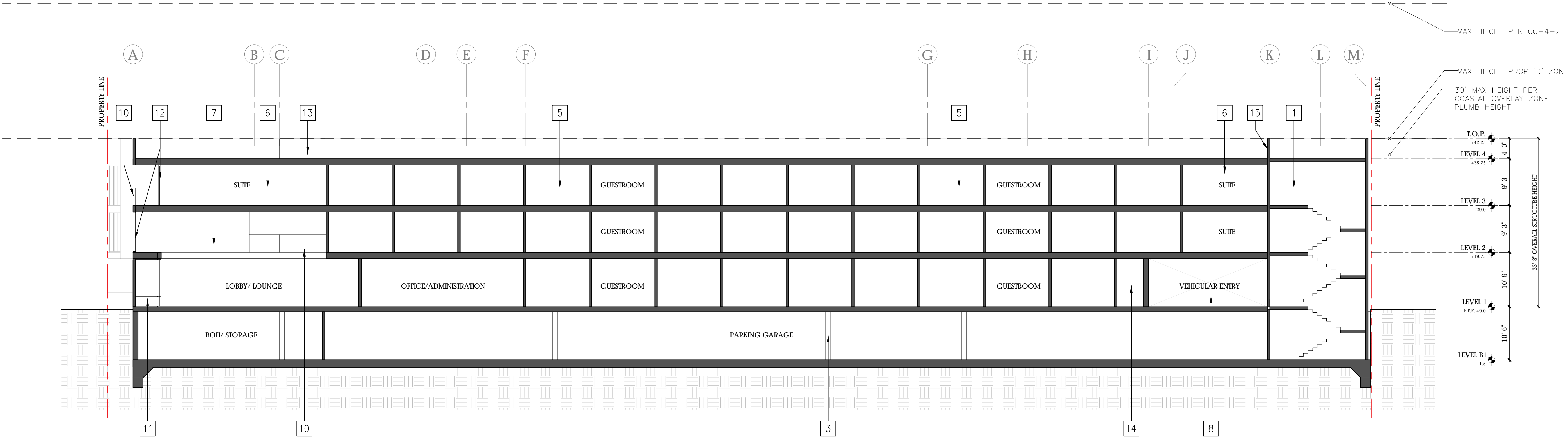
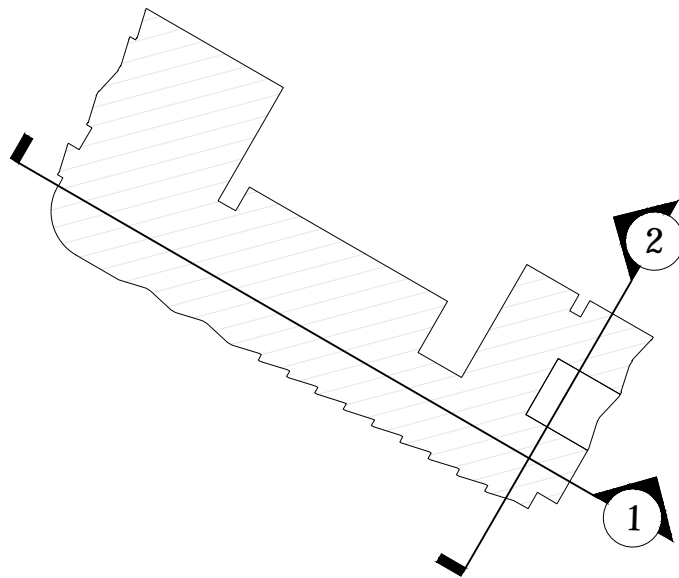
KEY NOTES

- 1 STAIRWELL
- 2 SDGE/ ELECTRICAL ROOM
- 3 TYP COLUMN
- 4 VEHICLE LIFT
- 5 TYP GUESTROOM
- 6 SUITE
- 7 DOUBLE HEIGHT SPACE
- 8 VEHICULAR ENTRY
- 9 CMU WALL
- 10 GLASS GUARDRAIL 42"
- 11 STOREFRONT GLAZING SYSTEM
- 12 WINDOW WALL
- 13 ELEVATOR PENTHOUSE
- 14 CORRIDOR
- 15 PARAPET WALLS FOR ROOF EQUIP. SCREENING

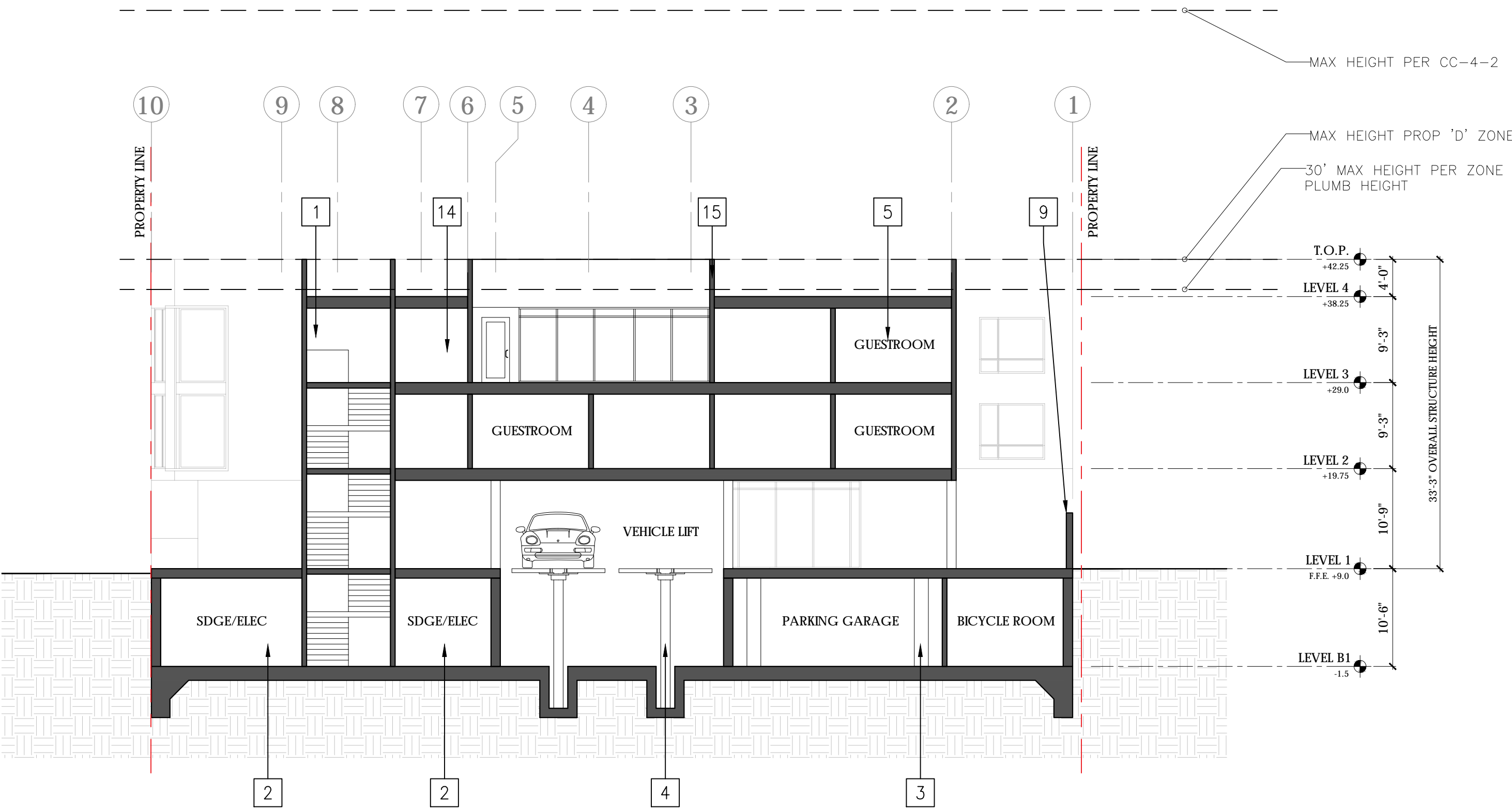
LEGEND

- PROPERTY LINE
- T.O.E. TOP OF ELEVATOR
- T.O.P. TOP OF PARAPET
- F.F.E. FINISH FLOOR ELEVATION

KEY PLAN

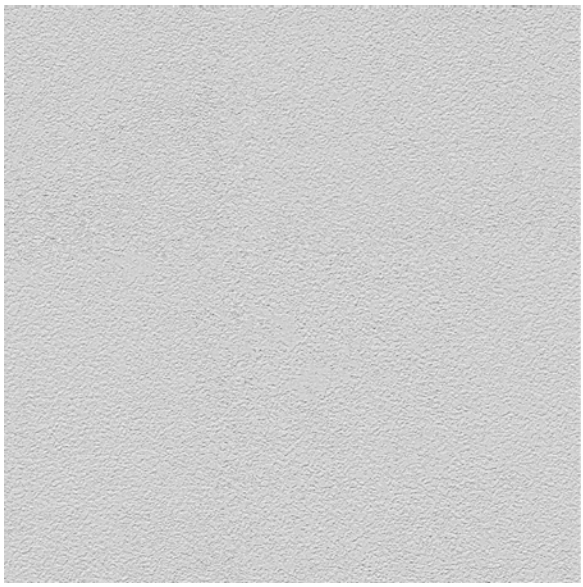


1 LONGITUDINAL SECTION



2 TRANSVERSE SECTION

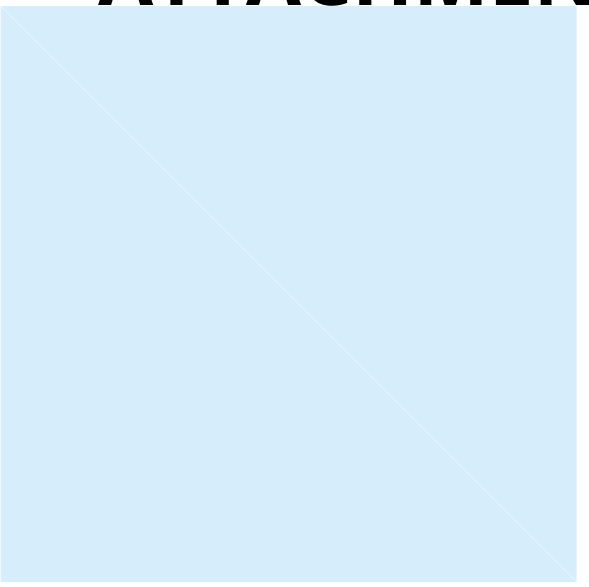




1 SMOOTH FINISH  
STUCCO



2 STOREFRONT  
GLAZING SYSTEM



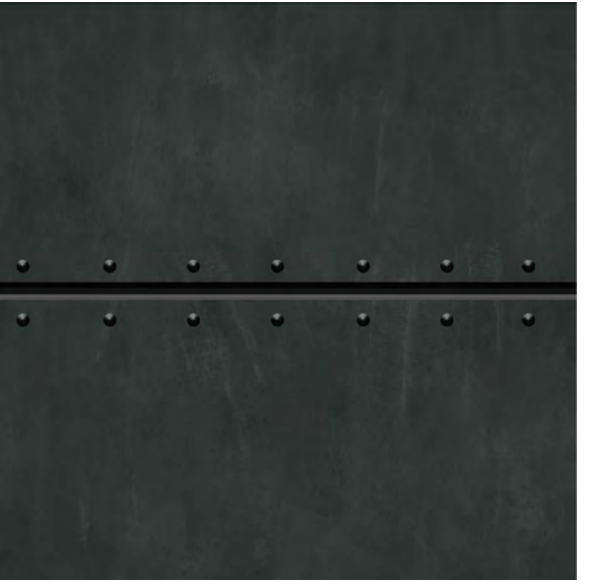
3 WINDOW WALL  
SYSTEM



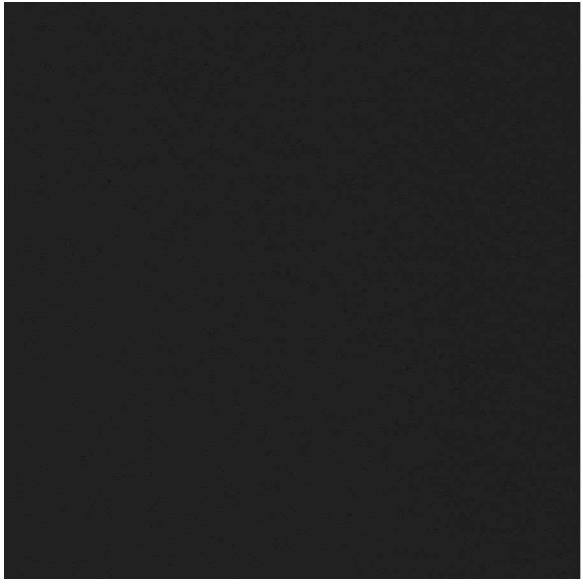
4 GLASS GUARDRAIL



5 VINYL WINDOWS



6 BLACK METAL



7 METAL DOOR



8 GLASS DOOR

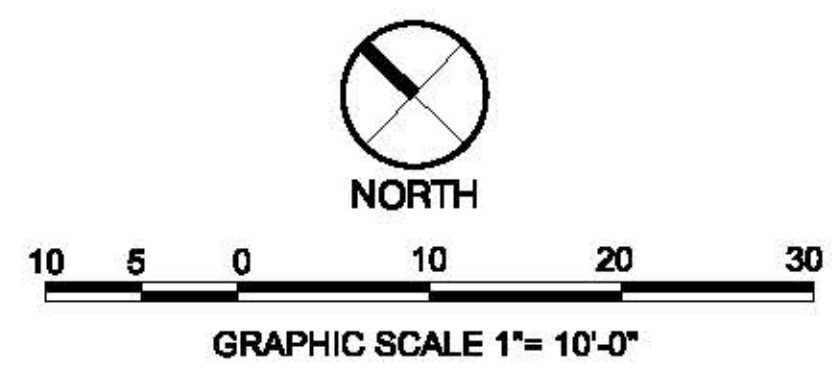
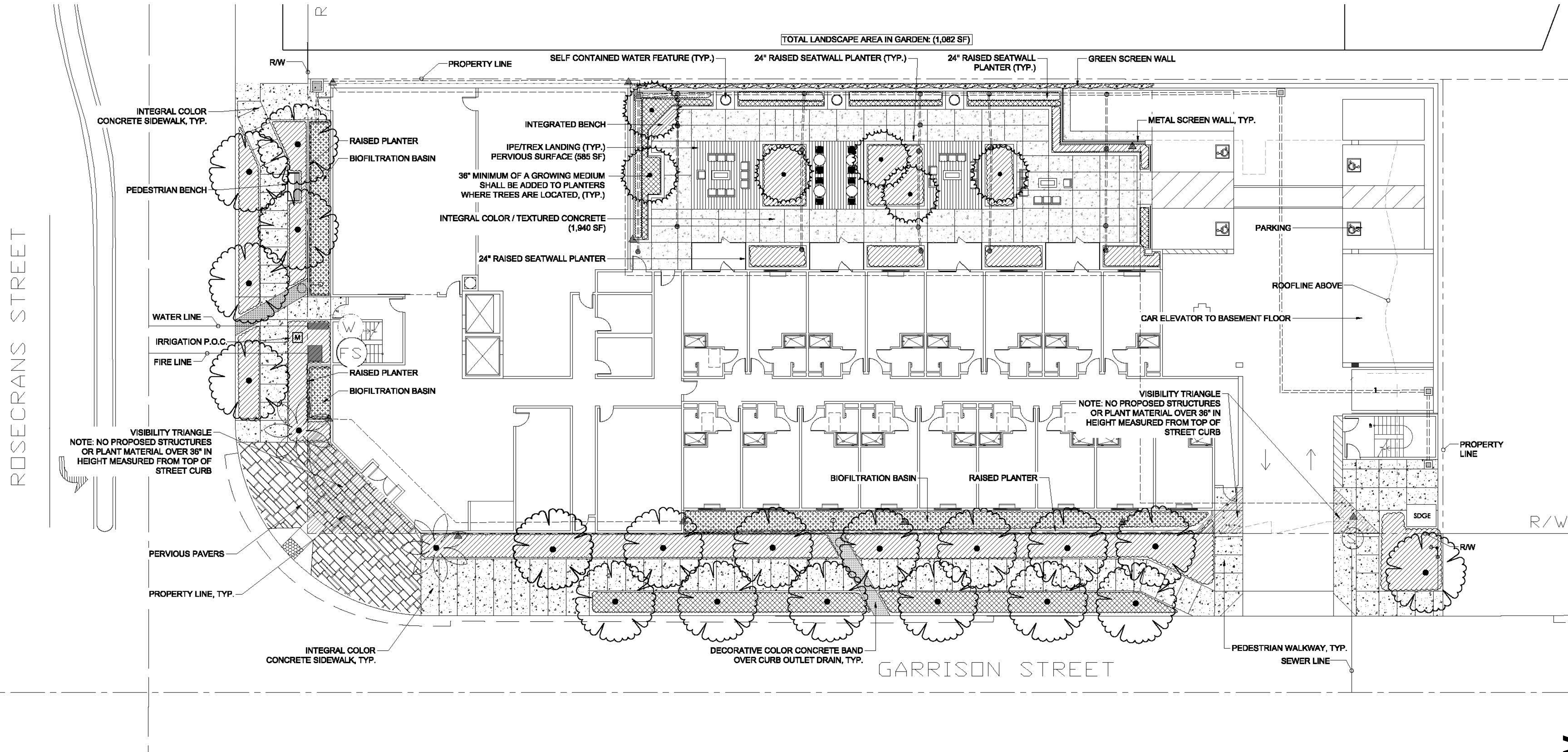


9 STONE TILE



10 METAL PANEL





NOTE: SEE SHEET L-2 FOR PLANTING SCHEDULE



Wimmer  
Yamada  
and  
Caughey

Landscape Architecture | Environmental Planning  
3067 Fifth Avenue, San Diego, California 92103, 9840  
T 619.232.4004 F 619.232.0640 WWW.WYAC.COM



LANDSCAPE CONCEPT NOTES

1. THE LANDSCAPE DESIGN WILL PROVIDE A LOW/MODERATE WATER USE PALETTE, SCREEN PARKING AND UTILITY AREAS AS MUCH AS POSSIBLE FROM SURROUNDING LAND USE, AND PROVIDE OUTDOOR AMENITY AREAS ON THE UPPER PODIUM LEVELS.
2. ALL TREES WILL BE A MINIMUM OF 24" BOX SIZE OR LARGER AT INSTALLATION.
3. A MINIMUM ROOT ZONE OF 40 SQUARE FEET IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET PER SDMC 142.0403(d)(5).
4. ALL TREES AND SHRUBS SHALL BE ALLOWED TO TAKE ON THEIR NATURAL SIZE, SHAPE AND CHARACTER. IT IS THE INTENT OF THIS DESIGN TO MINIMIZE THE NEED FOR PRUNING AND EXTENSIVE MAINTENANCE.
5. ALL REQUIRED VEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING DISTURBANCE.
6. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUNDCOVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
7. TREE ROOT BARRIERS AND/OR STRUCTURAL SOIL SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
8. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO AND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

LANDSCAPE DESIGN STATEMENT

THE LANDSCAPE DESIGN FOR THIS PROJECT IS INTENDED TO ENHANCE THE NEW PROPOSED COMMERCIAL BUILDING AT THE CORNER OF ROSECRANS AND GARRISON STREET. BY PROVIDING ENHANCED INTEGRAL COLOR HARDSCAPE THAT ALLOWS EASE OF ACCESS FROM THE PUBLIC SIDEWALKS INTO THE COMMERCIAL USE BUILDING, THE SITE WILL EMBRACE ITS SURROUNDINGS, PALMS, AND STRIKING SHRUBS AND GROUNDCOVER WILL SOFTEN THE CONNECTION OF THE BUILDING TO THE SITE AND PROVIDE A PLEASANT BUFFER WHERE NEEDED. THIS PROJECT WILL BE A WELCOME ADDITION TO THE AREA AND BECOME A SHOWPIECE THROUGH THE USE OF CAREFULLY SELECTED PLANT AND BUILDING MATERIAL FOR THE COMMUNITY.

LIGHTING NOTES

LOW VOLTAGE LANDSCAPE LIGHTING SHALL BE USED THROUGHOUT THE SITE TO PROVIDE ACCENT LIGHTING ON TREES, BUILDING, AND OUTDOOR GARDEN AREAS. LIGHTING WILL ALSO PROVIDE SECURITY DURING NIGHT TIME HOURS. LIGHTING SHALL BE PROVIDED BY A LICENSED ELECTRICAL ENGINEER.

MAINTENANCE NOTES

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

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

IRRIGATION NOTES

IRRIGATION WORK SHALL CONFORM WITH THE SAN DIEGO MUNICIPAL CODE / LAND DEVELOPMENT CODE AND LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.

AN AUTOMATIC, ELECTRICALLY CONTROLLED DRIP 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.

- THE FOLLOWING DESIGN FEATURES SHALL BE INCLUDED,
- THE FOLLOWING DESIGN FEATURES SHALL BE INCLUDED:
- AN APPROVED BACKFLOW PREVENTION DEVICE.
  - "STATE OF THE ART" AUTOMATIC CONTROLLER WITH WATER BUDGETING FEATURES.
  - SEPARATED VALVES FOR DIFFERENT CONDITIONS AND MATERIALS.
  - HOSE BIBS AND/OR QUICK COUPLING VALVES SHALL BE INCLUDED TO SERVICE PLANTING AREAS.
  - RAIN SHUT-OFF AND WATER CONSERVATION DEVICES.
  - THE SYSTEM SHALL BE DESIGNED TO AVOID RUNOFF, SEEPAGE AND OVERSPRAY ONTO WALLS, PAVING AND STREETS. WATER SHALL BE CHANNELLED INTO DRAINAGE STRUCTURES WHERE POSSIBLE.
  - EACH TREE SHALL BE IRRIGATED WITH 2 BUBBLER SPRAY HEADS OR DRIP TREE RING.
  - "STATE OF THE ART" SPRAY SYSTEMS WHERE APPROPRIATE
  - "STATE OF THE ART" DRIP SYSTEMS WHERE APPROPRIATE.

ALL IRRIGATION SHALL BE METERED THROUGH THE OWNER'S METER

MINIMUM TREE SEPARATION DISTANCES:

TRAFFIC SIGNALS / STOP SIGN	-	20 FEET
UNDERGROUND UTILITY LINES	-	5 FEET
ABOVE GROUND UTILITY STRUCTURE	-	10 FEET
DRIVEWAY (ENTRIES)	-	10 FEET**
INTERSECTIONS	-	25 FEET
SEWER MAINS & LATERAL	-	10 FEET
STORMWATER	-	5 FEET

\*\*5 FEET FOR RESIDENTIAL STREETS RATED 25 MPH OR LOWER

CONCEPTUAL PLANT PALETTE

STREET TREE PER COMMUNITY PLAN - ROSECRANS ST AND GARRSIONS ST:			EST. QTY./SIZE
JACARANDA MIMOSIFOLIA / JACARANDA TREE			+/- 18 12"x20" WIDE 12"x25" TALL 100% 36" BOX
ALTERNATE SPECIES TO STREET TREE SUCH AS: LAGERSTROEMIA INDICA 'MUSKOGEE' / CRAPE MYRTLE KOELREUTERIA BIPINNATA / CHINESE FLAME TREE TIPUANA TIPU / TIPU TREE			
GARDEN AREA SHADE TREES SUCH AS:			EST. QTY./SIZE
ARBUTUS X 'MARINA' / MULTI-TRUNK STRAWBERRY TREE GEUJERA PARVIFOLIA / AUSTRALIAN WILLOW OLEA EUROPAEA 'SWAN HILL' TM / MULTI-TRUNK SWAN HILL OLIVE LAGERSTROEMIA INDICA 'MUSKOGEE' / CRAPE MYRTLE ULMUS PARVIFOLIA / EVERGREEN ELM			+/- 8 12"x18" WIDE 12'-20' TALL 100% 48" BOX
ACCENT PALMS / PALM LIKE SHRUBS SUCH AS:			EST. QTY./SIZE
PHOENIX DACTYLIFERA / DATE PALM SYAGRUS ROMANZOFFIANUM / QUEEN PALM PHOENIX ROBELINI / PYGMY DATE PALM			+/- 2 20"x30" WIDE 20' TALL 18" B.T.H.
MEDIUM SIZE SHRUBS SUCH AS:			EST. QTY./SIZE
BERBERIS THUNBERGII / BERBERIS CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH CARRISSA SPP. COPROSMA DODONAEA VISCOSA LEPTOSPERMUM SPP. / NEW ZEALAND TREE TREE PURPUREA / HORSESEED BUSH PODOCARPUS SPP. PITTOSPORUM SPP. RHAMNUS CALIFORNICA 'LITTLE SUR' / CALIFORNIA COFFEEBERRY RHAPHIOLEPIS SPP. / INDIA HAWTHORN WESTRINGIA SPP.			+/- 150 3'-5' WIDE 3'-5' TALL 100% 5 GAL
ACCENT SHRUBS, SUCCULENT & GRASS LIKE PLANTS SUCH AS:			EST. QTY./SIZE
AGAVE VICTORIAE-REGINAE / QUEEN VICTORIA AGAVE AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE ALOE NOBILIS / GOLD TOOTH ALOE ALOE STRIATA / CORAL ALOE BERBERIS THUNBERGII 'ORANGE ROCKET' / ORANGE ROCKET BERBERIS CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH CANNA X ELMANNII / CANNA CLIVIA MINIATA / KAFFIR LILLY CORDYLINE 'DESIGN A LINE' CUPRESSUS SEMPERVIRENS 'TINY TOWERS' DIANELLA REVOLUTA / BABY BLISS EUPHORBIA TIRUCALLI 'STICK ON FIRE' KALANCHOE THYRSIFLORA / PADDLE PLANT MUHLENBERGIA CAPILLARIS 'LENCA' / REGAL MIST PINK MUHLY HESPERALOE SPP. RHAPHIOLEPIS INDICA SPP. SANSEVIERIA TRIFASCIATA 'LAURENTII' / SANSEVIERIA			+/- 150 2'-4' WIDE 2'-5' TALL 50% 1 GAL 50% 5 GAL
SCREENING VINES SUCH AS:			EST. QTY./SIZE
FICUS PUMILA / CREEPING FIG TRACHELOSPERMUM JASMINOIDES / STAR JASMINE PARTHENOCISSUS TRICUSPIDATA - BOSTON IVY			+/- 20 CLIMBING HEIGHT SPREADING WIDTH 100% 5 GAL
GROUNDCOVERS SUCH AS:			EST. QTY./SIZE
ACACIA COGNATA 'COUSIN ITT' CALANDRINA SPECTABILIS CARRISSA SPP. DIANELLA SPP. LANTANA 'NEW GOLD' ECHEVERIA X 'AFTERGLOW' MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM ROSA X 'NOARE' / FLOWER CARPET RED ROSE SENECIO MANDRALISCAE 'BLUE CHALK STICKS' / SENECIO			+/- 150 1.5' - 3' WIDE, 1'-2' TALL 100% 1 GAL
BIOFILTRATION BASIN PLANTS SUCH AS:			EST. QTY./SIZE
CAREX SPP. CHONDROPETALUM TECTORUM / SMALL CAPE RUSH FESTUCA MAIREI / ATLAS FESCUE JUNCUS PATNS 'ELK BLUE' / JUNCUS MUHLENBERGIA CAPILARIS / PINK MUHLY MUHLENBERGIA RIGENS / DEER GRASS SISYRINCHIUM B. 'ROCKY POINT' / DWARF BLUE-EYED GRASS LOMONDRA LONGIFOLIA BREEZE / DWARF MAT RUSH			+/- 150 2'-4' WIDE 2'-5' TALL 100% 5 GAL

IRRIGATION WATER DEMAND

PROJECT: DOLPHIN MOTEL  
BY: WYAC DATE: 07/02/2017

ESTIMATED TOTAL WATER USE

ETWU = (ETo) x (0.62) x (PF x HA / IE)

INFORMATION REQUIRED TO CALCULATE FORMULAS:		
ETWU	ESTIMATED TOTAL WATER USE (GALLONS PER YEAR)	
ETo	REFERENCE EVAPOTRANSPIRATION PER YEAR, POINT LOMA CIMIS = 40	
PF	CONVERSION FACTOR (GALLONS PER SQUARE FOOT)	
	PLANT FACTOR FROM WUCOLS	
	1.0 - LAWN	
	0.8 - HIGH WATER USE PLANTS	
	0.4 - MEDIUM WATER USE PLANTS	
	0.3 - LOW WATER USE PLANTS	
HA	HYDROZONE AREAS	
IE	IRRIGATION EFFICIENCY	
	0.81 - DRIP	
	0.75 - OVERHEAD IRRIGATION / BUBBLERS	

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = (ETo) x (0.62) x (.45) x LA

INFORMATION REQUIRED TO CALCULATE FORMULAS:		
MAWA	MAXIMUM APPLIED WATER ALLOWANCE (GALLONS PER YEAR)	
ETo	REFERENCE EVAPOTRANSPIRATION PER YEAR, POINT LOMA, CIMIS = 40	
.45	ET ADJUSTMENT FACTOR FOR PLANT FACTOR & IRRIGATION EFFICIENCY (ETAF)	
LA	LANDSCAPE AREA (SQUARE FEET)	
0.62	CONVERSION FACTOR (GALLONS PER SQUARE FOOT)	

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = (ETo) (0.62) (.45) (LA)

MAWA = (40) (0.62) (.45) (4,875)

MAWA = 54,405

TOTAL MAWA = 54,405 GALLONS / YEAR

ESTIMATED TOTAL WATER USE / ETWU = (ETo) (0.62) (PF x LA / IE)

LOW WATER USE SHRUBS (ON DRIP)	(40) X (.62) X (.3 X 3,187 / .81)	= 29,273 GAL.
MED WATER USE SHRUBS (ON DRIP)	(40) X (.62) X (.4 X 1,063 / .81)	= 13,018 GAL.
MED WATER USE TREES (ON BUBBLERS)	(40) X (.62) X (.4 X 625 / .75)	= 8,267 GAL.
ETWU:		= 50,558 GAL.

TOTAL ETWU = 50,558 GALLONS / YEAR

FOR THE PROJECT: ETWU < MAWA	BY 3,847 GALLONS / YEAR
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Wimmer  
Yamada  
and  
Caughey

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LANDSCAPE DEVELOPMENT PLAN - SCHEMATIC PLANT SCHEDULE  
& NOTES - MAWA CALCULATIONS

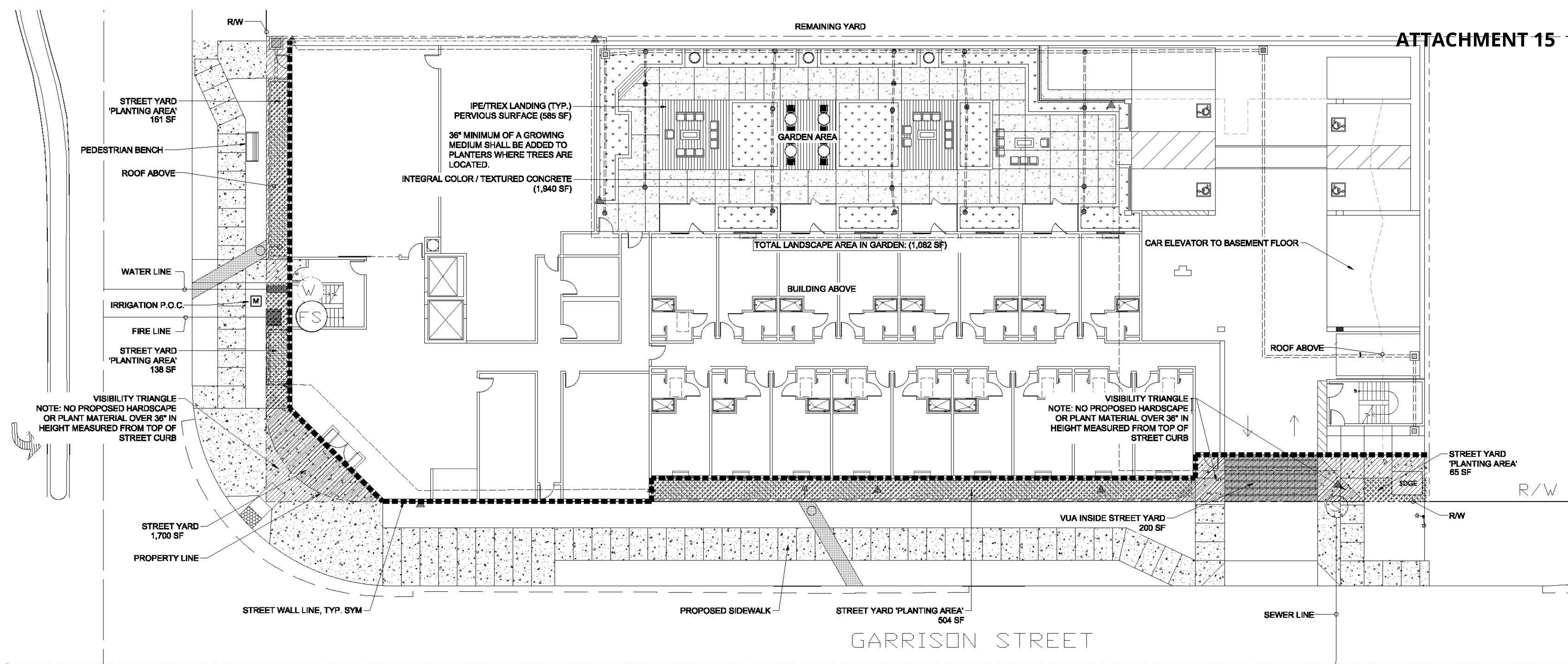
PROJECT: THE DOLPHIN MOTEL / JOB NO: 3314 / DATE: JAN 10 2018

GARRISON STREET SAN DIEGO, CA

17-007.000

L-2

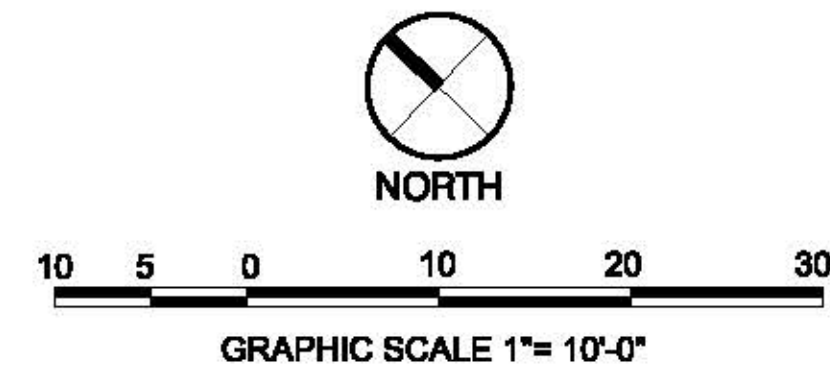




REQUIREMENTS FOR: SAN DIEGO MUNICIPAL CODE LANDSCAPE REGULATIONS

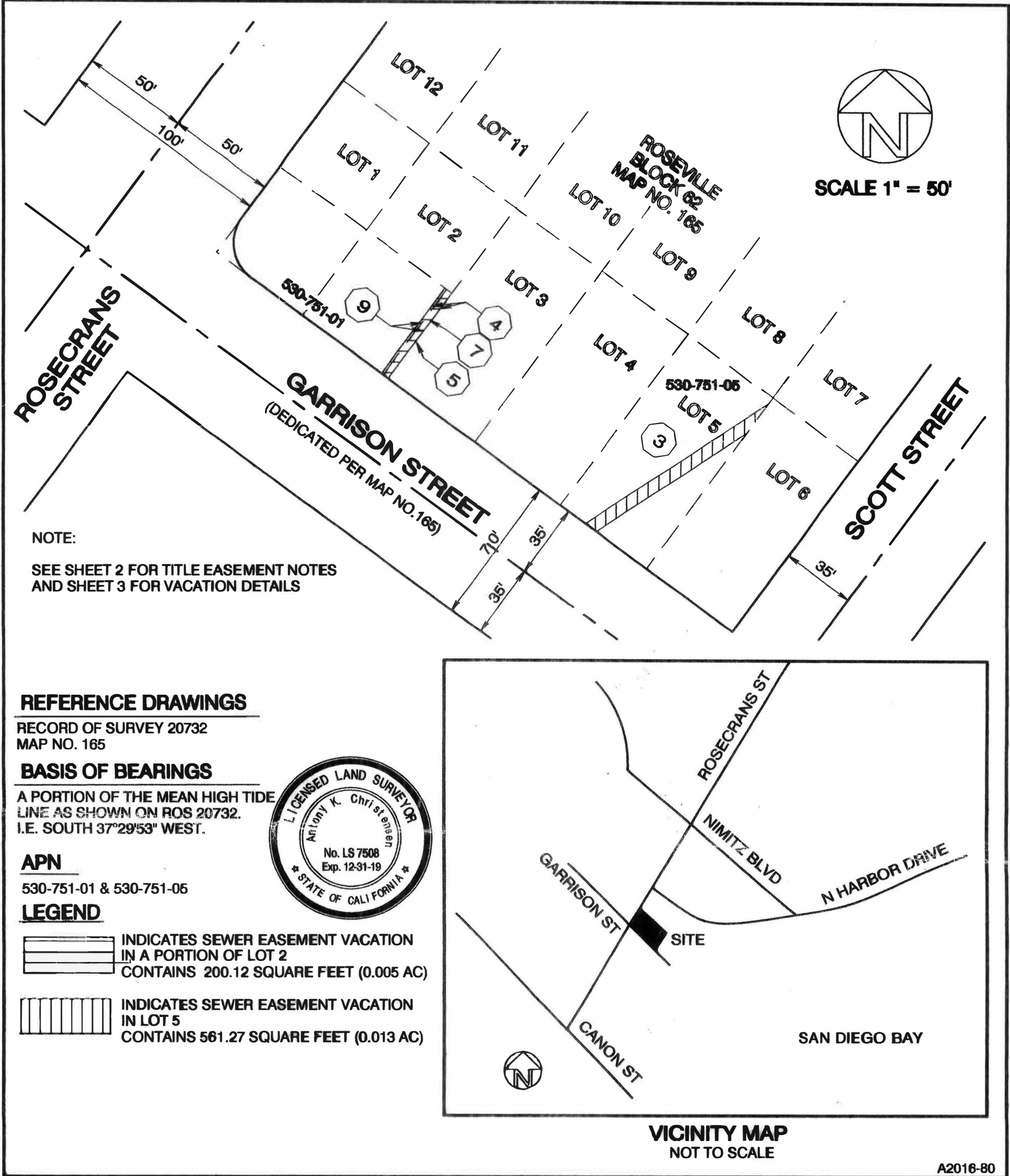
STREET YARD		
PLANTING AREA REQUIRED:	PLANTING AREA PROVIDED:	EXCESS AREA PROVIDED:
TOTAL AREA 1,700 SF x 25% = 425 SF	868 SF	443 SF
PLANT POINTS REQUIRED:		
TOTAL AREA 1,596 SF x 0.05 = 80 POINTS	PLANT POINTS PROVIDED 5 GAL (120) = 240 POINTS 36" BOX TREE (10) = 500 POINTS (R.O.W. TREES WERE USED IN CALCULATIONS)	EXCESS POINTS PROVIDED: 660 POINT EXCESS
REMAINING YARD		
PLANTING AREA REQUIRED:	PLANTING AREA PROVIDED:	EXCESS AREA PROVIDED:
TOTAL AREA 3,607 SF x 30% = 1,082 SF	1,082 SF	0 SF
PLANT POINTS REQUIRED:		
TOTAL AREA 3,607 SF x 0.05 = 180 POINTS	PLANT POINTS PROVIDED 5 GAL (80) = 160 POINTS 1 GAL (384) = 384 POINTS 48" BOX TREE (6) = 600 POINTS	EXCESS POINTS PROVIDED: 952 POINT EXCESS

VEHICULAR USE AREA > 6,000 SF		
REQUIRED 'PLANTING AREA'	PLANTING AREA PROVIDED	EXCESS AREA PROVIDED:
VUA INSIDE STREET YARD: 200 SF X 0.05 = 10 SF	59 SF	49 SF
VUA OUTSIDE STREET YARD: N/A	N/A	N/A
REQUIRED 'PLANT POINTS'	PLANT POINTS PROVIDED	EXCESS POINTS PROVIDED:
VUA INSIDE STREET YARD: 250 SF X 0.05 = 13 POINTS	24 POINTS W/ (12) 5 GAL SHRUBS	13 POINTS
VUA OUTSIDE STREET YARD: N/A	N/A	N/A



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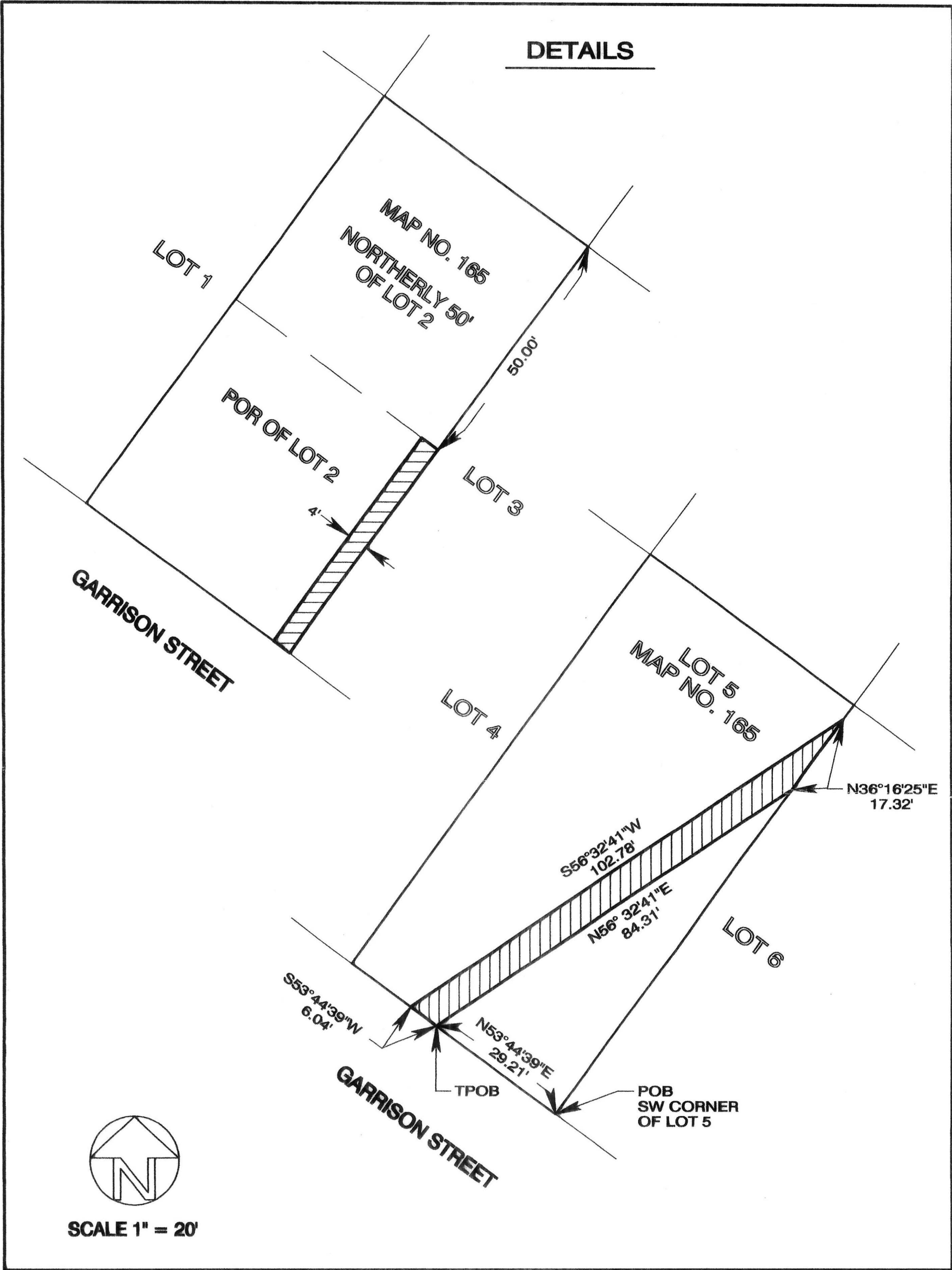
*Anthony K. Christensen* JANUARY 13, 2018  
ANTONY K. CHRISTENSEN DATE  
L.S. 7508, EXPIRES 12-31-17

**SEWER EASEMENT VACATIONS**  
IN A PORTION OF LOT 2 AND IN LOT 5, BLOCK 62, MAP NO. 165

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S. 556027
ORIGINAL	CE&S				SHEET 1 OF 3 SHEETS	IO NO. 24007332
					FOR CITY ENGINEER	DATE
					DIVISION HEAD	
					SECTION HEAD	
STATUS						1844-6259 CCS 83 COORDINATES
						204-1699 LAMBERT COORDINATES
						40337-1-B



EXHIBIT "B"



SCALE 1" = 20'

**SEWER EASEMENT VACATIONS**  
IN A PORTION OF LOT 2 AND IN LOT 5, BLOCK 62, MAP NO. 165

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA		P.T.S.	556027
ORIGINAL	CE&S				SHEET 2 OF 3 SHEETS		IO NO.	24007332
					FOR CITY ENGINEER		1844-6259	
					DATE		CCS 83 COORDINATES	
					DIVISION HEAD		204-1699	
					SECTION HEAD		LAMBERT COORDINATES	
STATUS							40337-2-B	

TITLE NOTES

- 2

AN EASEMENT OR RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF FLUMES, CANALS OR AQUEDUCTS, CONVEYED BY DEED FROM FRANK A. KIMBALL, AND WARREN G. KIMBALL TO KIMBALL BROTHERS WATER COMPANY, A CORPORATION, DATED JUNE 9, 1869, AND RECORDED IN BOOK 7, PAGE 124 OF DEEDS. THE INTEREST OF SAID GRANTEE IN AND TO SAID EASEMENT HAS SINCE PASSED TO AND NOW VESTS OF RECORD IN THE SWEETWATER AUTHORITY. THE LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND IS NOT PLOTTED.
- 3

AN EASEMENT FOR SEWER PURPOSES AND RIGHTS INCIDENTAL THERETO GRANTED TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, RECORDED JUNE 12, 1928 IN BOOK 1510, PAGE 12, OF DEEDS, OF OFFICIAL RECORDS.
- 4

AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE SEWER LATERAL AND RIGHTS INCIDENTAL THERETO GRANTED TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, RECORDED FEBRUARY 4, 1944 IN BOOK 1635, PAGE 177 OF OFFICIAL RECORDS.
- 5

AN EASEMENT FOR POLES AND WIRES AND RIGHTS INCIDENTAL THERETO GRANTED TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED MAY 29, 1944 IN BOOK 1684, PAGE 263, OF OFFICIAL RECORDS.
- 7

AN EASEMENT FOR POLES AND WIRES AND RIGHTS INCIDENTAL THERETO GRANTED TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED IN BOOK 1688, PAGE 116, OF OFFICIAL RECORDS.
- 8

AN AGREEMENT RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF A PARK-ING LOT OVER EXISTING SIDEWALK AND CURB, BY AND BETWEEN THE CITY OF SAN DIEGO AND EDWIN FRANK MAY AND BARBARA J. MAY, RECORDED JUNE 21, 1963 AS INSTRUMENT NO. 108971, OF OFFICIAL RECORDS. AGREEMENT IS NOT PLOTTED.
- 9

AN EASEMENT FOR COMMUNICATION STRUCTURES AND RIGHTS INCIDENTAL THERETO, GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED MAY 11, 1966 AS INSTRUMENT NO. 79002, OF OFFICIAL RECORDS.

SEWER EASEMENT VACATIONS  
IN A PORTION OF LOT 2 AND IN LOT 5, BLOCK 62, MAP NO. 165

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA		P.T.S.	556027
ORIGINAL	CE&S				SHEET 3 OF 3 SHEETS		IO NO.	24007332
							1844-6259	
					FOR CITY ENGINEER	DATE	CCS 83 COORDINATES	
							204-1699	
					DIVISION HEAD		LAMBERT COORDINATES	
STATUS					SECTION HEAD		40337-3-B	