



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: September 20, 2018 REPORT NO. PC-18-060

HEARING DATE: September 27, 2018

SUBJECT: 3040 CLAIREMONT DRIVE APARTMENTS. Process Four Decision

PROJECT NUMBER: [410740](#)

OWNER/APPLICANT: Sam and Sandra Dimenstein Owners/Scott Spencer and Associates Applicant

### SUMMARY

Issue: Should the Planning Commission approve the construction of a 35,240-square-foot, three-story, 19-unit apartment building and a 1,500-square-foot commercial building located at 3040 Clairemont Drive in the Clairemont Mesa Community Planning area.

#### Staff Recommendations:

1. **Approve** Site Development Permit No. 1835923, and
2. **Approve** Planned Development Permit No. 143717, and
3. **Approve** Easement Vacation No. 2189558.

Community Planning Group Recommendation: On October 17, 2017 the Clairemont Community Planning Group voted 9-4-0 to recommend approval of the project with no conditions.

Environmental Review: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 19, 2018, and the opportunity to appeal that determination ended on May 3, 2018.

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



Code Enforcement Impact: None.

Housing Impact Statement: The Clairemont Mesa Community Plan designates the 3.318-acre site for mixed use development. The project would comply with that designation and is proposing 19 apartment units within the three-story residential building and a one-story commercial building. The project will comply with the City of San Diego's Inclusionary Housing Ordinance by providing at least 10 percent (two units) of the total dwelling units on-site for households with an income at or below 65 percent Area Median Income (AMI) for rental units, or at or below 100 percent AMI for for-sale units, on terms set forth within the Inclusionary Affordable Housing Regulations.

## BACKGROUND

The project site is located at 3040 Clairemont Drive and the Clairemont Mesa Community Plan designates the site for Community Commercial development (Attachments 1-3). The 3.318-acre site is previously developed with commercial development, surface parking and a swimming pool. The site is located in the CC-1-3 and RS-1-7 zones and in the Community Plan Implementation Overlay Zone Type-B (CPIOZ-B). The project site is zoned CC-1-3 and RS-1-7 in the Clairemont Community Plan, Clairemont Mesa Height Overlay Zone, CPIOZ-B, Montgomery Field Influence Area, Council District 2. The project is addressed at 3040 Clairemont Drive, is located north of Interstate 8, east of Interstate 5 and Mission Park and across Clairemont Drive from the Clairemont Village Shopping Center (Attachments 1-3). The nearest residential development is located across a finger canyon behind, and to the northwest of the project site. The site is available to public transit via MTS bus routes 105 and 50.

## DISCUSSION

### Project Description:

The project would construct a 35,240-square-foot, three-story, 19-unit apartment building including four, three-bedroom units, nine, two-bedroom units, and six one-bedroom units. In addition, a new one-story, 1,500 square foot commercial building would also be constructed fronting on Clairemont Drive. The use on this site would, therefore, shift from only commercial to a mix of multi-family residential and commercial. The proposed project complies with all development regulations and includes a deviation to accommodate parking within the front half of the lot, as allowed through a Planned Development Permit. The site is currently developed with all public utilities in place to serve the proposed residences. The project would include five new street trees within a non-contiguous sidewalk along the site frontage (Attachment 9). The project includes a shared parking agreement between the commercial and residential uses and meets current parking requirements.

### Community Plan Analysis:

The proposed project is consistent with the Community Plan and General Plan. The 3.318-acre project site is located within the Clairemont Mesa Community Plan area and is designated for Commercial use. The Commercial land use designation allows for residential development. The proposed 19-unit



mixed-use development would be consistent with the Commercial land use designation. The proposed project site is located within the Clairemont Square and Clairemont Village – Community Plan Implementation Overlay Zone (CPIOZ), which calls for new development to visually and functionally integrate the commercial centers and improve the pedestrian environment. The CPIOZ calls for new development within the centers to be linked to the surrounding residential neighborhood by safe and effective pedestrian access through well-defined entryways. Additionally, the Commercial Development Objectives of the Community Plan require commercial areas to incorporate landscaping which will help to integrate the commercial development into the surrounding neighborhood. The General Plan Urban Design Element states that landscape materials and design should enhance structures, create and define public and private spaces, and provide aesthetic appeal.

To achieve the applicable site design objectives, the proposed project would provide non-contiguous sidewalks along Clairemont Drive and incorporate enhanced paving across the primary drive aisle to connect the commercial building to the residential units within the project site. Five street trees will be planted within the Clairemont Drive right of way, enhancing the pedestrian experience.

The proposed project provides a single-story commercial building along Clairemont Drive that is consistent with the scale of the surrounding retail to the east and south of the project site. The commercial building provides a varied roof line and an expanded awning across the façade to enhance the site's visual appeal and implement the objectives of the Community Plan.

#### Project-Related Issues:

The project requires a Process 3 Site Development Permit due to its location within the Clairemont Square and Clairemont Village – Community Plan Implementation Overlay Zone (CPIOZ). The project is consistent with the CPIOZ as it is proposing a mixed-use development of commercial and residential units allowed on the Commercial-Use-designated project site. The Project also requires a Planned Development Permit as it proposes parking spaces within the front half of the lot and this would deviate from residential parking restrictions. While the proposal would locate the parking near the front of the project site, a one-story commercial building is proposed adjacent to the sidewalk along Clairemont Drive. As the proposed parking would be located behind this proposed commercial building, and in front of the proposed residential building near the rear of the project site, the parking lot would not front on Clairemont Drive and, therefore, the proposal would be consistent with the purpose and intent of the parking location restriction. The project would provide five new street trees along the project frontage and a new noncontiguous sidewalk. These public improvements along with a proposed one-story commercial development at the sidewalk provide for an enhanced pedestrian experience.

In addition, the project proposes to vacate an existing sewer easement, which currently contains the terminus of sewer line and a manhole. The existing sewer line will be terminated 15 feet from the residential building edge and a new manhole constructed. The project proposes to vacate only a portion of the easement, vacating an eight-foot wide by approximate 49-foot-long portion of the sewer easement located in the middle of the lot, within the private lot area. No portion of the proposed Easement Vacation is within the Public Right-of-Way. Prior to issuance of building permits,



an additional 12 feet of easement area will be dedicated to ensure the remaining easement area will meet current City standard width of 20 feet.

Conclusion:

As the project is consistent with the Clairemont Mesa Community Plan, would meet all requirements of the San Diego Land Development Code (as allowed through the requested deviation to parking lot location), and the easement for the sewer line is no longer needed on the portion of the site proposed for residential development, staff recommends the Planning Commission approve the Planned Development Permit, the Site Development Permit and the Easement Vacation.

ALTERNATIVES

1. Approve Site Development Permit No. 1835923, and Planned Development Permit No. 1437171 and Easement Vacation No. 2189558, with modifications.
2. Deny Site Development Permit No. 1835923, and Planned Development Permit No. 1437171 and Easement Vacation No. 2189558, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

  
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PJ FitzGerald  
Assistant Deputy Director  
Development Services Department

  
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Cecilia Ponce  
Development Project Manager  
Development Services Department

EWL/CP

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Easement Vacation Resolution with Findings
7. Easement Vacation Exhibit
8. Environmental Exemption
9. Project Site Plan(s)
10. Project Plans
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement

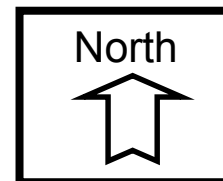




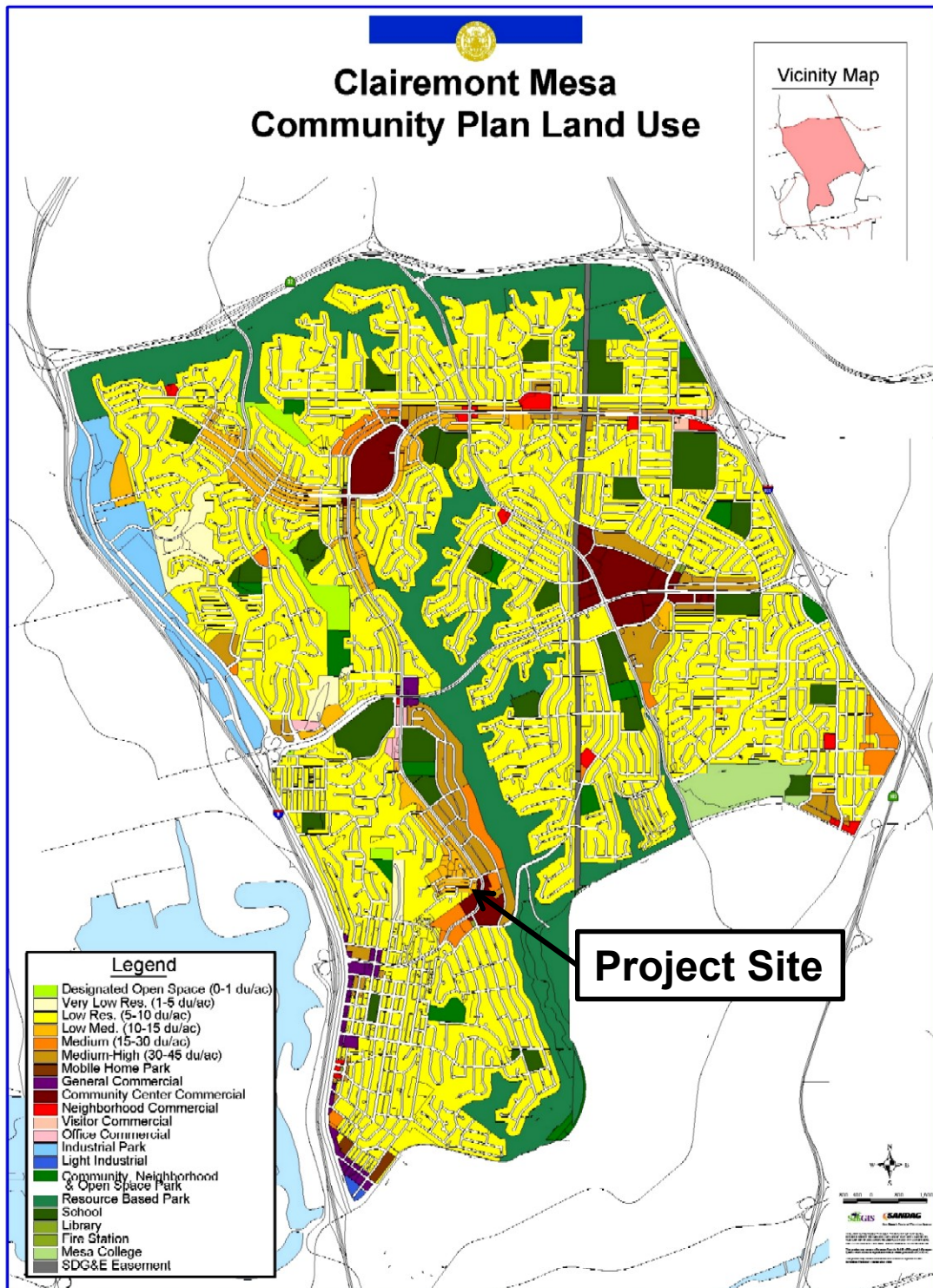
## Aerial Photo

3040 Clairemont Drive Apartments/ 3040 Clairemont Drive

PROJECT NO. 410740







## Land Use Map

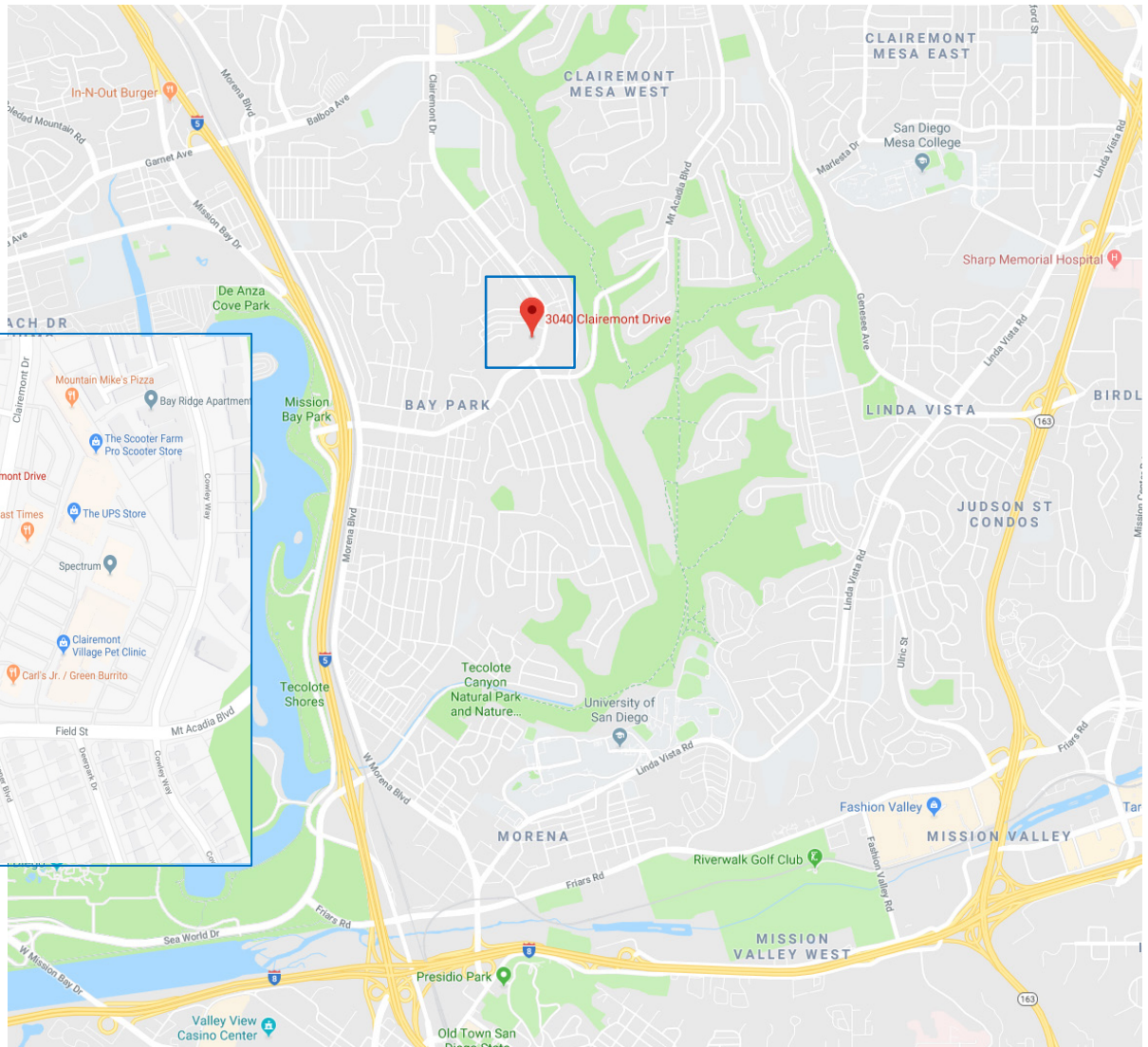
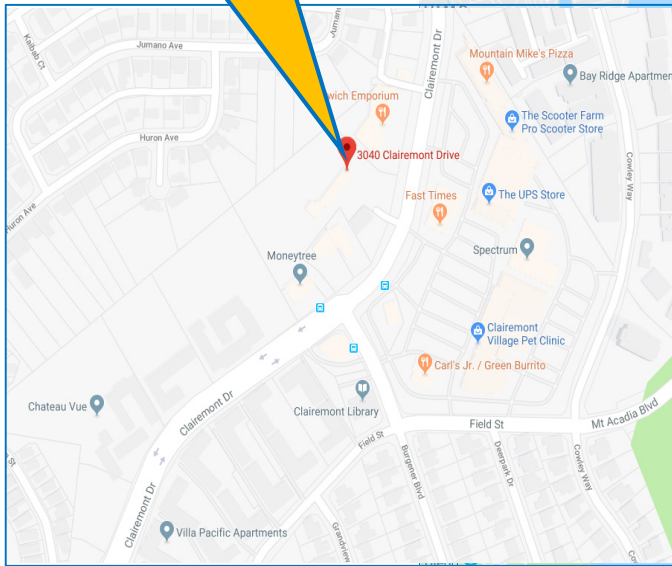
3040 Clairemont Drive Apartments/ 3040 Clairemont Drive  
PROJECT NO. 410740

North



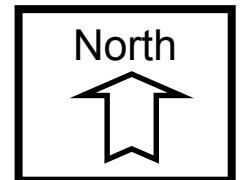


Project Site



## Project Location Map

3040 Clairemont Drive Apartments/ 3040 Clairemont Drive  
PROJECT NO. 410740





PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
SITE DEVELOPMENT PERMIT NO. 1835923,  
PLANNED DEVELOPMENT PERMIT NO. 1437171,  
**3040 CLAIREMONT DR. APARTMENTS - PROJECT NO. 410740**

WHEREAS, SAM and SANDRA DIMENSTEIN, Owners, filed an application with the City of San Diego for a permit to construct a three-story, 35,240-square-foot, 19-unit apartment building with surface parking, and a new, 1,500-square-foot commercial building, converting a current Commercial Use to a proposed Mixed-Use with commercial and residential development as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1835923 and 1437171 on portions of a 3.318-acre site;

WHEREAS, the project site is located at 3040 Clairemont Drive in the CC-1-3 and RS-1-7 zones of the Clairemont Mesa Community Plan area;

WHEREAS, the project site is legally described as Lots 15, 17 and 19 of Clairemont Plaza Unit no. 4 RESUBDIVISION no. 2, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 4541, filed in the office of the County Recorder of San Diego County May 13, 1960.

WHEREAS, on January 30, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332;

WHEREAS, on September 27, 2018, the Planning Commission of the City of San Diego considered Site Development Permit No. 1835923 and Planned Development Permit No. 1437171 pursuant to the Land Development Code of the City of San Diego;



NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 1835923 and Planned Development Permit No. 1437171:

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

**1. Findings for all Site Development Permits:**

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

The project proposes to construct a three-story, 19-unit apartment building and a new commercial building with a surface parking lot located between the buildings on a 3.318-acre-site in the Clairemont Mesa Community Planning area. The proposed project is located in the CC-1-3 and RS-1-7 zones and has a Commercial Land Use designation which allows Residential Uses together with Commercial Uses.

Plan Requirements: The proposed project site is located within the Clairemont Square and Clairemont Village Community Plan Implementation Overlay Zone (CPIOZ), which recommends new development to visually and functionally integrate the commercial centers and improve the pedestrian environment. The CPIOZ recommends new development within the centers to be linked to the surrounding residential neighborhood by safe and effective pedestrian access through well-defined entryways. The General Plan Urban Design Element directs new development to create street frontages with architectural and landscape interest for both pedestrians and neighboring residents.

Proposed Project: The development proposes that the residential building be located behind the commercial building that would front Clairemont Drive. The one-story commercial building is designed at a smaller scale than the three-story residential building and by using storefront windows, maximum transparency is achieved along with architectural interest. The proposed pedestrian connections improve walkability consistent with the policies of the CPIOZ and the General Plan Urban Design Element. A new, non-contiguous sidewalk, a row of five new street trees and ground level entries on Clairemont Drive also enhance the pedestrian experience.

As the project provides a visual response to the neighborhood by placing the lower scaled building on Clairemont Drive and the taller residential building behind it, provides a new, non-contiguous sidewalk aligned with a row of five new street trees that improves pedestrian path as called for in the Clairemont Mesa Community Plan and the General Plan Urban Design Element, the proposed development will not adversely affect the applicable land use plan.



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

The project proposes a non-contiguous sidewalk and will reconstruct the existing curb ramps and curb returns at the project entrances off of Clairmont Drive to create safe and effective pedestrian access. Existing power poles will be relocated within the development. The project also proposes enhanced paving connecting the commercial building to the residential building and responds to the requirement of linking the development to the surrounding residential neighborhood by safe and effective pedestrian access.

As the project proposes a relocation of onsite power poles, reconstruction of the existing curb ramps and curb returns, constructs a non-contiguous sidewalk and provides enhanced paving to create a safe pedestrian path, 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.**

Structures located within the Clairemont Mesa Height Limit Overlay Zone shall not exceed a 30-foot height limit and comply with Structure Height and Overall Structure Height, per SDMC Section 113.0270(a)(2).

The proposed project complies with structure height requirements by proposing a one-story commercial building to front Clairemont Drive and locating the three-story residential building at rear of lot. The residential building does not exceed 30-foot height limit.

As the project proposes to build within the 30-foot height limit and meet required setbacks, landscape and parking requirements, the proposed development will comply with the regulations of the Land Development Code.

**B. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]**

**1. Findings for all Planned Development Permits:**

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

The project proposes to construct a three-story, 19-unit apartment building and a new commercial building with surface parking lot located between the buildings on a 3.318 acre site in the Clairemont Mesa Community Planning area. The proposed project is located in the CC-1-3 and RS-1-7 zones and has a Commercial Land Use designation allowing Residential Uses are allowed together with Commercial Uses.



Plan requirements: The proposed project site is located within the Clairemont Square and Clairemont Village Community Plan Implementation Overlay Zone (CPIOZ), which recommends new development to visually and functionally integrate the commercial centers and improve the pedestrian environment. The CPIOZ recommends new development within the centers to be linked to the surrounding residential neighborhood by safe and effective pedestrian access through well-defined entryways. The General Plan Urban Design Element directs new development to create street frontages with architectural and landscape interest for both pedestrians and neighboring residents.

Proposed Project: The development proposes that the residential building be located behind the commercial building that would front Clairemont Drive. The one-story commercial building is designed at a smaller scale than the three-story residential building and by using storefront windows, maximum transparency is achieved along with architectural interest. The proposed pedestrian connections improve walkability consistent with the policies of the CPIOZ and the General Plan Urban Design Element. A new, non-contiguous sidewalk, a row of five new street trees and ground level entries on Clairemont Drive also enhance the pedestrian experience.

As the project provides a visual response to the neighborhood by placing the lower scaled building on Clairemont Drive and the taller residential building behind it, provides a new, non-contiguous sidewalk aligned with a row of five new street trees that improves pedestrian path as called for in the Clairemont Mesa Community Plan and the General Plan Urban Design Element, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes a non-contiguous sidewalk and will reconstruct the existing curb ramps and curb returns at the project entrances off of Clairmont Drive to create safe and effective pedestrian access. Existing power poles will be relocated within the development. The project also proposes enhanced paving connecting the commercial building to the residential building and responds to the requirement of linking the development to the surrounding residential neighborhood by safe and effective pedestrian access.

As the project proposes a relocation of onsite power poles, reconstruction of the existing curb ramps and curb returns, constructs a non-contiguous sidewalk and provides enhanced paving to create a safe pedestrian path that is consistent with the Clairemont Mesa Community Plan and the General Plan Urban Design Element, 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 proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

For residential development within commercial zones, residential use and residential parking are prohibited on the ground floor in the front half of the lot per SDMC Section 131.0540(c).

The proposed project requests to deviate from this requirement by locating the parking in the front half of the lot behind the one-story commercial building that fronts Clairemont Drive. The parking will be shared by the proposed residential and commercial buildings. By keeping the parking hidden behind the commercial building, the proposed project remains sensitive to the existing neighborhood and enhance the pedestrian path.

As the project proposes to locate the three-story residential building in the rear of the lot facing the residential neighborhood across the canyon and locate the shared parking lot between the residential and the one-story commercial buildings, concealing it from Clairemont Drive, the proposed development will result in a more desirable project than would be achieved if designed in conformance.

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. 1835923 and Planned Development Permit No. 1437171 is hereby GRANTED by the Planning Commission to the referenced Sam and Sandra DIMENSTEIN, Owners, in the form, exhibits, terms and conditions as set forth in Permit No. Site Development Permit No. 1835923 and Planned Development Permit No. 1437171, a copy of which is attached hereto and made a part hereof.



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Cecilia Ponce  
Development Project Manager  
Development Services

Adopted on: September 27, 2018

IO#: 24005624



**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: 24005624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO.1835923, PLANNED DEVELOPMENT PERMIT NO. 1437171  
**3040 CLAIREMONT DRIVE APARTMENTS PROJECT NO. 410740**  
PLANNING COMMISSION

This Site Development Permit No.1835923/Planned Development Permit No. 1437171 is granted by the Planning Commission of the City of San Diego to Sam and Sandra Dimenstein, owners/permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0502 and 126.0602. The 3.318 -acre site is located at 3040 Clairemont Drive in the CC-1-3 and RS-1-7 zones of the Clairemont Mesa Community Plan area. The project site is legally described as: Lots 15,17 and 19 of Clairemont Plaza Unit No. 4 Resubdivision No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4541, filed in the Office of the County Recorder of San Diego County, May 13, 1960.

Subject to the terms and conditions set forth in this Permit, permission is granted to Sam and Sandra Dimenstein, owners/permittees to construct a new mixed-use development described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 27, 2018, on file in the Development Services Department.

The project shall include:

- a. Construction of a three-story, 35,240-square-foot, 19-unit apartment building, a new, 1,500-square-foot commercial building and surface parking. The existing commercial use will be converted to a mixed-use, commercial and multi-family residential.
- b. Relocate end of sewer line and construct new manhole.
- c. Deviation to locate parking lot within the front half of the lot.
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-Street Parking
- b. 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 October 11, 2021.
2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. 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.
7. 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.
8. 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.
9. If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable,



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

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

**CLIMATE ACTION PLAN REQUIREMENTS:**

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

**AFFORDABLE HOUSING REQUIREMENTS:**

12. Prior to the issuance of any building permits, the Owner/Permittee shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

13. Prior to the issuance of any building permits, the Owner/Permittee shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).



**ENGINEERING REQUIREMENTS:**

14. The project proposes to export 200 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.
15. The drainage system proposed for this development is private and subject to approval by the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of the existing two curb returns and the reconstruction of the existing driveway to current City Standards, adjacent to the site on Clairemont Drive, satisfactory to the City Engineer.
17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer, for Landscape over 30 inches, irrigation systems, and sidewalk underdrain(s) in the Clairemont Drive Street Right-of-Way.
18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing curb ramps/curb returns at the project entrance on Burgener Boulevard at Clairemont Drive, with current City Standard curb ramps and cross gutter, satisfactory to the City Engineer.
19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by obtaining documentation an San Diego Gas and & Electric (SDG&E) job package has been issued to the SDG&E Construction Department, to relocate the existing power poles within the subject property, to a location approved by SDG&E, and satisfactory to the City Engineer.
20. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
22. 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.
23. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.



**LANDSCAPE REQUIREMENTS:**

24. 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-sq.ft. 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.

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

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

27. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of 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.

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

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

29. The Brush Management Program shall consist of a modified Zone One ranging from four feet to 47 feet in width with a corresponding Zone Two of 47 feet to 78 feet in width extending out from the habitable structures towards the native/naturalized vegetation consistent with §142.0412(h)(7).

30. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.



31. Where Zone One is reduced, openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

32. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

**PLANNING/DESIGN REQUIREMENTS:**

33. Prior to building permit issuance, the owner/permittee shall demonstrate that the existing ground sign along the project frontage, as identified on Exhibit A, is either in conformance with the current Sign Regulations per SDMC Section 142.1240, or will be modified to comply.

34. 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.

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

36. 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**

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

38. All surface parking spaces shall be unassigned automobile parking spaces and made available at all times to the commercial uses onsite, to the satisfaction of the City Engineer.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

39. Prior to issuance of any construction permit for a building structure, the Owner/Permittee shall dedicate an additional easement width to create overall 20-foot width as shown on Exhibit A, to the existing 8-foot-wide sewer easement granted to the City of San Diego per Resolution No. 130883, to the satisfaction of the Director Public Utilities Department and City Engineer.

**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



## ATTACHMENT 5

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 September 27, 2018 and  
Approved Resolution Number\_\_\_\_\_.



## ATTACHMENT 5

Site Development Permit No. 1835923  
Planned Development Permit No. 1437171  
September 27, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

---

Cecilia Ponce  
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.

**Sam Dimenstein**  
Owner/Permittee

By \_\_\_\_\_  
Sam Dimenstein  
Owner

**Sandra Dimenstein**  
Owner/Permittee

By \_\_\_\_\_  
Sandra Dimenstein  
Owner

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



R-\_\_\_\_\_

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

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

A RESOLUTION VACATING PUBLIC SEWER EASEMENT NO. 2189558,  
PROJECT NO. 410740

WHEREAS, San Diego Municipal Code section 125.1010(a) provides a procedure for the vacation of public easements by City staff designated by the City Manager; and

WHEREAS, Sam and Sandra Dimenstein, owners filed an application to vacate a Public Service Easement (Public Sewer Easement), located at 3040 Clairemont Drive Easement Vacation No. 2189558; and

WHEREAS, it is proposed that Sewer Easement No. 2189558 be vacated; and

BE IT RESOLVED, by the Development Services Department, that with respect to the eight-foot-wide by approximately 49-foot-long sewer easement, located at 3040 Clairemont Drive, San Diego, California, 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 easement will be superseded by truncating the current end of the sewer line and there are no other public facilities located within the easement. The applicant will truncate the sewer line for development of the 19-unit apartment building as shown on Site Development Plans Exhibit A. As such, there will be 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.



R-\_\_\_\_\_

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

Approving the proposed easement vacation will allow for the improvement of the project site with a new, mixed-use development including a new three-story, 19-unit apartment building and a new, one-story commercial building on a site designated for commercial development. The project would provide needed housing units in an area served by existing amenities and public transit (MTS Routes 105 and 50). The site is currently occupied by a surface parking lot. Construction of the new commercial building to be located at the front of the project site near the sidewalk will create pedestrian interest and activate the experience along Clairemont Drive. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

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

The project proposes to construct a three-story, 19-unit apartment building and a new commercial building with surface parking lot located between the buildings on a 3.318-acre site in the Clairemont Mesa Community Planning area. The project proposes to locate the commercial building at the front of the site, improving the pedestrian path along Clairemont Drive, consistent with the Clairemont Mesa Community Plan recommendations. This necessitates locating the proposed residential structure over a portion of an existing sewer easement near the rear portion of the site. Vacating this 49-foot section of the sewer easement would therefore, allow the development to be consistent with the Clairemont Mesa Community Plan. Therefore, the proposed vacation is consistent the applicable land use plan.



R-\_\_\_\_\_

**(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.**

To facilitate construction of the proposed project, the terminus of an on-site sewer line and associated manhole, within an existing eight-foot wide by approximate 49-foot-long sewer easement, will be truncated and a new manhole constructed, 15 feet from the proposed residential building edge. As the existing sewer line will be removed from that 49-foot portion of the sewer easement that would be under the proposed residential building, that portion of the sewer easement would be no longer required, and the project proposes to vacate that portion of the sewer easement. Therefore, the purpose for which the easement was acquired will no longer exist.

BE IT FURTHER RESOLVED, that the public service easement located within the project site located at 3040 Clairemont Drive, San Diego, California, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 40286-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 easement.

BE IT FURTHER RESOLVED that prior to the recording of the public sewer easement vacation, the existing 55 linear feet of eight-inch VC Pipeline and sewer manhole No. 9 shall be removed, and the new sewer manhole shall be constructed and approved, to the satisfaction of the Director Public Utilities Department and City Engineer.



## ATTACHMENT 6

R-\_\_\_\_\_

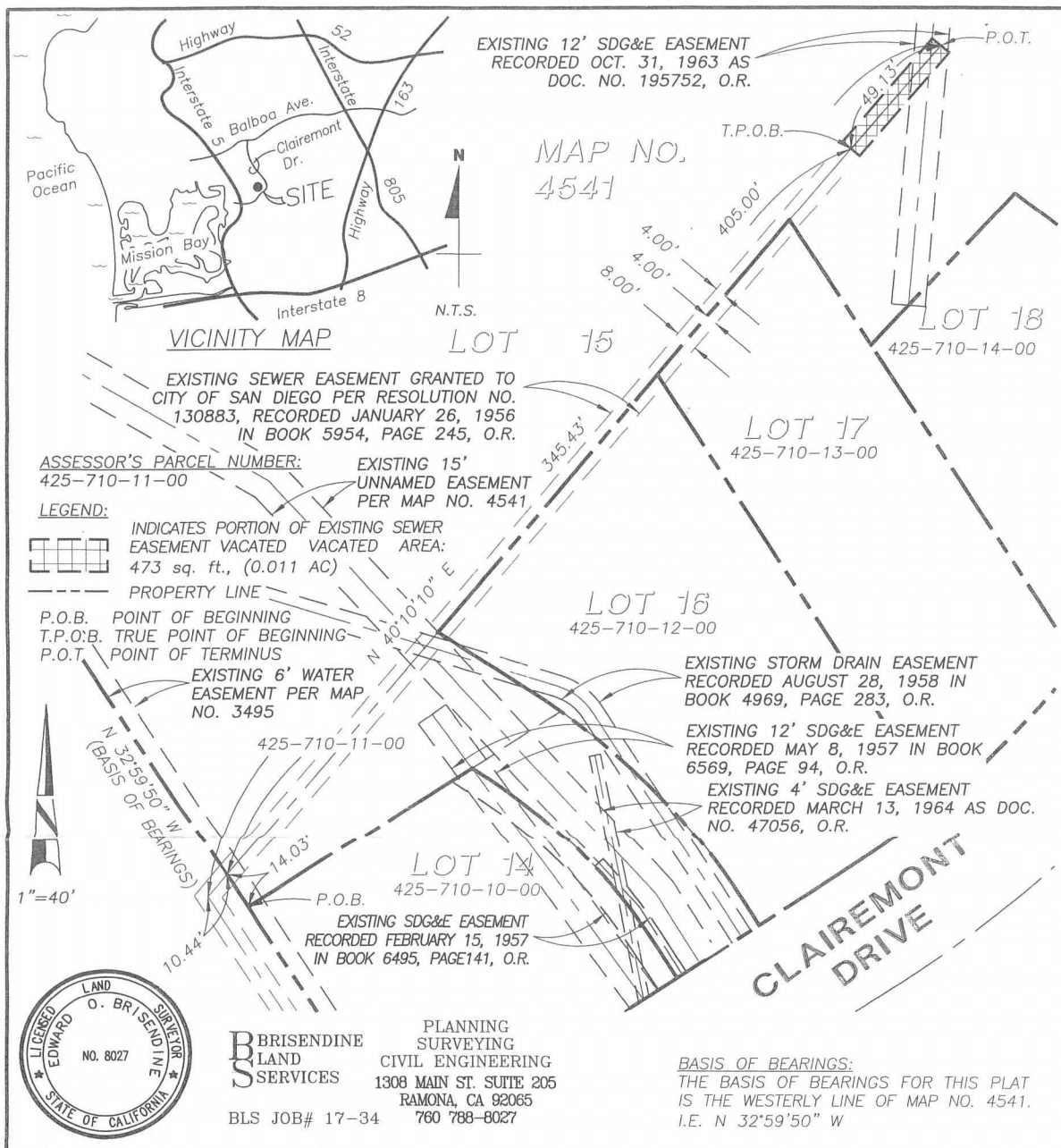
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Cecilia Ponce  
Development Project Manager  
Development Services

Adopted on: September 27, 2018

IO No.: 24005624





RESOLUTION NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

RECORDED: \_\_\_\_\_

EDWARD O. BRISENDINE LS 8027 DATE 12/21/17

## PUBLIC SEWER EASEMENT VACATION

IN LOTS 15 & 17 OF CLAIREMONT PLAZA UNIT NO. 4, RESUBDIVISION NO. 1 PER MAP NO. 4541

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 1 SHEET	I.O. NO. 24005624 PTS NO. 410740
	BLS				FOR CITY LAND SURVEYOR	1868-6279 CCS '83 COORDINATES
					DATE	228-1709 LAMBERT COORDINATES
						40286-B



**EXHIBIT "A"****LEGAL DESCRIPTION****Sewer Easement Vacation**

A PORTION OF THAT CERTAIN SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER RESOLUTION NO. 130883 RECORDED JANUARY 26, 1956 IN BOOK 5954, PAGE 245 OF OFFICIAL RECORDS, LYING WITHIN LOT 15 OF CLAIREMONT PLAZA UNIT NO. 4, RESUBDIVISION NO. 1 IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 4541 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 13, 1960, WITHIN A STRIP OF LAND 8.00 FEET WIDE, LYING 4.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF LOT 14 OF SAID MAP NO. 4541, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF SAID LOT 15; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 15, NORTH 32°59'50" WEST A DISTANCE OF 14.03 FEET; THENCE LEAVING SAID WESTERLY LINE, NORTH 40°10'10" EAST A DISTANCE OF 345.43 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 40°10'10" EAST A DISTANCE OF 49.13 FEET TO THE POINT OF TERMINUS. THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO BEGIN IN A LINE THAT BEARS NORTH 49°49'50" WEST AND PASSES THROUGH THE POINT OF BEGINNING, AND TERMINATES IN A LINE THAT BEARS NORTH 49°49'50" WEST AND PASSES THROUGH THE POINT OF TERMINUS.

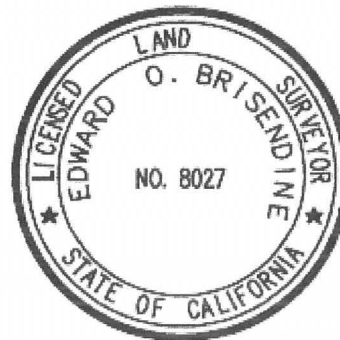
ATTACHED HERETO IS A DRAWING NO. 40286-B LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

 12/21/17  
BY: EDWARD O. BRISENDINE      DATE

PTS#:410740

IO: 24005624

DRAWING NO. 40286-B





## NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ Recorder/County Clerk  
 P.O. Box 1750, MS A-33  
 1600 Pacific Hwy, Room 260  
 San Diego, CA 92101-2400

FROM: City of San Diego  
 Development Services Department  
 1222 First Avenue, MS 501  
 San Diego, CA 92101

☐ Office of Planning and Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

**Project Name/Number:** 3040 CLAIREMONT DR. APTS/410740

**SCH No.:** N.A.

**Project Location-Specific:** 3040 Clairemont Dr., San Diego, CA 92117

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** SITE DEVELOPMENT PERMIT (SDP), PLANNED DEVELOPMENT PERMIT (PDP), and EASEMENT VACATION, for the construction of a new 19 unit 3-story apartment building. The project would include four 3-bedroom units, nine 2-bedroom units, and six one-bedroom units. A new 1,500 square foot commercial building would also be constructed. The existing commercial use would be converted to a commercial and multi-family use. The 3.318 acre site is zoned CC-1-3 and RS-1-7 in the Clairemont Community Plan, Clairemont Mesa Height Overlay Zone, CPIOZ-B, Montgomery Field Influence Area, Council District 2. The project is addressed at 3040 Clairemont Drive. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the residences.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Sam and Sandra Dimenstein, 8308 Calle del Cielo, La Jolla, CA, 92037, 858-454-9342

**Exempt Status:** (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: Section 15332 (In-Fill Development Projects)
- ☐ Statutory Exemptions:

**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15332 (In-Fill Development Projects). Section 15332 consists of projects characterized as infill development meeting the following conditions; the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects on relation to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. The proposed project is consistent with the applicable general plan designation and all applicable general plan policies as well as will applicable zoning designation and regulations; the proposed development occurs within the city limits on a 3.3 acre site and is substantially located in an urbanized area that has no value for endangered, rare, or threatened species; approval of the project would not result in any significant effects



ATTACHMENT 8

relation to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. Therefore the exemption is appropriate. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

Lead Agency Contact Person: Courtney Holowach

Telephone: 619-446-5187

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ( ) Yes ( ) No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

  
Signature/Title

Senior Planner

9/17/2018  
Date

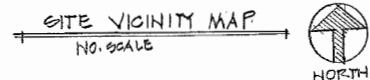
Check One:

(X) Signed By Lead Agency

( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:





PARKING TABLE - WORKSHEET	
RESIDENTIAL PARKING REQUIRED	30 SPACES
NEW COMMERCIAL PARKING	1.5
EXISTING COMMERCIAL PARKING	28.00
TOTAL	72.10 SPACES
SHARED PARKING PROVISION	
25% RESID. PKG. 30' x 25' x 30' (5)	0.0 SPACES
TOTAL PARKING REQUIRED	63.10 - 63 SPACES
TOTAL PARKING PROVIDED	63 SPACES
ACCESSIBLE PARKING REQUIRED	3 SPACES
PROVIDED	4 - 1 VAN ACCESSIBLE
MOTORCYCLE PARKING REQ'D	2 SPACES
PROVIDED	2 MOTORCYCLE
BICYCLE PARKING REQ'D	10 SPACES
PROVIDED	10 SPACES

## SHEET INDEX OF DRAWINGS

- |                           |                         |
|---------------------------|-------------------------|
| 1. SITE PLAN - PROJ. INFO | 12. ROOF PLAN           |
| 2. SURVEY                 | 13. EXTERIOR ELEVATIONS |
| 3. SURVEY                 | 14. EXTERIOR ELEVATIONS |
| 4. C.1. PRELIM. GRADING   | 15. SITE SECTIONS       |
| 5. C.2. PRELIM. GRADING   | 16. FIRE ACCESS PLAN    |
| 6. C.3. EROSION - BMP     | 17. COMMERCIAL BUILDING |
| 7. C.4. FORM DS. 560      | 18. L.1 LANDSCAPE PLAN  |
| 8. SLOPE ANALYSIS         | 19. L.2 LANDSCAPE PLAN  |
| 9. GROUND LEVEL PLAN      | 20. L.3 BUSH MANAGEMENT |
| 10. LEVEL 2 FLOOR PLAN    |                         |
| 11. LEVEL 3 FLOOR PLAN    |                         |

12. ROOF PLAN

13. EXTERIOR ELEVATIONS

14. EXTERIOR ELEVATIONS

15. SITE SECTIONS

16. FIRE ACCESS PLAN

17. COMMERCIAL BUILDING

18. L.1 LANDSCAPE PLAN

19. L.2 LANDSCAPE PLAN

20. L.3 BUSH MANAGEMENT

NOTE: THE APPLICANT WILL BE REQUIRED TO REMOVE (KILL) AT THE WATER MAIN ANY EXISTING UN-USED SERVICE.

NOTE: THE APPLICANT WILL BE REQUIRED TO CAP (ABANDON) AT THE PROPERTY LINE ANY EXISTING UN-USED SEWER LATERAL AND INSTALL NEW SEWER LATERALS WHICH MUST BE LOCATED OUTSIDE OF ANY PENWY OR VEHICULAR USE AREA.

NOTE: ALL SURFACE PARKING SPACES SHALL BE UNAS-IGNED AUTOMOBILE PARKING SPACES AND MADE AVAIL-ABLE AT ALL TIMES TO THE COMMERCIAL USES ON SITE TO THE SATISFACTION OF THE CITY ENGINEER.

NOTE: PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER THIS POLICY (HFC 901.4.4).

NOTE: NO. BUS STOPS.

→ DENOTES DISABLED ACCESSIBLE ROUTE.

## SITE PLAN

SCALE: 1" = 30'-0"



## PROJECT INFORMATION:

OWNER: SAM & SANDRA DIMENSTEIN  
ZACHARY DIMENSTEIN  
300 HILLTOP DRIVE  
CHULA VISTA, CA 91910  
P: 658-545-8033  
E: ZACHARY@SOUTHCALREALTY.COM

## ARCHITECT:

SCOTT A. SPENCER  
1110 TORREY PINES RD, STE 'D'  
LA JOLLA, CA 92037  
PH: 658-459-8898  
E: SCOTT@SPENCERARCHITECTS.COM

\* GRADING PLAN \*

NOTE: REFER TO THE GRADING PLAN, SHEET 3 OF 21, FOR ANY IMPROVEMENTS OR INFORMATION SHOWN ON THE GRADING PLAN ONLY.

PROJECT ADDRESS: 3040 CLAIREMONT DRIVE

TAX ASSESSORS NO.: 425-710-11-00

LEGAL DESCRIPTION: LOT #15, MAP 4541

LOT SIZE: 144,540 SF. 3.313 ACRES  
LOT #15

ZONING: CC-1.3 & RS-1.7 CLAIREMONT COMMUNITY PLAN, CLAIREMONT MEGA HEIGHT OVERLAY ZONE, COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE B, & MONTGOMERY FIELD INFLUENCE AREA.

FLOOR AREA RATIO:  
EXISTING: .04  
PROPOSED: .2935  
PROJECT DENSITY: 10 UNITS PER 1,000 SF  
MAXIMUM PERMITTED DENSITY: 20 UNITS PER 1,000 SF  
PROPOSED DENSITY: 10 UNITS

LOT COVERAGE: 19,600 SF. - 13.5%  
LOT #15

BUILDING AREA:  
LOT #15

GEOLOGIC HAZARD CAT: B2 BOTH LOTS

EXISTING BUILDING USE:

LOT #15: COMMERCIAL USE  
PROPOSED: COMMERCIAL & MULTI-FAMILY RESIDENTIAL

COMMERCIAL: 7232 ÷ 1000 = 7 SPACES

APARTMENTS:

NO. OF 3 BEDROOM UNITS: 4

NO. OF 2 BEDROOM UNITS: 9

NO. OF 1 BEDROOM UNITS: 6

TOTAL NO: 19

TOTAL PROVIDED PARKING SPACES: 63 SPACES

REQ'D 6 1BDRM x 1.5 = 9  
PARKING 9 2BDRM x 2.0 = 18  
4 3BDRM x 2.25 = 9  
30

## PROJECT SCOPE:

THE PROJECT IS PROPOSING THE CONSTRUCTION OF A NEW 19 UNIT APARTMENT PROJECT, THREE STORIES. PROJECT REQUIRES A SITE DEVELOPMENT PERMIT IN THE C102-B OVERLAY ZONE, AND A PLANNED DEVELOPMENT PERMIT FOR PARKING IN THE FRONT HALF PROPERTY.

PROPOSED RESIDENTIAL BUILDING: 35,240 SQ.FT.  
PROPOSED COMMERCIAL BUILDING: 1,500 SQ.FT.  
EXISTING COMMERCIAL BUILDING: 9,732 SQ.FT.  
TOTAL GROSS FLOOR AREA: 42,472 SQ.FT.

UNITS THAT PROVIDE THE MINIMUM PRIVATE OPEN SPACE:  
10 UNITS - NOTE 10/19 = 52.6% OF UNITS

IDEAL OPEN SPACE:

POOL AREA: 4750 SQ.FT.

COLLETTARD &amp; MAIN LEVEL: 1802 SQ.FT.

TOTAL PRIVATE BALCONY: 1812 SQ.FT.

TOTAL OPEN SPACE: 1,8454 SQ.FT.

YEAR CONSTRUCTED EXIST. BUILDINGS: 1962

AREA OF LANDSCAPING: 2190 SQ.FT.

TITLE BLOCK INFO  
PROJECT: 3040 CLAIREMONT DRIVE  
SHEET TITLE: SITE PLAN - PROJ. INFO  
DATE: FEB. 17, 2018  
SCOPE OF WORK: PLANNED DEVELOPMENT PERMIT

ARCHITECT: SCOTT A. SPENCER  
PH: 658-459-8898  
CIVIL ENGINEER:  
LANDSCAPE ARCHITECT:  
GEOLOGIC HAZARD CATEGORY: B2  
LEGAL: LOT 15 MAP 4541  
OWNERS: SAM & SANDRA DIMENSTEIN  
TYPE OF CONSTRUCTION: 1A OCCUPANCY R.U.1  
SITE AREA: 3.313 ACRES  
EXISTING USE: COMMERCIAL  
PROPOSED USE: COMMERCIAL / RESIDENTIAL

SHT. NO. 1  
SHT. 1 OF 21  
REVISIONS:  
1. 11.18.2017  
2. 1.12.2018  
3. 2.14.2018

APR 23, 2018  
3.20.2017  
1.18.2017  
1.22.2018  
2.14.2018

APN: 425-710-11-00  
ZONING: CC-1.3 / RS 1-7  
CLAIREMONT COMM. PLAN AREA

3040 Clairemont Dr.

Scott A. Spencer &amp; Associates

1110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037  
(658) 459-8898

ARCHITECT

DATE:

SHEET

A1



EXCEPTIONS:

PER ORDER NUMBER 713153-4:

EXCEPTION 4 - AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY BY INSTRUMENT RECORDED OCTOBER 22, 1952, IN BOOK 4832, PAGE 325 O.R.

EXCEPTION 5 - AN EASEMENT DELINEATED AND DESIGNATED AS "UNNAMED" AS SHOWN ON THE MAP OF SAID TRACT.

EXCEPTION 6 - AN EASEMENT LOCATED WITHIN THE NORTHWESTERLY 4 FEET AND SOUTHERLY 4 FEET FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS SHOWN ON THE MAP OF SAID TRACT.

EXCEPTION 7 - AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY BY INSTRUMENT RECORDED AUGUST 28, 1953 IN BOOK 4969, PAGE 283 O.R.

EXCEPTION 8 - AN EASEMENT WITHIN THE SOUTHERLY 6 FEET FOR WATER AND INCIDENTAL PURPOSES AS SHOWN ON THE MAP OF SAID TRACT.

EXCEPTION 9 - AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY BY INSTRUMENT RECORDED JANUARY 26, 1956, IN BOOK 5954, PAGE 245 O.R.

EXCEPTION 10 - AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY BY INSTRUMENT RECORDED MAY 8, 1957, IN BOOK 6569, PAGE 94 O.R.

EXCEPTION 12 - AN EASEMENT TO CONSTRUCT, MAINTAIN AND REPLACE ON THE EASEMENT PREMISES A DRIVEWAY AND A FLOODLIGHT POLE AND REFLECTORS, INCLUDING ELECTRIC LINES AND INCIDENTAL PURPOSES IN FAVOR OF SHELL OIL COMPANY, RECORDED JUNE 21, 1960 AS FILE NO. 126714 O.R.

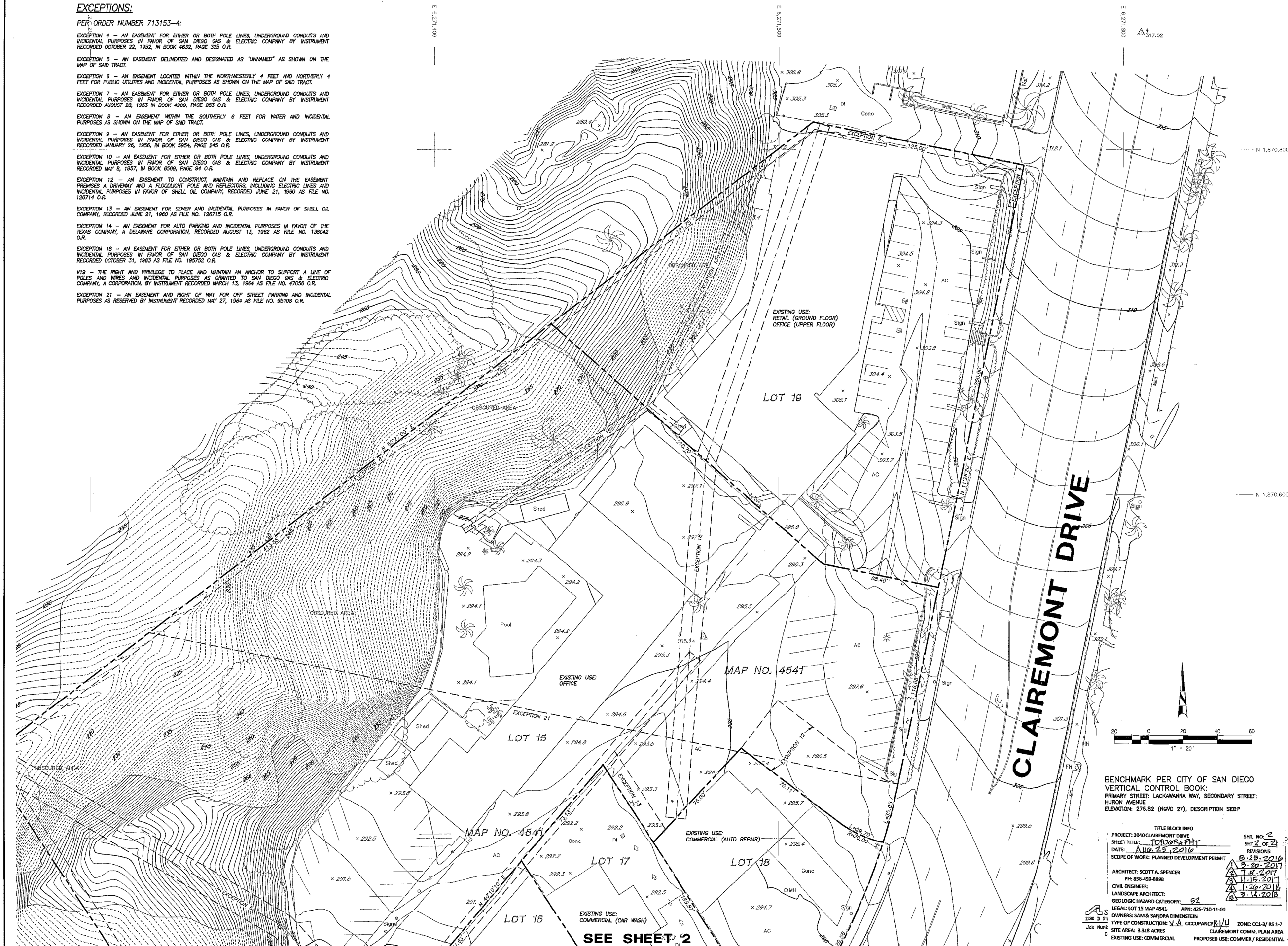
EXCEPTION 13 - AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES IN FAVOR OF SHELL OIL COMPANY, RECORDED JUNE 21, 1960 AS FILE NO. 126715 O.R.

EXCEPTION 14 - AN EASEMENT FOR AUTO PARKING AND INCIDENTAL PURPOSES IN FAVOR OF THE TEXAS COMPANY, A DELAWARE CORPORATION, RECORDED AUGUST 13, 1962 AS FILE NO. 138042 O.R.

EXCEPTION 18 - AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY BY INSTRUMENT RECORDED OCTOBER 31, 1963 AS FILE NO. 195752 O.R.

V19 - THE RIGHT AND PRIVILEGE TO PLACE AND MAINTAIN AN ANCHOR TO SUPPORT A LINE OF POLES AND WIRES AND INCIDENTAL PURPOSES AS GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, BY INSTRUMENT RECORDED MARCH 13, 1964 AS FILE NO. 47056 O.R.

EXCEPTION 21 - AN EASEMENT AND RIGHT OF WAY FOR OFF STREET PARKING AND INCIDENTAL PURPOSES AS RESERVED BY INSTRUMENT RECORDED MAY 27, 1964 AS FILE NO. 95108 O.R.



TOPOGRAPHIC SURVEY

3040 CLAIREMONT DRIVE  
SAN DIEGO, CA

DATE: NOVEMBER 2, 2015

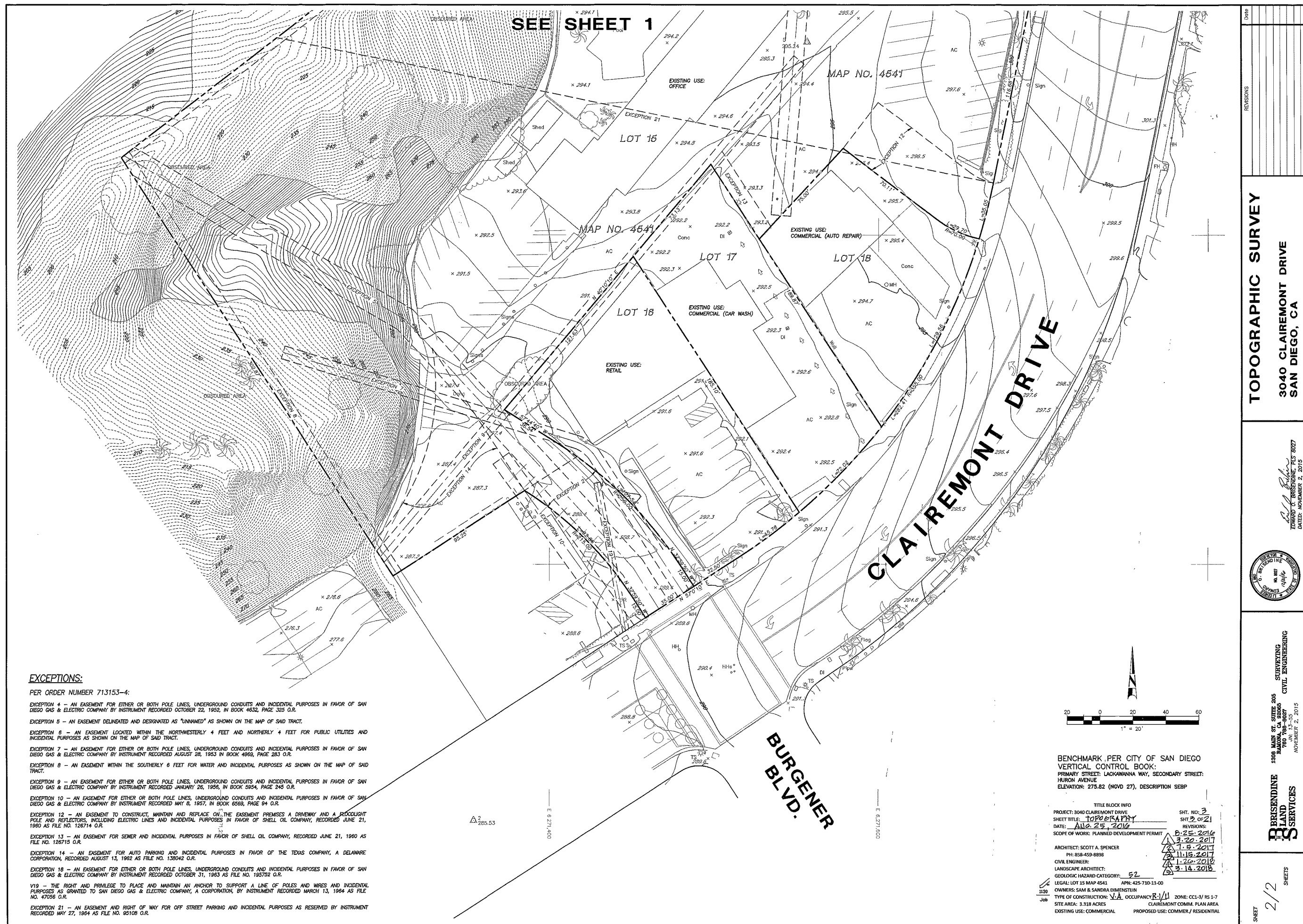


1308 MAIN ST. SUITE 205  
SAN DIEGO, CA 92108  
PHONE: 619-594-8888  
FAX: 619-594-8889  
WWW.BRENDINEBLANDS.COM

BRENDINE BLANDS  
LAND SERVICES

SHEET 1/2









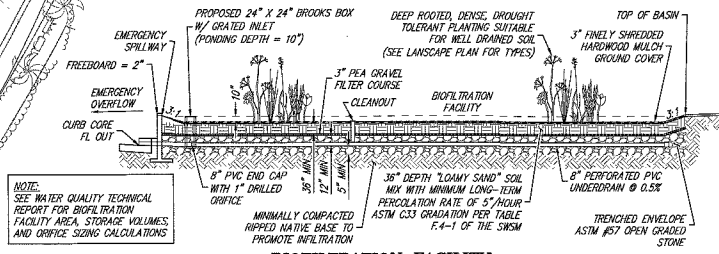


1. FOR ALL PROPOSED FIRE DEPARTMENT RELATED DEVELOPMENT ISSUES, NOTES, AND DETAILS, SEE THE "FIRE ACCESS PLAN".
2. FOR ALL PROPOSED LANDSCAPE, IRRIGATION, AND BRUSH MANAGEMENT DEVELOPMENT ISSUES, NOTES, AND DETAILS, SEE THE LANDSCAPE AND IRRIGATION PLAN AND BRUSH MANAGEMENT PLAN.
3. FOR ALL PROPOSED PLANNING AND ARCHITECTURAL SITE DEVELOPMENT PLAN ISSUES, NOTES, AND DETAILS, SEE THE ARCHITECTURAL SITE PLAN.
4. FOR PRECISE LOCATION OF STEEP SLOPES EXCEEDING 20%, SEE THE SLOPE ANALYSIS EXHIBIT PREPARED BY PRODUCTION ENGINEERING, INC. THIS PRELIMINARY GRADING PLAN DEPICTS THE LINE DELINEATED FROM SAID EXHIBIT.
5. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE Ongoing PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
6. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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 PLANS AND SPECIFICATIONS.
7. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPP). THE WPP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
8. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE STORM WATER QUALITY MANAGEMENT PLAN WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER.
9. PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE SHALL ASSURE, BY OBTAINING DOCUMENTATION THAT AN SDG&E PROJECT HAS BEEN ISSUED TO THE SDG&E CONSTRUCTION DEPARTMENT TO RELOCATE THE EXISTING POWER POLES WITHIN THE SUBJECT PROPERTY TO A LOCATION APPROVED BY SDG&E AND SATISFACTORY TO THE CITY ENGINEER.
10. THE OWNER/PERMITEE SHALL PATCH AND REPAIR ASPHALT SURFACE DAMAGE WITHIN THE CROSSING AREA AND RE-STROKE CROSSEDRAWS PER SDM-116 WITHIN THE INTERSECTION OF CLAIREMONT DRIVE AND BURGNER BOULEVARD.

**UTILITY NOTE:**  
ALL EXISTING SEWER LATERALS AND WATER SERVICE LINES ARE TO BE ABANDONED. SEE PLANS FOR NEW SERVICE ROUTING AND CONNECTIONS. EXISTING WATER METER IS TO REMAIN, PROTECT IN PLACE.

DESCRIPTION	LEGEND SYMBOL
EXISTING SUBDIVISION BOUNDARY	---
EXISTING ROAD CENTERLINE	---
EXISTING LOT LINE	---
EXISTING EASEMENT	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
EXISTING DIRT ROAD SURFACE	---
EXISTING AC PAVING	---
TYPICAL ROUGH GRADE 10' CONTOUR	---
TYPICAL ROUGH GRADE 2' CONTOUR	---
TYPICAL PAD LIMITS	---
TYPICAL SLOPE GRADIENT CALLOUT	---
TYPICAL SPOT ELEVATION CALLOUT	---
TYPICAL 6" PVC DRAIN LINE	---
TYPICAL DAYLIGHT LINE	---
CONSTRUCT SLOPE (2:1 MAX)	---
CONSTRUCT EARTHEN DRAINAGE SWALE PER PDS 659	---
CONSTRUCT RIPRAP ENERGY DISSIPATOR PER SS-10	---

**\*NOTE:**  
BIOFILTRATION FACILITY #3 TO BE INSTALLED PER THIS DETAIL WITH THE ADDITION OF AN IMPERMEABLE LINER LOCATED AT THE BOTTOM OF ALL STRUCTURAL FILL LAYERS, TO PREVENT ANY AND ALL INFILTRATION UNDER BIORETENTION AX.

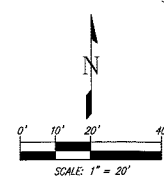
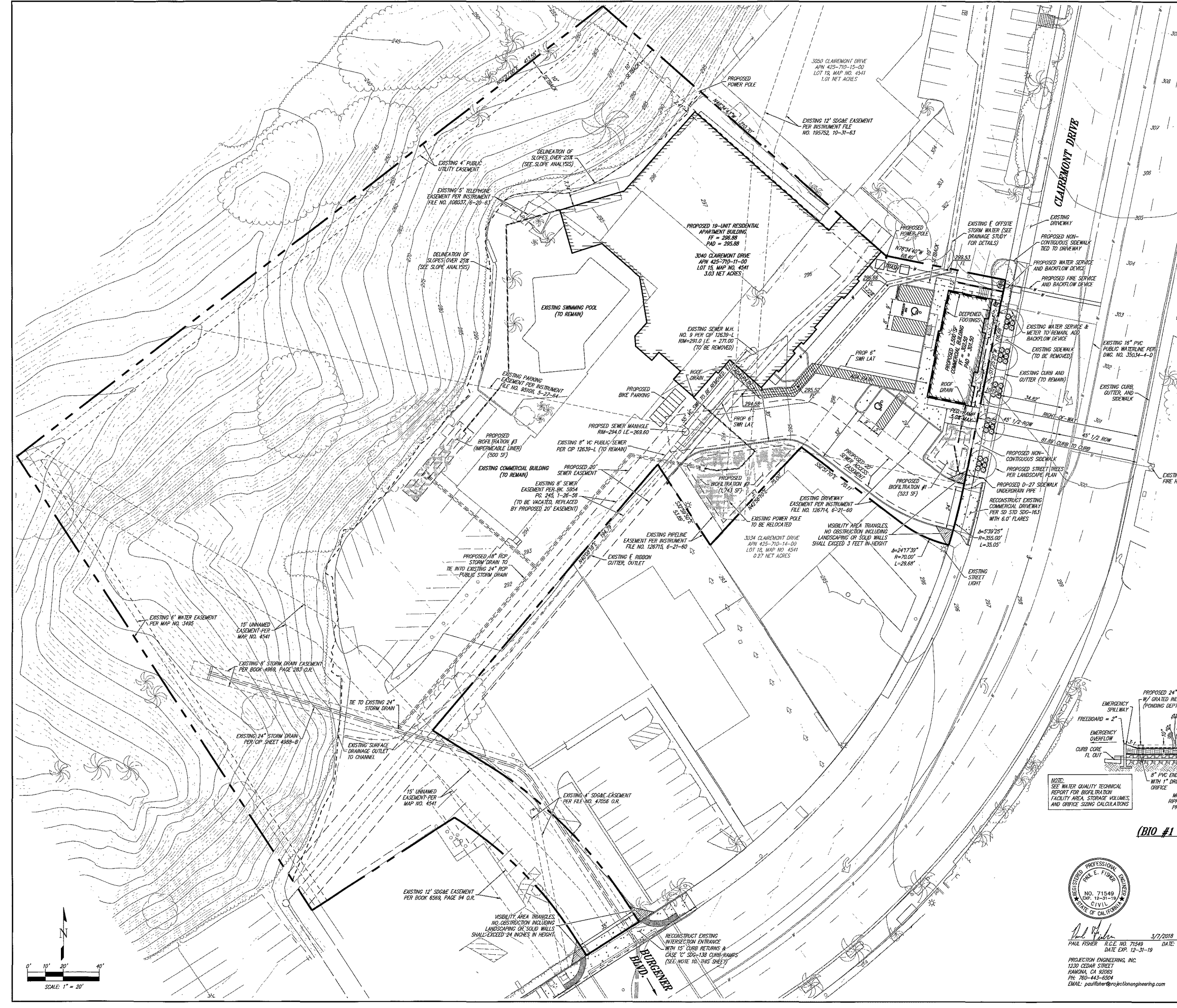


**BIOFILTRATION FACILITY**  
(BIO #1 AND #2, SEE NOTE FOR BIO #3)  
NOT TO SCALE



PRODUCTION ENGINEERING, INC.  
1230 CEDAR STREET  
SAN DIEGO, CA 92108  
PH: 760-443-8204  
EMAIL: paul.fisher@productionengineering.com

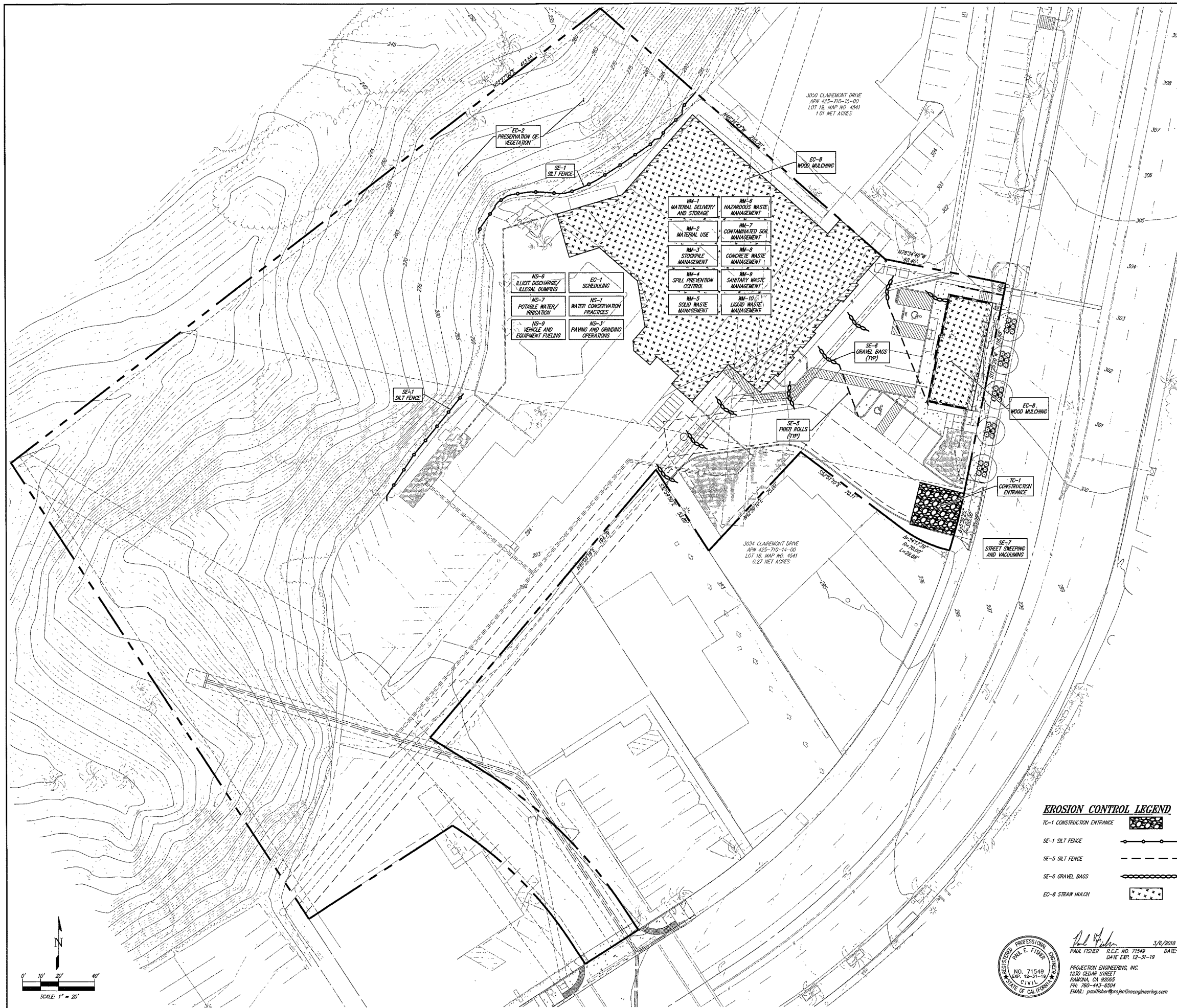
PRELIMINARY GRADING PLAN FOR <b>3040 CLAIREMONT DRIVE SAN DIEGO, CA 92117</b> BRIEF LEGAL DESCRIPTION: LOT 15, MAP NO. 4541	
<b>CITY:</b>	<b>TITLE BLOCK INFO</b>
PROJECT: 3040 CLAIREMONT DRIVE	ARCHITECT: SCOTT A. SPENCER
SHEET TITLE: <b>PRELIM. GRADING PLAN</b>	PH: 858-459-8898
DATE: <b>MARCH 20, 2017</b>	CIVIL ENGINEER:
SCOPE OF WORK: PLANNED DEVELOPMENT PERMIT	LANDSCAPE ARCHITECT:
	GEOLOGIC HAZARD CATEGORY: <b>G2</b>
	LEGAL: LOT 15 MAP 4541 APN: 425-710-11-00
	OWNERS: SAM & SANDRA DIMENSTEIN
	TYPE OF CONSTRUCTION: <b>V.A. OCCUPANCY R/U</b> ZONE: CCL-3/ RS 1-7
	SITE AREA: 3.318 ACRES CLAIREMONT COMM. PLAN AREA
	EXISTING USE: COMMERCIAL PROPOSED USE: COMMERCIAL/RESIDENTIAL



CAD FILE: K:\P\3040\3040 Apartments Engineering\Plans\3 - Production Dwg\3040 Preliminary Grading Plan.dwg  
ATTACHED IMAGES: 3040 Apartments Engineering\3040 Preliminary Grading Plan.dwg  
ATTACHED FILES: 3040 Apartments Engineering\3040 Preliminary Grading Plan.dwg  
PAPER SIZE: ARCH. A (30\"/>

PRELIMINARY - NOT FOR CONSTRUCTION





*EROSION AND SEDIMENT CONTROL NOTES*

TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION PREVENTION PLAN (SWPPP) FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMP'S. THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.
2. FOR STORM DRAIN DITCHES, PROVIDE A GRAVEL BASIN SLOPE BASIN IMMEDIATELY UPSTREAM OF INLET LOCATED ON DETAIL.
3. FOR INLETS LOCATED AT SLUMP'S ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SLUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.0' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET, IF FREEBOARD IS REQUIRED. IF FREEBOARD IS NOT REQUIRED ON THESE SLOPES, THE CONTRACTOR SHALL PROVIDE IT TO TEMPORARY MEASURES (I.E. GRAVEL BASIN OR DIKES).
4. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
5. THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
6. THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
7. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
8. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OUT PRODUCING RAINFALL.
9. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNEXPECTED CONSTRUCTION OF THE RESIDENT ENGINEER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRAFFIC/STOP INTO AREAS WHERE IMPROUNDED WATERS CREATE A HAZARDOUS CONDITION.
11. ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREIN. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE THE DISCRETION OF THE RESIDENT ENGINEER.
12. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
13. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
14. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEANING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
15. THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 1ST TO REVIEW TEST DATA AND CONSTRUCTION PROGRESS. PHYSICAL, EROSION CONTROL, SUBCONTRACTOR (IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER

### MINIMUM POST-CONST. MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

1. STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1 INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOTS) IS FILED.
2. STRUCTURAL PROBLEMS: GULCHING BASINS, DISPERSED UTILITY DOWNPIEDS, INLETS, CULVERTS, PAVEMENT CRACKS, ETC., SHALL BE INSPECTED PRIOR TO JULY 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1 INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.
3. OPERATION AND MAINTENANCE, FLOODING POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE LOCAL GOVERNMENT OR DESIGNATED DEPARTMENT OR STATE OR NEIGHBORHOOD BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR EMPLOYERS AT THE PORT SITE. THE NEW PROJECT WILL ASSUME RESPONSIBILITY FOR THE PORT SITE'S RESOURCES AND DEVELOPMENT.

***PERMANENT POST-CONSTRUCTION BMP NOTES***

1. OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SIMDMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.
2. ANY MODIFICATION(S) TO THE PERMANENT POST CONSTRUCTION BMP DEVICES/STRUCTURES SHOWN ON PLAN REQUIRES A CONSTRUCTION CHANGE TO BE PROCESSED AND APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT BY THE ENGINEER OF RECORD. APPROVAL OF THE CONSTRUCTION CHANGE IS REQUIRED PRIOR TO CONSTRUCTION OF THE PERMANENT BMP.

*PRIVATE NOTE*






ALL ON-SITE, PRIVATE IMPROVEMENTS SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. THE CITY ENGINEER'S APPROVAL OF THIS DRAWING, IN NO WAY CONSTITUTES AN APPROVAL OF SAID PRIVATE IMPROVEMENTS. A SEPARATE PERMIT FOR SUCH IMPROVEMENTS MAY BE REQUIRED.

### HYDROSEEDING PROCEDURES

1. SEED MIXES SHALL BE SPECIFIED BY THE PURE LIVE SEED OF EACH SPECIES.
2. FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 POUNDS PER ACRE EXCEPT WHEN USED IN CONJUNCTION WITH STRAW MULCH, WHEN IT SHALL BE APPLIED AT A MINIMUM RATE OF 400 POUNDS PER ACRE.
3. A WETTING AGENT CONSISTING OF 95 PERCENT ALKYL POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS.
4. EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION MIXER TO SUSPEND AND HOMOGENEOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY

ROTUNIFALNA NAME	COMMON NAME	LBS./ACRE	MYRUE PURITY (%)
ARTEMESIA CALIFORNICA	COASTAL SAGEBRUSH	2	15/50
COLLINSIA HETEROPHYLLA	CHINESE HAGESUS	2	98/90
ENCELTA CALIFORNICA	CALIFORNIA ENCELTA	3	40/40
PRODRONCTUS CRASSIFOLIUS	YERBA SANTA	1	40/40
GRASSHOPPER	GRASSHOPPER	12	85
EROSIPHILUM CONFERTIFOLIUM	GOLDEN YARROW	3	30/80
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	2	98/75
LASTHENIA GLABRATA	GOLDFIELDS	2	50/85
LOTUS SCOPARIUM	DEZWEED	8	90/60
LUPULUS SCROCCULENTUS	ARROW WOOD	4	92/85
MINUS	MINUS FLOWER	1	98/85
OENOTHERA CANTHARTICATA	EVINGING MONARD	1	98/75
PLANTAGO INSULARIS	WOLLY PLANTAIN	30	98/75
SALVA ALPINA	WHITE SAGE	2	70/50
SALVA MELIFERA	BLACK SAGE	2	70/50
STACHYS ALPINA	BLUE EYE GRASS	2	98/75
TOTAL PLANTS		78	

**EROSION CONTROL LEGEND**

- |                            |   |
|----------------------------|---|
| TC-1 CONSTRUCTION ENTRANCE |  |
| SE-1 SILT FENCE            |  |
| SE-5 SILT FENCE            |  |
| SE-6 GRAVEL BAGS           |  |
| EC-6 STRAIN MULCH          |  |




*Paul Fisher* 3/6/2011  
PAUL FISHER R.G.E. NO. 71549 DA  
DATE EXP. 12-31-19  
PROJECTION ENGINEERING, INC.  
1230 CEDAR STREET  
RAMONA, CA 92065  
PH: 760-443-6304  
EMAIL: paulfisher@projectionengineering.com

EROSION CONTROL AND BMP PLAN FOR <h1 style="text-align: center;">3040 CLAIREDRIVE DRIVE</h1> <h2 style="text-align: center;">SAN DIEGO, CA 92117</h2> <p style="text-align: center;">DRIEF: LEGAL DESCRIPTION: LOT 15, MAP NO. 4541</p>		CITY PROJECT: 3040 CLAIREDRIVE DRIVE SHEET TITLE: <b>EROSION/BMP CONTROL</b> DATE: <b>MARCH 20 2017</b> SCOPE OF WORK: PLANNED DEVELOPMENT PERMIT		SHT. NO. <b>52</b> SHT. 6 OF 2 REVISIONS: <div style="border: 1px solid black; padding: 2px;"> <b>3.20.2017</b>  <b>7.9.2017</b>  <b>11.19.2017</b>  <b>1.26.2018</b>  <b>3.14.2018</b> </div>	
TOR 201 DESCRIPTION ORIGINAL		ARCHITECT: SCOTT A. SPENCER PH: 858-459-8908 CIVIL ENGINEER: LANDSCAPE ARCHITECT: GEOLOGIC HAZARD CATEGORY: <b>52</b> LEGAL: LOT 15 MAP 4541: AIN# 425-710-11-0		OWNER: SAM & SANDRA DIMICHELE TYPE OF CONSTRUCTION: <b>1/4</b> OCCUPANCY <b>1/4</b> ZONE: CCI-3 R 1-3 7 SITE AREA: 4.312 ACRES PLANNED DEVELOPMENT PROPOSED USE: COMMERCIAL/ RESIDENTIAL	
CONTRACTOR: INSPECTOR:					

PRELIMINARY – NOT FOR CONSTRUCTION



 <b>City of San Diego</b> Development Services 1225 First Ave., MS-302 San Diego, CA 92101 (619) 448-8000	<b>Storm Water Requirements</b> <b>Applicability Checklist</b> FEBRUARY 2016	FORM <b>DS-560</b>
Project Address: 3040 Clairemont Drive, San Diego, CA 92117 Project Number: (for City Use Only)		
<b>SECTION 1. Construction Storm Water BMP Requirements:</b> All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Water Resources Control Board.		
<b>For all project complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.</b>		
<b>PART A: Determine Construction Phase Storm Water Requirements.</b>		
1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.) <input type="checkbox"/> Yes; SWPPP required, skip questions 2-4 <input checked="" type="checkbox"/> No; next question		
2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity that results in ground disturbance and contact with storm water runoff? <input checked="" type="checkbox"/> Yes; WPCP required, skip 3-4 <input type="checkbox"/> No; next question		
3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as riparianity restoration) <input type="checkbox"/> Yes; WPCP required, skip 4 <input checked="" type="checkbox"/> No; next question		
4. Does the project only include the following Permit types listed below? • Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit • Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service. • Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot hole, curb and gutter replacement, and retaining wall encroachments <input type="checkbox"/> Yes; no document required Check one of the boxes to the right, and continue to PART B: <input type="checkbox"/> If you checked "Yes" for question 1, a SWPPP is REQUIRED. Continue to PART B <input checked="" type="checkbox"/> If you checked "No" for question 1, and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND less than 1 foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to PART B. <input type="checkbox"/> If you checked "No" for all questions 1-3, and checked "Yes" for question 4, PART B does not apply and no document is required. Continue to Section 2.		
1. More information on the City's construction BMP requirements as well as CGP requirements can be found at <a href="http://www.sandagov.net/stormwater/requirements.htm">www.sandagov.net/stormwater/requirements.htm</a> Printed on recycled paper. Visit our web site at <a href="http://www.sandagov.net/stormwater/requirements.htm">www.sandagov.net/stormwater/requirements.htm</a> for more information. Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (02-16)		

Page 2 of 4 City of San Diego • Development Services Department • Storm Water Requirements Applicability Checklist	
<b>PART B: Determine Construction Site Priority</b> This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. NOTE: The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.	
<b>Complete PART B and continued to Section 2</b>	
1. <input type="checkbox"/> ASBS a. Projects located in the ASBS watershed.	
2. <input type="checkbox"/> High Priority a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed. b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.	
3. <input type="checkbox"/> Medium Priority a. Projects 1 acre or more but not subject to an ASBS or high priority designation. b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.	
4. <input checked="" type="checkbox"/> Low Priority a. Projects requiring a Water Pollution Control Plan but not subject to ASBS, high, or medium priority designation.	
<b>SECTION 2. Permanent Storm Water BMP Requirements.</b> Additional information for determining the requirements is found in the Storm Water Standards Manual. <b>PART C: Determine if Not Subject to Permanent Storm Water Requirements.</b> Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMPs. <b>If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".</b> <b>If "no" is checked for all of the numbers in Part C continue to Part D.</b>	
1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Does the project fall under routine maintenance? Examples include, but are not limited to, roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

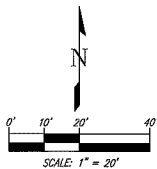
City of San Diego • Development Services Department • Storm Water Requirements Applicability Checklist Page 3 of 4	
<b>PART D: PDP Exempt Requirements.</b> PDP Exempt projects are required to implement site design and source control BMPs. <b>If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."</b> <b>If "no" was checked for all questions in Part D, continue to Part E.</b>	
1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that: • Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or; • Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or; • Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards Manual? <input type="checkbox"/> Yes; PDP exempt requirements apply <input checked="" type="checkbox"/> No; next question	
2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual? <input type="checkbox"/> Yes; PDP exempt requirements apply <input checked="" type="checkbox"/> No; project not exempt. PDP requirements apply	
<b>PART E: Determine if Project is a Priority Development Project (PDP).</b> Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP). <b>If "yes" is checked for any number in Part E, continue to Part F.</b> <b>If "no" is checked for every number in Part E, continue to Part F and check the box labeled "Standard Development Project".</b>	
1. New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
3. New development or redevelopment of a restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SDO 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surfaces. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
4. New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surfaces (collectively over the project site) and where the development will grade to any natural slope that is twenty-five percent or greater. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
6. New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surfaces (collectively over the project site). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Page 4 of 4 City of San Diego • Development Services Department • Storm Water Requirements Applicability Checklist	
7. New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not entangled with flows from adjacent lands). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
8. New development or redevelopment projects of a retail gasoline outlet (RGO) that creates and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
9. New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7552-7554, or 7559-7659. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
10. Other Pollutant Generating Project. The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sq ft of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface used not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>PART F: Select the appropriate category based on the outcomes of PART C through PART E.</b>	
1. The project is NOT SUBJECT TO STORM WATER REQUIREMENTS. <input type="checkbox"/>	
2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. <input type="checkbox"/>	
3. The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. <input type="checkbox"/>	
4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydromodification plan management. <input checked="" type="checkbox"/>	
Name of Owner or Agent (Please Print): Zach Dimenstein Title: Owner	
Signature: _____ Date: _____	

 <b>City of San Diego</b> Development Services 1225 First Ave. MS-301 San Diego, CA 92101 (619) 236-5500	<b>Permanent BMP Construction</b> <b>Self Certification Form</b> FEBRUARY 2013	FORM <b>DS-563</b>
Date Prepared: 3/16/2016 Project No.: 410740 Project Applicant: Zachary Dimenstein Phone: (858) 453-7296 Project Address: 3040 Clairemont Drive, San Diego, CA 92117 Project Engineer: Paul Fisher, P.E. Phone: (760) 443-6504		
The purpose of this form is to verify that the site improvements for the project, identified above, have been constructed in conformance with the approved Standard Urban Storm Water Mitigation Plan (SUSMP) documents and drawings. This form must be completed by the engineer and submitted prior to final inspection of the construction permit. Completion and submittal of this form is required for all new development and redevelopment projects in order to comply with the City's Storm Water ordinances and NPDES Permit Order No. RB-2007-0001. Final inspection for occupancy and/or release of grading or public improvement bonds may be delayed if this form is not submitted and approved by the City of San Diego.		
<b>CERTIFICATION:</b> As the professional in responsible charge for the design of the above project, I certify that I have inspected all constructed Low Impact Development (LID) site design, source control and treatment control BMPs required per the approved SUSMP and Construction Permit No. _____ and that said BMPs have been constructed in compliance with the approved plans and all applicable specifications, permits, ordinances and Order No. RB-2007-0001 of the San Diego Regional Water Quality Control Board. I understand that this BMP certification statement does not constitute an operation and maintenance verification.		
Signature: _____ Date of Signature: _____ Printed Name: _____ Title: _____ Phone No. _____		
<input type="button" value="Clear Form"/>		

PROJECTION ENGINEERING, INC.  
1230 CEDAR STREET  
SAN DIEGO, CA 92101  
PH: 760-443-6504  
EMAIL: paul.fisher@projectionengineering.com

PAUL FISHER DATE EXP. 12-31-19 R.C.E. NO. 71549 DATE: 3/8/2016

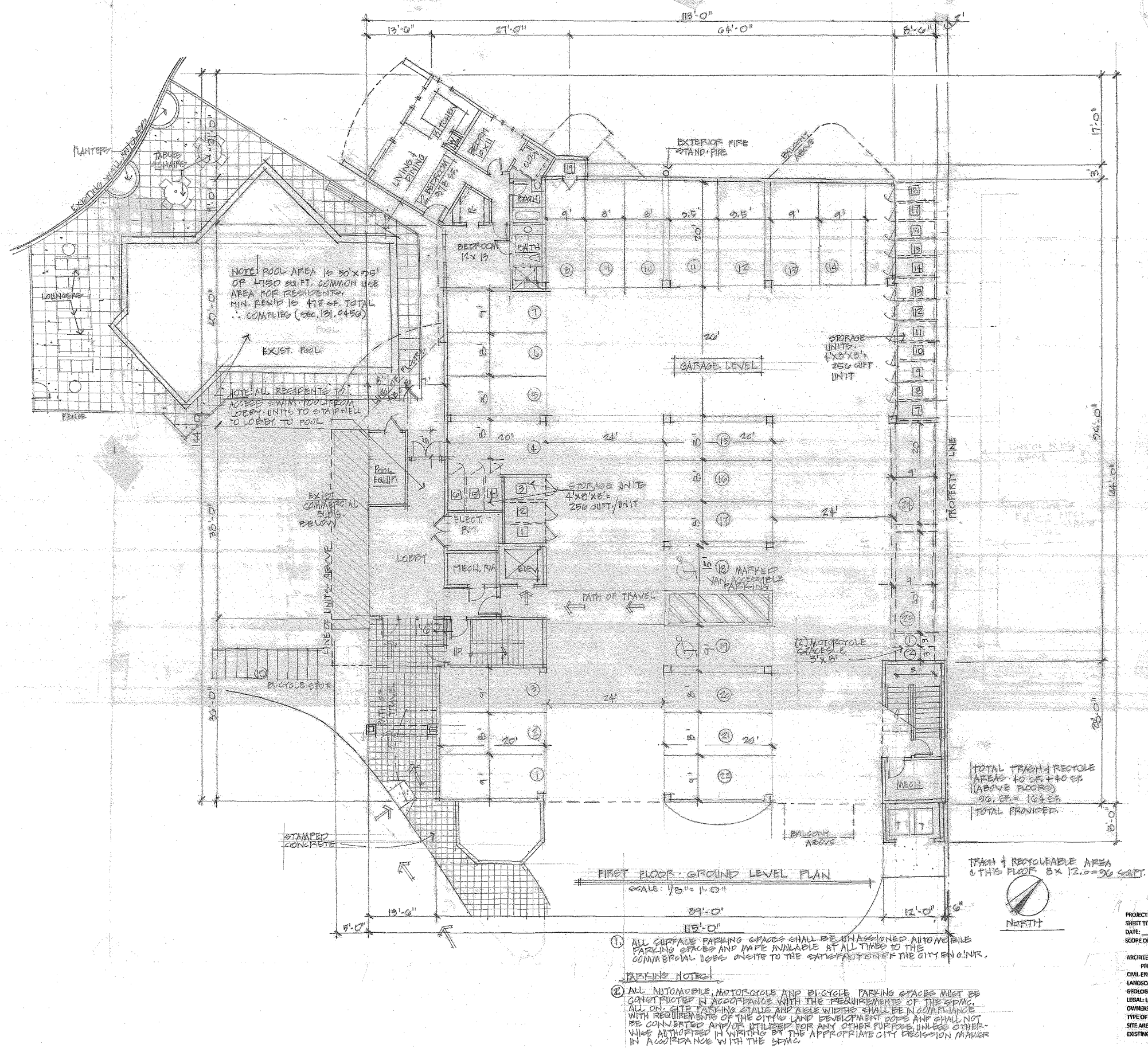


STORM WATER FORMS		PRIVATE CONTRACT	
3040 CLAIREMONT DRIVE SAN DIEGO, CA 92117 BRIEF LEGAL DESCRIPTION: LOT 15, MAP No. 4541			
CITY:	TITLE BLOCK INFO	PROJECT: 3040 CLAIREMONT DRIVE	SHT. NO: 7
FOR CITY DESCRIPTION	DATE: MARCH 22, 2017	DATE: MARCH 22, 2017	SHT. 1 OF 2
ORIGINAL	SCOPE OF WORK: PLANNED DEVELOPMENT PERMIT	REVISIONS:	
AS-BUILT	ARCHITECT: SCOTT A. SPENCER	PH: 858-459-8898	3-20-2017
CONTRACTOR	CIVIL ENGINEER:		11-15-2017
INSPECTOR	LANDSCAPE ARCHITECT:		1-26-2015
	GEOLOGIC HAZARD CATEGORY: 52		3-14-2016
	LEGAL: LOT 15 MAP 4541	APN: 425-710-11-00	
	OWNERS: SAM & SANDRA DIMENSTEIN		
	TYPE OF CONSTRUCTION: A	OCCUPANCY: R1/U	ZONE: CC1-3/RS 1-7
	SITE AREA: 3.318 ACRES	CLAIREMONT COMM. PLAN AREA	
	EXISTING USE: COMMERCIAL	PROPOSED USE: COMM./RESIDENTIAL	









Scott A. Spencer &amp; Associates

1110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037  
(858) 459-8898 (Fax) 459-8901

ARCHITECT

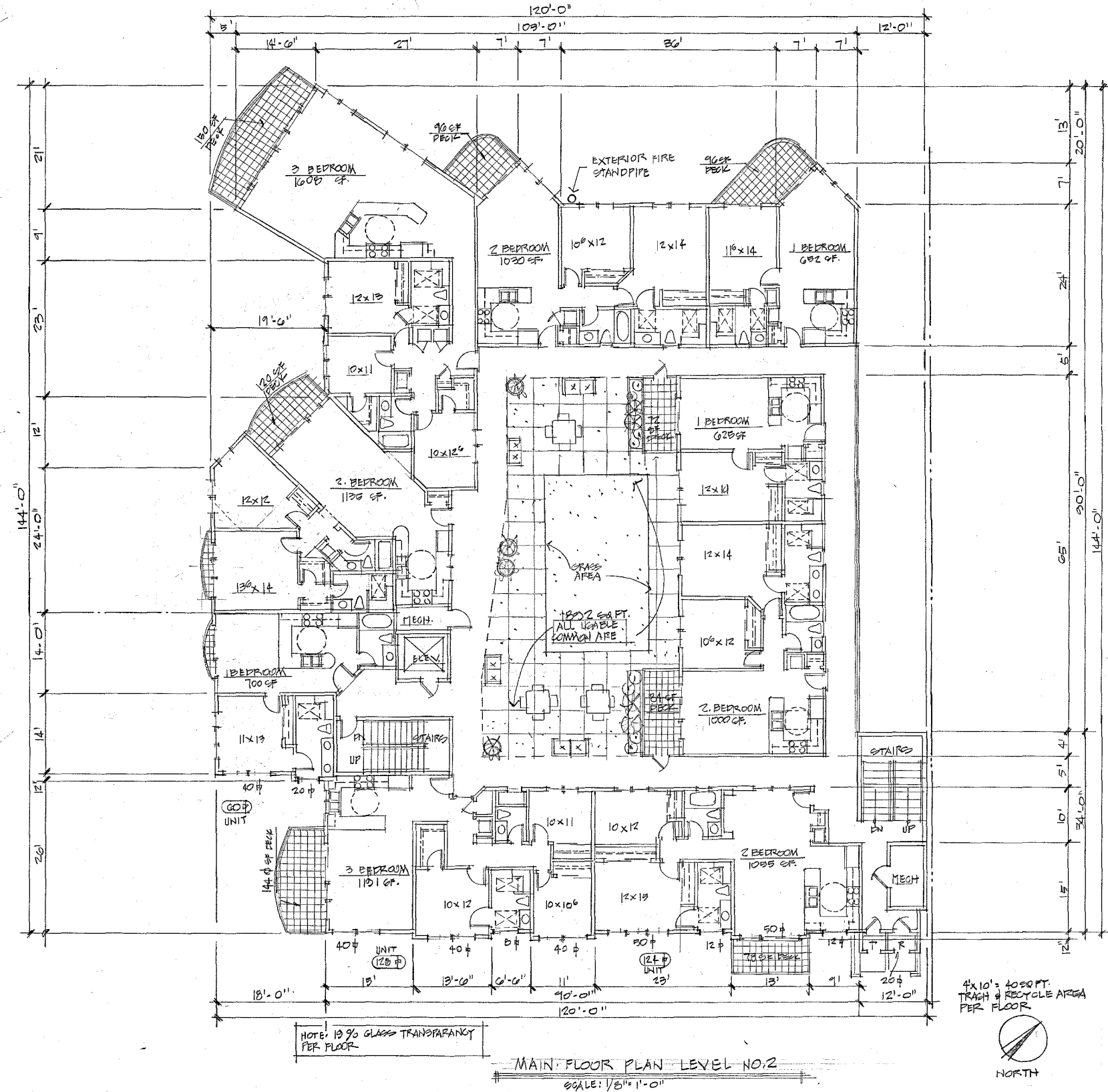
DATE

SHEET

A-2

OF





TITLE BLOCK INFO	
PROJECT: 3040 CLAIREMONT DRIVE	SHT. NO. 10
SHEET TITLE: MAIN FLOOR LEVEL NO. 2	SHT. 10 OF 21
DATE: MARCH 20, 2017	REVISIONS:
SCOPE OF WORK: PLANNED DEVELOPMENT PERMIT	
ARCHITECT: SCOTT A. SPENCER	3.20.2017
PH: 858-459-8898	1.9.2017
CIVIL ENGINEER:	11.15.2017
LANDSCAPE ARCHITECT:	1.26.2018
GEOLOGIC HAZARD CATEGORY: 52	3.14.2018
LEGAL: LOT 15 MAP 4541	APN: 425-710-11-00
OWNERS: SAM & SANDRA DIMENSTEIN	OCCUPANCY: R-1/U
TYPE OF CONSTRUCTION: V.A.	ZONE: CCL-3/RS 1-7
SITE AREA: 3.318 ACRES	CLAIREMONT COMM. PLAN AREA
EXISTING USE: COMMERCIAL	PROPOSED USE: COMM./RESIDENTIAL

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1110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037  
(858) 459-8898 (Fax) 459-8901

ARCHITECT

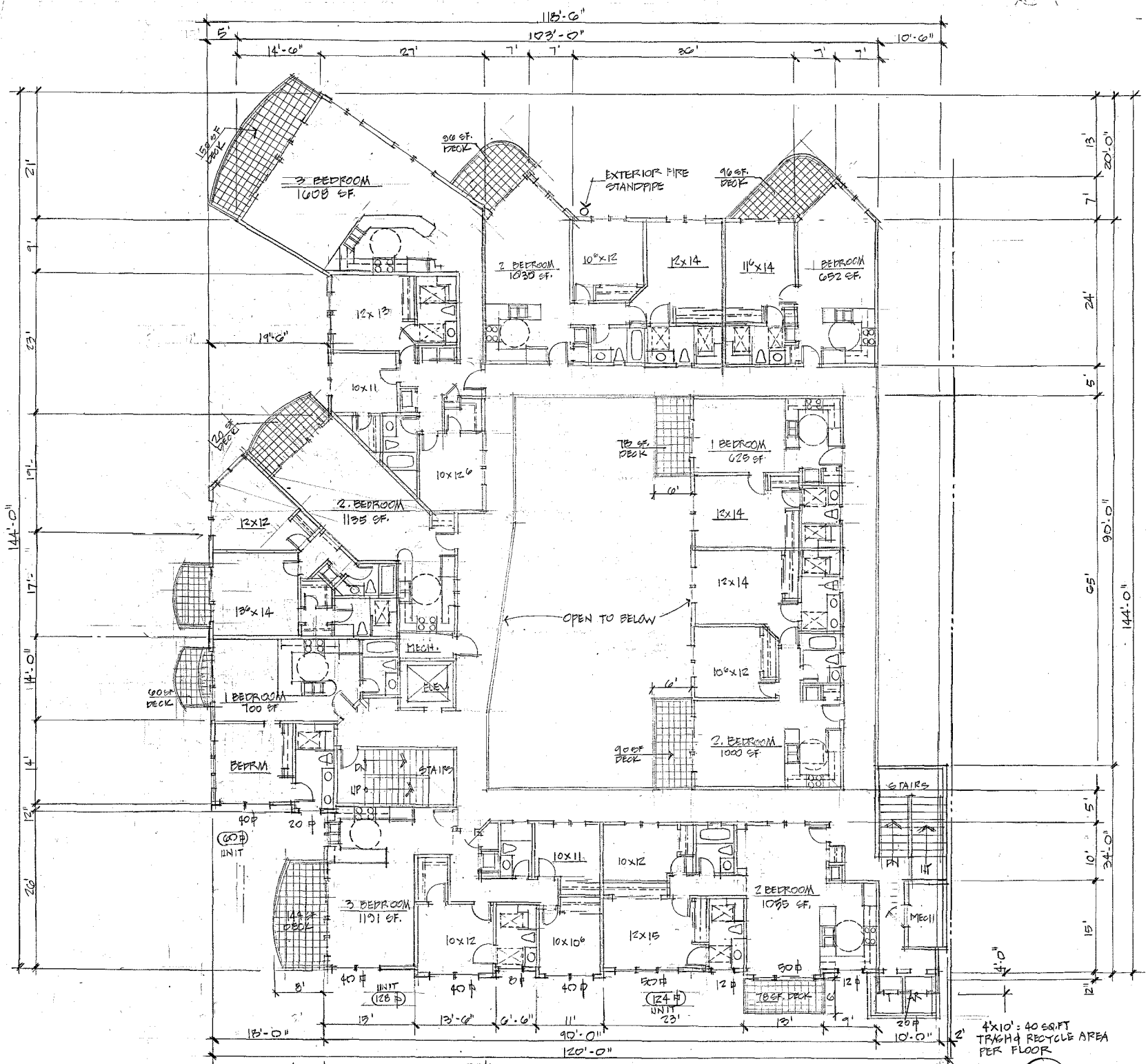
DATE

SHEET

A-30  
OF



REVISIONS



NOTE: 10% GLASS TRANSPARENCY PER FLOOR  
 MAIN FLOOR PLAN - LEVEL NO. 3  
 SCALE: 1/8" = 1'-0"

4'x10' = 40 SQFT TRASH & RECYCLE AREA PER FLOOR

TITLE BLOCK INFO  
 PROJECT: 3040 CLAIREMONT DRIVE  
 SHEET TITLE: FLOOR PLAN LEVEL 3  
 DATE: 12.17.2014  
 SCOPE OF WORK: PLANNED DEVELOPMENT PERMIT  
 ARCHITECT: SCOTT A. SPENCER  
 PH: 858-459-8898  
 CIVIL ENGINEER:  
 LANDSCAPE ARCHITECT:  
 GEOLOGIC HAZARD CATEGORY: E2  
 LEGAL: LOT 15 MAP 4541 APN: 425-710-11-00  
 OWNERS: SAM & SANDRA DIMENSTEIN  
 TYPE OF CONSTRUCTION: V.A. OCCUPANCY: B1/N ZONE: CCL-3/RS 1-7  
 SITE AREA: 3.318 ACRES  
 EXISTING USE: COMMERCIAL  
 PROPOSED USE: COMMERCIAL / RESIDENTIAL  
 SHEET NO. 11  
 SHEET 11 OF 21  
 REVISIONS:  
 AUG. 28, 2010  
 3.20.2017  
 7.8.2017  
 11.16.2017  
 1.26.2018  
 3.14.2018

Scott A. Spencer & Associates  
 1110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037  
 (858) 459-8898 (Fax) 459-8901

ARCHITECT

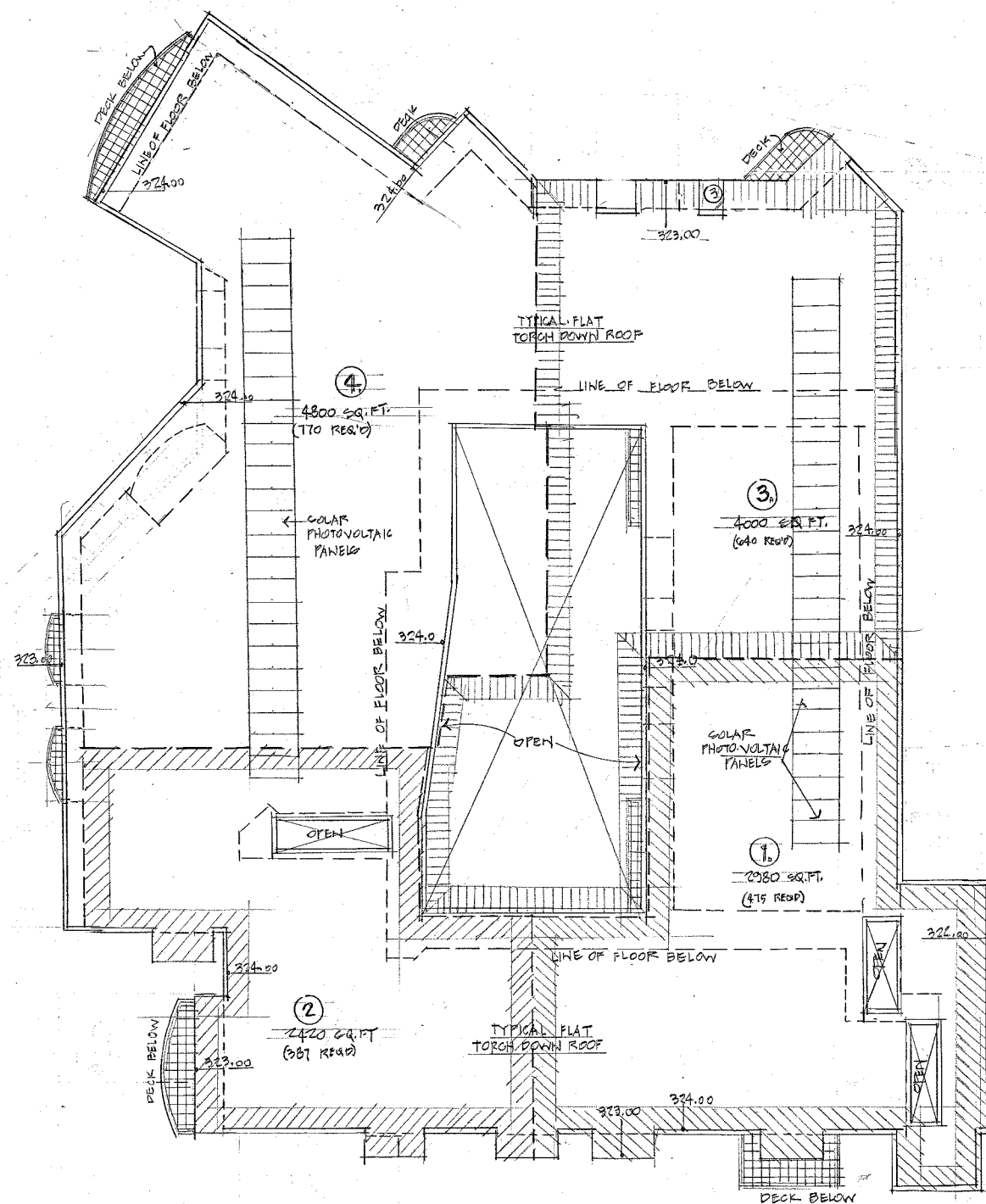
DATE

SHEET

A-3

OF





ROOF PLAN  
SCALE: 1/8" = 1'-0"



TITLE BLOCK INFO  
PROJECT: 3040 CLAIREMONT DRIVE  
SHEET TITLE: ROOF PLAN  
DATE: FEB. 17, 2018  
SCOPE OF WORK: PLANNED DEVELOPMENT PERMIT

ARCHITECT: SCOTT A. SPENCER  
PH: 858-459-8898  
CIVIL ENGINEER:  
LANDSCAPE ARCHITECT:  
GEOLOGIC HAZARD CATEGORY: 02  
LEGAL: LOT 15 MAP 4541  
OWNERS: SAM & SANDRA DIMENSTEIN  
TYPE OF CONSTRUCTION: A OCCUPANCY E1/1/1 ZONE: CCI-3/ RS 1-7  
SITE AREA: 9.318 ACRES  
EXISTING USE: COMMERCIAL  
PROPOSED USE: COMMERCIAL/ RESIDENTIAL

SHT. NO. 12  
SHT. 2 OF 2  
REVISIONS:  
1. 10.23.2016  
2. 3.20.2017  
3. 7.9.2017  
4. 11.19.2017  
5. 1.26.2018  
6. 3.14.2018

Scott A. Spencer &amp; Associates

1110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037  
(858) 459-8898 (Fax) 459-8901

ARCHITECT

DATE

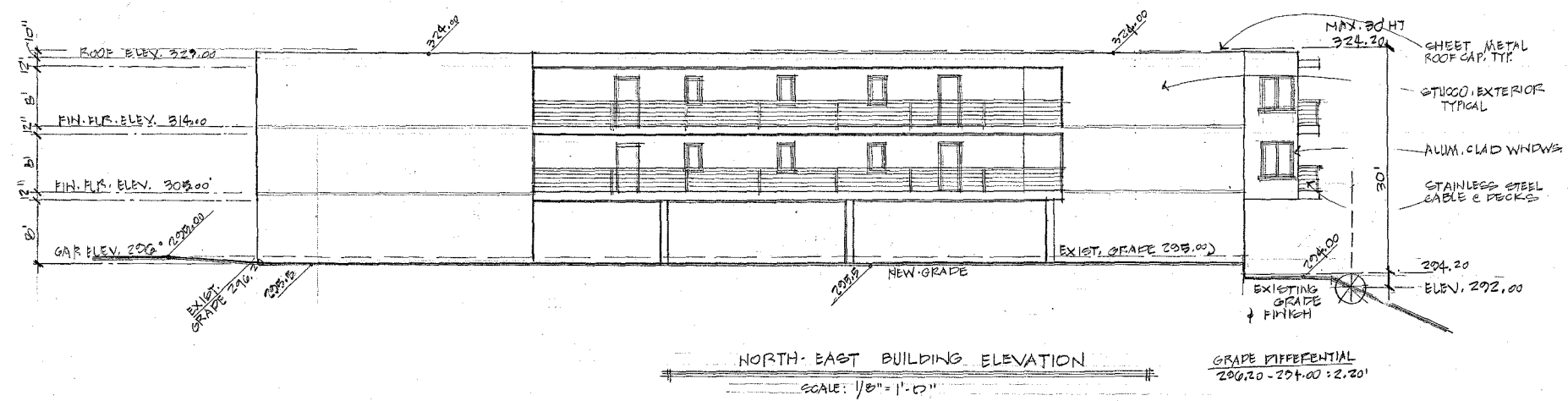
SHEET

A-4  
OF









Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037  
(858) 459-8898 (Fax) 459-8901

ARCHITECT

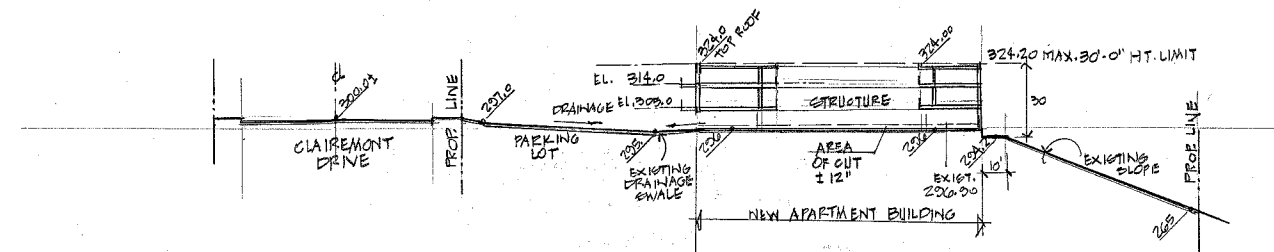
DATE

SHEET

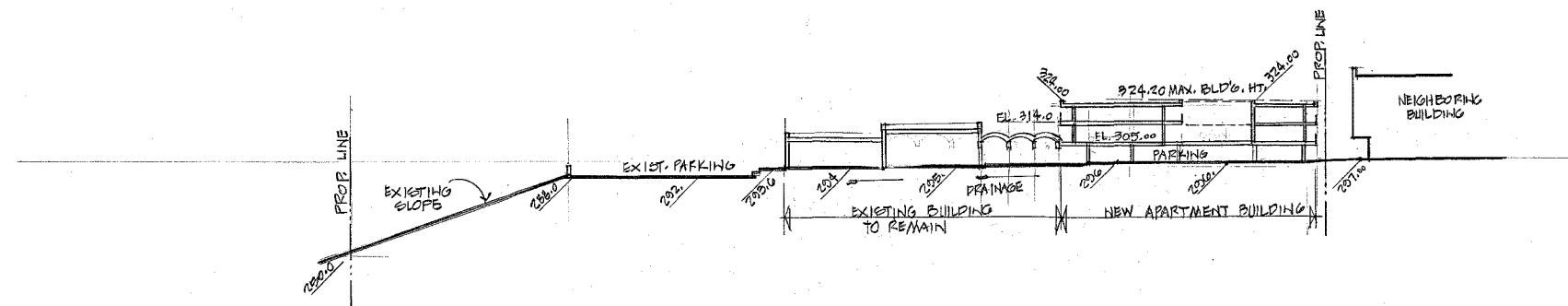
A-6

TITLE BLOCK INFO  
PROJECT: 3040 CLAIREMONT DRIVE  
SHEET TITLE: EXTERIOR ELEVATIONS  
DATE: FEB. 11, 2018  
SCOPE OF WORK: PLANNED DEVELOPMENT PERMIT  
ARCHITECT: SCOTT A. SPENCER  
PH: 858-459-8898  
CIVIL ENGINEER:  
LANDSCAPE ARCHITECT:  
GEOLOGIC HAZARD CATEGORY: 52  
LEGAL: LOT 15 MAP 4541  
OWNERS: SAM & SANDRA DIMENSTEIN  
TYPE OF CONSTRUCTION: V-A  
SITE AREA: 3.318 ACRES  
EXISTING USE: COMMERCIAL  
PROPOSED USE: COMMERCIAL / RESIDENTIAL  
SHT. NO. 14  
SHEET 14 OF 21  
REVISIONS:  
1. 11.15.2017  
2. 3.20.2017  
3. 1.5.2017  
4. 11.15.2017  
5. 1.26.2018  
6. 3.14.2018  
ZONE: CCI-3/ RS 1-7  
CLAIREMONT COMM. PLAN AREA





SITE BUILDING SECTION A-A  
SCALE: 1" = 30'-0"



SITE BUILDING SECTION B-B  
SCALE: 1" = 30'-0"

TITLE BLOCK INFO  
PROJECT: 3040 CLAIEMONT DRIVE  
SHEET TITLE: SITE SECTIONS  
DATE: FEB. 17, 2018  
SCOPE OF WORK: PLANNED DEVELOPMENT PERMIT

ARCHITECT: SCOTT A. SPENCER  
PH: 858-459-8898  
CIVIL ENGINEER:  
LANDSCAPE ARCHITECT:  
GEOLOGIC HAZARD CATEGORY: E2  
LEGAL: LOT 15 MAP 4541  
OWNERS: SAM & SANDRA DIMENSTEIN  
TYPE OF CONSTRUCTION: LA OCCUPANCY E1/11 ZONE: CC1-3/ RS 1-7  
SITE AREA: 3.318 ACRES  
EXISTING USE: COMMERCIAL  
PROPOSED USE: COMMERCIAL/ RESIDENTIAL

SHT. NO. 18  
SHT. 12 OF 21  
REVISIONS:  
REV. 25.2016  
3.20.2017  
1.9.2017  
11.15.2017  
1.26.2018  
3.14.2018

Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037  
(858) 459-8898 (Fax) 459-8901

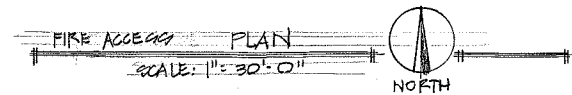
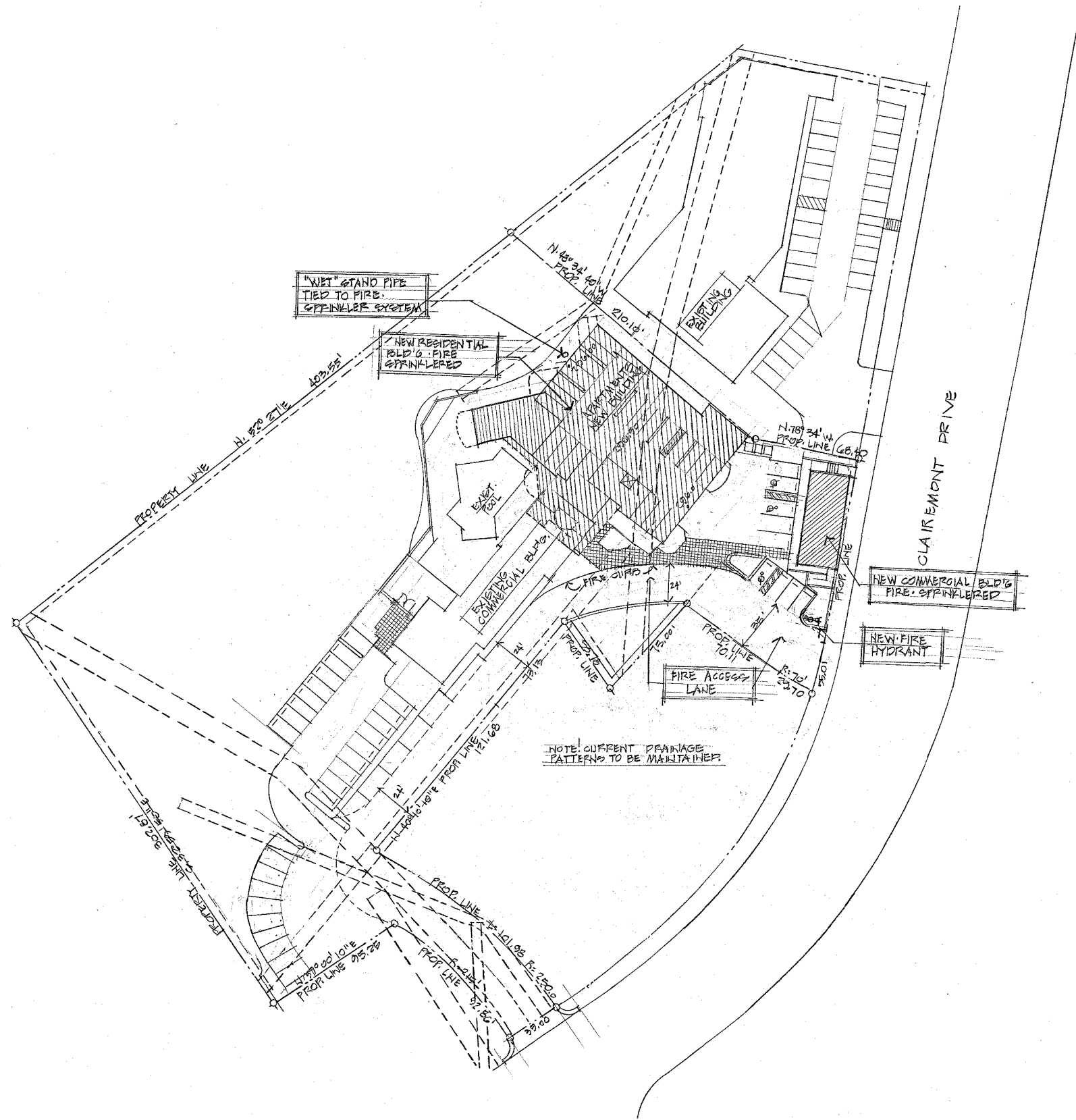
ARCHITECT

PATE:

SHEET

A-7





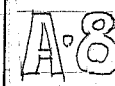
TITLE BLOCK INFO  
 PROJECT: 3040 CLAIREMONT DRIVE  
 SHEET TITLE: FIRE ACCESS PLAN  
 DATE: AUG 25, 2016  
 SCOPE OF WORK: PLANNED DEVELOPMENT PERMIT  
 ARCHITECT: SCOTT A. SPENCER  
 PH: 858-459-8898  
 CIVIL ENGINEER:  
 LANDSCAPE ARCHITECT:  
 GEOLOGIC HAZARD CATEGORY: B2  
 LEGAL: LOT 15 MAP 4541 APN: 425-710-11-00  
 OWNERS: SAM & SANDRA DIMENSTEIN  
 TYPE OF CONSTRUCTION: V-A OCCUPANCY: R1/U ZONE: CCL-3/ RS 1-7  
 SITE AREA: 3.318 ACRES  
 EXISTING USE: COMMERCIAL  
 PROPOSED USE: COMMERCIAL/RESIDENTIAL  
 SHT. NO: 16  
 SHT. 12 OF 21  
 REVISIONS:  
 8-25-2016  
 9-20-2017  
 1-9-2017  
 11-15-2017  
 1-26-2018  
 3-14-2018

Scott A. Spencer & Associates

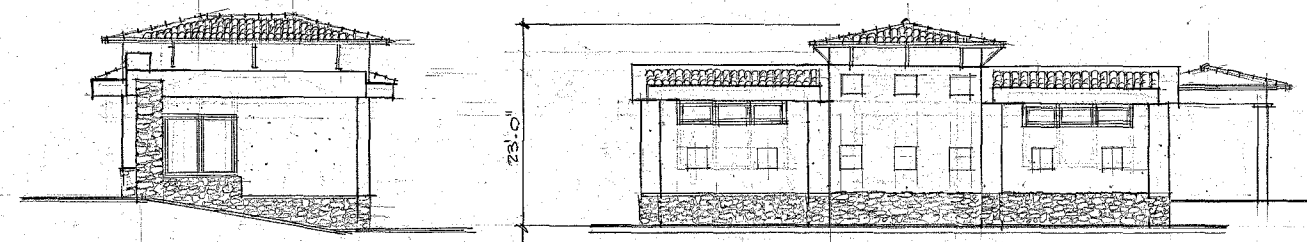
110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037  
 (858) 459-8898 (Fax) 459-8801

ARCHITECT

DATE:

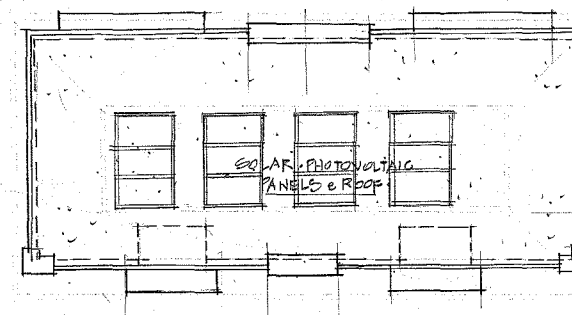




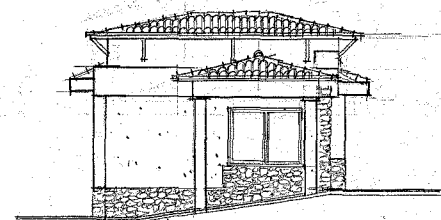


NORTH SIDE ELEV.  
SCALE: 1/8" = 1'-0"

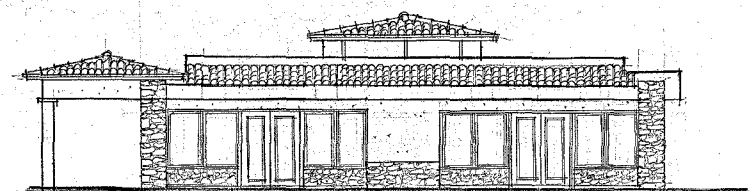
REAR WEST ELEVATION  
SCALE: 1/8" = 1'-0"



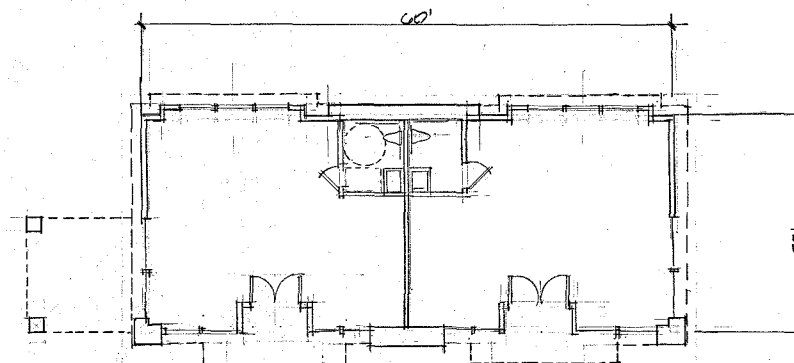
ROOF PLAN  
SCALE: 1/8" = 1'-0"



SOUTH SIDE ELEV.  
SCALE: 1/8" = 1'-0"



STREET FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



FLOOR PLAN COMMERCIAL BUILDING  
SCALE: 1/8" = 1'-0"

TITLE BLOCK INFO		SHT. NO. 17
PROJECT: 3040 CLAREMONT DRIVE		SHT. 11 OF 21
SHEET TITLE: COMMERCIAL BUILDING		REVISIONS:
DATE: AUG. 23, 2016		8-25-2016
SCOPE OF WORK: PLANNED DEVELOPMENT PERMIT		3-20-2017
		2-7-5-2017
ARCHITECT: SCOTT A. SPENCER		2-11-5-2017
PH: 858-459-8898		1-26-2018
CIVIL ENGINEER:		5-3-14-2018
LANDSCAPE ARCHITECT:		
GEOLOGIC HAZARD CATEGORY: 52		
LEGAL: LOT 15 MAP 4543	APN: 425-710-11-00	
OWNERS: SAM & SANDRA DIMENSTEIN		
TYPE OF CONSTRUCTION: V.A.	OCCUPANCY: R1/U	ZONE: CC1-3/ R5 1-7
SITE AREA: 3.318 ACRES	CLAREMONT COMM. PLAN AREA	
EXISTING USE: COMMERCIAL	PROPOSED USE: COMMERCIAL / RESIDENTIAL	

Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037  
(858) 459-8898 (Fax) 459-8801

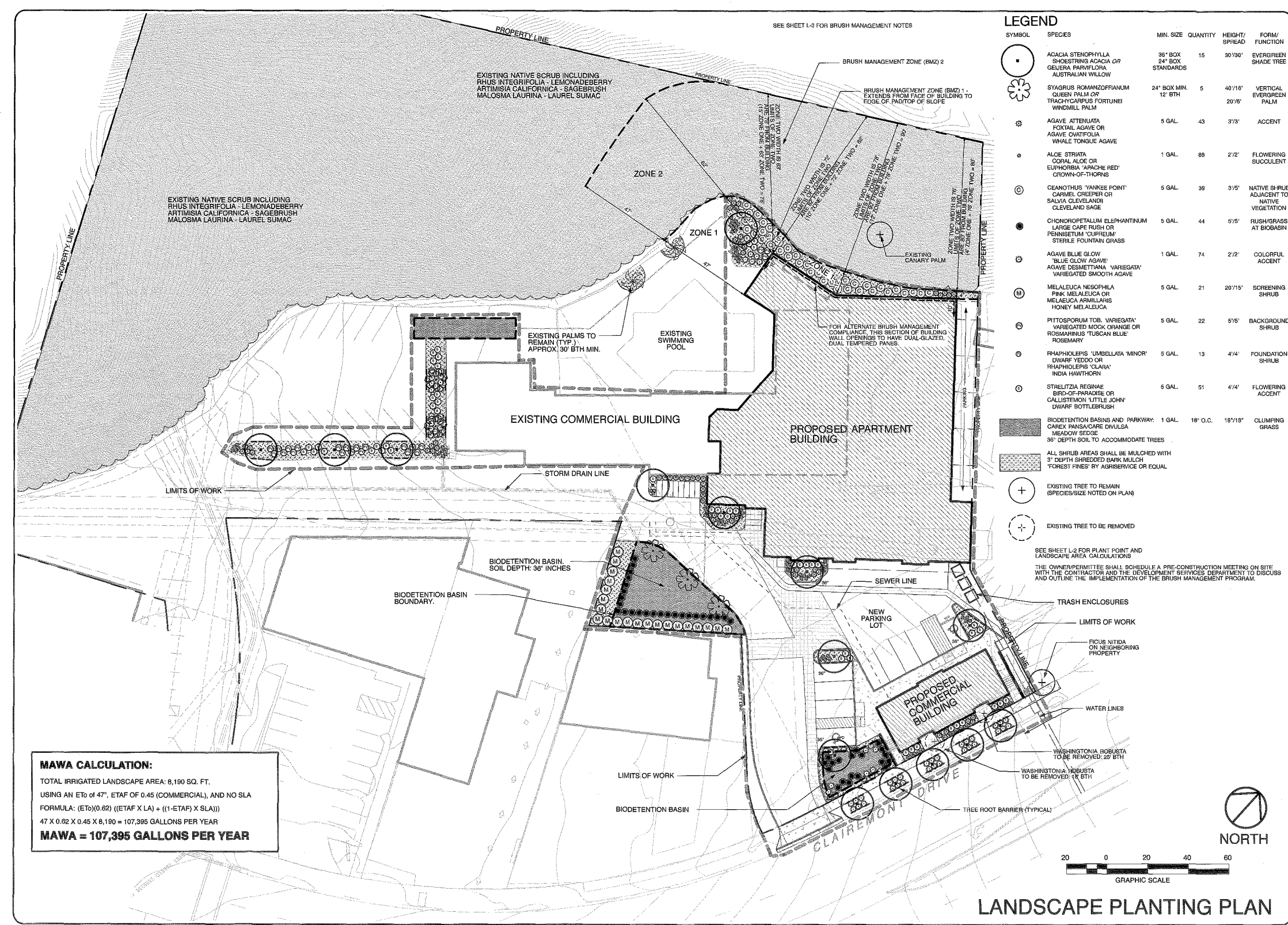
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DATE:

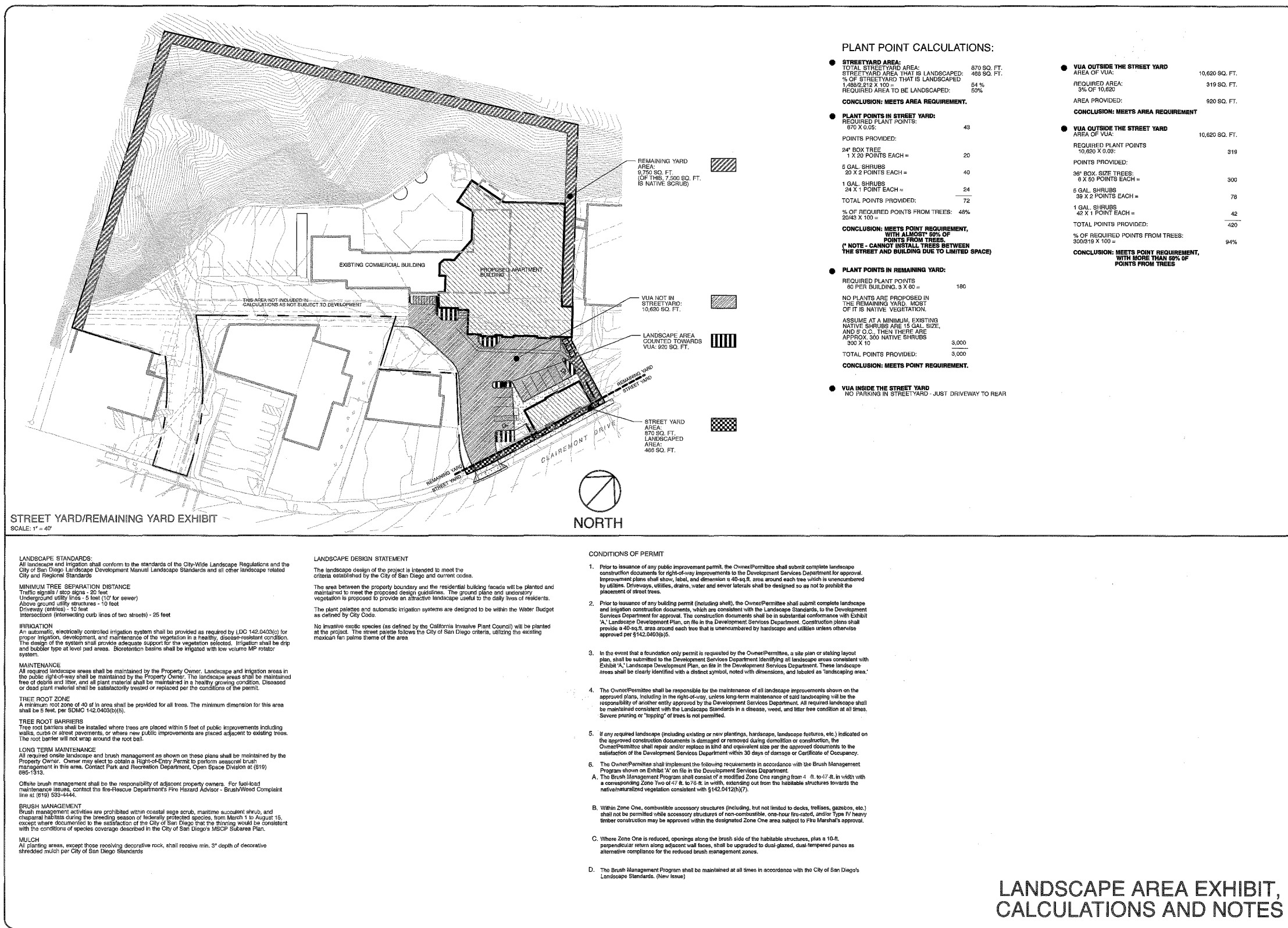
SHEET

A-9  
OF









## LANDSCAPE AREA EXHIBIT, CALCULATIONS AND NOTES

IF PLAN IS LESS THAN 24" X 36"  
IT IS A REDUCED PRINT.  
REDUCE SCALE ACCORDINGLY.



CLIENT  
**Sam Dimenstein**

PROJECT  
**3040 CLAIREMONT DRIVE  
SAN DIEGO, CA 92117**

### CHANGES

3/14/17	PROGRESS
6/28/17	PROGRESS
10/25/17	PROGRESS
1/17/18	PROGRESS
5/8/18	PROGRESS

### PROGRESS PRINT DATE

DESIGN GM  
DRAWN GM  
CHECKED  
SCALE  
PROJECT 18-115

SHEET  
**L-2**  
OF 3 SHEETS

TITLE BLOCK INFO  
PROJECT: 3040 CLAIREMONT DRIVE  
SHEET TITLE: **LANDSCAPE EXHIBIT**  
DATE: **MARCH 30, 2017**  
SCOPE OF WORK: PLANNED DEVELOPMENT PERMIT

ARCHITECT: SCOTT A. SPENCER  
PH: 858-459-8898  
CIVIL ENGINEER:  
LANDSCAPE ARCHITECT:  
GEOLOGIC HAZARD CATEGORY: **B2**  
LEGAL: LOT 15 MAP 4541 APN: 425-710-11-00  
OWNERS: SAM & SANDRA DIMENSTEIN  
TYPE OF CONSTRUCTION: **V.A. OCCUPANCY**  
SITE AREA: 3.318 ACRES  
EXISTING USE: COMMERCIAL  
PROPOSED USE: COMMERCIAL / RESIDENTIAL

REVISONS:  
3-20-2017  
7-5-2017  
11-15-2017  
1-26-2018  
3-14-2018

ZONE: CCL-3/RS-1.7  
CLAREMONT COMM. PLAN AREA



## BRUSH MANAGEMENT PROGRAM

## BRUSH MANAGEMENT PROGRAM DESIGN STATEMENT:

DUE TO SITE CONSTRAINTS, ALTERNATIVE BRUSH MANAGEMENT COMPLIANCE IS PROPOSED. FIRE DEPARTMENT WILL HAVE TO REVIEW FOR ALTERNATIVE BRUSH MANAGEMENT COMPLIANCE.

IN ORDER TO SATISFY REQUIREMENTS FOR ALTERNATE BRUSH MANAGEMENT COMPLIANCE, ANY OPENINGS ALONG ADJACENT BUILDING WALLS TO BE DUAL GLAZED, DUAL TEMPERED PANES.

SEE PLAN ON SHEET L-1 FOR ZONE WIDTHS.

ZONES ONE VARIES FROM 4' TO 47' WIDE, FROM FACE OF BUILDING TO TOP OF SLOPE. ZONE TWO VARIES FROM 47' TO 78', FROM TOP OF SLOPE OUTWARDS.

ZONE ONE IS PERMANENTLY IRRIGATED.

## Zone One Requirements

- (1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
- (2) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and nonhabitable gazebos that are located within brush management Zone One shall be of noncombustible construction.
- (3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant.
- (4) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- (5) Permanent irrigation is required for all planting areas within Zone One except as follows:
  - (A) When planting areas contain only species that do not grow taller than 24 inches in height, or
  - (B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
- (6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

## Zone Two Requirements

- (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
- (2) No structures shall be constructed in Zone Two.
- (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 5 inches.
- (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
- (5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
  - (A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistant. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
  - (B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistant native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
  - (C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallons-per-minute spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
  - (D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
- (6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
- (7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot, for each foot of required Zone One width that cannot be provided.

## B) Brush Management Program, additional Maintenance Notes:

1. General Maintenance - Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance. Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
2. Brush Management Zone 1 - This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
3. Brush Management Zone 2 - Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-sloping after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.
4. Long-term Maintenance Responsibility - All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of the owner. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

## SECTION III: BRUSH MANAGEMENT

## BRUSH MANAGEMENT - DESCRIPTION

Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

## BRUSH MANAGEMENT-REQUIREMENTS

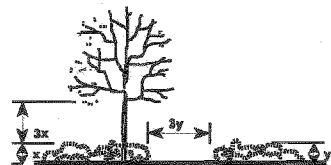
## 3.2-1 Basic requirements - All Zones

3.2-1.01 For zone two, plants shall not be cut below six inches.

3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.

3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.

FIGURE 3-1  
PRUNING TREES TO PROVIDE CLEARANCE FOR BRUSH MANAGEMENT



3.2-1.04 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.

3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).

## 3.2-2 Zone 1 Requirements - All Structures

3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").

3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.

3.2-2.03 Maintain all plantings in a succulent condition.

3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

## 3.2-3 Zone 2 Requirements - All Structures

3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

## VI. BRUSH MANAGEMENT - VEGETATION

A. Thinning and Pruning, Native/Naturalized Vegetation [SDMC §142.0412(d), (g) & (h), Landscape Standards §3.2-2.04, 3.2-3.01] - Two key factors in creating a fire safe landscape are providing fuel discontinuity by the separation of the flammable plant cover (thinning) and reduction in fuel load by cutting out dead and excess growth of the native/naturalized vegetation (pruning). Plants to be retained should be consistent with the allowable coverage, massing and spacing required in the Brush Management Regulations and the Landscape Standards. Whenever possible, a person knowledgeable about the use and maintenance of native plants should be consulted to oversee the selection, thinning, and pruning of these plants. The progression of work should proceed as follows: 1) remove dead plants, 2) thin out brush management areas to the required coverage, 3) prune remaining plants, 4) dispose or mulch debris and trimmings, and 5) maintain Zone One on a year-round basis, Zone Two on a seasonal basis. Note that brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Mayor's Designee that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

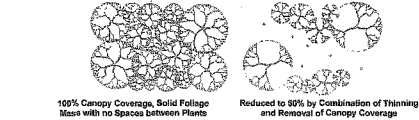
1) Thinning - This first step requires identification of the native/naturalized species and a familiarity with their various characteristics such as rooting depth, fuel loads, flammability, as well as habitat and aesthetic value. Thinning should be prioritized as follows: 1) invasive non-native species with the exception of eucalyptus trees in Eucalyptus Woodland areas, 2) non-native species, 3) flammable native species, 4) native species, and 5) regionally sensitive species. All vegetation that is not to be removed during the initial thinning should be noted or flagged. The remaining plants which are not to be saved should be cut six inches above the ground without pulling out the roots.

For Eucalyptus Woodland areas that fall within Zone Two Brush Management, all trees 3 inches or less in diameter at breast height (d.b.h.) shall be removed with the exception of indigenous, native species. The removal of live (includes "diseased") eucalyptus trees over 3 inches d.b.h. should only occur:

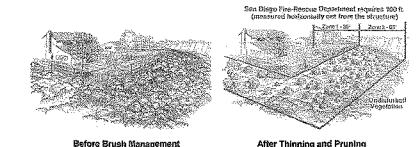
- a) when needed to remove adjacent dead trees;
- b) to achieve tree/shrub vertical requirements;
- c) where deemed a specific liability or fire safety hazard by the Fire Chief; or
- d) on private property when adhering to the horizontal spacing criteria shown in the Tree & Shrub Spacing Chart under Section V.B.

Certain native plants, such as those found in coastal sage scrub, should be cut back to within 12 inches of the root crown. As sprouting and re-growth occur, these plants can be maintained as low, succulent mounds. Examples include *Artemisia californica* (California Sagebrush), *Salvia mellifera* (Black Sage), *Adenostoma fasciculatum* (Chamise) and *Eriogonum fasciculatum* (Buckwheat).

## PLAN VIEW



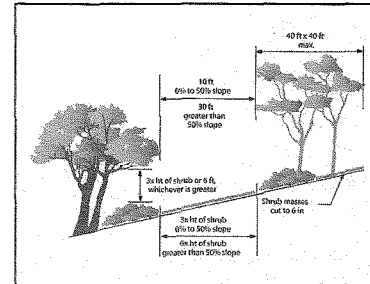
2) Pruning - After thinning of the native/naturalized vegetation, the fuel load should be further reduced by pruning the plants that have not been removed. While pruning individual plants is not feasible in coastal sage scrub, it is very effective for many hard chaparral species, such as *Ceanothus* (Wild Lilac), *Hebe* (Toyon), *Rhus* (Lemonade Berry, Sugarbush), and *Rhamnus* (Coffeeberry, Redberry). These plants can be shaped into attractive, fire safe specimens by pruning dead and excessively twiggy growth. The figure below illustrates pruning of native shrubs. Note that the limbs touching the ground have been removed, and that a large volume of material has been taken from the canopy. The limbs that remain should be those with young, vigorous shoots.



B. Thinning and Pruning, Trees [Landscape Standards §3.2-1.03, 1.05] - Trees are allowed within the defensible space, provided the horizontal and vertical distance between trees and shrubs masses complies with required spacing for the slope gradient shown in the following Tree and Shrub Spacing Chart:

Tree & Shrub Spacing Chart		
Tree*	Minimum horizontal space	
	From edge of one tree canopy spread (max. 40 ft x 40 ft) to the edge of the next	Spacing
Shrub	0% to 50% (2:1)	10 feet
	Greater than 50% (2:1)	30 feet
Shrub	Minimum horizontal space between edges of shrub	
	Slope	Spacing
	0% to 50% (2:1)	3 times the height of the shrub mass
	Greater than 50% (2:1)	6 times the height of the shrub mass
Vertical Space	Minimum vertical space between top of shrub and bottom of lower tree branches	
	Slope	Spacing
	0% to 50% (2:1)	3 times the height of the shrub mass or 6 feet, whichever is greater

- a. Trees greater than 3 inches d.b.h. located in Eucalyptus Woodland areas are exempt from the minimum horizontal tree spacing requirement.
- b. Indigenous, native trees in all areas are exempt from the minimum horizontal tree spacing requirement.



TREE & SHRUB SPACING

Vertical clearance between trees and shrubs can be created by pruning up the tree canopy, reducing height of the shrubs, or a combination thereof. Canopies of existing trees that extend to within 10 feet of any structure shall be pruned to maintain a minimum horizontal and vertical clearance of 10 feet. Portions of tree canopies that extend within 10 feet of the

outlet of a chimney shall be pruned to maintain a minimum horizontal and vertical clearance of 10 feet.

C. Grassland [Landscape Standards §3.2-2.04, 3.01] - Expenses of native/naturalized grasses should generally be cut to within 2 inches in height prior to the end of the growing season in April or May. However, where such grasses occur in conjunction with coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats, they should be cut prior to March 1 and again as necessary after August 15 should re-growth exceed 24 inches in height. Note that individual clumps of grass and other broad-leaved herbs may be maintained year-round up to 24 inches in height when they are isolated from other fuels or where necessary to stabilize the soil and prevent erosion.

D. Fuel Load Model Report [SDMC §142.0412(i)] - The Fuel Load Model Report referenced in the Brush Management Regulations is required only in situations where there is a request to exceed the standard brush management requirements. It shall not be mandated for modifications or alternative measures that shall achieve an equivalent level of fire protection as the standard requirements.

E. Limits of Brush Management Responsibility [SDMC §142.0412(b)(2)(c)] - In most cases, responsibility for the required brush management shall be confined to the respective owner's property. Adjacent properties that are not being properly maintained shall be subject to a notice of violation issued by the Fire-Rescue Department through the Fire Hazard Advisor at (619) 533-4444. (For situations where adjacent property is privately owned but primarily undeveloped or adjacent property is City-owned, see subsections E1 and E2 below.) Diagrams VLE-1 & VLE-2 illustrate typical limits of brush management responsibility and when a notice of violation would be warranted on adjacent property.

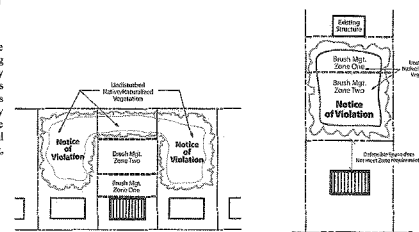


Diagram VLE-1

Diagram VLE-2

1) Easements for Off-site Brush Management - Adjacent properties that are primarily undeveloped may require a recorded easement for performing off-site brush management unless the structure requiring brush management is to be fire-rated to compensate for a lack of full brush management zone(s). Diagrams VLE-3 & VLE-4 illustrate situations where obtaining an easement for off-site brush management would be warranted.

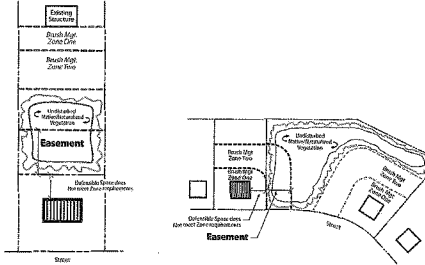


Diagram VLE-3

Diagram VLE-4

2) Right-of-Entry Permits - In situations where the adjacent, undeveloped property is City-owned, a Right-of-Entry Permit may be obtained for existing, previously conforming structures only. No brush management easements shall be granted on City-owned property. Right-of-Entry Permits are issued as follows:  
Open Space - Park & Recreation Department / (619) 685-1330  
Paper Streets - Street Division / (619) 527-7500  
Water Department Land - Real Estate Assets / (619) 236-6231  
Other City-owned Properties - Real Estate Assets / (619) 236-6231

F. Long-term Maintenance [SDMC §142.0412, Landscape Standards Section III] - Ongoing, long-term maintenance of the brush management zone(s) shall be the responsibility of the respective property owner unless another approved entity, such as a home owners' association, has been designated to provide said maintenance.

## BRUSH MANAGEMENT PROGRAM AND NOTES

IF PLAN IS LESS THAN 24" X 36"  
IT IS A REDUCED PRINT.  
REDUCE SCALE ACCORDINGLY.

GMA  
LANDSCAPE ARCHITECTURE  
300 SEACAST DRIVE, STE. 20  
IMPERIAL BEACH, CA 91932  
(619) 882-2499  
E-mail: smicers@sboglobal.net



CLIENT  
Sam Dimenstein

PROJECT  
3040 CLAIREMONT DRIVE  
SAN DIEGO, CA 92117

## CHANGES

3/14/17	PROGRESS
6/28/17	PROGRESS
10/28/17	PROGRESS
1/17/18	PROGRESS
3/8/18	PROGRESS

## PROGRESS PRINT DATE

DESIGN SM  
DRAWN SM  
CHECKED  
SCALE  
PROJECT 16-118

SHEET  
L-3  
OF 3 SHEETS

TITLE BLOCK INFO  
PROJECT: 3040 CLAIREMONT DRIVE  
SHEET TITLE: BRUSH MANAGEMENT  
DATE: MARCH 20, 2017  
SCOPE OF WORK: PLANNED DEVELOPMENT PERMIT  
ARCHITECT: SCOTT A. SPENCER  
PH: 858-459-9898  
CIVIL ENGINEER:  
LANDSCAPE ARCHITECT:  
GEOLOGIC HAZARD CATEGORY: 52  
LEGAL: LOT 15 MAP 4541 APN: 425-710-11-00  
OWNERS: SAM & SANDRA DIMENSTEIN  
TYPE OF CONSTRUCTION: V.A. OCCUPANCY: R/U ZONE: CCL-3/RS-1-7  
SITE AREA: 3.318 ACRES  
EXISTING USE: COMMERCIAL  
PROPOSED USE: COMMERCIAL/RESIDENTIAL  
SHT. NO: 20  
SHT. OF: 21  
REVISIONS:  
2-20-2017  
2-15-2017  
11-16-2017  
1-26-2018  
3-14-2018



CONDITIONS OF THE PERMIT

WATER & SEWER DIVISION

1. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE SHALL ATTEMPT FOR A PLUMBER PERMIT FOR THE INSTALLATION OF APPROPRIATE BACK FLOW PREVENTION DEVICES ON EACH WATER SERVICE (DOMESTIC, FIRE, AND IRRIGATION) IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER. BFPD'S SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT OF WAY. THE PUBLIC UTILITIES DEPARTMENT WILL NOT PERMIT THE REQUIRED BFPD TO BE LOCATED BELOW GRADE OR WITHIN THE STRUCTURE.
2. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS THE OWNER/PERMITEE SHALL ASSURE BY PERMIT AND BOND THE DESIGN & CONSTRUCTION OF ALL PUBLIC WATER & SEWER FACILITIES ARE TO BE IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT CITY OF SAN DIEGO WATER & SEWER DESIGN GUIDES.
3. ALL PUBLIC WATER & SEWER FACILITIES ARE TO BE IN ACCORDANCE WITH THE ESTABLISHED CRITERIA IN THE MOST CURRENT CITY OF SAN DIEGO WATER AND SEWER DESIGN GUIDES.
4. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS THE OWNER/PERMITEE SHALL ASSURE BY PERMIT & BOND TO CAP (ABANDON) AT THE PROPERTY LINE ANY EXISTING UN-USED SEWER LATERAL AND INSTALL NEW SEWER LATERALS WHICH MUST BE LOCATED OUTSIDE OF ANY DRIVEWAY OR VEHICULAR USE AREA.
5. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE SHALL ASSURE BY PERMIT AND BOND TO REMOVE (KILL) AT THE MAIN ANY EXISTING AND INJURED WATER SERVICE.
6. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE SUBJECT PROPERTY WILL BE REQUIRED TO GRANT TO THE CITY OF SAN DIEGO A 20 FOOT SEWER EASEMENT KEEPING THE EXISTING 8-INCH SEWER MAIN IN THE CENTER (SEE DRAWING 12030-L). THIS EASEMENT WILL REPLACE THE 8-FOOT SEWER EASEMENT PER BOOK 2450. SEE PLAN SHEET C.2 DATED 3/20/2011.
7. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE SUBJECT PROJECT WILL BE REQUIRED TO GRANT TO THE CITY OF SAN DIEGO A 20-FOOT SEWER ACCESS EASEMENT TO PROVIDE MAINTENANCE TO THE NEW SEWER MANHOLE. THE EASEMENT MUST START AT THE NEW DRIVEWAY AND FINISH AT THE NEW MANHOLE. SEE PLAN C.2 DATED 3/20/2011.
8. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, A PORTION OF EXISTING SEWER EASEMENT FOR THE EXISTING 8-INCH SEWER MAIN WILL NEED TO BE VACATED. THIS AREA IS LOCATED WHERE THE FOOTPRINT OF THE BUILDING WILL BE ENCRANCHING THE EASEMENT. SEE PLAN SHEET C.2 DATED 3/20/2011.
9. PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE SHALL OBTAIN AN ENCROACHMENT, MAINTENANCE AND REMOVAL AGREEMENT (EMRA) FOR PROPOSED IMPROVEMENTS OF ANY KIND INCLUDING UTILITIES, MEDIANS, LANDSCAPING ENRICHED PAVING, CURBS, GUTTER AND SIDEWALK, AND ELECTRICAL CONDUITS TO BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY AND/OR SEWER EASEMENTS.
10. PRIOR TO BUILDING PERMIT ISSUANCE, THE OWNER/PERMITEE SHALL DEMONSTRATE THAT THE EXISTING GROUND SIGN ALONG THE PROJECT FRONTAGE AS IDENTIFIED ON EXHIBIT "A" IS EITHER IN CONFORMANCE WITH THE CURRENT SIGN REGULATIONS PER SECTION 42-1240, OR WILL BE MODIFIED TO COMPLY.

Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE D LA JOLLA, CA 92037  
(858) 459-8898 (Fax) 459-8901

ARCHITECT

DATE:

SHEET

A-10  
OF

TITLE BLOCK INFO		SHT. NO: 21
PROJECT: 3040 CLAIREMONT DRIVE	SHEET TITLE: PERMIT CONDITIONS	SHT 21 OF 21
DATE: JULY 5, 2017	SCOPE OF WORK: PLANNED DEVELOPMENT PERMIT	REVISIONS:
ARCHITECT: SCOTT A. SPENCER	PH: 858-459-8898	2.7.5.2015
CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	2.11.6.2017
GEOLOGIC HAZARD CATEGORY: 52	LEGAL: LOT 15 MAP 4541	1.24.2016
OWNERS: SAM & SANDRA DIMENSTEIN	APN: 425-710-11-00	5.14.2016
TYPE OF CONSTRUCTION: V.A. OCCUPANCY: B.1.1.1	ZONE: CCL-3/ RS 1-7	
SITE AREA: 3.318 ACRES	CLAIREMONT COMM. PLAN AREA	
EXISTING USE: COMMERCIAL	PROPOSED USE: COMMERCIAL/ RESIDENTIAL	



<b>Clairemont Community Planning Group</b>
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Minutes of the Meeting of  
October 17, 2017  
Alcott Elementary School Auditorium

A Naveen Waney - <b>Chair</b> P Nicholas Reed - <b>Vice Chair</b> P Margie Schmidt - <b>Secretary</b> P Delana Hardacre- <b>Treasurer</b>	P Harry Backer P Kevin Carpenter P Cecelia Frank A Chad Gardner	P Richard Jensen P Gary Christensen P Jason Young	P Daniel Smiechowski A Lynn Adams P Susan Mournian L Billy Paul
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P – Present    A – Absent    L-Late

**Item 1. Call to Order / Roll Call**

Vice Chair Nick Reed called the meeting to order at 6:30 p.m.. Roll call was taken and a quorum present.

**Item 2. Non-Agenda Public Comment** – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 2-minute time limit per speaker.**Public:**

Matt Strabone states is running for Assessor/Recorder/County Clerk. Will hold public workshops in each community re: taxes, services, etc.

Priscilla Hegger works in injury prevention at Rady Children's Hospital. Ross Elementary is requesting a stop sign at intersection near school. Desires that it be an item on the agenda at future meeting.

**Committee Members:**

Harry: voiced concerns over condition of many streets (Morena Blvd, Ingulf, etc.).

Daniel: Suggests people interested in obtaining solar contact Grid Alternatives, a nonprofit.

Margie: DeAnza revitalization plan meeting scheduled for 11/7.

Nick: Raised possibility of a December meeting.

Ryan: Recent fatal motorcycle accident on Mt. Acadia. Requests improved signage/reflectors/safety features. Also Denver St is designated no trucks over 5 tons but City Chevrolet trucks freq seen on the street.

Jason: States weight limit (<5 tons only) is also being exceeded on Jutland and Moraga.

**Item 3. Modifications to the Agenda** – Requires 2/3 approval.

None

**Item 4. Approval of Minutes:** Delana clarified that no Treasurer report made d/t her absence. Motion by Susan to approve with that modification, second by Margie.

**VOTE:** 10-0-2 (Gary & Delana abstain d/t absence)

**Item 5. Council Representative Reports**

**District 2 Council Report, Marc Schaefer, Community Liaison,** [mpschaef@sanidiego.gov](mailto:mpschaef@sanidiego.gov) Not present.

**District 6 Council Report, Dan Manley, Community Liaison,** [dmanley@sanidiego.gov](mailto:dmanley@sanidiego.gov) States office has requested improved pedestrian safety interventions around elementary schools in district. Friends of pedestrian killed near Longfellow Elementary are advocating for a playground in her memory. Anticipate its completion in approximately one year.

Re Safe Parking Zones: one near Interstate 15 & Aero Dr will open shortly for homeless.



Ryan raised possibility of Qualcomm Stadium use. Susan suggested Fiesta Island use for camping. Daniel suggests support for landlords to offer very low cost housing for homeless. Richard asks what type of structures are constructed at Safe Parking sites. Response: no permanent structures. Harry asks whether the sites are supervised? Response: Yes.

**SANDAG Mid Coast Quarterly Update, Sharon Humphries.** Track has been delivered. Half of SD River bridge completed, in January trains will begin using new bridge, then construction of other half will begin. Grading for light rail underway. Undergrounding of relevant utilities. Coordinating with Pure Water team so infrastructures will not be in conflict. Stations will be built by SANDAG but there will be private developments occurring adjacent to Clairemont and possibly Tecolote stations.

Harry voiced concerns regarding poor condition of streets related to construction (Morena & Ingulf). Delana states Ticonderoga also affected. Cece questions whether plans for development near stations will come before the Board; Response: Yes. Daniel states will have significantly increased population in future; Response: SANDAG Mobility Hubs group is evaluating improved access to Mission Bay. Ryan asks if on time and on budget? Yes. Jason complains about out of control weeds along Morena. Public member: Is there a color for the line? Blue line. Another public member: Question regarding work in vicinity of her condo complex. Contact info provided for these questions. [www.SANDAG.org/Midcoast](http://www.SANDAG.org/Midcoast) for more information/communication.

#### Item 6. Action Items

**101. Pure Water San Diego Project Site Development Permit – PTS: 499621 (Brent Eidson & Kelly Baylow ).** Summary overview of new water supply plan for San Diego: Have been importing 85-95% of daily water use, supported by 5 local reservoirs, is treated before distribution to public. Small amt of reclamation at present for irrigation. Pure Water will increase reclamation thru a 5 step purification process prior to water being returned to Mira Mar reservoir. Phase 1 will create 30 million gallon/day facility near present reclamation facility, start construction in 2019, facility will be on-line in 2021 and produce a third of our needed water supply. (Later Phases 2 & 3 will add an additional 53 million gallons/day located elsewhere in city.) Pump station to be built at Sherman & Custer. A double pipe will run from there to Mira Mar, one to divert sewage to be treated, the other to return brine which will continue to the Point Loma treatment facility prior to discharge in the ocean.

EIR is well underway, draft is available for comment until 11/27/17. Two significant impacts identified: transportation and noise impacts d/t construction only. Positive impacts of improved water supply and water quality. Plan is also consistent with Climate Action Plan. Requires a Site Development Permit. Soliciting recommendation from each of 6 communities being impacted.

Pipe to be placed by open cut of roadways (Morena to Denver to Clairemont Dr. to Clairemont Mesa Blvd to Genessee) except at SR52 where will tunnel under. Plans to minimize traffic impacts and perform work at night where road closures necessary. If break in pipe will divert flow back to pump station.

Richard voiced concerns re noise of night construction. Response: EIR document lists mitigation measures. Harry asked re type of piping for pressurized lines with concern about failures. Poor quality control on previous projects. Repaired streets must be repaved not just slurry seal.

Daniel asks what is plan for citizen complaints/concerns? Response: Will have a project liaison contact.

Margie recently toured Pure Water demonstration project, encourages others to do so also. Asks about environmental impacts where crossing creeks/rivers; Response: will use trenchless tunneling under creeks.

Delana asks about notification of businesses that may be impacted by road closures; Response: direct mailers to 300ft around construction sites.

Kevin asks rationale for routing choice because will heavily impact our community; Response: Is preferred route because of least impacts, environmental and otherwise.

Ryan referenced related projects that have been developed in Florida and Louisiana that may be more cost effective than this.

Jason suggests 300ft might not be sufficient noticing and requests street sweeping of side streets for debris.

Nick inquires about timing of repaving. Response: will put cap on initially prior to repaving.

Margie states that Morena Corridor Specific Plan calls for some roadway realignment in Linda Vista that may impact pipelines; response: they are aware.



Billy identified areas that are concerns about pipe break risks. Response: sensors will note breaks and pump will shut off. Billy suggests electronic valves at Denver & Clairemont to prevent backflow.  
 Kevin hopes that improved medians might be a positive result of this project.  
 Public Comments: Luis Roderico: Usually high pressure clean water, not sewage. Voices opposition to project unless have a double hulled construction with drainage to sewer.  
 Paul Smith: Asked for clarifications.  
 Public Member: Concerned that sewer gases eat concrete.

Motion by Billy to approve project but require electronic emergency shut off valves be put 100ft before Denver St. and on either side of SR52 to prevent sewage spillage, second by Daniel.  
 Richard states does not feel project should go through residential area. Billy states is no other alternative.  
 Delana asks if Billy would utilize "recommend" rather than "require". Billy states that by his experience valves are imperative.  
 Susan calls to question.  
**VOTE: 5-8-0** Opposed Richard, Cece, Delana, Gary, Susan, Jason, Harry, Ryan. Motion fails.

Motion made by Richard to not approve alignment of Pure Water Pipeline through residential streets of Clairemont community, second by Susan.  
 Daniel asks if any other alternatives; Response: is least impactful alignment. Margie asks if treatment facility can be located in Morena and pumping only clean water through the community. Harry concerned re inevitable failures. Susan states we are an advisory group and should express our concerns. Richard suggests other alignments possible.  
**VOTE: 5-7-1** Opposed Billy, Daniel, Nick, Kevin, Gary, Ryan, Harry. Abstention Margie. Motion fails.

**102. Residential Project, 3040 Clairemont Dr. (Scott Spencer & Zac Dementia)** Site zoned CC-24 (front half commercial, back portion 19 residential units). In response to comments from Project Review Sub Committee regarding aesthetics, have continued similar design across existing commercial building on site; also will add landscaping and signage on Burgener access.  
 Kevin indicated that PRS did not recommend approval (vote was 5-2-0). Notes some attempt made to address concerns but remains unsatisfactory.  
 Susan is supportive because of solar component and affordable units.  
 In response to questions by Jason clarification provided about businesses there (auto sales will leave, driving school and Safari Signs to remain).  
 Residential includes 4 -3bdrm, 9 -2bdrm, 6-1bdrm units; 3 affordable; 63 parking spots (24 under bldg., 8 shared spaces); 5700 sq ft existing commercial, 1500 sq ft new commercial.  
 Margie voiced concern that project has limited vision and hopes that potentially future redevelopment of adjacent sites will be integrated with this development; also requests that site maintenance be of higher quality than currently evident on nearby properties held by owners.  
 Daniel supports increased affordable housing element. Harry concerned about screening of auto repair property; Response: will screen with shrubs. Cece states that arches on existing building are incongruent with new building and has concerns re parking. Richard praises manner of tying two buildings together. Billy feels is massive overbuild and can't anticipate parking on Clairemont Dr because bike lanes are needed there. Nick inquires about property at 3050 Clairemont Dr. Response: some shared ownership and possible integration in the future; new commercial will hopefully be service related.

Motion by Delana to accept project as proposed, second by Ryan.  
 Daniel states project not in alignment with CAP & affordable housing and can't support. Gary made clarifying comments. Susan notes that #150 bus line will go by site. Billy asks if will convert to condos? Response: No.  
**VOTE: 9-4-0** (Opposed by Billy, Margie, Cece, Daniel). Motion passes.

**103: Median Plant Scheme Selection – Balboa Ave. Corridor Project (Joseph Khilla, P.E., City of SD, [JKhilla@sandiego.gov](mailto:JKhilla@sandiego.gov))** A number of improvements planned to intersections with goal to improve safety along Balboa corridor: improved signals, new poles and pre-emptive emergency vehicle sensors. Planting the



median at Balboa & Mt. Abernathy part of project. Seeking input on this topic. Review of current median landscaping on either side which have a combination of drought tolerant and non-drought tolerant materials. Two options suggested, one is only drought tolerant. Project to begin in Spring 2018, completion in 2019. Billy states was chair of Balboa Ave. project, reviewed history of improvements. This area was intended to be landscaped similar to medians to east.

Ryan supports palo verde trees and option #2. Jason reiterates same.

Kevin states Tipu trees to east help slow traffic and provide consistency. Understands that a water main under the median prevents planting of trees. Option 2 would be a new palette of material. Supports option 1 with modifications.

Nick reads statement by Glen Schmidt related to project: will forward to speaker.

Margie questions if water main only under this portion of median preventing the planting of trees or if it exists under the medians where trees are located as well? Response: Current standard prevents it in this scenario.

Margie makes motion to closely match planting with medians to the east. Billy suggests modification stating "east of Mt Abernathy" and "to include Tipuana Tipu trees wherever possible." Margie accepts modification. Billy seconds motion.

Daniel calls attention to shrubbery on Balboa Ave at Moraga that prevents pedestrian safe passage.

Cece encourages easy maintenance.

Joseph Khilla states will discuss with Landscape Architecture regarding potential for use of trees.

Billy clarifies that medians are maintained by a special fund from State of California.

**VOTE: 13-0-0.**

**Item 7. Informational Items**

None

**Item 8. Workshop Items**

None

**Item 9. Potential Action Items**

None

**Item 10. Reports to Group**

**Chair Report – Naveen Waney – No Report**

**Vice-Chair/Parking & Transportation Report – Nicholas Reed –** Sub committee meeting planned for December to address Longfellow Elementary pedestrian issues and Moraga traffic circles.

**Balboa Station – Harry Backer – No Report**

**Morena Corridor Specific Plan Ad Hoc Sub Committee Report, Margie Schmidt –** City states they are continuing to review comments regarding the draft. Anticipate having a meeting in Nov/Dec to respond to comments. Expect EIR and traffic study completion and release after first of the year.

**MCAS Miramar – Cecelia Frank –** Attended the air show.

**Treasurer – Delana Hardacre –** Delana reported that there is \$229.61 in the CCPG Bank Account.

**Community Plan Update – Susan Mournian –** Encourage community to visit [clairemontengaged.org](http://clairemontengaged.org)

**Clairemont Town Council – Delana Hardacre –** No report

**Project Review Subcommittee – Kevin Carpenter –** No additional report

**By-Laws – Jason Young –** No Report

**Adjournment at 9:00 PM**

**The next meeting will be held on November 14, 2017, 6:30pm at Alcott Elementary School.**





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

3040 CLAIREMONT DRIVE

Project No. For City Use Only

410740

Project Address:

3040 CLAIREMONT DRIVE, SAN DIEGO, CA

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

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

Additional pages attached ☐ Yes ☒ No

Name of Individual (type or print):

SAM DIMENSTEIN

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

8308 CALLE DEL CIELO

City/State/Zip:

LA JOLLA, CA 92037

Phone No:

658-454-9342

Fax No:

Signature:

Sam Dimenstein 11-10-2014

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):

SANDRA DIMENSTEIN

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

8308 CALLE DEL CIELO

City/State/Zip:

LA JOLLA, CA 92037

Phone No:

658-454-9342

Fax No:

Signature:

Sandra Dimenstein 11-10-2014

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date: