



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: September 26, 2019 REPORT NO. PC-19-085

HEARING DATE: October 3, 2019

SUBJECT: 35<sup>th</sup> AND J. Process Four Decision

PROJECT NUMBER: [549188](#)

OWNER/APPLICANT: 35<sup>th</sup> and J Partners, LLC/Craig Howard

### SUMMARY

Issue: Should the Planning Commission approve an application for a small lot subdivision containing 21 lots and the construction of 20 single-family dwelling units on a 0.89-acre site located 440 at 1/3 35<sup>th</sup> Street in the Southeastern San Diego Community Plan?

#### Staff Recommendations:

2. **Approve** Tentative Map No. 1937933; and
3. **Approve** Site Development Permit No. 1937932.

Community Planning Group Recommendation: On June 10, 2019 the Southeastern San Diego Community Planning Group voted 7-5-0 to recommend approval of the project with recommendations (Attachment 13).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill development project). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 26, 2019 and the opportunity to appeal that determination ended September 10, 2019.

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

Code Enforcement Impact: None.

Housing Impact Statement: The project proposes a small lot subdivision of three vacant parcels into 21 lots and the construction of 20 three-story single-family dwelling units. The Southeastern San Diego Community Plan designates the 0.89-acre site for Residential Low-

Medium use at 10-14 dwelling units/acre, which would allow 4 to 13 residential dwelling units on the site. The project includes a density bonus for seven residential units in accordance with [San Diego Municipal Code \(SDMC\) Section 143.0720](#) of up to 50 percent with five development incentives. The project proposes 15 percent of the pre-density bonus units to be affordable housing units (two units) for very-low income households with rents at 30 percent of 50 percent of the Area Median Income for a period of 55 years. The project would implement the existing land use designations and would create 20 single-family residential dwelling units where none currently exist.

## BACKGROUND

The project site is located at 440 1/3 35<sup>th</sup> Street in the RM-1-1 Zone of the Southeastern San Diego Community Plan. Additionally, the project is located within the Airport Influence Area (San Diego International Airport (SDIA), Review Area 2), the Federal Aviation Administration (FAA) Part 77 Noticing Area (SDIA), and the Transit Area Overlay Zone. (Attachments 1-4).

The vacant site consists of three irregular parcels bordered to the north and west by slopes extending downward to Interstate Highway 15. To the east, across 35<sup>th</sup> Street and adjacent to the site, is a mix of single and multi-family residential units and to the south adjacent to the south side of the site are single and multi-family residential units. The site slopes to the west at elevations ranging from approximately 106 feet above Mean Sea Level (MSL) within the west central portion of the site to approximately 120 feet above MSL within the northeastern portion of the site (Attachment 1). The site is not within, or adjacent to, the Multi-Habitat Planning Area (MHPA) and does not contain other types of environmentally sensitive lands as defined in [SDMC Section 113.0103](#)

## DISCUSSION

### Project Description:

The project proposes a small lot subdivision containing 21 lots in accordance with [SDMC Section 143.0365](#), 20 lots will be for single-family residential dwelling units and a lot for parking, pedestrian circulation and landscaping. Eighteen of the residential lots will include companion units inclusive of the single-family dwelling units and two residential lots will include affordable housing units and not include companion units. The purpose and intent of the Small Lot Subdivision regulations is to encourage development of single dwelling units on small lots in order to provide a space-efficient and economical alternative to traditional single dwelling unit development. It is also the intent of these regulations to provide pedestrian friendly developments that are consistent with the neighborhood character.

Eighteen of single-family residential dwelling units will be three-stories containing two bedrooms with two bathrooms, living and dining rooms ranging in size from 1,495 to 1,525 square feet (Figure 1). Each of the 18 units will include a 480-square-foot companion unit located on the first floor. The affordable housing units will be three-stories containing three bedrooms with three bathrooms, living and dining rooms up to 1,525 square feet, which does not include the companion unit. Additionally, each residential dwelling unit will average 156 square feet of private exterior open

space located on the first and third floor of each unit (Attachment 16). Surface parking for up to 24 spaces will be located in the southeast quadrant of the site.



*Figure 1: Birdseye view of site*

The neighborhood around the proposed development currently contains mostly low-scale one and two-story single-family homes with one and two-story apartment buildings (Attachment 2). A majority of the structures around this development site were constructed in the 1950's, featuring stucco textures and painted wood siding. The proposed project represents a contemporary evolution of this aesthetic and scale. The 20 dwelling units are designed as narrow 16-foot wide



Figure 2: West facing units site design

three-story townhomes to match the low-scale and openness of the surrounding single-family neighborhood. Each unit has white and gray stucco on the lower two floors. Where the unit steps back at the third floor, it is wrapped in a wood siding of light gray and light blue (Figure 2).

The proposed project was reviewed for compliance with the RM-1-1 zone development requirements, which include but are not limited to height, setbacks, density, landscape, parking, and floor area ratio. Development of the project requires a Site Development Permit (SDP) and Tentative Map (TM) for the development of a small lot subdivision in accordance with [SDMC Section 143.0365](#) and [125.0410](#) and a request to waive the overhead utility undergrounding requirements. The project incorporates 15 percent of the pre-density bonus units as affordable units for a total of two affordable housing units on site. Because the project qualifies as an affordable housing development, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

#### Community Plan Analysis:

The Southeastern San Diego Community Plan [Plan] designates the 0.89-acre site for Residential Low-Medium which allows both single-family and multi-family housing within a density range of 10-14 dwelling units per acre. Many of the neighborhoods in Southeastern San Diego are in the Residential – Low Medium category with a mix of single-family and small-scale multi-family development. The Plan recommends enhancing the community's identity with strategic new higher density residential development in proximity to transit, improving the community's streets for the safe and efficient movement of pedestrians, bicyclists, transit, and vehicles and by sustainable practices in new development (mobility, water and energy conservation) in order to reduce greenhouse gas emissions. The Plan identifies opportunities for residential infill development within vacant lots in proximity to transit and by construction of companion units on lower density residential sites. Infill development is anticipated to offer more housing choices, including mixed-use units, multi-family housing, and townhome projects which can be appropriately scaled to the lot sizes.

The base density for the subject property is 13 units (10-14 dwelling units per acre). Applying the Density Bonus allowance in accordance with [SDMC Section 143.0720](#), increases the unit count to 20. The project provides a higher density for this site through the design of separate townhome units with companion units. The units are appropriately scaled to the surrounding residential neighborhood and would provide added housing choices within the neighborhood.

The Housing Element of the General Plan serves as a policy guide to address the comprehensive housing needs of the City of San Diego. Specific to affordable housing, Goal No. 4 of the Housing Element is to “provide affordable housing opportunities consistent with a land use pattern which promotes infill development and socioeconomic equity; and facility compliance with all applicable federal, state, and local laws and regulations”. Policy direction specific to density bonus is to, 1) Encourage and promote the use of available Housing Density Bonus Programs. Future consideration should be given to expanding density bonus incentives and provisions, and 2) Enforce all Federal, State, and Local ordinances or regulations pertaining to land use incentives which promote affordable housing opportunities for low- and moderate-income homebuyers, such as inclusionary housing and density bonus. The proposed project incorporates the General Plan Housing Element

by processing a project proposing affordable housing and applying the density bonus regulation of SDMC Section 143.0720

The project would improve the safety and efficiency of 35<sup>th</sup> Street by dedicating 13 feet of frontage width (over 300 feet of total frontage length) to help improve the community's street and provide safe passage for pedestrian, bicyclist and vehicles. The current narrow 35th Street fronting the project will be widened to 30 feet from 24 feet (curb to curb) with a landscape parkway and sidewalk to allow for a two-way vehicular road and parking on both sides of the street.

The project would provide several sustainable design features for reducing energy and water use within the residences. Each of the proposed twenty dwelling units have rain collection barrels, collecting water runoff that would normally be running into the surrounding soils or down to street gutters.

Each unit also has roof mounted photo voltaic systems and green roof modules (Live Roofs), reducing each unit's energy requirements.

The proposed project is designed to maintain the character of the neighborhood by creating a single-family style townhome development. Each dwelling unit in the proposed development is contained within its own separate building structure. A tentative map is required to provide individual lots and promote the townhome design while maintaining a single-family design as reflected throughout the neighborhood. The low-density character is maintained while bringing more dwelling units into the neighborhood. The proposed project is also located near public transit, connecting the development to the greater region.

#### Project-Related Issues:

Incentives- The proposed development includes 15 percent affordable housing and qualifies as an Affordable Housing development project pursuant to [SDMC Section 143.0915](#). Because the project is providing 15 percent of the pre-density bonus units (2) as affordable, the project qualifies for a 50 percent density increase for a maximum of 20 dwelling units on the project site (13 (pre-density units) x 0.50 (density bonus allowed) = 6.5 rounds up to 7 additional units allowed). The project as proposed elects to develop a 20-unit multifamily complex. The City is required to process incentives requested by the applicant, consistent with State Density Bonus Law and as set forth in [SDMC Section 143.0720](#). In accordance with SDMC Table 143-07A, the project would be allowed five (5) incentives. The applicant is entitled to the concessions or incentives, in the form of deviations to the development regulations, unless the City makes a written finding of denial based on substantial evidence pursuant to [SDMC Section 143.0740\(c\)\(1\)](#) and Government Code Section 65915(d)(1). The applicant is requesting five (5) affordable housing incentives, in the form of deviations, as follows:

DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Allowed/Required	Proposed
1. Building Height	<a href="#">SDMC Section 143.0365 and Table 143-03C</a>	36 feet maximum height	42 feet
2. Angled Building	<a href="#">SDMC Section 131.0444</a>	Yes	Not included

DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Allowed/Required	Proposed
<b>3. Rear Yard Setback</b>	<a href="#">SDMC Section 131.0431 and Table 131-04G</a>	15 feet	5 feet
<b>4. Front Yard Setback</b>	<a href="#">SDMC Section 131.0431 and Table 131-04G</a>	15/20 feet	6.5 feet minimum
<b>5. Floor Area Ratio</b>	<a href="#">SDMC Section 131.0431 and Table 131-04G</a>	0.75	0.78

1. An incentive to deviate from [SDMC Section 143.0365 and Table 143-03C](#) – building height, increase in building height to 42 feet where the maximum height allowed is 36 feet.

The proposal to deviate from the building height requirement is due to the topography which drops off dramatically towards the western portion of the site. The drop off requires a tall stem wall to be constructed for the western units which pushes the height of the structures above the height limit. The height elevation is measured at proposed or finished grade, whichever is lower. At finished grade, the units are 34 feet tall. However, when measured from existing grade the highest point reaches 42 feet. To offset the height of the units, the third level of each unit steps back on the east and west sides, reducing the overall bulk and scale of each unit.

2. An incentive to deviate from [SDMC Section 131.0444](#) – angled building envelope plane, to remove the angled building envelope plane requirement entirely.

The angled building envelope plane incentive will allow the single-family residential dwelling units to provide additional floor area to the third story. To help offset this condition, each of the twenty dwelling units step back on the third story to reduce the overall bulk and scale of each unit.

3. An incentive to deviate from [SDMC Section 131.0431 and Table 131-04G](#) – rear yard setback, to reduce the minimum rear yard setback to a maximum five feet where 15 feet is required.

The proposed five-foot rear yard setback allows for the better utilization of the panhandle portion at the southwest corner of the site and along the western narrow section of the site. The incentive fits two dwelling units into the southwest corner and allows the remaining homes along the western property line to increase livable floor area. The original design allowed the homes on the western property line to meet the setback requirements. However, due to the 13-foot dedication requirement to expand 35<sup>th</sup> Street 13 feet, the homes were pushed slightly to west causing an encroachment into the rear yard setback (Figure 3).

4. An incentive to deviate from [SDMC Section 131.0431 and Table 131-04G](#) – front yard setback, to reduce the minimum front yard setback to 6 feet, 6-inches where 15/20 feet is required (Figure 3).

The requested reduction of the front yard setback is primarily caused from the 13-foot dedication along 35<sup>th</sup> Street pushing back the front property line. The reduced setback allows the residential

units to fit within the irregular shaped site. To help offset this, a short block wall runs in and out from the front property line, creating pockets of landscaping, extending the landscape area.

5. An incentive to deviate from [SDMC Section 131.0431 and Table 131-04G](#) – floor area ratio (FAR), to increase the FAR to 0.78 where the maximum FAR allowed is 0.75 percent

The 0.03 increase in FAR will allow each unit to maximize its living area.

The incentives are consistent with the intent of the State's Density Bonus Law. It has been determined that there is no substantial evidence pursuant to [SDMC Section 143.0740\(d\)\(1\)](#) or government Code Section 65915(d)(1) to deny the applicant's request for the incentives. Other than the requested incentives, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the SDMC and Southeastern San Diego Community Plan. The project is consistent with the community plan, has been designed to address the physical environment, and would not adversely impact the public's health or safety.

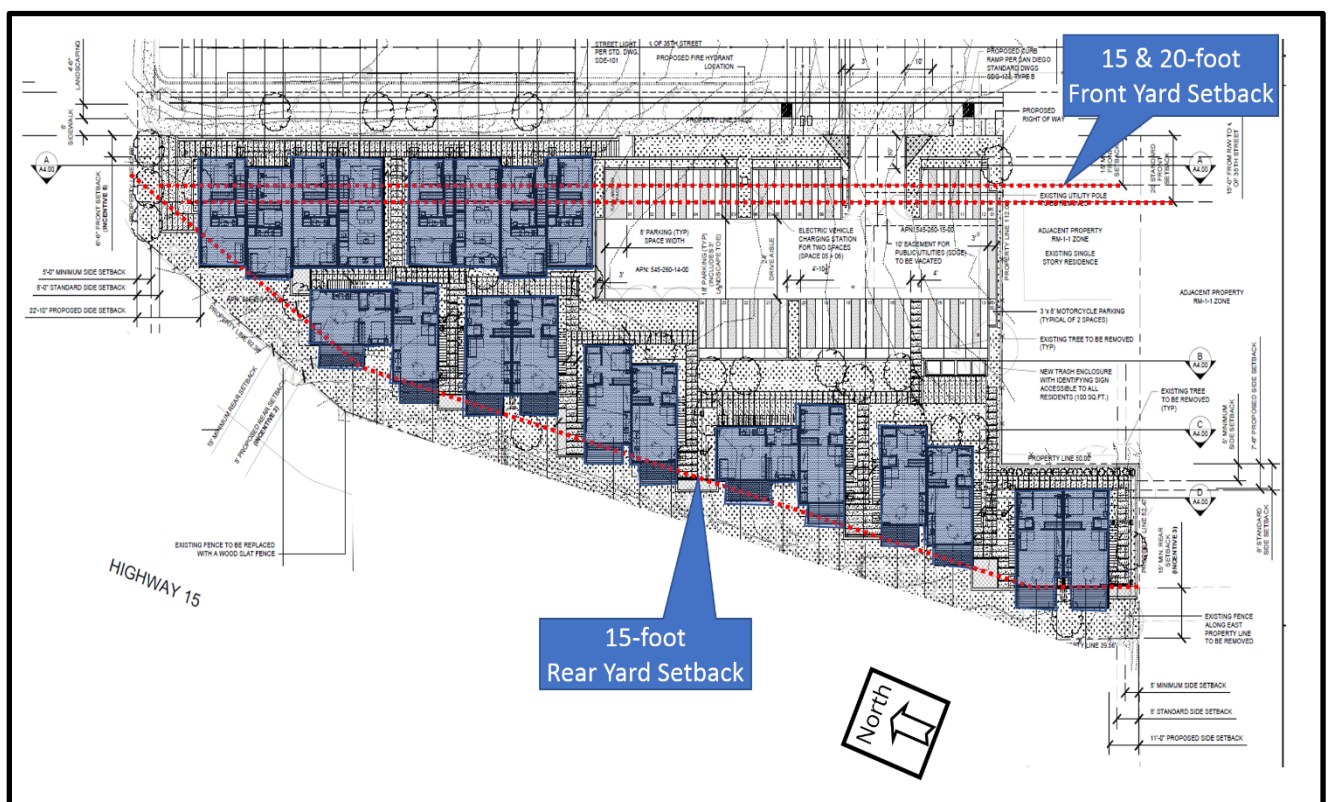


Figure 3: Front and Rear Setbacks

Undergrounding Utility Waiver- The neighborhood currently contains power poles and overhead utility lines within the public right-of-way along the alley located along 35<sup>th</sup> Street. The City's Undergrounding Master Plan designates the site within MTHP-05 and is unallocated for

undergrounding. The proposed subdivision utilities shall be undergrounded and the project includes a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. In accordance with [SDMC Section 144.0240\(b\)\(5\)](#), the waiver of the requirements to underground privately owned utility systems and service facilities qualifies under the guidelines of [SDMC Section 144.0242\(c\)\(2\)](#) as follows: Inordinate cost to the development taking into consideration - the cost of conversion would increase the cost per unit for proposed residential development by more than one percent.

#### Community Planning Group Recommendation:

On June 19, 2019, the Southeastern San Diego Planning Group voted 7-5-0 to recommend approval of the Project with the following recommendations: 1) provide better parking, 2) provide better lighting, 3) provide security cameras, 4) devise a plan to help residents get their trash to the trash bins, 5) provide mature landscaping for screening for existing nearby homes, and 6) provide some type of recreation area in this overly dense project (Attachment 14) .

Staff reviewed the recommended conditions and offer the following responses:

- 1) Parking: The parking requirements for a project providing a minimum of 11 percent of affordable units to very low income households in accordance with [SDMC Section 143.0744](#) Table 143-07D is 0.05 spaces per bedroom. The project requires 21 spaces but is proposing 24 spaces within the surface parking lot. Additionally, the project is proposing to dedicate 13 feet of the property frontage along 35<sup>th</sup> Street. By dedicating 13 feet of the property's frontage, the road can be widened to the City's Street Design Manual requirements for a two-way 30-foot wide street and allow for cars to safely park on both sides of the street (currently 24 feet). The units are expected to be marketed to people seeking opportunities for alternative transportation due to its proximity to Downtown, making biking attractive as well as the fact that the project is within a half-mile from a trolley station.
- 2) Lighting: Sufficient parking lighting including a new streetlight along 35<sup>th</sup> Street located midway along the property frontage is being proposed for the project.
- 3) Security Cameras: Security cameras are not a requirement for the proposed single-family housing development. However, the applicant has informed staff that the project will incorporate security and defensible building methods as recommended by the San Diego Police Department (Attachment 12).
- 4) Trash receptacle location: The location of trash receptacles is not a requirement for the proposed single-family housing development. However, the applicant has informed staff the driveway entry off 35<sup>th</sup> Street is centered with J Street so that a fire truck can drive into the project site and back up safely onto J Street. The same reasoning applies for a large garbage truck. There is not enough space within the parking lot, without removing parking spaces, to provide a turnaround clearance or a turning radius for big service trucks to enter and exit safely. The trash enclosure is located opposite the driveway entry so that it can be serviced easily by garbage trucks. A garbage truck can pull into the lot in a straight line,

service the trash, and then back up straight on to J Street and use 35th Street as a hammerhead, if needed.

- 5) Provide Mature Landscaping: The project has been reviewed in accordance with the City's Landscape Ordinance (Chapter 14, Article 2, Division 4) and meets all criteria of the ordinance. The applicant has indicated that landscaping will be used to screen new dwelling units from the adjacent single-family home on the adjacent property to the south. This includes planting 18-foot tall cypress trees. The trees will be installed as mature or close to mature in age in order to provide screening when construction of the new dwelling units is completed.
- 6) Recreation Amenity: The recreation amenity is not a requirement of the Small Lot Subdivision Ordinance but as a condition of the permit a Mutual Maintenance and Access Agreement for all facilities used in common shall be entered into the satisfaction of the City Manager and shall be recorded against the applicable property or properties (Attachment 9). The agreement at a minimum shall include an easement for shared driveways, utilities, drainage and runoff, encroachments, maintenance, repair, and reconstruction. Additionally, the agreement shall provide maintenance for shared driveways, sewer lines, cable and electrical lines, exterior lighting, and fencing. The project will provide several landscaped areas maintained in accordance by the future CC&R, one of the areas is adjacent to the trash enclosure and is approximately 700 square feet, that could be used as a pet area. Another landscaped area at the end of the drive aisle, approximately 400 square feet and separated from dwelling units by the pedestrian paver path, could be used as an outdoor BBQ area/outdoor seating area. All the dwelling units have a private usable area averaging from 156 square feet.

#### Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the SDMC. With the approval of the incentives, the project meets all applicable regulations and policy documents, and staff supports the determination that the project is consistent with the recommended land use plan and development standards in effect for this site per the SDMC, the Southeastern San Diego Community Plan and the General Plan. Thus, Staff recommends that the Planning Commission approve the project as proposed.

#### ALTERNATIVES

1. Approve Tentative Map No. 1937933 and Site Development Permit No. 1937932 with modifications.
2. Deny Tentative Map No. 1937933 and Site Development Permit No. 1937932, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



P. Fitzgerald  
Deputy Director  
Development Services Department

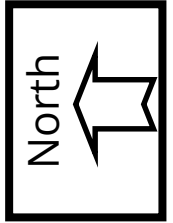


William Zounes  
Development Project Manager  
Development Services Department

FITZGERALD/WJZ

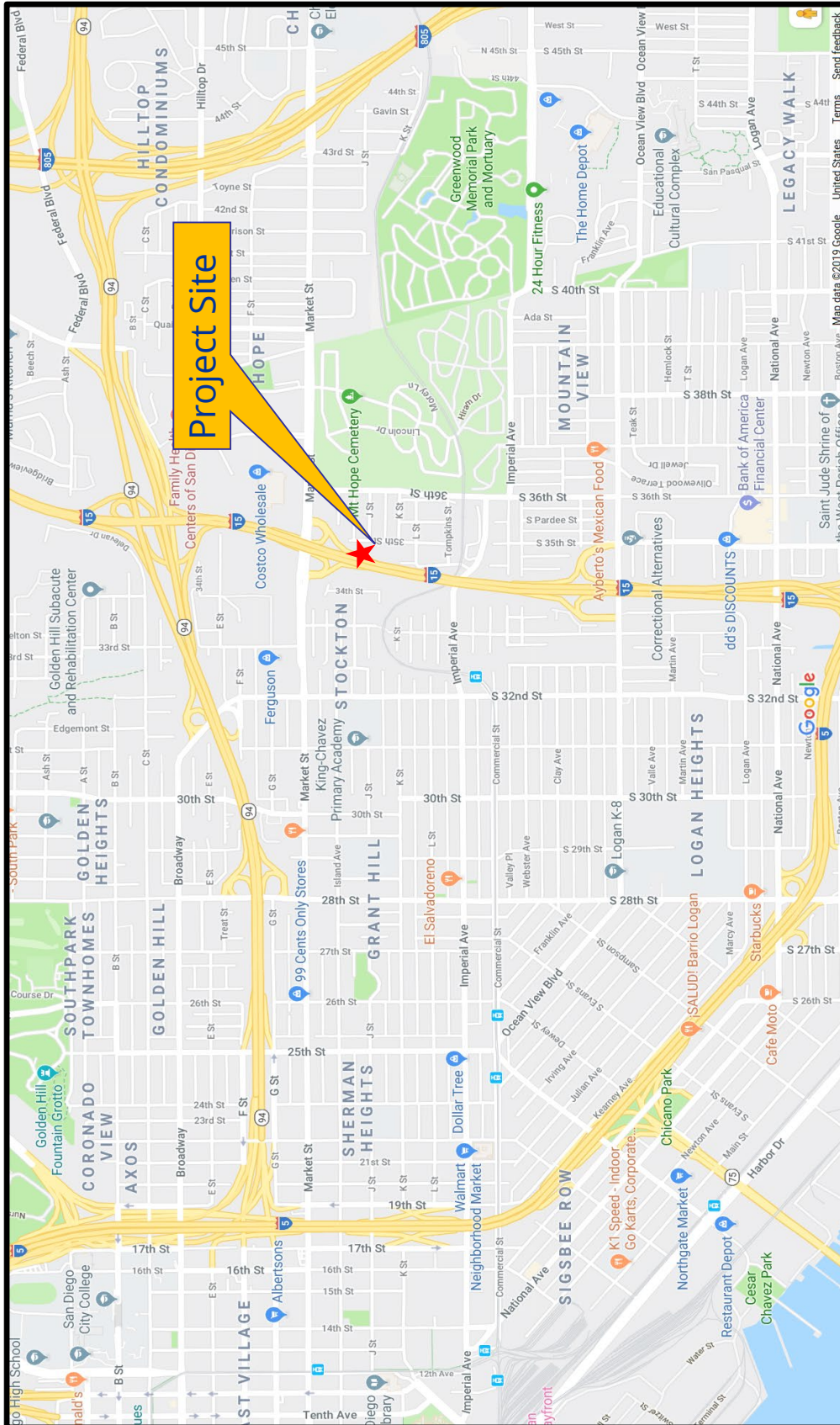
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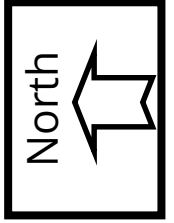
1. Location Map
2. Aerial Photograph
3. Existing Land Use Designation
4. Existing Zoning
5. Site Photographs (Existing)
6. Project Renderings
7. Data Sheet
8. Draft SDP Resolution with Findings
9. Draft SDP Permit with Conditions
10. Draft TM Resolution with Findings
11. Draft TM Conditions
12. Crime Prevention through Environmental Design Summary
13. Project Chronology
14. Community Planning Group Recommendation
15. Ownership Disclosure Statement
16. Project Plans



# Location Map

35th and J Project No. 549188  
440 1/3 35th Street

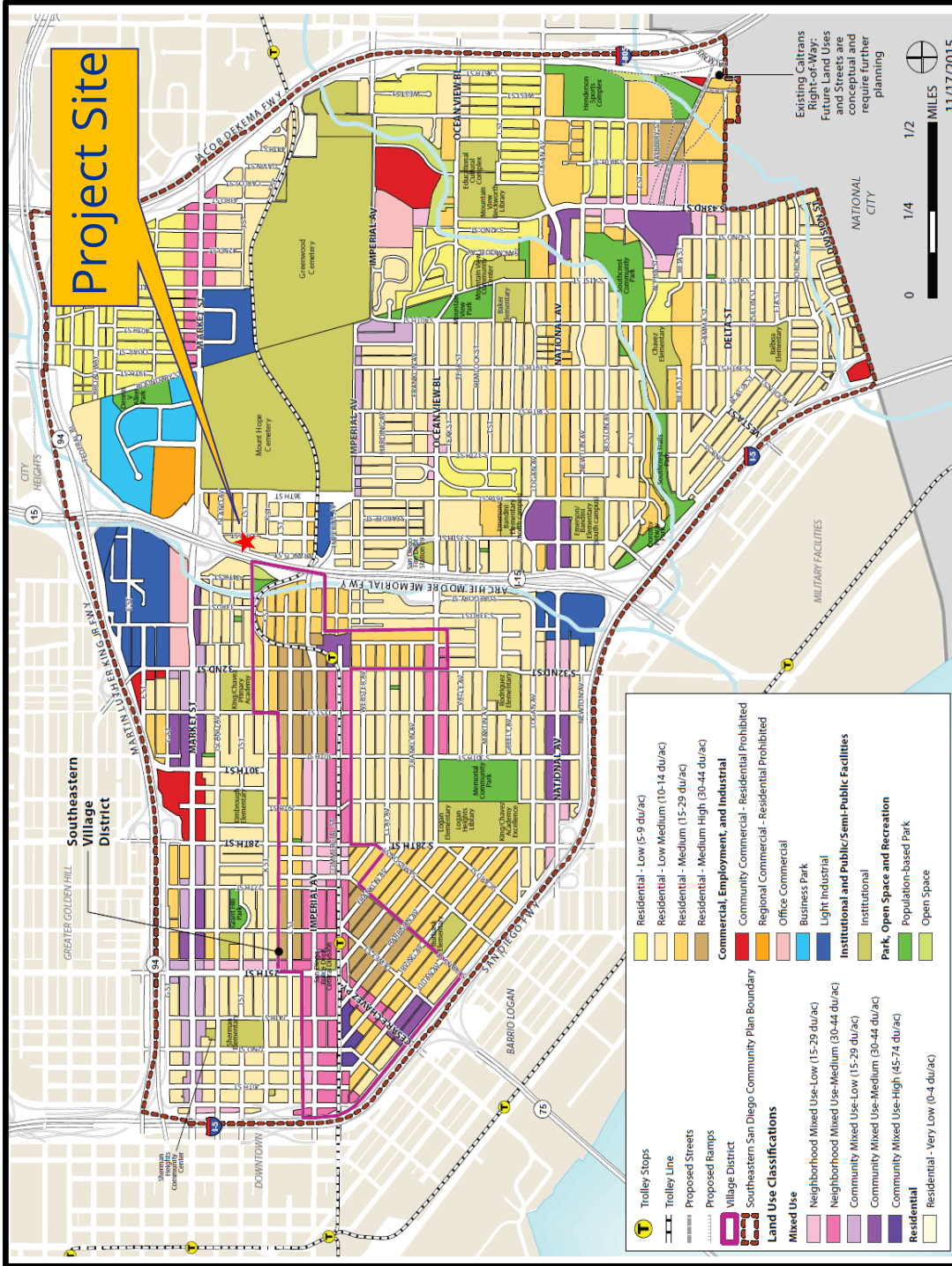
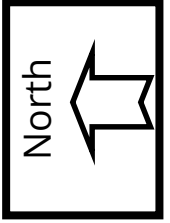




# Aerial Photograph

35th and J Street Project No. 549188  
440 1/3 35th Street



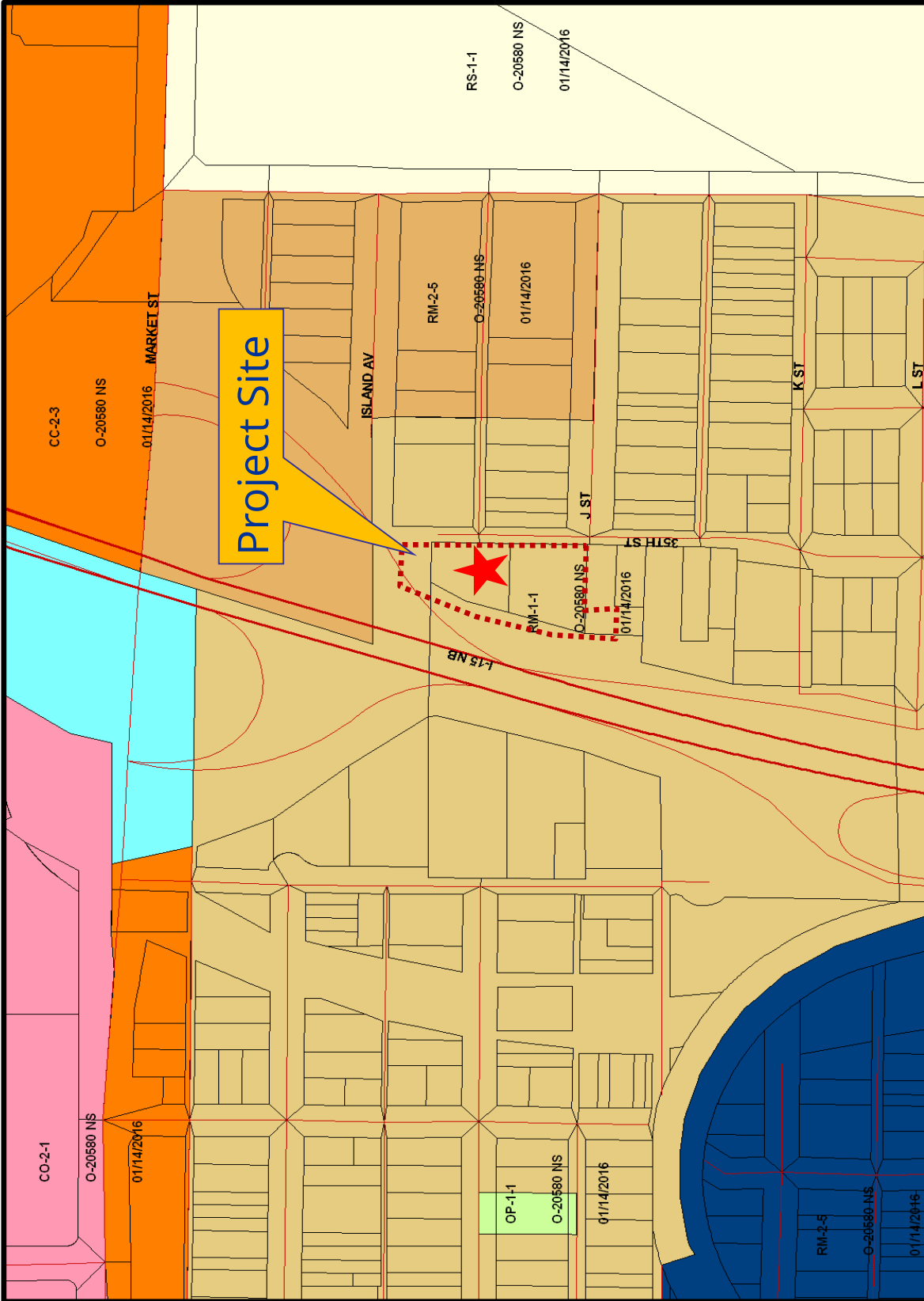
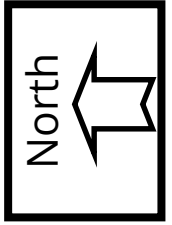


# Southeastern San Diego Community

## Land Use

35th and J - Project No. 549188  
440 1/3 35th Street





## Existing Zoning (RM-1-1 Zone)

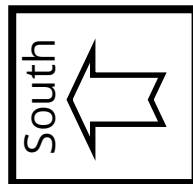
35th and J Project No. 549188  
440 1/3 35th Street

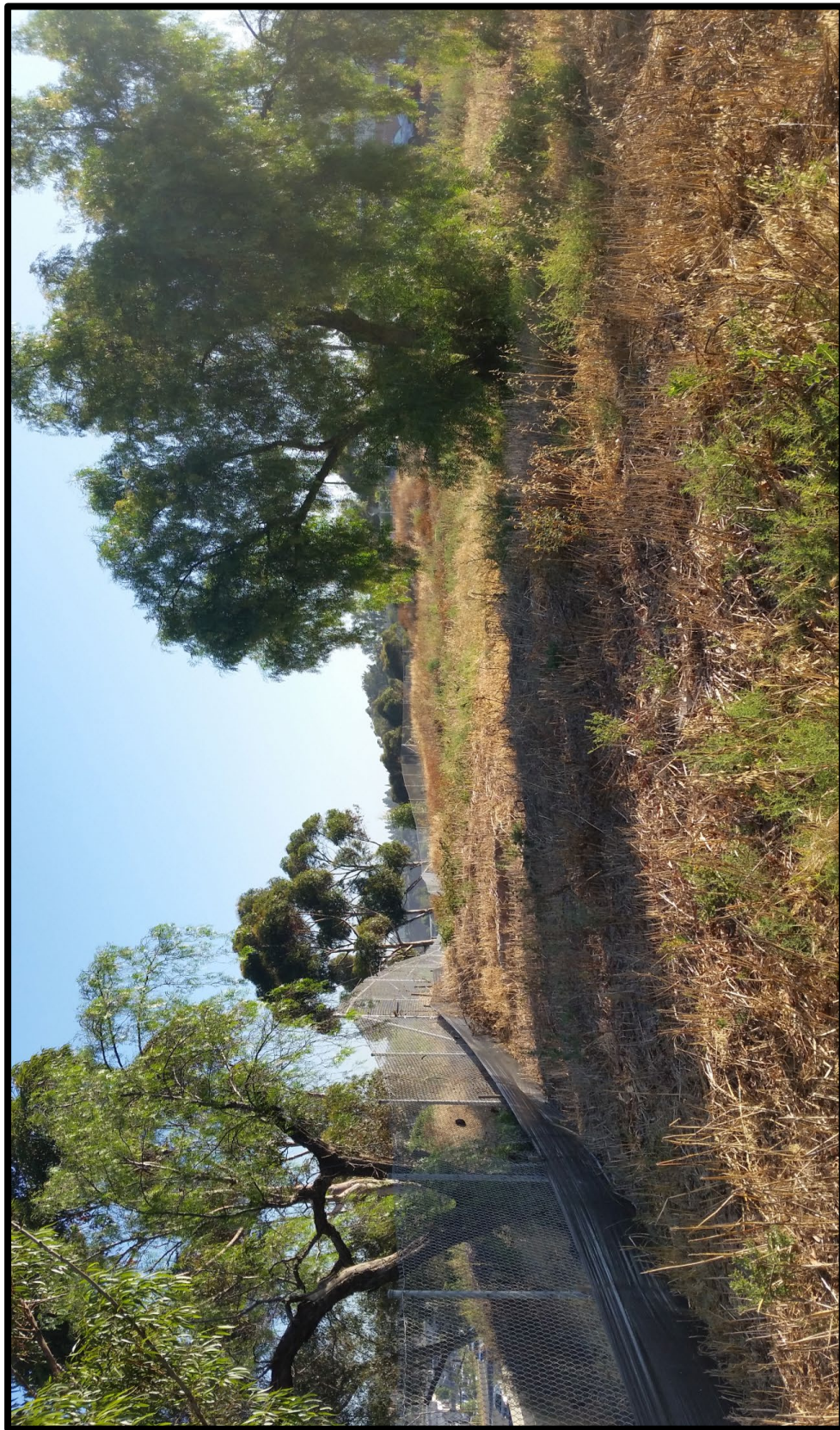




**Site Photo – Existing Site Conditions viewed from 35<sup>th</sup>  
Street Looking southwest**

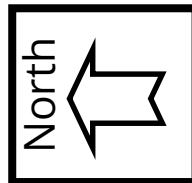
**35<sup>th</sup> and J Project No. 549188  
440 1/3 35<sup>th</sup> Street**





**Site Photo – Taken from south of site Looking northeast**

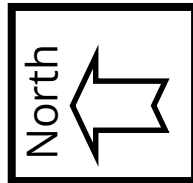
**35<sup>th</sup> and J Project No. 549188**  
**440 1/3 35<sup>th</sup> Street**





**Site Photo – Taken from 35<sup>th</sup> and J Street  
Looking North with site on left**

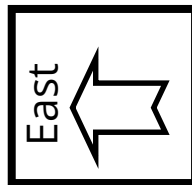
**35<sup>th</sup> and J Project No. 549188  
440 1/3 35<sup>th</sup> Street**





**Site Photo – Taken from west side of site looking east  
Towards J Street**

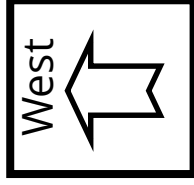
**35<sup>th</sup> and J Project No. 549188  
440 1/3 35<sup>th</sup> Street**





**Project Rendering – Looking west from parking area  
Toward the Single-Family Dwelling Units**

**35<sup>th</sup> and J Project No. 549188  
440 1/3 35<sup>th</sup> Street**





## Project Rendering – View of private exterior and interior Area

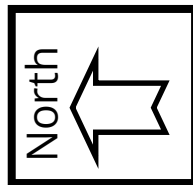


35<sup>th</sup> and J Project No. 549188  
440 1/3 35<sup>th</sup> Street



**Project Rendering – View of Single-Family Dwelling  
Units facing west on west side of site**

**35<sup>th</sup> and J Project No. 549188  
440 1/3 35<sup>th</sup> Street**





**Project Rendering – View of Single-Family Dwelling  
Units from Parking Lot**

**35<sup>th</sup> and J Project No. 549188  
440 1/3 35<sup>th</sup> Street**



PROJECT DATA SHEET		
<b>PROJECT NAME:</b>	35 <sup>th</sup> and J	
<b>PROJECT DESCRIPTION:</b>	The project proposes a small lot subdivision containing 21 lots in accordance with SDMC Section 143.0365, 20 lots will be for single-family residential dwelling units and a lot for parking, pedestrian circulation and landscaping. Eighteen of the residential lots will include companion units inclusive of the single-family dwelling units and two residential lots will be reserved for affordable housing.	
<b>COMMUNITY PLAN AREA:</b>	Southeastern San Diego	
<b>DISCRETIONARY ACTIONS:</b>	Tentative Map and Site Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Residential Low-Medium	
<p align="center"><b><u>ZONING INFORMATION:</u></b></p> <p><b>ZONE:</b> RM-1-1</p> <p><b>HEIGHT LIMIT:</b> 36 feet</p> <p><b>LOT SIZE:</b> 0.89-acres</p> <p><b>FLOOR AREA RATIO:</b> 0.75</p> <p><b>FRONT SETBACK:</b> 15/20 feet</p> <p><b>SIDE SETBACK:</b> 5/8 feet</p> <p><b>STREETSIDE SETBACK:</b> 10 feet</p> <p><b>REAR SETBACK:</b> 15 feet</p> <p><b>PARKING:</b> 24 spaces proposed</p>		
	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Low-Medium Residential; RM-1-1	Interstate-94 on-ramp, multi-family residential dwelling units
<b>SOUTH:</b>	Low-Medium Residential; RM-1-1	Single and multi-family residential dwelling units
<b>EAST:</b>	Low-Medium Residential; RM-1-1	Single and multi-family residential dwelling units
<b>WEST:</b>	Low-Medium Residential; RM-1-1	Interstate-15
<b>DEVIATIONS OR VARIANCES REQUESTED (INCENTIVES):</b>	Building Height, Angled Building, Read Yard Setback, Front Yard Setback, Floor Area Ratio	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On June 19, 2019, the Southeastern San Diego Planning Group voted 7-5-0 to recommend approval of the Project with the following recommendations: 1) provide better parking, 2) provide better lighting, 3) provide security cameras, 4) Provide better access to trash cans, 5) provide mature landscaping for screening for existing nearby homes, and 6) provide some type of recreation area in this overly dense project.	

PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_  
SITE DEVELOPMENT PERMIT NO. 1937932  
**35<sup>TH</sup> AND J PROJECT NO. 549188**

WHEREAS, 35<sup>th</sup> and J Partners, LLC, a Nevada Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a Small Lot Subdivision for the construction of 20 single-family dwelling units on individual lots including two affordable units where 18 of the homes will include companion units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1937932), on portions of a 0.89-acre site;

WHEREAS, the project site is located at 440 1/3 35<sup>th</sup> Street in the RM-1-1 zone of the Southeastern San Diego Community Plan;

WHEREAS, the project site is legally described as that portion of the northeast quarter of Pueblo Lot 1152 of the Pueblo lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map by James Pascoe in 1870, filed in the Office of the County Recorder of San Diego County, November 14, 1921 and known as Miscellaneous Map No. 36 and all that portion of the northeast quarter of Pueblo Lot 1152, in the City of San Diego, county of San Diego, State of California, according to map made by James Pascoe in 1870, filed in the Office of the County Recorder of San Diego County, November 14, 1921, known as Miscellaneous Map No. 36 and the portion of the northeast quarter of Pueblo Lot 1152 of the Pueblo lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to map thereof by James Pascoe in 1870, filed in the Office of the County Recorder of San Diego County, November 14, 1921, known as Miscellaneous Map No. 36;

WHEREAS, on August 26, 2019 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 (In-fill development project); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on October 3, 2019, the Planning Commission of the City of San Diego considered Site Development Permit No.1937932 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 1937932:

**A. SITE DEVELOPMENT PERMIT [San Diego Municipal Code 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 a small lot subdivision containing 21 lots in accordance with San Diego Municipal Code (SDMC) Section 143.0365, 20 lots will be for single-family residential dwelling units and one lot for parking, pedestrian circulation and landscaping. The project site is located at 440 1/3 35<sup>th</sup> Street in the RM-1-1 Zone of the Southeastern San Diego Community Plan. The vacant site consists of three irregularly shaped parcels fronting 35th Street to the east and Interstate 15 off-ramp to the west. The Southeastern San Diego Community Plan designates the 0.89-acre site for Residential Low-Medium which allows both single-family and multi-family housing within a density range of 10-14 dwelling units per acre. Eighteen of the residential lots will contain a companion unit and the remaining two residential lots will be for affordable housing.

Most neighborhoods in Southeastern San Diego are in the Residential-Low Medium category with a mix of single-family and small-scale multi-family development. The Southeastern San Diego Community Plan [Plan] recommends enhancing the community 's identity with strategic new higher density residential development in proximity to transit, improving the community's streets for the safe and efficient

movement of pedestrians, bicyclists, transit, and vehicles and by sustainable practices in new development (mobility, water and energy conservation) in order to reduce greenhouse gas emissions. The Plan identifies opportunities for residential infill development within vacant lots in proximity to transit and by the construction of companion units on lower density residential sites. Infill development is anticipated to offer more housing choices, including mixed-use units, multi-family housing, and townhome projects which can be appropriately scaled to the vacant lot sizes.

The base density for the subject property is 13 units (10-14 dwelling units per acre). Applying the Density Bonus allowance in accordance with San Diego Municipal Code (SDMC) Section 143.0720, increases the density to 20 units. The project provides a higher density for this site through the design of separate townhome units with companion units. The units are appropriately scaled to the surrounding residential neighborhood and would provide added housing choices within the neighborhood.

The Housing Element of the General Plan serves as a policy guide to address the comprehensive housing needs of the City of San Diego. Specific to affordable housing, Goal No. 4 of the Housing Element is to "provide affordable housing opportunities consistent with a land use pattern which promotes infill development and socioeconomic equity; and facility compliance with all applicable federal, state, and local laws and regulations". Policy direction specific to density bonus is to, 1) Encourage and promote the use of available Housing Density Bonus Programs. Future consideration should be given to expanding density bonus incentives and provisions, and 2) Enforce all Federal, State, and Local ordinances or regulations pertaining to land use incentives which promote affordable housing opportunities for low- and moderate-income homebuyers, such as inclusionary housing and density bonus. The proposed project incorporates the General Plan Housing Element by processing a project proposing affordable housing and applying the density bonus regulation of SDMC Section 143.0720

The project would improve the safety and efficiency of 35<sup>th</sup> Street by dedicating 13 feet of frontage width (over 300 feet of total frontage length) to help improve the community's street and provide safe passage for pedestrian, bicyclist and vehicles. The current narrow 35th Street fronting the project will be widened from 24 feet to 30 feet (curb to curb) with a landscape parkway and sidewalk to allow for a two-way vehicular road and parking on both sides of the street.

The project would provide several sustainable design features for reducing energy and water use within the residences. Each of the proposed twenty dwelling units have rain collection barrels, collecting water runoff that would normally be running into the surrounding soils or down to street gutters. Each unit also has roof mounted photo voltaic systems and green roof modules (Live Roofs), reducing each unit's energy requirements.

The proposed project is designed to maintain the character of the neighborhood by creating a single-family style townhome development. A tentative map is required to

provide individual lots and promote a townhome design that maintains the single-family theme that's reflected throughout the neighborhood. The low-density character is maintained while bringing more dwelling units into the neighborhood. The proposed project is also located near public transit connecting the development to the greater region. Therefore, 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 small lot subdivision containing 21 lots in accordance with SDMC Section 143.0365, 20 lots will be for single-family residential dwelling units and one lot for parking, pedestrian circulation and landscaping. Two of the residential lots will be for affordable housing. The project site is located at 440 1/3 35<sup>th</sup> Street in the RM-1-1 Zone of the Southeastern San Diego Community Plan.

In addition to the on-site construction of the small lot subdivision, the project includes the widening of 35<sup>th</sup> Street with the construction of curb, gutter, sidewalk, and curb ramp to current City Standards and maintaining the existing sidewalk scoring pattern, adjacent to the site on 35<sup>th</sup> Street creating a safe passage for pedestrians, bicycles, and motorized vehicles.

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

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Site Development Permit No. 1937932, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee shall be required to obtain grading and public improvement permits. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project proposes a small lot subdivision containing 21 lots in accordance with SDMC Section 143.0365, 20 lots will be for single-family residential dwelling units and

one lot for parking, pedestrian circulation and landscaping. Two of the residential lots will be for affordable housing. The project site is located at 440 1/3 35<sup>th</sup> Street in the RM-1-1 Zone of the Southeastern San Diego Community Plan.

The proposed development includes 15 percent affordable housing and qualifies as an Affordable Housing development project pursuant to SDMC Section 143.0915. Because the project is providing 15 percent of the pre-density bonus units (2) as affordable, the project qualifies for a 50 percent density increase for a maximum of 20 dwelling units on the project site (13 (pre-density units) x 0.50 (density bonus allowed) = 6.5 rounds up to 7 additional units allowed). The project as proposed elects to develop a 20-unit small lot subdivision. The City is required to process incentives requested by the applicant, consistent with State Density Bonus Law and as set forth in SDMC Section 143.0720. In accordance with SDMC Table 143-07A, the project would be allowed five (5) incentives. The applicant is entitled to the concessions or incentives, in the form of deviations to the development regulations, unless the City makes a written finding of denial based on substantial evidence pursuant to SDMC Section 143.0740(c)(1) and Government Code Section 65915(d)(1). The applicant is requesting five (5) affordable housing incentives, in the form of deviations, as follows:

1. An incentive to deviate from SDMC Section 143.0365 and Table 143-03C – building height, increase in building height to 42 feet where the maximum height allowed is 36 feet.

The proposal to deviate from the building height requirement is due to the topography which drops off dramatically towards the western portion of the site. The drop off requires a tall stem wall to be constructed for the western units which pushes the height of the structures above the height limit. The height elevation is measured at proposed or finished grade, whichever is lower. At finished grade, the units are 34 feet tall. However, when measured from existing grade the highest point reaches 42 feet. To offset the height of the units, the third level of each unit steps back on the east and west sides, reducing the overall bulk and scale of each unit.

2. An incentive to deviate from SDMC Section 131.0444 – angled building envelope plane, to remove the angled building envelope plane requirement entirely.

The angled building envelope plane incentive will allow the single-family residential dwelling units to provide additional floor area to the third story. To help offset this condition, each of the twenty dwelling units step back on the third story to reduce the overall bulk and scale of each unit.

3. An incentive to deviate from SDMC Section 131.0431 and Table 131-04G – rear yard setback, to reduce the minimum rear yard setback to a maximum five feet where 15 feet is required.

The proposed five-foot rear yard setback allows for the better utilization of the panhandle portion at the southwest corner of the site and along the western narrow

section of the site. The incentive fits two dwelling units into the southwest corner and allows the remaining homes along the western property line to increase livable floor area. The original design allowed the homes on the western property line to meet the setback requirements. However, due to the 13-foot dedication requirement to expand 35<sup>th</sup> Street 13 feet, the homes were pushed slightly to west causing an encroachment into the rear yard setback.

4. An incentive to deviate from SDMC Section 131.0431 and Table 131-04G – front yard setback, to reduce the minimum front yard setback to 6 feet, 6-inches where 15/20 feet is required.

The requested reduction of the front yard setback is primarily caused from the 13-foot dedication along 35<sup>th</sup> Street pushing back the front property line. The reduced setback allows the residential units to fit within the irregular shaped site. To help offset this, a short block wall runs in and out from the front property line, creating pockets of landscaping, extending the landscape area.

5. An incentive to deviate from SDMC Section 131.0431 and Table 131-04G – floor area ratio (FAR), to increase the FAR to 0.78 where the maximum FAR allowed is 0.75 percent

The 0.03 increase in FAR will allow each unit to maximize its living area.

The incentives are consistent with the intent of the State's Density Bonus Law. It has been determined that there is no substantial evidence pursuant to SDMC Section 143.0740(d)(1) or government Code Section 65915(d)(1) to deny the applicant's request for the incentives. Other than the requested incentives, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the SDMC and Southeastern San Diego Community Plan. The project is consistent with the community plan, has been designed to address the physical environment, and would not adversely impact the public's health or safety. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission Site Development Permit No. 1939732 is hereby GRANTED by the Planning Commission

## **ATTACHMENT 8**

to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1937932, a copy of which is attached hereto and made a part hereof.

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William Zounes  
Development Project Manager  
Development Services

Adopted on: October 3, 2019

IO#: 24007282

**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: 24007282

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1937932  
**35<sup>TH</sup> AND J PROJECT NO. 549188**  
PLANNING COMMISSION

This Site Development Permit No. 1937932 is granted by the Planning Commission of the City of San Diego to 35<sup>th</sup> and J Partners, LLC, a Nevada Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 143.0365. The 0.89-acre site is located 440 1/3 35<sup>th</sup> Street in the RM-1-1 zone of the Southeastern San Diego Community Plan area. The project site is legally described as: that portion of the northeast quarter of Pueblo Lot 1152 of the Pueblo lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map by James Pascoe in 1870, filed in the Office of the County Recorder of San Diego County, November 14, 1921 and known as Miscellaneous Map No. 36 and all that portion of the northeast quarter of Pueblo Lot 1152, in the City of San Diego, county of San Diego, State of California, according to map made by James Pascoe in 1870, filed in the Office of the County Recorder of San Diego County, November 14, 1921, known as Miscellaneous Map No. 36 and the portion of the northeast quarter of Pueblo Lot 1152 of the Pueblo lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to map thereof by James Pascoe in 1870, filed in the Office of the County Recorder of San Diego County, November 14, 1921, known as Miscellaneous Map No. 36;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Small Lot Subdivision for the construction of 20 single-family dwelling units on individual lots including two affordable units where 18 of the homes will include companion units and a 21<sup>st</sup> lot reserved for parking and landscaping described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 3, 2019 on file in the Development Services Department.

The project shall include:

- a. Construction of 18 market rate single-family dwelling units with companion units ranging in size from 1,485 square feet to 1,525 square feet and two very low income affordable single-family dwellings at 1,525 square feet without companion units for a total of 20 single-family dwelling units and a lot reserved for parking and landscaping. All units to include private exterior areas, green roof modules, and a photo voltaic system;

b. Development Incentives for Affordable Housing Density Bonus as follows:

1. An increase in building height per SDMC Section 143.0365 and Table 143-03C to 42 feet where the maximum height allowed is 36 feet;
2. Removal of the angled building requirement per SDMC Section 131.0444;
3. Reduction in the minimum rear yard setback per SDMC Section 131.0431 and Table 131-04G to 5 feet where 15 feet is required;
4. Reduction in the minimum front yard setback per SDMC Section 131.0431 and Table 131-04G to six feet, six inches where 15/20 feet is required;
5. An increase in the maximum Floor Area Ratio per SDMC Section 131.0431 and Table 131-04G to 0.78 where the maximum FAR allowed is 0.75;

c. Landscaping (planting, irrigation and landscape related improvements);

d. Off-street parking;

e. Retaining walls and fences;

f. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption; and

g. 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 17, 2022.

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

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.
10. If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

**CLIMATE ACTION PLAN REQUIREMENTS:**

12. 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.

**ENVIRONMENTAL REQUIREMENTS:**

13. Prior to issuance of any residential building permit, the Owner/Permittee shall submit an acoustical analysis report that identifies sound transmission reduction measures demonstrating that building structures will attenuate exterior noise to a 45 dBA CNEL in habitable residential space per the preliminary recommendations of the project-specific Noise Study by LDN Consulting, Inc July 2, 2018.

14. Prior to issuance of any residential building permit, the Owner/Permittee shall submit an acoustical analysis report that identifies sound transmission reduction measures that will attenuate exterior noise to a (noise level stated in report) in private outdoor use areas per the preliminary recommendations of the project-specific Noise Study by LDN Consulting, Inc July 2, 2018.

**AFFORDABLE HOUSING REQUIREMENTS:**

15. Prior to issuance of any building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego

Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project, which contains a 50 percent density bonus (seven units in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval. The Owner/Permittee shall provide two density bonus units with rents to very low incomes households of no more than 30 percent of 50 percent of AMI for no fewer than 55 years.

16. The Agreement referenced in the preceding paragraph will satisfy the requirements of San Diego Municipal Code section 143.1303(g) and therefore, exempt the Project from the Inclusionary Affordable Housing Regulations in Chapter 14, Article 2, Division 13 of the San Diego Municipal Code.

**ENGINEERING REQUIREMENTS:**

17. The Site Development Permit shall comply with all Conditions of the Final Map for the Tentative Map No.1937933.

18. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

19. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval in a manner satisfactory to the City Engineer.

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

21. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrain/curb outlet in the 35th Street Right-of-Way.

22. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for any landscaping or private improvements in the 35th Street Right-of-Way.

23. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 20-foot wide driveway, adjacent to the site on 35th Street, in a manner satisfactory to the City Engineer.

24. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of all non-utilized driveways with current City Standard curb, gutter and sidewalk, adjacent to the site on 35<sup>th</sup> Street, in a manner satisfactory to the City Engineer.

25. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct a sidewalk with current City Standard sidewalk, maintaining the existing sidewalk

scoring pattern and preserving the contractor's stamp, adjacent to the site on 35<sup>th</sup> Street, in a manner satisfactory to the City Engineer.

26. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct a curb with City Standard curb and gutter, adjacent to the site on 35<sup>th</sup> Street, in a manner satisfactory to the City Engineer.

27. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct curb ramps, as shown in Exhibit "A" with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes, in a manner satisfactory to the City Engineer.

28. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Applicant must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

29. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices maintenance, in a manner satisfactory to the City Engineer.

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

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

32. 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:**

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

34. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by

utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

35. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A", Landscape Development Plan, on file in the Office of the Development Services Department.

36. 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 shall be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times consistent with the City of San Diego Landscape Regulations and Standards.

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

**PLANNING/DESIGN REQUIREMENTS:**

38. Prior to issuance of a certificate of occupancy, a Mutual Maintenance and Access Agreement for all facilities used in common will be entered into to the satisfaction of the City Engineer and shall be recorded against the applicable properties in the office of the San Diego County Recorder

39. The Mutual Maintenance and Access Agreement shall, at a minimum, include and provide for the following:

- a) Prior to issuance of a certificate of occupancy for the first building permit, a Mutual Maintenance and Access Agreement for all facilities used in common will be entered into by the Owner/Permittee to the satisfaction of the City Engineer and shall be recorded against the applicable properties in the office of the San Diego County Recorder.
- a) Easements for 1) Shared driveway, 2) Parking aisles, 3) Parking facilities, 4) Utilities, 5) Drainage and runoff, 6) Common paved and landscaped areas, 7) Encroachments, 8) Maintenance, repair, and reconstruction;
- b) Maintenance for: 1) Shared driveway, 2) Drive aisles, 3) Parking facilities, 4) Utilities, 5) Cable and electrical lines, 6) Exterior lighting, 7) Fences, walls and common paved and landscaped areas as shown on Exhibit "A", satisfactory to the City Engineer.
- c) Easements for common utilities shall not traverse through private lots

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

**TRANSPORTATION REQUIREMENTS**

41. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the San Diego Municipal Code (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.

42. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of additional right of way to provide a 30-foot wide curb-to-curb roadway and a 10-foot wide curb-to-property line parkway along 35<sup>th</sup> Street frontage, as shown in approved Exhibit "A", in a manner satisfactory to City Engineer

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

43. No trees or shrubs exceeding three feet in height at maturity shall be installed within 10 feet of any sewer facilities and five feet of any water facilities.

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

45. Prior to any Certificate of Occupancy being issued, the Owner/Permittee is required to ensure that any and all separately titled units which share water or sewer service connections to the City's public utility systems are encumbered by Covenants, Conditions, and Restrictions (CC&Rs) written so as to ensure (to the satisfaction of the Public Utilities Director) that the operation and maintenance of all such shared water and/or sewer facilities will be provided for in perpetuity.

**INFORMATION ONLY:**

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

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

APPROVED by the Planning Commission of the City of San Diego on October 3, 2019.

DRAFT

## ATTACHMENT 9

Site Development Permit No. 1937932:  
Date of Approval: October 3, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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William Zounes  
Development Project Manager

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

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

35<sup>th</sup> and J Partners, LLC  
Owner/Permittee

By \_\_\_\_\_  
Jason Elder:  
Title: Managing Member

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

PLANNING COMMISSION RESOLUTION NUMBER R-\_\_\_\_\_

TENTATIVE MAP NO. 1937933, 35<sup>TH</sup> AND J - PROJECT NO. 549188

WHEREAS, 35<sup>th</sup> and J Partners, LLC., a Nevada Limited Liability Company, Subdivider, and, William A. Snipes, Engineer, submitted an application to the City of San Diego for a Tentative Map (Tentative Map No. 1937933) to create 20 lots for single-family residential dwelling units and a lot for parking, pedestrian circulation and landscaping, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 440 1/3 35<sup>th</sup> Street. The property is legally described as that portion of the northeast quarter of Pueblo Lot 1152 of the Pueblo lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map by James Pascoe in 1870, filed in the Office of the County Recorder of San Diego County, November 14, 1921 and known as Miscellaneous Map No. 36 and all that portion of the northeast quarter of Pueblo Lot 1152, in the City of San Diego, county of San Diego, State of California, according to map made by James Pascoe in 1870, filed in the Office of the County Recorder of San Diego County, November 14, 1921, known as Miscellaneous Map No. 36 and the portion of the northeast quarter of Pueblo Lot 1152 of the Pueblo lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to map thereof by James Pascoe in 1870, filed in the Office of the County Recorder of San Diego County, November 14, 1921, known as Miscellaneous Map No. 36; and

WHEREAS, the Map proposes the Subdivision of a 0.89-acre site into twenty-one (21) lots for 20 residential dwelling units and one lot for parking, pedestrian circulation and landscaping; and

WHEREAS, on August 26, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the

project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

WHEREAS, on October 3, 2019, the Planning Commission of the City of San Diego considered Tentative Map No. 1937933, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code sections 125.0440, 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1937933:

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

The project proposes a small lot subdivision containing 21 lots in accordance with San Diego Municipal Code (SDMC) Section 143.0365. 20 lots will be for single-family residential dwelling units and one lot for parking, pedestrian circulation and landscaping. The project site is located at 440 1/3 35<sup>th</sup> Street in the RM-1-1 Zone of the Southeastern San Diego Community Plan. The vacant site consists of three irregularly shaped parcels fronting 35<sup>th</sup> Street to the east and Interstate 15 off-ramp to the west. The Southeastern San Diego Community Plan designates the 0.89-acre site for Residential Low-Medium which allows both single-family and multi-family housing within a density range of 10-14 dwelling units per acre. Eighteen of the residential lots will contain a companion unit and the remaining two residential lots will be for affordable housing.

Most neighborhoods in Southeastern San Diego are in the Residential-Low Medium category with a mix of single-family and small-scale multi-family development. The Southeastern San Diego Community Plan [Plan] recommends enhancing the community's identity with strategic new higher density residential development in proximity to transit, improving the community's streets for the safe and efficient movement of pedestrians, bicyclists, transit, and vehicles and by sustainable practices in new development (mobility, water and energy conservation) in order to reduce greenhouse gas emissions. The Plan identifies opportunities for residential infill development within vacant lots in proximity to transit and by the construction of companion units on lower density residential sites. Infill development is anticipated to offer more housing choices, including mixed-use units, multi-family housing, and townhome projects which can be appropriately scaled to the vacant lot sizes.

The base density for the subject property is 13 units (10-14 dwelling units per acre). Applying the Density Bonus allowance in accordance with San Diego Municipal Code Section 143.0720, increases the density to 20 units. The project provides a higher density for this site through the design of separate townhome units with companion units. The units are appropriately scaled to the surrounding residential neighborhood and would provide added housing choices within the neighborhood.

The Housing Element of the General Plan serves as a policy guide to address the comprehensive housing needs of the City of San Diego. Specific to affordable housing, Goal No. 4 of the Housing Element is to "provide affordable housing opportunities consistent with a land use pattern which promotes infill development and socioeconomic equity; and facility compliance with all applicable federal, state, and local laws and regulations". Policy direction specific to density bonus is to, 1) Encourage and promote the use of available Housing Density Bonus Programs. Future consideration should be given to expanding density bonus incentives and provisions, and 2) Enforce all Federal, State, and Local ordinances or regulations pertaining to land use incentives which promote affordable housing opportunities for low- and moderate-income homebuyers, such as inclusionary housing and density bonus. The proposed project incorporates the General Plan Housing Element by processing a project proposing affordable housing and applying the density bonus regulation of SDMC Section 143.0720

The project would improve the safety and efficiency of 35<sup>th</sup> Street by dedicating 13 feet of frontage width (over 300 feet of total frontage length) to help improve the community's street and provide safe passage for pedestrian, bicyclist and vehicles. The current narrow 35<sup>th</sup> Street fronting the project will be widened from 24 feet to 30 feet (curb to curb) with a landscape parkway and sidewalk to allow for a two-way vehicular road and parking on both sides of the street.

The project would provide several sustainable design features for reducing energy and water use within the residences. Each of the proposed twenty dwelling units have rain collection barrels, collecting water runoff that would normally be running into the surrounding soils or down to street gutters. Each unit also has roof mounted photo voltaic systems and green roof modules (Live Roofs), reducing each unit's energy requirements.

The proposed project is designed to maintain the character of the neighborhood by creating a single-family style townhome development. A tentative map is required to provide individual lots and promote a townhome design that maintains the single-family theme that's reflected throughout the neighborhood. The low-density character is maintained while bringing more dwelling units into

the neighborhood. The proposed project is also located near public transit connecting the development to the greater region. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project proposes a small lot subdivision containing 21 lots in accordance with SDMC Section 143.0365. 20 lots will be for single-family residential dwelling units and one lot for parking, pedestrian circulation and landscaping. Two of the residential lots will be for affordable housing. The project site is located at 440 1/3 35<sup>th</sup> Street in the RM-1-1 Zone of the Southeastern San Diego Community Plan.

The neighborhood currently contains power poles and overhead utility lines within the public right-of-way along the alley located along 35<sup>th</sup> Street. The City's Undergrounding Master Plan designates the site within MTHP-05 and is unallocated for undergrounding. The proposed subdivision utilities shall be undergrounded and the project includes a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. In accordance with SDMC Section 144.0240(b)(5), the waiver of the requirements to underground privately owned utility systems and service facilities qualifies under the guidelines of SDMC Section 144.0242(c)(2) as follows: Inordinate cost to the development taking into consideration – the cost of conversion would increase the cost per unit for proposed residential development by more than one percent.

The proposed development includes 15 percent affordable housing and qualifies as an Affordable Housing development project pursuant to SDMC Section 143.0915. Because the project is providing 15 percent of the pre-density bonus units (2) as affordable, the project qualifies for a 50 percent density increase for a maximum of 20 dwelling units on the project site (13 (pre-density units) x 0.50 (density bonus allowed) = 6.5 rounds up to 7 additional units allowed). The project as proposed elects to develop a 20-unit small lot subdivision. The City is required to process incentives requested by the applicant, consistent with State Density Bonus Law and as set forth in SDMC Section 143.0720. In accordance with SDMC Table 143-07A, the project would be allowed five (5) incentives. The applicant is entitled to the concessions or incentives, in the form of deviations to the development regulations, unless the City makes a written finding of denial based on substantial evidence pursuant to SDMC Section 143.0740(c)(1) and Government Code Section 65915(d)(1). The applicant is requesting five (5) affordable housing incentives, in the form of deviations, as follows:

1. An incentive to deviate from SDMC Section 143.0365 and Table 143-03C – building height, increase in building height to 42 feet where the maximum height allowed is 36 feet.

The proposal to deviate from the building height requirement is due to the topography which drops off dramatically towards the western portion of the site. The drop off requires a tall stem wall to be constructed for the western units which pushes the height of the structures above the height limit. The height elevation is measured at proposed or finished grade, whichever is lower. At finished grade, the units are 34 feet tall. However, when measured from existing grade the

highest point reaches 42 feet. To offset the height of the units, the third level of each unit steps back on the east and west sides, reducing the overall bulk and scale of each unit.

2. An incentive to deviate from SDMC Section 131.0444 – angled building envelope plane, to remove the angled building envelope plane requirement entirely.

The angled building envelope plane incentive will allow the single-family residential dwelling units to provide additional floor area to the third story. To help offset this condition, each of the twenty dwelling units step back on the third story to reduce the overall bulk and scale of each unit.

3. An incentive to deviate from SDMC Section 131.0431 and Table 131-04G – rear yard setback, to reduce the minimum rear yard setback to a maximum five feet where 15 feet is required.

The proposed five-foot rear yard setback allows for the better utilization of the panhandle portion at the southwest corner of the site and along the western narrow section of the site. The incentive fits two dwelling units into the southwest corner and allows the remaining homes along the western property line to increase livable floor area. The original design allowed the homes on the western property line to meet the setback requirements. However, due to the 13-foot dedication requirement to expand 35<sup>th</sup> Street 13 feet, the homes were pushed slightly to west causing an encroachment into the rear yard setback.

4. An incentive to deviate from SDMC Section 131.0431 and Table 131-04G – front yard setback, to reduce the minimum front yard setback to 6 feet, 6-inches where 15/20 feet is required.

The requested reduction of the front yard setback is primarily caused from the 13-foot dedication along 35<sup>th</sup> Street pushing back the front property line. The reduced setback allows the residential units to fit within the irregular shaped site. To help offset this, a short block wall runs in and out from the front property line, creating pockets of landscaping, extending the landscape area.

5. An incentive to deviate from SDMC Section 131.0431 and Table 131-04G – floor area ratio (FAR), to increase the FAR to 0.78 where the maximum FAR allowed is 0.75 percent

The 0.03 increase in FAR will allow each unit to maximize its living area.

The incentives are consistent with the intent of the State's Density Bonus Law. It has been determined that there is no substantial evidence pursuant to SDMC Section 143.0740(d)(1) or government Code Section 65915(d)(1) to deny the applicant's request for the incentives. Other than the requested incentives, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the SDMC and Southeastern San Diego Community Plan. The project is consistent with the community plan, has been designed to address the physical environment, and would not adversely impact the public's health or safety. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The site is mostly flat with the exception of a steep fall off along the western edge of the property towards Interstate 15. To ensure that each of the twenty units is Americans with Disability Act (ADA) accessible, the proposed grading includes minor cut and fill to even out the center of the site so that each unit is accessible both from the sidewalk as well as from the parking lot and to support the stem wall for the structures on the west side of the site. There are no existing structures or existing environmental conditions that would adversely affect constructing the proposed project on the subject site as the site does not contain environmentally sensitive lands. The existing 38,815 square-foot site can accommodate up to 20 dwelling units in accordance with the RM-1-1 zone and Density Bonus allowance. The Southeastern San Diego Community Plan designates the site as Residential Low-Medium. The creation of 20 residential parcels is consistent with the community plan's land use designation and zoning density range. Therefore, the site is physically suitable for the type and density of development.

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

The City of San Diego conducted a California Environmental Quality Act (CEQA) Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required. The project was determined to be categorically exempt from CEQA pursuant to Article 19, Section 15332 which allows for construction of infill development within an urbanized area that can be adequately serviced by all required utilities and public services. The project is located within an urbanized and built-out environment where there are no watercourses, environmentally sensitive lands or Multiple Species Conservation Program/Multiple Habitat Planning Area harboring fish or wildlife on or adjacent to the site. Therefore, the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat.

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

The project proposes a small lot subdivision containing 21 lots in accordance with SDMC Section 143.0365. 20 lots will be for single-family residential dwelling units and one lot for parking, pedestrian circulation and landscaping. Two of the residential lots will be reserved for affordable housing. The project site is located west of 35th Street north of J Street and south of Island Avenue in the RM-1-1 Zone of the Southeastern San Diego Community Plan.

In addition to the on-site construction of the small lot subdivision, the project includes the widening of 35<sup>th</sup> Street with the construction of curb, gutter, sidewalk, and curb ramp to current City Standards and maintaining the existing sidewalk scoring pattern, adjacent to the site on 35<sup>th</sup> Street creating a safe passage for pedestrians, bicycles, and motorized vehicles.

The City of San Diego conducted an environmental review of this site in accordance with the California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Article 19, Section 15332 which allows for construction

of infill development within an urbanized area that can be adequately serviced by all required utilities and public services.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Tentative Map No. 1937933, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee shall be required to obtain grading and public improvement permits. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

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

The proposed subdivision will not conflict with existing public easements as there are none on the site. The site has frontage on 35<sup>th</sup> Street which is a dedicated public right-of-way. Additionally, general utilities run along the public rights-of-way and not through the existing project site. The subdivision proposes public improvements to include the widening of 35<sup>th</sup> Street with the construction of curb, gutter, sidewalk, and curb ramp to current City Standards and maintaining the existing sidewalk scoring pattern, adjacent to the site on 35<sup>th</sup> Street. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The project proposes a small lot subdivision containing 21 lots in accordance with SDMC Section 143.0365. 20 lots will be for single-family residential dwelling units and one lot for parking, pedestrian circulation and landscaping. The design of the subdivision has taken into account the best use of the land to minimize grading. The project design has been adopted for the future construction of the single-family homes; however, they do not impede or inhibit any future passive or natural heating and cooling opportunities. With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible. The project features several sustainable factors that benefit the residents living at the proposed development as well as the surrounding neighborhood. Each of the proposed 20 dwelling units will contain a roof mounted photo voltaic system sufficient to generate at least 50 percent of the project's projected energy consumption and green roof modules (Live Roofs), reducing each unit's energy requirements. The green roofs will reduce the thermal load on the roof and each unit is designed with operable windows on the eastern and western elevations, allowing cross ventilation. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The project proposes a small lot subdivision containing 21 lots in accordance with SDMC Section 143.0365. 20 lots will be for single-family residential dwelling units and one lot for parking, pedestrian circulation and landscaping. Two of the residential lots will be for affordable housing. The proposed subdivision is within a built urbanized community with adequate infrastructure. The decision maker has determined that the available fiscal and environmental resources are balanced by adequate public transit in the immediate area, the proximity of shopping and essential services and recreation in the nearby developed urban area. The project is within 0.40 miles from public transit and 0.25 -0.50 miles from retail services and Dennis V. Allen park. Therefore, the housing needs of the region are balanced against the needs for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 1937933, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to 35<sup>th</sup> and J Partners, LLC subject to the attached conditions which are made a part of this resolution by this reference.

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

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007282

PLANNING COMMISSION  
CONDITIONS FOR TENTATIVE MAP NO. 1937933,  
35<sup>TH</sup> AND J- PROJECT NO. 549188  
ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON \_\_\_\_\_

**GENERAL**

1. This Tentative Map will expire October 17, 2022.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Tentative Map shall conform to the provisions of Site Development Permit No. 1937932.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**ENGINEERING**

6. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider will be required to install a new street light adjacent to the site on 35th Street.
7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
8. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

9. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

**MAPPING**

10. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
11. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
12. The Tentative Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.
13. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495. All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map.

**INFORMATION:**

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24007282

**SUMMARY SDPD CPTED REVIEW OF 35TH & J STREET TOWN HOMES**

**Date:** July 11, 2017  
**Project Manager:** William Zounes  
**DSPN:** 549188  
**Discipline:** Crime Prevention through Environmental Design (CPTED)  
**Reviewer:** Ted Parker, SDPD Crime Prevention  
**Copy to:** John Gonzalez, SDPD Southeastern Division Community Relations Officer (CRO)

This memo summarizes the specific crime prevention design measures suggested in the SDPD CPTED review of this project on the same date.

**Vehicle Parking**

Most crimes in open parking involving people and property can be prevented by relatively simple measures. Owners should lock their vehicles, keep valuables out of sight, and be aware of others in the area. Signs should be posted in the lot to remind people to do this. The lot should also have good vandal-proof lighting that is not blocked by any trees. And if cameras are installed, they should be mounted as high as practical to be out of reach of anyone who doesn't want to be seen.

In addition to these crime-prevention design measures, all spaces in should be numbered so the exact location of crimes or other incidents can be reported. This will help in improving security, e.g., by installing additional lighting and cameras. However, address numbers should not be used because an empty space might indicate an empty home.

**Vehicle Gates**

Consider installing simple swinging-arm entry and exit gates at the driveway entrance to the parking lot to prevent unauthorized vehicles from driving into the community. This will also help prevent vehicle theft. The gates could be operated by individual keypad codes. Then it will be possible to: (1) also give codes to businesses and agencies that need to enter the community, e.g., USPS, trash pickup, Fed Ex, landscape company, and SDPD, (2) keep a record of code use, (3) deactivate a code when the person, business, or agency it was given to is no longer allowed to enter the community, (4) trace the use of a code to the person, business, or agency it was issued to, and (5) restrict the use of a code by day of the week, hours of the day, period of time, etc. Others without codes, e.g., visitors, would park on the street.

Because patrol cars don't carry means to enter gated communities, SDPD access is needed for officers conducting an investigation or responding to a call for service when the caller can't let them in, e.g., in responding to a burglar alarm. The SDPD code would be stored in its computer system and transmitted in dispatch messages to officers who need to enter the community. Assuming the homes will be sold, the HOA should call the CRO in the SDPD Southeastern Division at **(619) 527-3500** to have the code entered in the SDPD Premises Information (PIN) file. Once officers enter the community they will need to go straight to the location of the problem. To make this possible a map showing the locations and addresses of all the homes and a YOU ARE HERE reference point should be posted at the gate where the officers will be sure to see it.

**Motorcycle and Bicycle Parking**

Open parking spaces for motorcycles should have permanently anchored fixtures that the bikes can be secured to. And bicycles should be kept in the homes. Bicycles parked in the pen parking are often stolen because any bike lock can be defeated.

## Fencing

The existing chain-link fencing should be straightened where it is bent and a horizontal bar attached to the top of the fencing where it is missing. Also, its bottom should be secured with tension wire or galvanized pipe, or embedded in concrete to prevent someone from lifting it and crawling under it. And to make climbing more difficult you can install outward-angled “barb-arm” supports on top of the fence posts and attach strands of smooth wire to them. A sharp-pointed metal topping can’t be used because it is permitted in the City only for agricultural uses in agricultural zones San Diego Municipal Code Sec. 142.0360.

## Residential Communities

There should be some special features at the street entry to identify the community, e.g., signs, landscaping, planters, posts, pavement and sidewalk treatment, etc. These help promote pride in it.

Natural surveillance creates a risk of detection for intruders and a perception of safety for the residents. This is not possible from within the homes. The sidewalks and common trash enclosure help get people out of their homes, as would a cluster mailbox.

All spaces in the community should be controlled by individual residents or when open to all residents, be located in an area of high visibility within the community. There are often problems in spaces that are uncontrolled and hidden from view, e.g., littering, loitering, noise, drug use, etc. One such space is the strip between the homes on the west side of the community and the fence along the I-15 right-of-way. If the residents aren't going to use this space, consider adding some additional fencing and gates to keep them out of it.

## Cameras

Homeowners with burglar alarms should also consider installing cameras that their alarm company can access over a secure, password-protected Internet link. Then if the imagery shows a crime in progress, **911** would be called and the dispatcher given the details. This will lead to a higher call priority and a faster response than would occur for an unverified alarm call. Also, the dispatcher can relay real-time information to officers en route to the home. This will enable them to make better, more-informed tactical decisions in dealing with the burglars. Officers might even arrive in time to arrest them.

To deal with crimes in the parking lot and common areas of the community, the HOA could consider installing programmable Internet Protocol (IP) digital cameras with video-analytics software, so-called “smart” cameras to record and alert a security company when specific conditions occur. There the imagery would be viewed to see what’s happening so appropriate actions can be taken. Here are some examples of camera programming to alert a security company of possible vehicle break-ins.

- Someone walks or loiters between several parked vehicles apparently looking for one to break into
- A vehicle drives up and down the aisle without parking, perhaps looking for a particular vehicle to steal
- A vehicle stops in the aisle and someone gets out and goes to a parked vehicle

Because cameras are susceptible to damage by criminals attempting to hide their actions, measures should be taken to make them less vulnerable. Here are some possibilities.

- Mount cameras on high sturdy poles.
- Use damage-resistant cameras.
- Use armored conduits for electrical cables.
- Install cameras where they are within the field of view of at least one other camera.

- Use cameras with video analytics that can detect blocking, defocusing, and other tampering.

Signs regarding cameras should be posted to help deter crimes. If the cameras are not monitored all the time, the signs should use phrases RECORDED VIDEO SURVEILLANCE IN USE or ALL ACTIVITIES ARE RECORDED TO AID IN THE PROSECUTION OF CRIMES COMMITTED ON THE PREMISES. Don't use words like SECURITY, PROTECTION, or MONITORING because they can give people a false expectation of an immediate security response when an incident occurs or that they and their property are somehow being protected by the cameras.

### **Premises Identification**

Good premises identification is needed to enable the police, fire, and other service providers to find an address quickly in an emergency. The following requirements are contained in various San Diego Fire-Rescue Department policies.

Address numbers must be on a contrasting background and located where they are plainly visible and legible from either direction of approach from the street fronting the property. They must be at least 6 inches high on individual homes and duplexes. And they should also be lighted directly or indirectly so they can be seen at night. However, where homes are set back from the street fronting the property and their address numbers can't be seen from it, as in this community, their address numbers must also be posted on a monument sign at the street driveway serving the homes. And on multi-unit housing communities, an illuminated directory and map must be located on the right side of the street driveway. It must show the name of the community, all driveways, home locations with addresses, and a YOU ARE HERE reference point. Directional signs should be located within the community. And individual home numbers should be located where they are easy to see and read.

### **Landscaping**

Canopies of mature trees should be maintained at least 8 feet above the ground. Bushes should be trimmed to less than 3 feet except where privacy or environmental noise mitigation is a primary concern, or where higher plants would not block any views, lighting, camera coverage, or provide hiding places. For example, higher bushes or trees with lower canopies could be located next to a blank wall on the side of a building. And trees should not be planted near light poles and fixtures where they would block light or near cameras where they would block coverage.

Commercial water backflow preventers are being stolen for their brass and copper fittings. The following can be done to prevent these thefts:

- Paint the device. Paint is a deterrent because painted metal is a little less valuable. If copper is painted black, it can look like worthless plastic tubing. Painting also informs the scrap dealer to question the seller for proof of ownership. And it can also be used to identify the owner. This would deter the thief from going to a scrap dealer who complies with the California Business and Professions Code sections that attempt to limit the ability of thieves to convert stolen metals into immediate cash. Unfortunately, there are some rogue dealers who buy scrap metal and don't follow the law.
- Camouflage the device. Fake rocks work well. Just make sure there is a one-foot clearance around the device.
- Hide the device. Paint it green and place it in a bush or hedge. This is a low-cost measure.
- Use a device with plastic parts. They won't be stolen because they are worthless.
- Enclose the device in a protective cage. Secure the cage to its base with a padlock that is hard to cut or else the thieves will steal the cage too.
- Install a locking-cable system with shielded-shackle locks and a concrete foundation.

Also etch or paint some identifying words or numbers on pieces of metal that might be stolen. Or use metal

products with serial numbers and other identifying symbols etched on them. This will also enable you to identify your metal if it is recovered.

**Dealing with Graffiti Vandalism**

Graffiti-resistant paint or an anti-graffiti coating should be used on the sides of the building and any other surfaces that could be vandalized. The San Diego Park and Recreation Dept. specifies the use of anti-graffiti materials manufactured by Monopole Inc. on its facilities. Four coats are applied. The first is Aquaseal ME12 (Item 5200). The second is Permashield Base (Item 6100). The third and fourth are Permashield Premium (Item 5600 for matte finish or Item 5650 for gloss finish). Additional protection can be obtained by planting vines, bushes, etc. along walls and the sides of the buildings. They would cover areas that might otherwise be vandalized.

**Dumpster Enclosures**

Dumpsters in the enclosures should have bars over their lids that can be padlocked to prevent them from being opened except by the trash removal company. The lids would have an opening through which material can be put in but not taken out. This is to prevent scavenging. The dumpsters and the enclosure should also have signs saying that unauthorized collection of refuse or recyclable material is prohibited per SDMC Sec. 66.0402.

**Residence Security**

Residences should have the following security features:

- Deadbolt locks on all doors to the outside
- Double-pane glass windows
- Peepholes with a wide-angle (180 deg) viewer in solid front doors
- Deadbolt and secondary locking devices on sliding-glass patio, porch, and deck doors, and means to prevent them from being lifted up in their tracks to defeat their locks
- Secondary locking devices on sliding-glass windows and means to prevent them from being lifted up in their tracks to defeat their locks
- Non-removable pins on door hinges that are accessible from the outside when the door is closed
- Fully tempered glass in doors
- Steel door frames or steel reinforcing devices on the lock side of the frames that extend well above and below the strike plate to prevent door from being kicked in

**ATTACHMENT 13**


DEVELOPMENT SERVICES DEPARTMENT  
**PROJECT CHRONOLOGY**  
**35<sup>th</sup> & J -Project No. 549188**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b> (Working Days*)	<b>Applicant Response</b> (Working Days*)
<b>6/29/2017</b>	<b>Mandatory Initial Review (MIR) Submittal</b>	MIR routed	-	-
<b>7/14/2017</b>	Draft Review Comments	Sent to Applicant	10 days	-
<b>7/24/2017</b>	MIR Meeting	Meeting date confirmed by applicant	6 days	-
<b>8/2/2017</b>	MIR Assessment Letter	Letter distributed to applicant	7 days	-
<b>8/2/2017</b>	<b>Total MIR Time</b>	From Submittal to MIR Letter	<b>23 days</b>	
<b>11/15/2017</b>	<b>First Submittal</b>	<b>Project Deemed Complete</b> (Date from MIR Letter)	-	<b>73 days</b>
12/20/2017	First Assessment Letter		24 days	-
4/23/2018	Second Submittal		-	77 days
5/24/2018	Second Assessment Letter		23 days	-
8/30/18	Third Submittal		-	62 days
9/26/19	Third Assessment Letter		27	
5/16/19	Fourth Submittal			232
6/11/19	Fourth Assessment Letter		26	
7/22/19	Fifth Submittal			41
8/9/19	Fifth Assessment Letter		18	
10/3/19	Public Hearing		55	
<b>TOTAL STAFF TIME</b>			<b>196 Calendar Days</b>	
<b>TOTAL APPLICANT TIME</b>				<b>485 Calendar Days</b>

**ATTACHMENT 13**

<b>TOTAL PROJECT RUNNING TIME</b>	From Deemed Complete to Hearing	<b>681 days</b>
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\* Does not include City Holidays or City Furlough

<b>Page 4</b>		<b>City of San Diego · Information Bulletin 620</b>		<b>August 2018</b>	
		<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<b>Community Planning Committee Distribution Form Part 2</b>	
Project Name:			Project Number:		Distribution Date:
Project Scope/Location:					
Applicant Name:			Applicant Phone Number:		
Project Manager:			Phone Number:		Email Address:
Committee Recommendations (to be completed for Initial Review):					
<input type="checkbox"/> Vote to Approve		Members Yes		Members No	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes		Members No	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes		Members No	
<input type="checkbox"/> Vote to Deny		Members Yes		Members No	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS:					
NAME:			TITLE:		
SIGNATURE: <i>Steve Veatch</i>			DATE:		
<i>Attach Additional Pages if Necessary.</i>			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		

## 8. ACTION ITEMS:

### A. Project No. 549188; 440 1/3 35th Street (Homes at 35<sup>th</sup> & J), Mount Hope

Site Development Permit (Process 3) and Tentative Map (Process 4) for the subdivision of 21 lots and the development of 20 dwelling units, each with a companion unit with separate entry way, totaling 29,110 square feet of floor area with open parking (Affordable Housing Expedite Program). The project includes 15 percent affordable units (two units), density bonus of 50 percent, and is requesting four deviations. The 0.89-acre site is located in the RM-1-1 zone(s) of the Southeastern San Diego Community Plan Area within Council District 9. Presented by Craig Howard, DeBartolo + Rimanic Design Studio (DBRDS). See the minutes from the Projects Committee of May 20, 2019.

Craig Howard said his firm resubmitted this project to the City about two and a half weeks ago, so there is no further feedback from the City. This project proposes to use the City's Small Lot Ordinance regulations to construct 18 detached for-sale 2-bedroom units with an attached lower-level companion unit with separate entry. In addition, there will be 2 very low income affordable 3-bedroom units per the City's Affordable Housing regulations. The two lower levels will be stucco, and the top level wood. The units will have solar panels, and rain water will be captured and reclaimed. They have no ideas at what price they will market these units. The intent is to have owner-occupants reside there, but the developer can't control if investors buy the units. The nearest mass transit is almost half a mile away.

The developer seeks the support of the project with the following Small Lot Ordinance incentives (these are not deviations):

1. remove the angled building requirement of Municipal Code section 131.0444.
2. increase the maximum Floor Area Ratio (FAR) allowed from 0.75:1 to 0.78:1.
3. Decrease the required rear setback from 15'0" to 5'0".
4. Increase the height limit from 36'0" to 42'0".
5. Decrease the required front setback from 15'0" to 6'6".

The concern from the Projects Committee were read, including the concerns of area residents. The designer made the following changes or comments regarding the feedback from the Projects meeting:

- Investigated provided angled street parking, but this isn't possible since the street isn't at least 40 feet wide.
- Lighting: provided an illustration showing possible placement of lights throughout the project area, including a new street light on the sidewalk.
- Added pedestrian gates for the drive aisle, so people cannot easily wander into this parking area that don't live on site.
- There isn't enough room to add additional bike lockers.
- Explored saving and moving the existing tree that is on site, but since the site will be totally graded it doesn't appear there is a spot to relocate the tree while construction work would take place. Cost to move tree: \$2,000-\$3,000.
- They will look at a 75-foot area in the middle of the site for possible a dog run or a place where residents can gather or barbeque.

Craig Howard said that the distance from the furthest unit to the trash cans is about 225 feet, and that the trash cans cannot be moved to a more central location since the trash trucks must access the trash bins through the drive aisle and parking lot. This parking lot and drive aisle is large enough to accommodate fire trucks.

The SSDPG had the following concerns:

- ✓ This project is not “20 units with a companion unit,” it’s really 40 total units. This is high density with absolutely no amenities for residents. It may meet the City’s requirement to have 21 parking spaces (the current design has 24 parking spaces), but, as area residents have attested, street parking is already highly packed, with neighbors already illegally parking on both sides of the too-narrow street. Widening the street to bring in additional street parking will not net additional spaces, since the existing neighborhood is already using that area for parking. It’s quite possible that each resident in 40 units will have a car; realistically, it’s quite possible there will be two adults with vehicles. How will the area absorb up to 80 resident vehicles when the lot can only accommodate 24 parking spaces? Where will guests park? How far away will residents who actually can park in the lot need to go to bring groceries to their homes? How will move-ins occur if there is no ability to park near the home unit? Who decides who gets an assigned parking spot in the parking lot? Is there an HOA-type organization to these unit-with-companion-unit homes? How are group site concerns addressed?
- ✓ Six units have no patios, so there is no outside space for these residents to use. These are not condos. It would almost be better if these were condos so patio space and amenities could be designed into the project.
- ✓ We encourage all developers to use products and not cheapen out when it comes to installing good windows and quality lighting products. These buildings should not look flimsy due to poor quality materials.
- ✓ The City may not have asked the developer for a lighting plan, but since this will not be gated and area residents have stated that there is a problem with homeless people gathering on that street and in the nearby canyon, lighting will be very important for security. In looking at the proposed location of possible lights, the SSDPG saw the need for additional lights between the buildings so there are no dark corridors.
- ✓ Will there be security cameras on the property, including on the parked cars, the bike storage, and the trash/recycle areas? The designer said that they do not yet have SDPD review, so at this time no security cameras are planned.
- ✓ If landscaping will be used to screen these units from looking into the yards and windows of existing homes, will mature trees be used so it doesn’t take years to block the view?
- ✓ It’s not feasible to think that all residents will be able to carry their trash almost the length of a city block to reach the trash receptacle area. Will there be trash bins located closer to the outer areas that can be pushed to the trash collection area, so that seniors don’t have to find a way to haul their trash so far away? The designer said that there is no room for trash bins other than in the existing location.

- ✓ Would a possible dog run next to a possible barbeque area, all within a 75-foot area, really be compatible?
- ✓ We are not against development in our area, but we ask every developer to envision living in what they are proposing we accept in our community. Would the owner of this property want to live there? Want their family member to live there? Would they be happy with having the small parking lot for 40 units? This project could be designed to be quite an asset if it had less units and more living space for residents. As currently designed, it is way too dense and not very livable. Why build for-sale homes that from the start are designed to be overcrowded and unpleasant to live in?

Motion by Capella, seconded by Womack, to not support this project as designed. Motion failed 5-7-0 (voted for the motion of non-support of the project: Capella, Taylor, Torio, Veach, Womack).

Motion by Magagna, seconded by Pargo, to support the project with the recommendations from the Projects Committee that this project needs better parking, lighting, security cameras, a plan on how to help residents get their trash to the trash bins, mature landscaping for screening for existing nearby homes, and some kind of recreation area as at least one amenity in this overly dense project. Approved 7-5-0 (voted for the motion of support with the SSDPG and area residents' concerns noted: Magagna, Pargo, Gomez, Leif, Noto, Torio, Urguby).

**B. Project No. 598090, 2561 G Street, Dolan Duplex, Grant Hill**

A Variance to reduce the front yard setback from a 15-foot minimum and 20-foot standard, to a 10-foot front yard setback, to construct a 3,980-square-foot, three stories, two dwelling units over garages located at 2561 G Street (Process 3). The 0.08-acre site is located within the RM-2-5 zone of the Southeastern Community Plan area. Council District 8. Presented by Randy Biegenzahn, Ehm Architecture. See the minutes from the Projects Committee of May 20, 2019.

The designer provided a new update from the City. This project is in the Transit Overlay Zone, so parking is not an issue (the project does have underground resident parking). This was designed to the old codes; current codes require a 20-foot setback (instead of 15 feet) and a 20-foot driveway if the site is over 50 feet wide (the site is 50.8 feet). The applicant seeks support of these two variances.

The project owner has been a lifelong resident on this block (since 1957) and owns other buildings on the block. This is designed to house two families. The trash cans will be gated on the side. The colorway for the building is designed to blend with the existing building on the block.

The SSDPG reiterated that the use of quality materials for windows and lights goes a long way in keeping the site from looking old quickly.

Motion by Urguby, seconded by Wesson, to support this project and the two variances requested. Approved 12-0-0.



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

35th + J

Project No. For City Use Only

Project Address:

UN-ADDRESSED (corner of 35th + J St)

(545-260-13-00, 545-260-14-00, 545-260-15-00)

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: <b>35TH + J</b>	Project No. (For City Use Only)
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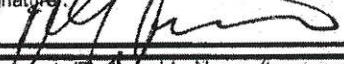

  

**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

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

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

Corporate/Partnership Name (type or print): <b>35TH + J PARTNERS, LLC</b> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <b>363 5TH AVE #203</b> City/State/Zip: <b>SAN DIEGO CA 92101</b> Phone No: <b>(858) 220-5262</b> Fax No: _____ Name of Corporate Officer/Partner (type or print): <b>JASON ELBERS</b> Title (type or print): <b>MANAGING MEMBER</b> Signature:  Date: <b>4/14/17</b>	Corporate/Partnership Name (type or print): <b>35TH + J PARTNERS, LLC</b> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <b>363 5TH AVE #203</b> City/State/Zip: <b>SAN DIEGO CA 92101</b> Phone No: <b>(858) 220-5262</b> Fax No: _____ Name of Corporate Officer/Partner (type or print): <b>MIKE DONOVAN</b> Title (type or print): <b>MEMBER</b> Signature:  Date: <b>4/17/11</b>
Corporate/Partnership Name (type or print): <b>35TH + J PARTNERS, LLC</b> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <b>363 5TH AVE #203</b> City/State/Zip: <b>SAN DIEGO, CA 92101</b> Phone No: <b>(858) 220-5262</b> Fax No: _____ Name of Corporate Officer/Partner (type or print): <b>SCOTT LEWIS</b> Title (type or print): <b>MEMBER</b> Signature:  Date: <b>4/17/11</b>	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____

**Supplement to Ownership Disclosure Form for Project No. 549188**

35th & J Partners LLC, a Nevada Limited Liability Company

- 35<sup>th</sup> & J Partners LLC is 50% by JTB Investments LLC, and 50% by American Residential Holdings LLC

JTB Investments LLC, a California Limited Liability Company

- JTB Investments LLC is 100% owned by Jason Elbers

American Residential Holdings LLC, a Wyoming Limited Liability Company

- American Residential Holdings LLC is 100% owned by Michael Donovan

PROPOSED SMALL LOT  
SUBDIVISION PROJECT

545-260-13-00, 545-260-14-00, 545-260-15-00  
CORNER OF 35TH STREET & J STREET,  
SAN DIEGO, CA 92102

545-260-13-00  
THAT PORTION OF THE NORTHEAST QUARTER OF PUEBLO LOT 1152 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921 AND IS KNOWN AS MISCELLANEOUS MAP NO. 36

545-260-14-00  
ALL THAT PORTION OF THE NORTHEAST QUARTER OF PUEBLO LOT 1152, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921, AND IS KNOWN AS MISCELLANEOUS MAP NO. 36

545-260-15-00  
THE PORTION OF THE NORTHEAST QUARTER OF PUEBLO LOT 1152 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921, AND IS KNOWN AS MISCELLANEOUS MAP NO. 36

BUILDING USE DIAGRAM	
LEVEL 3	R3
LEVEL 2	R3
LEVEL 1	R3



Notes:  
All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of dbrds and use of this said work product is limited to a specified project of the purchaser, and for the construction of one building, any use, reuse or disclosure of said plans, reproductions, ideas, designs and/or arrangements, other than by dbrds, is strictly prohibited by law without the written permission of dbrds. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown these drawings.

**DBRDS**  
DE BARTOLO • RIMANIC DESIGN STUDIO

PROJECT TEAM

OWNER:  
**35TH & J PARTNERS, LLC**  
363 5TH AVE, SUITE 203  
SAN DIEGO, CA 92101  
PHONE: (858) 220-5262  
CONTACT: PAULY DE BARTOLO  
EMAIL: pauly@dbdrds.com

DESIGN:  
**DE BARTOLO • RIMANIC DESIGN STUDIO**  
363 5TH AVE, SUITE 203  
SAN DIEGO CA 92101  
PHONE: (858) 220-5262  
CONTACT: PAULY DE BARTOLO  
EMAIL: pauly@dbdrds.com

CIVIL ENGINEER  
**SNIPES-DYE ASSOCIATES**  
8348 CENTER DRIVE, SUITE G  
LA MESA, CA 91942  
PHONE: (619) 697-9234  
CONTACT: BILL SNIPES  
EMAIL: bill@snipesdye.com

LANDSCAPE ARCHITECTURE  
**McCULLOUGH LANDSCAPE ARCHITECTURE**  
703 16TH STREET, SUITE 100  
SAN DIEGO, CA 92101  
PHONE: (619) 296-3150  
CONTACT: DAVID MCCULLOUGH  
EMAIL: david@mlead.com

SURVEYOR  
**SPEAR & ASSOCIATES, INC.**  
475 PRODUCTION STREET  
SAN MARCOS, CA 92078  
PHONE: (760) 736-2040  
CONTACT: RAY SPEAR  
EMAIL: rspear@spearinc.net

PROJECT TITLE

SITE AREA: 38,815 SQ.FT.

GEOLOGIC HAZARD CAT.: GEO-HAZARD CATEGORY 52

ZONING: RM-1-1 (RESIDENTIAL - MULTIPLE UNIT)

CURRENT USE: VACANT LAND

OCCUPANCY: R-3

CONSTRUCTION TYPE: VB

DENSITY: 1 DWELLING UNIT PER 3,000 SQ.FT. OF LOT AREA  
(PER BASE ZONE) 38,815 / 3,000 = 12.94 UNITS

AFF. HOUSING DENSITY: PRE-DENSITY BONUS UNITS: 12.94  
12.94 x 15% (VERY-LOW INCOME) = 1.94 (2 VERY LOW INCOME DWELLING UNITS)  
15% VERY LOW INCOME UNIT RATIO = **50% DENSITY BONUS INCREASE + 5 INCENTIVES ALLOWED**  
12.94 x 50% = 19.41 (WHICH ROUNDS UP TO 20 TOTAL DWELLING UNITS)  
18 MARKET RATE UNITS + 2 VERY LOW INCOME UNITS  
**20 TOTAL UNITS PROPOSED**

PARKING: *WITHIN 0.5 MILE OF 32ND + COMMERCIAL TROLLEY STOP (0.4 MILES)*  
0.5 PARKING SPACES PER BEDROOM REQUIRED  
46 BEDROOMS PROPOSED  
23 PARKING SPACES REQUIRED  
24 PARKING SPACES PROPOSED

**REQUIREMENTS OF TABLE 143-03C (SMALL LOT SUBDIVISIONS)**

SETBACK REQ'S: PER BASE ZONE (BELOW)

MAX STRUCTURE HT.: 36'-0"  
42'-0" PROPOSED (**INCENTIVE 4**)  
SUBJECT TO ANGLED BUILDING ENVELOPE PLANE AT SETBACK LINES OF PRE-SUBDIVIDED LOT (**INCENTIVE 1**)

ALLOWABLE FAR: PER BASE ZONE (BELOW)

PRIVATE EXT. SPACE: 3,124 SQ.FT. PROVIDED  
(156 SQ.FT. AVERAGE PER UNIT)  
(EACH UNIT HAS A MINIMUM 60 SQ.FT. SPACE)  
(SEE DIAGRAMS ON SHEET A0.10)

**REQUIREMENTS OF TABLE 131-04G (RM ZONES)**

ALLOWABLE FAR: 0.75 : 1 (29,111 SQ.FT.)

PROPOSED FAR: **0.78 : 1** (30,260 SQ.FT.)

FRONT SETBACK: 15'-0" MINIMUM REQUIRED  
20'-0" STANDARD REQUIRED  
6'-0" PROPOSED (**INCENTIVE 5**)

SIDE SETBACK: 5'-0" MINIMUM REQUIRED  
8'-0" STANDARD REQUIRED  
5'-0" & 11'-0" PROPOSED

MIN. REAR SETBACK: 15'-0" REQUIRED  
5'-0" PROPOSED (**INCENTIVE 3**)

**INCENTIVES REQUESTED**

1. INCENTIVE TO REMOVE THE ANGLED BUILDING REQUIREMENT OF SDMC §131.0444  
2. INCENTIVE TO INCREASE MAXIMUM FAR FROM 0.75:1 (29,111sqft) TO 0.78:1 (30,260sqft)  
3. INCENTIVE TO DECREASE THE REQUIRED REAR SETBACK OF THE RM-1-1 ZONE FROM 15'-0" TO 5'-0"  
4. INCENTIVE TO INCREASE THE HEIGHT LIMIT FROM 36'-0" TO 42'-0"  
5. INCENTIVE TO DECREASE THE REQUIRED FRONT SETBACK OF THE RM-1-1 ZONE FROM 15'-0" TO 6'-6"

DEVIATIONS REQUESTED: NONE

RENDERING

1. SITE DEVELOPMENT PERMIT TO CONSTRUCT TWENTY (20) INDIVIDUAL R-3 OCCUPANCY TOWN HOMES LOCATED ON AN EMPTY LOT NEAR THE CORNER OF 35TH STREET AND J STREET IN SAN DIEGO, CA 92102. OF WHICH EIGHTEEN (18) UNITS ARE MARKET RATE UNITS AND TWO (2) UNITS ARE 'VERY LOW INCOME' AFFORDABLE UNITS
2. THE EIGHTEEN (18) TOWN HOME UNITS CONSIST OF A TWO-LEVEL TWO-BEDROOM DWELLING UNIT ABOVE A GROUND LEVEL COMPANION UNIT. THE TWO (2) 'VERY LOW INCOME' AFFORDABLE UNITS ARE THREE (3) BEDROOM TWENTY FOUR (24) PARKING SPACES ARE PROPOSED AT GRADE
3. MINOR LANDSCAPE IMPROVEMENTS
4. IMPROVEMENTS TO THE STREET/SIDEWALK OF 35TH STREET FRONTING THE PROJECT PROPERTY

APPLICABLE CODES: CALIFORNIA RESIDENTIAL CODE, 2016 EDITION  
CALIFORNIA BUILDING CODE (CBC), 2016 EDITION  
CALIFORNIA MECHANICAL CODE (CMC), 2016 EDITION  
CALIFORNIA PLUMBING CODE (CPC), 2016 EDITION  
CALIFORNIA ELECTRICAL CODE (CEC), 2016 EDITION  
CALIFORNIA GREEN BUILDING CODE, 2016 EDITION  
REGULATIONS AND ORDINANCES OF THE CITY OF SAN DIEGO

WATER: BY CONNECTION TO EXISTING  
SEWER: BY GRAVITY INTO EXISTING  
DRAINAGE: VIA 35TH STREET  
GAS + ELECTRICAL: SDG&E

\*The private on-site sewer and water system shall be designed in accordance with the Uniform Plumbing Code.

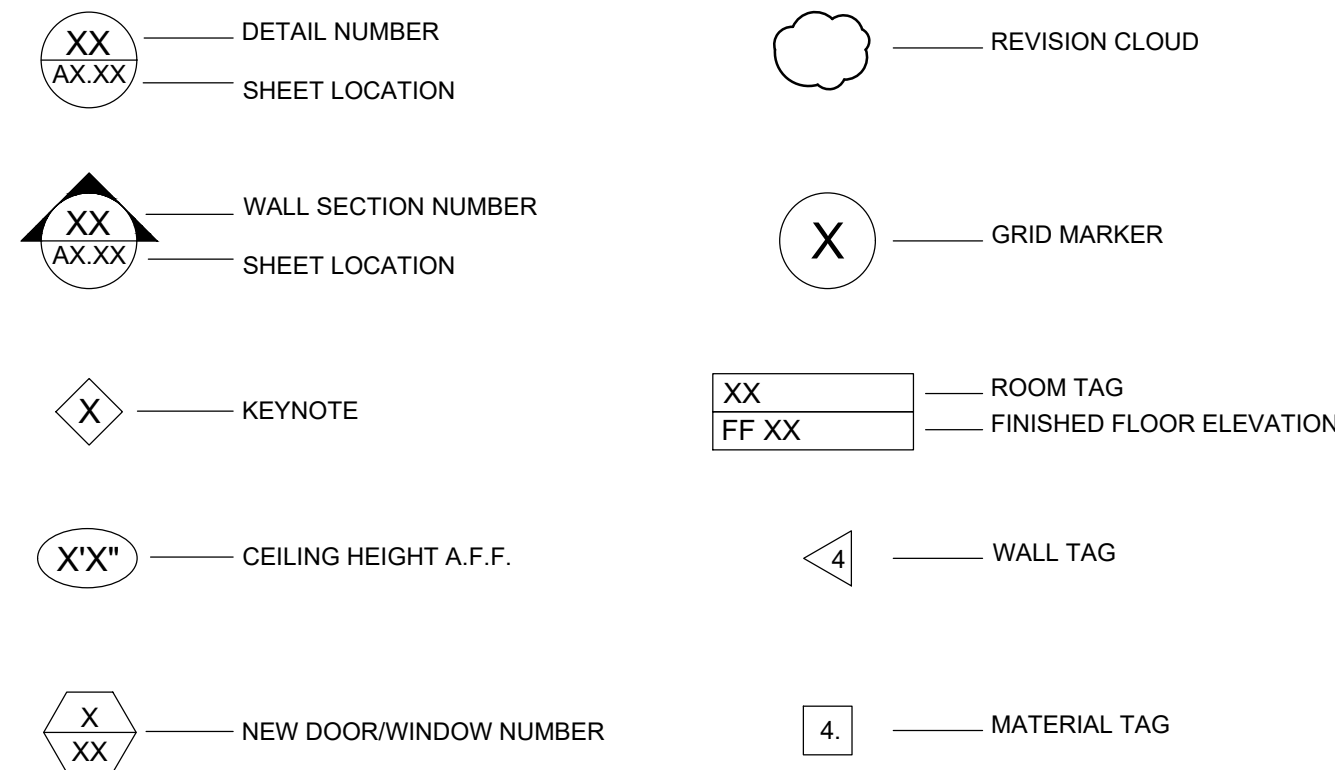
ALL ASPECTS OF THIS PROJECT REGARDLESS OF INCLUSIVE OR NOT WITHIN BUILDING PERMIT SUBMITTAL DRAWINGS SHALL BE BUILT TO COMPLY WITH CBC 2013 & ALL OTHER GOVERNING BUILDING & ADA CODES.

OVERLAPPING AND CONFLICTING REQUIREMENTS:  
Where compliance with 2 or more industry standards or sets of requirements is specified, and overlapping of those different standards or requirements establishes different or conflicting minimums or levels of quality, most stringent requirement (which is generally recognized to be also most costly) is intended and will be enforced, unless specifically detailed language written into contract documents (not by way of reference to an industry standard) clearly indicates that a less stringent requirement is to be fulfilled. Refer apparently-equal-but-different requirements, and uncertainties as to which level of quality is more stringent, to architect/contractor for a decision before proceeding.

MINIMUM QUALITY/QUANTITY:  
In every instance, quality level or quantity shown or specified is intended as minimum for the work to be performed or provided, except as otherwise specifically indicated, actual work may either comply exactly with that minimum (within specified tolerances), or may exceed that minimum within reasonable limits. In complying with requirements, numeric values are either minimums or maximums as noted or as appropriate for context of requirements. Refer instances of uncertainty to architect for decision before proceeding.

NOTE TO CONTRACTOR:  
Where contract documents (drawings and specifications) are incomplete, ambiguous or contain conflicting instructions, do not proceed until receiving clarification from the architect and designer in writing. Contractor to verify all dimensions in field.

SCOPE OF WORK



ARCHITECTURAL LEGEND

	UNIT TYPE 01	UNIT TYPE 02	UNIT TYPE 03	
LEVEL 1	551 SQ.FT. <i>(includes 480sqft companion unit)</i>	500 SQ.FT.	500 SQ.FT.	
LEVEL 2	551 SQ.FT.	567 SQ.FT.	567 SQ.FT.	
LEVEL 3	393 SQ.FT.	458 SQ.FT.	458 SQ.FT.	
TOTAL	1,495 SQ.FT.	1,525 SQ.FT.	1,525 SQ.FT.	
	x8 TOTAL 11,960 SQ.FT.	x10 TOTAL 15,250 SQ.FT.	x2 TOTAL 3,050 SQ.FT.	<b>TOTAL FAR*</b> 30,260 SQ.FT.
EXT. SPACE	141 SQ.FT.	164 SQ.FT.	178 SQ.FT.	
	x8 TOTAL 1,128 SQ.FT.	x10 TOTAL 1,640 SQ.FT.	x2 TOTAL 356 SQ.FT.	<b>TOTAL EXT. SPACE</b> 3,124 SQ.FT.

\* SEE FAR DIAGRAMS ON SHEET A0.10

CODE SUMMARY

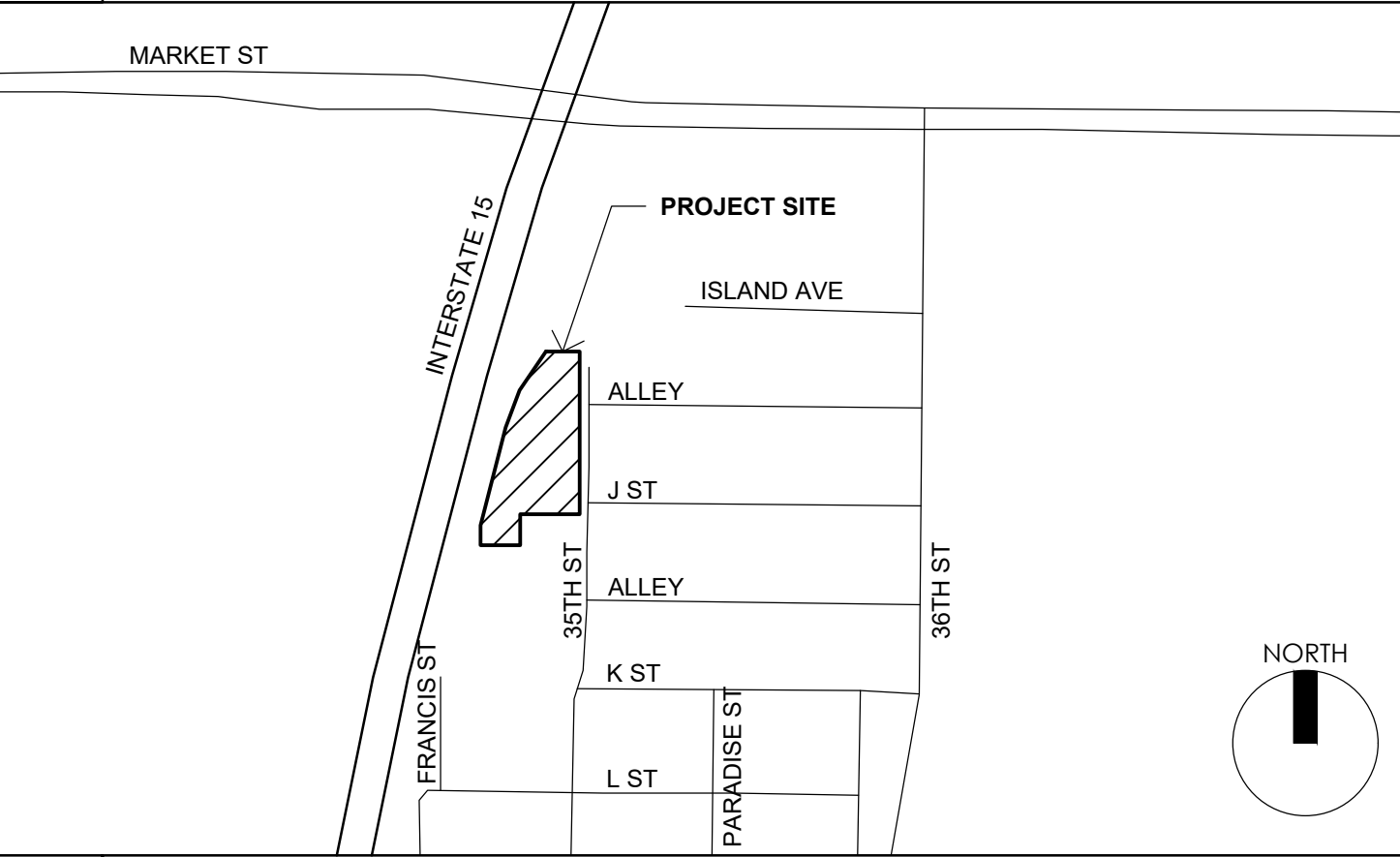
SHEET LIST	DESIGN - DE BARTOLO RIMANIC DESIGN STUDIO
A0.00	Title Sheet
A0.10	Zoning Diagrams
A0.15	Zoning Diagrams/Engineering Sections
A0.20	Photographic Survey
A1.01	Proposed Site Plan
A1.02	Fire Access Plan
A2.10	Floor Plan - Level 1
A2.11	Floor Plan - Level 2
A2.12	Floor Plan - Level 3
A2.13	Roof Plan
A2.14	Enlarged Floor Plans - Unit Type 1
A2.15	Enlarged Floor Plans - Unit Type 2
A2.16	Enlarged Floor Plans - Unit Type 3
A2.17	Enlarged Floor Plans - 3-Bedroom Affordable Unit
A3.00	Site Elevations
A3.01	Site Elevations
A4.00	Site Sections
A4.01	Site Sections
A4.02	Site Sections
A4.03	Site Sections
A5.00	Materials Board

SHEET LIST	SURVEYOR - SPEAR & ASSOCIATES, INC.
	Topographic Survey

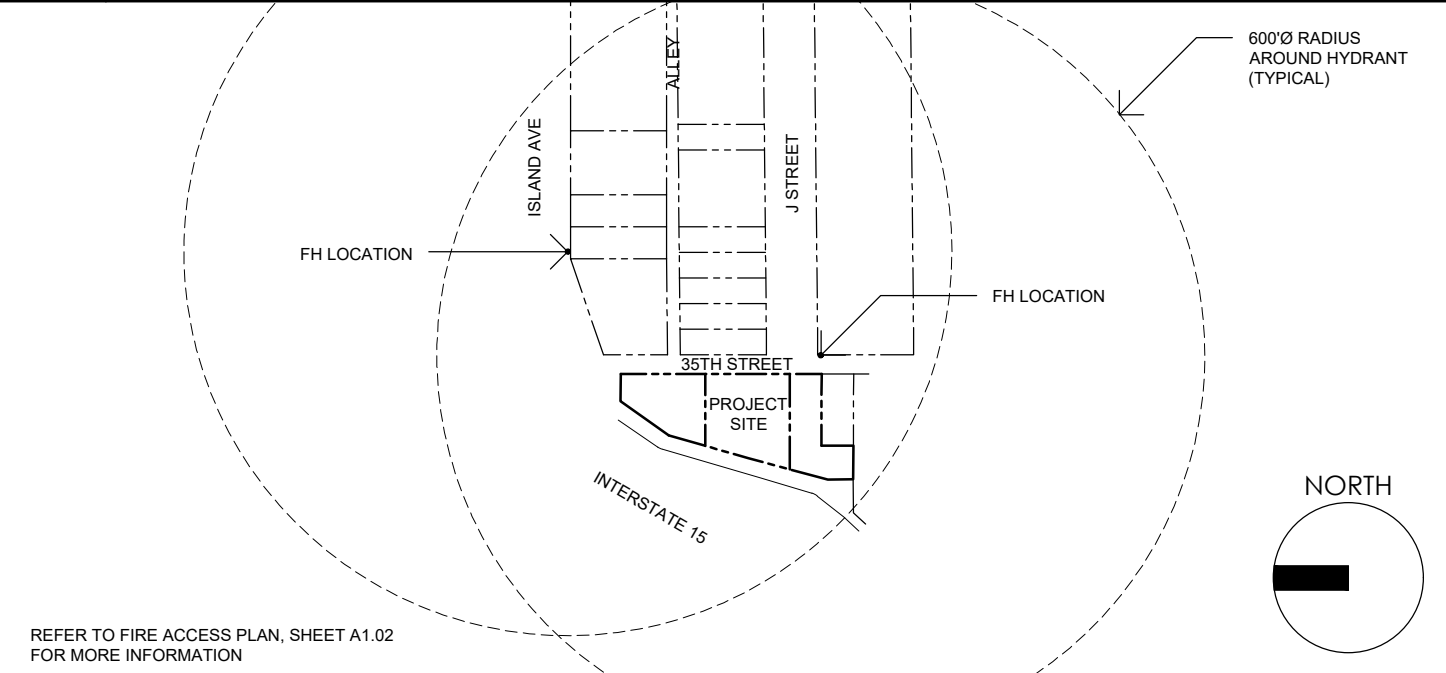
SHEET LIST	CIVIL - SNIPES-DYE ASSOCIATES
C1	Tentative Map
C2	Tentative Map
C3	Tentative Map
C4	Conceptual Grading Plan
C5	Conceptual Grading Plan

SHEET LIST	LANDSCAPE - McCULLOUGH LANDSCAPE ARCHITECTURE
L1.01	Landscape Development Plan
L1.02	Landscape Calculation & Plant Schedule
L1.03	Landscape MAWA Calculation
L1.04	Landscape Plant Pictures

GENERAL NOTES



LOCALITY MAP



DEVELOPMENT SUMMARY

FAR CALCULATIONS

SHEET LIST

EXISTING FIRE HYDRANT LOCATIONS

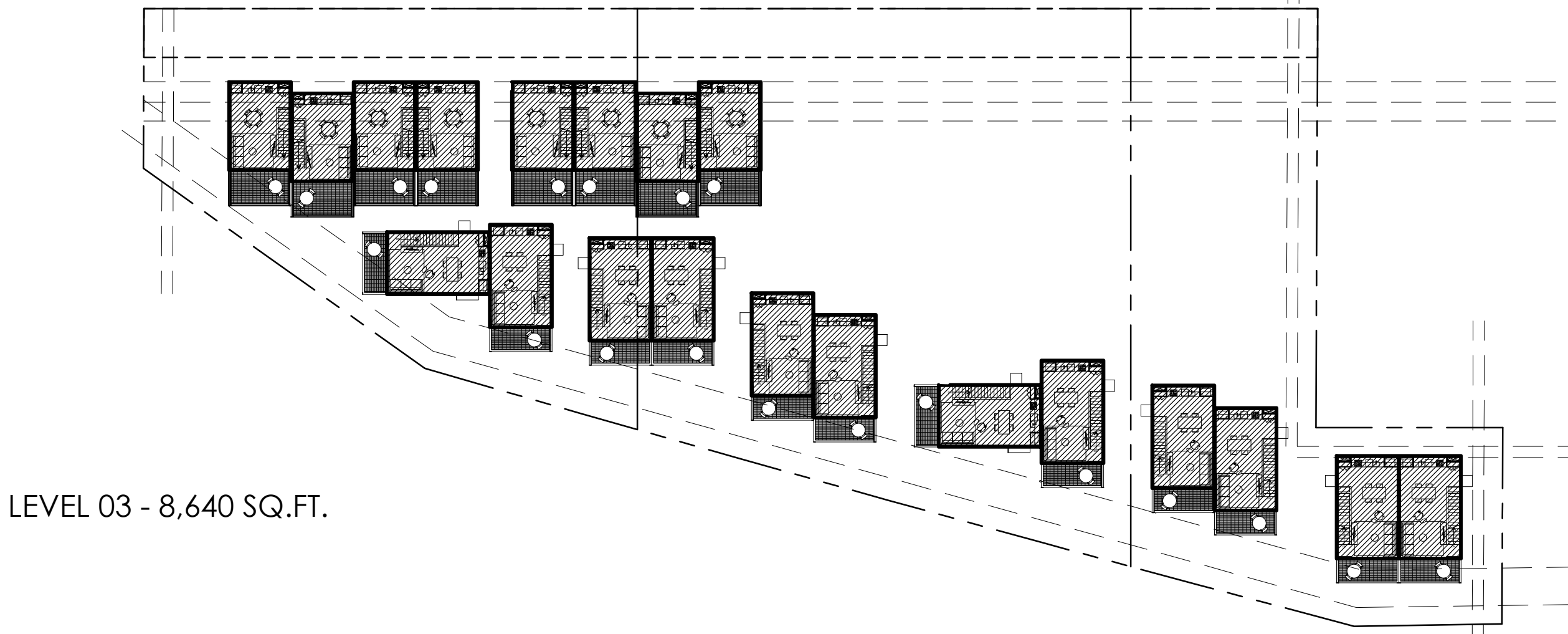
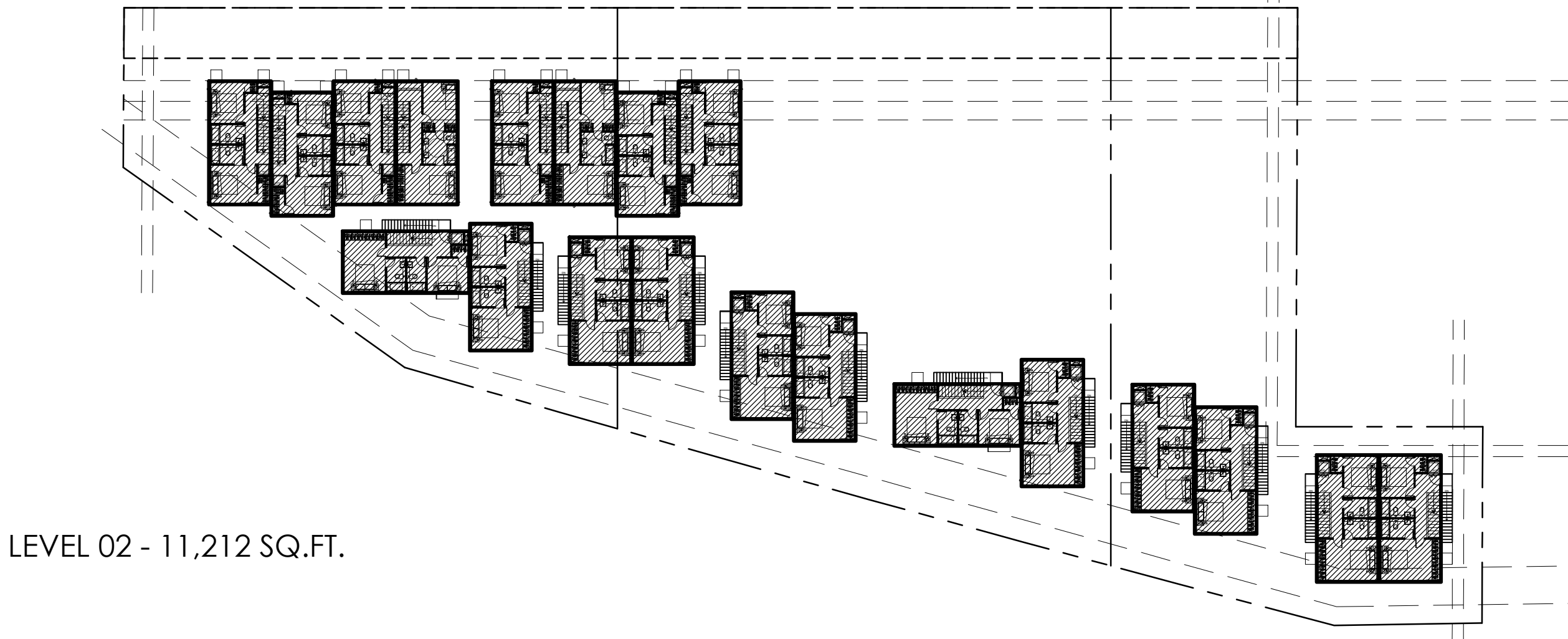
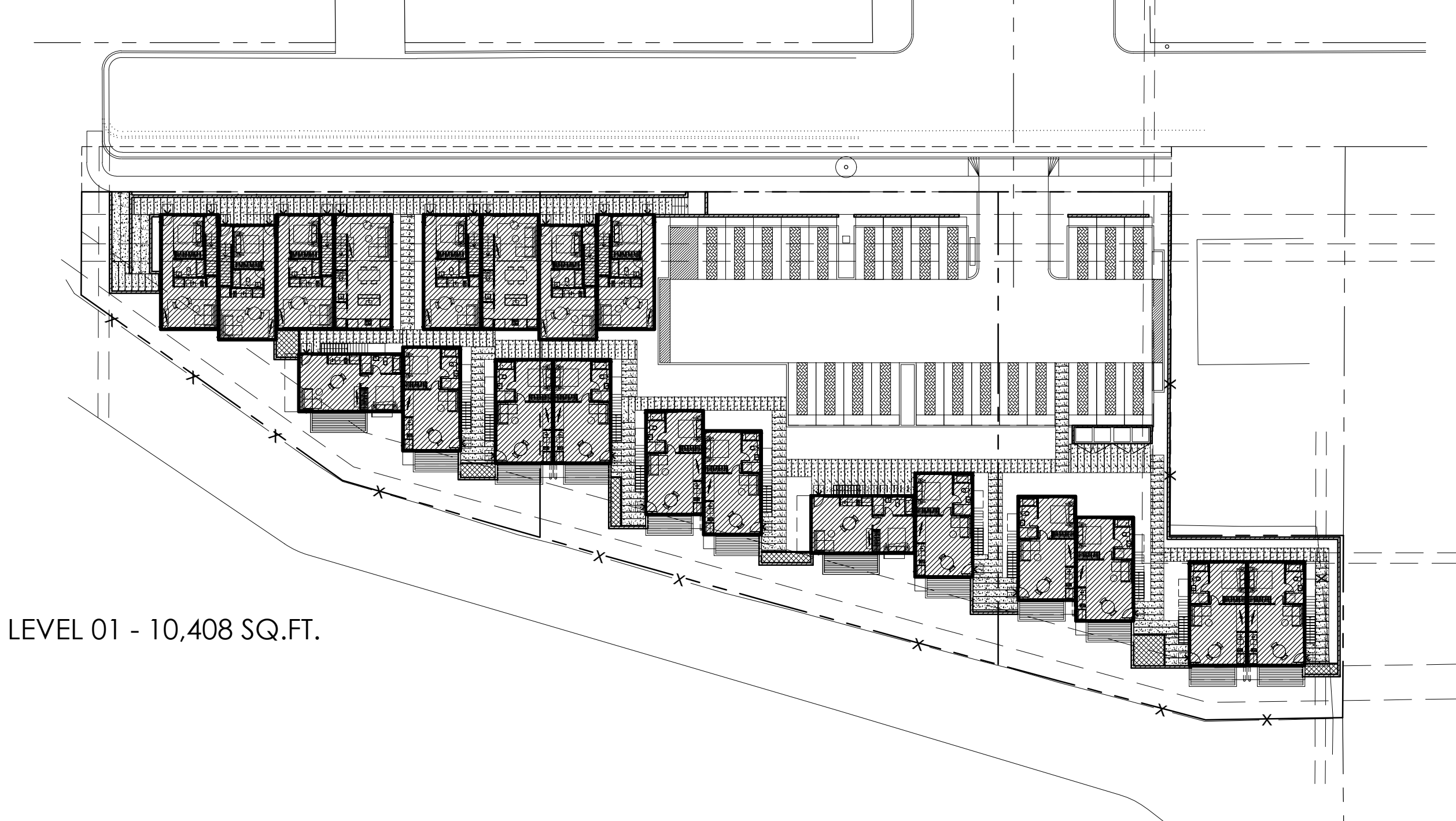
REVISION:	
06.29.2017	DRAWN BY: CH
SITE DEVELOPMENT PERMIT SUBMIT	
11.06.2017	DRAWN BY: CH
CYCLE ISSUES 1	
04.23.2018	DRAWN BY: CH
CYCLE ISSUES 2	
08.30.2018	DRAWN BY: CH
CYCLE ISSUES 3	
05.15.2019	DRAWN BY: CH
CYCLE ISSUES 4	
07.17.2019	DRAWN BY: CH
CYCLE ISSUES 5	

DRAWING TITLE:  
TITLE SHEET

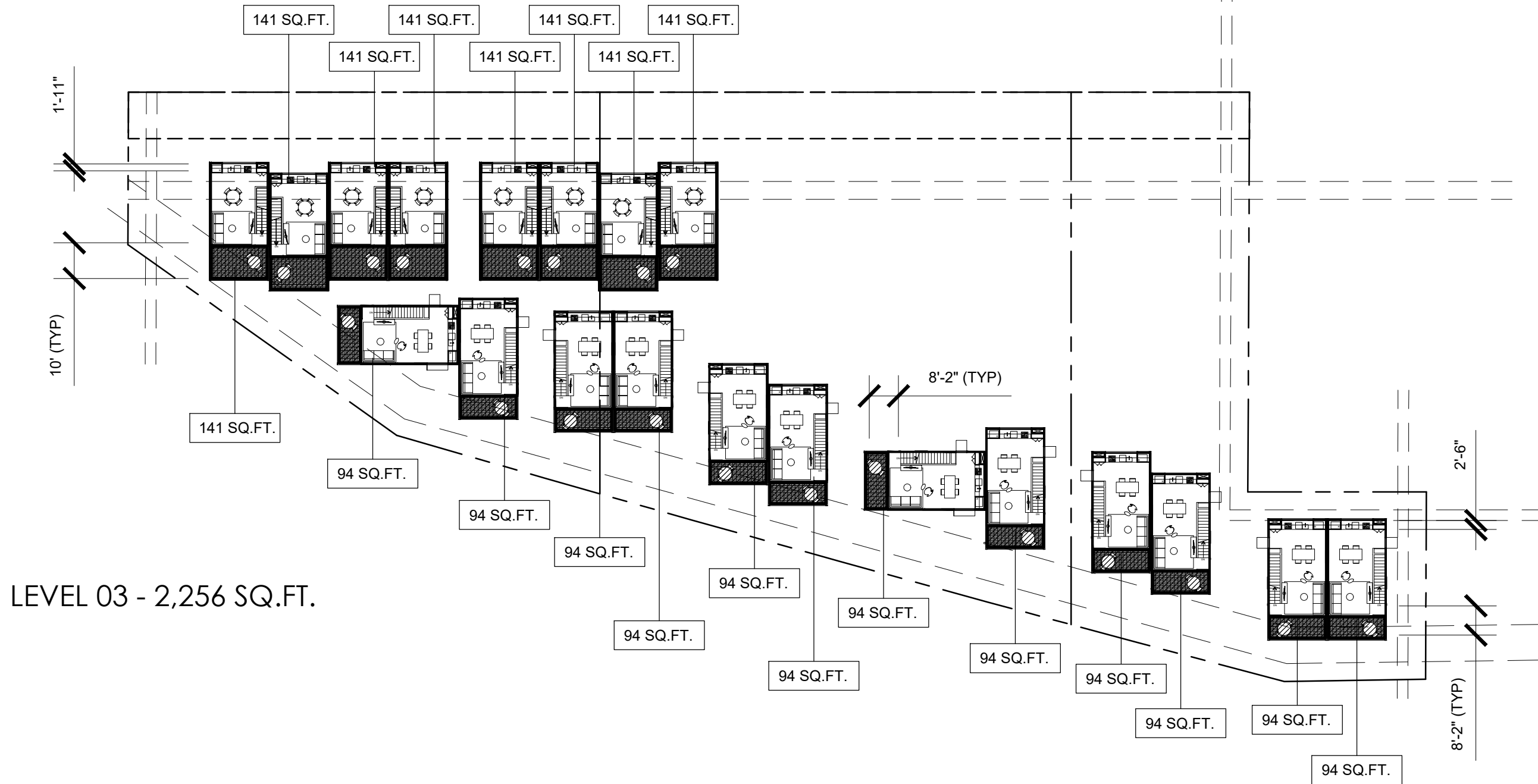
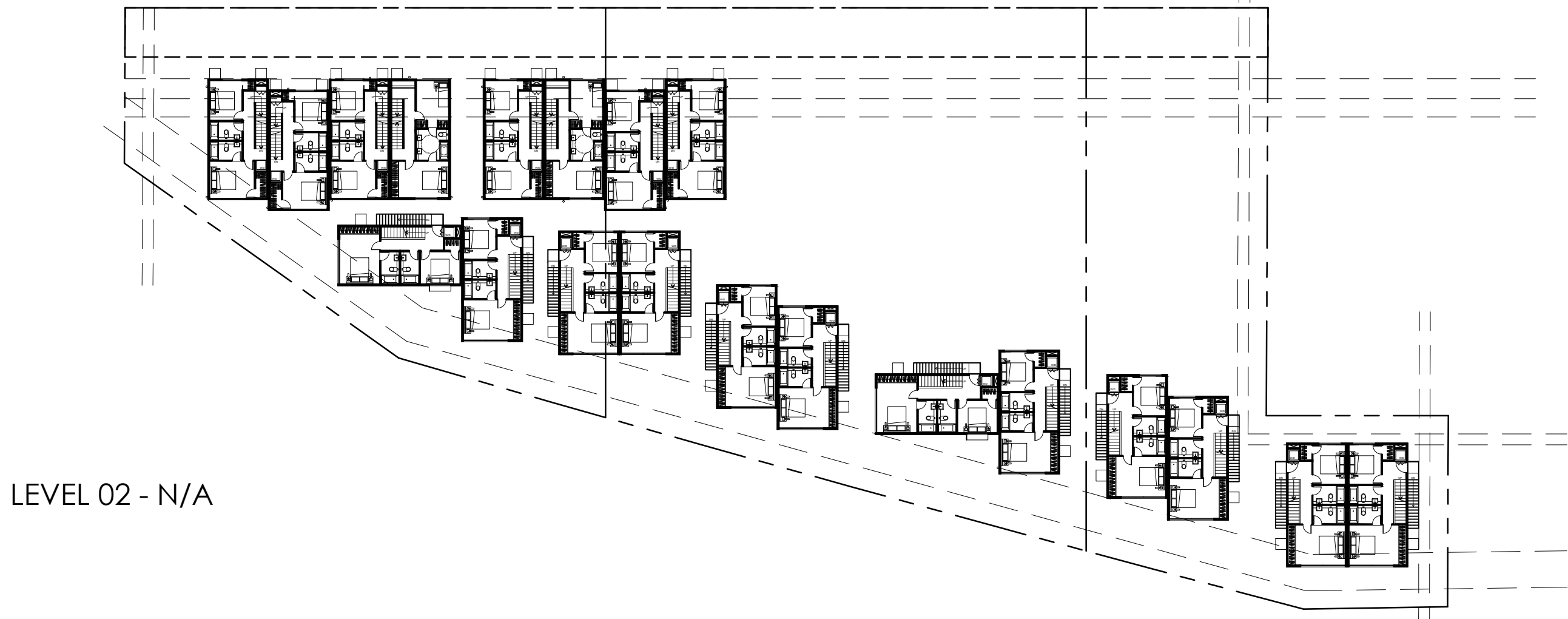
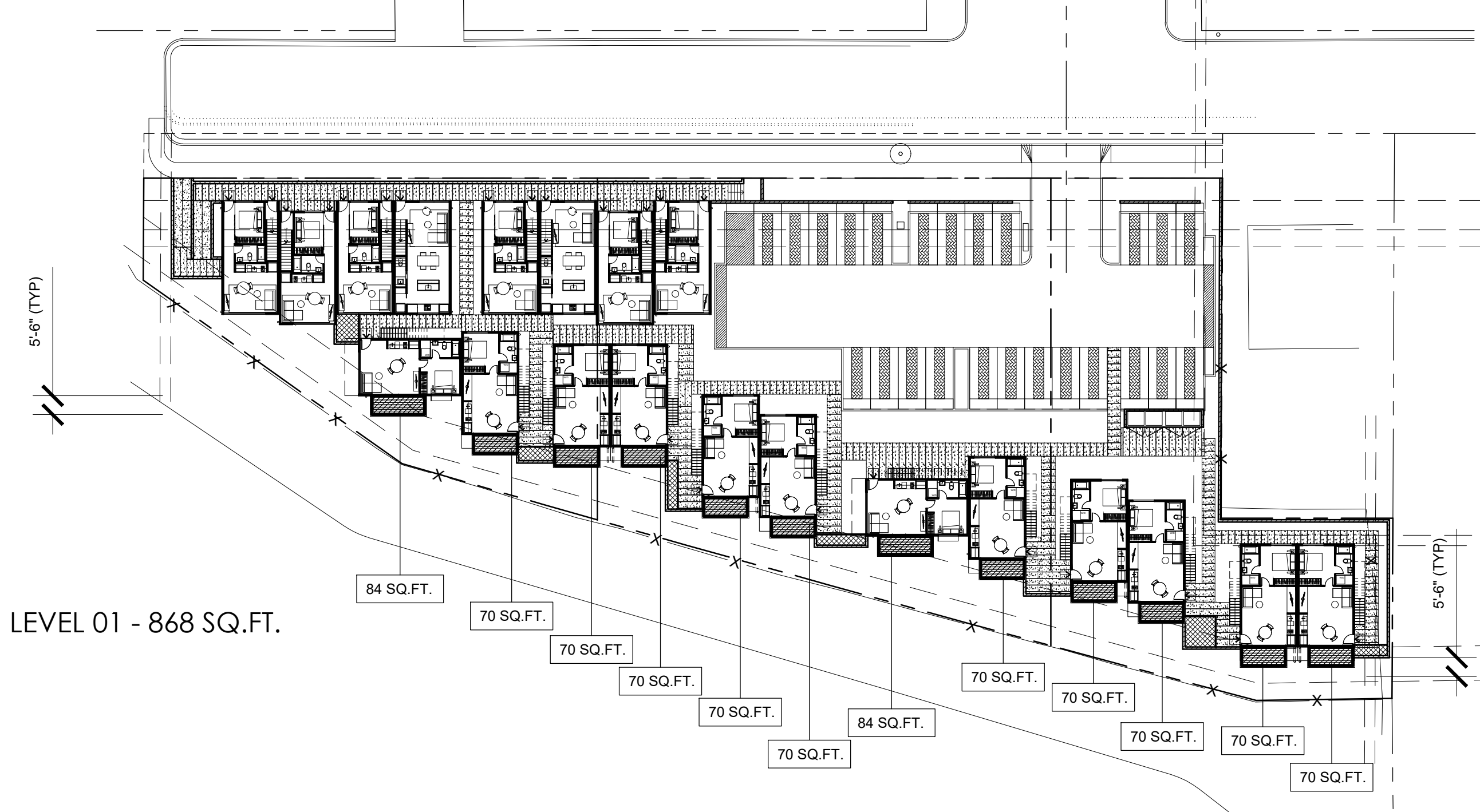
PROJECT:  
PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00

CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102

DBRDS PROJECT NO: 15005  
DATE: APRIL 2016  
DRAWN BY: CH  
SCALE: N/A  
SHEET NO: A0.00



FAR DIAGRAMS (TOTAL FAR: 30,260 SQ.FT.)



PRIVATE RESIDENTIAL EXTERIOR SPACE (3,124 SQ.FT.)

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**DBRDS**  
DE BARTOLO • RIMANIC DESIGN STUDIO

PROJECT TEAM

OWNER:  
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363 5TH AVE, SUITE 203  
SAN DIEGO, CA 92101

PHONE: (858) 220-5262  
CONTACT: PAULY DE BARTOLO  
EMAIL: pauly@dbrds.com

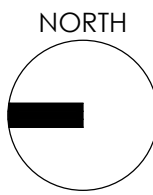
DESIGN:  
**DE BARTOLO • RIMANIC DESIGN STUDIO**  
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EMAIL: bill@snipesdye.com

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EMAIL: david@mlasd.com

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475 PRODUCTION STREET  
SAN MARCOS, CA 92078  
PHONE: (760) 736-2040  
CONTACT: RAY SPEAR  
EMAIL: rspear@spearinc.net



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CYCLE ISSUES 3	
05.15.2019	DRAWN BY: CH
CYCLE ISSUES 4	
07.17.2019	DRAWN BY: CH
CYCLE ISSUES 5	

DRAWING TITLE:  
ZONING DIAGRAMS

PROJECT:  
PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00  
  
CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102

DBRDS PROJECT NO: 15005  
DATE: APRIL 2016  
DRAWN BY: CH  
SCALE: 1/32" = 1'-0"  
SHEET NO: A0.10



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**DBRDS**  
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PROJECT TEAM

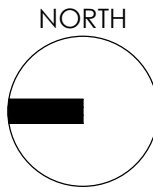
OWNER:  
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EMAIL: rspear@spearinc.net

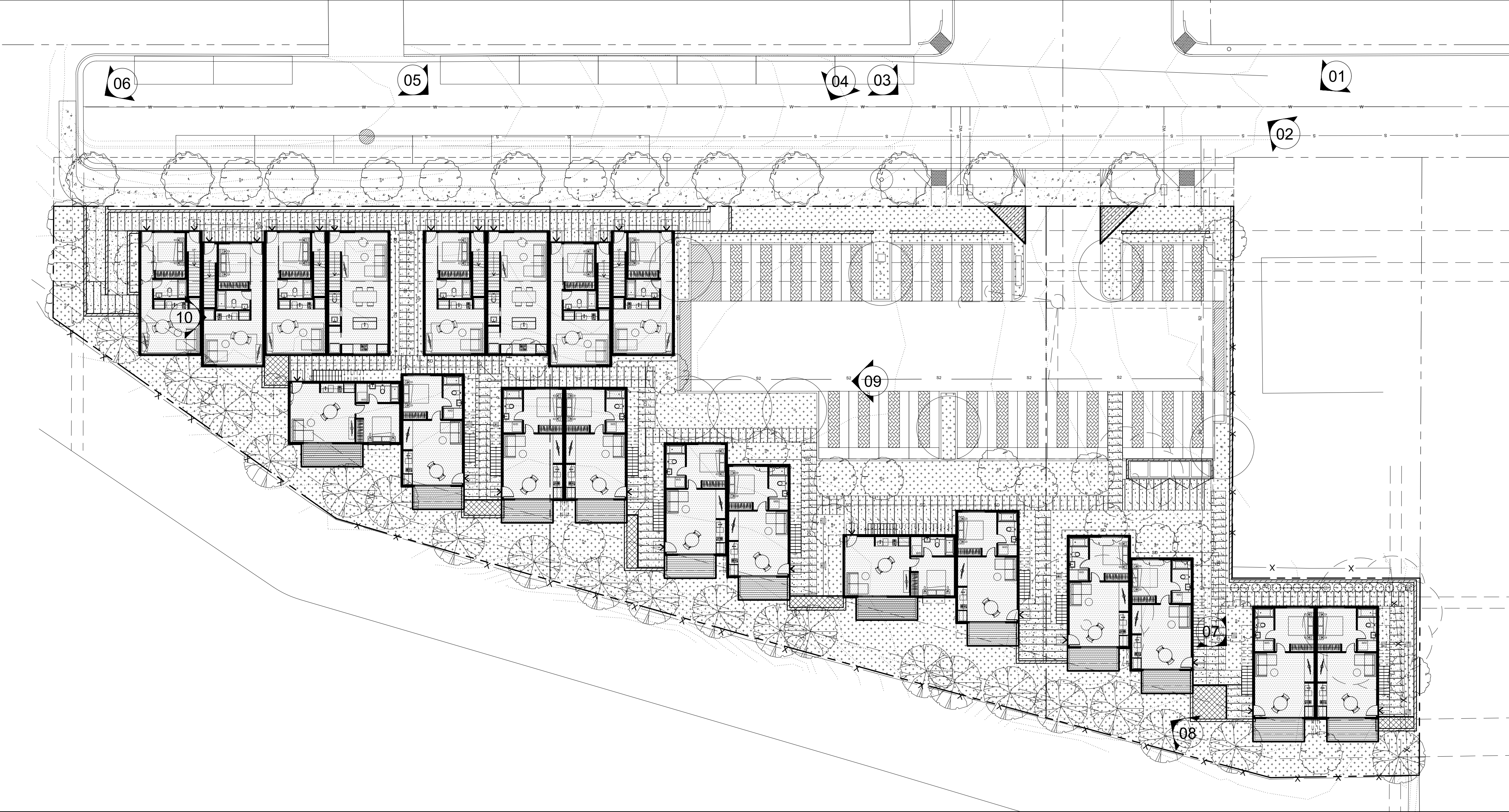


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CYCLE ISSUES 3	
05.15.2019	DRAWN BY: CH
CYCLE ISSUES 4	
07.17.2019	DRAWN BY: CH
CYCLE ISSUES 5	

DRAWING TITLE:  
PHOTOGRAPHIC SURVEY

PROJECT:  
PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00  
  
CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102

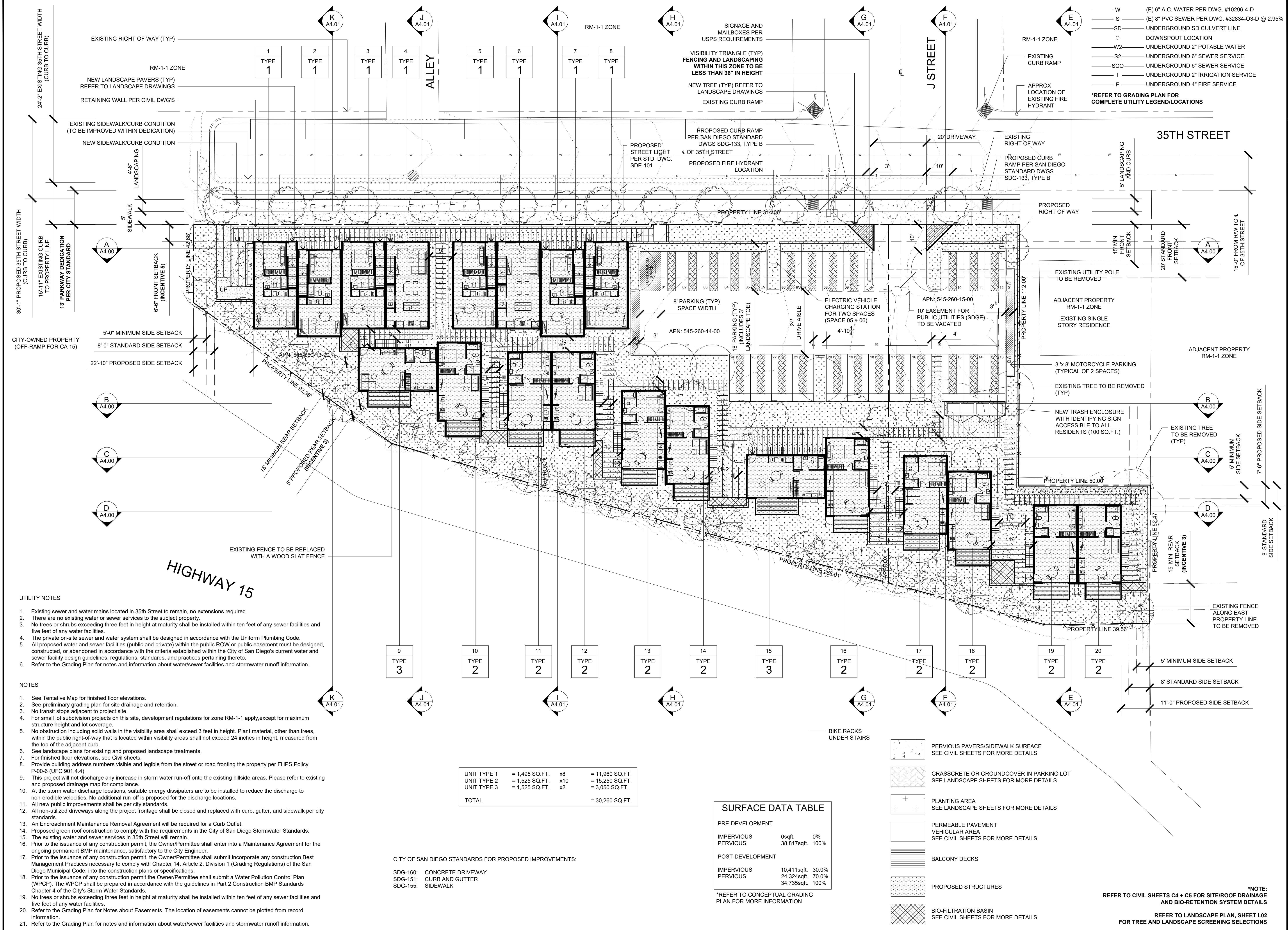
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DATE: APRIL 2016  
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SCALE: N/A  
SHEET NO: A0.20



PHOTOGRAPHIC SURVEY



PHOTOGRAPHIC SURVEY



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**DBRDS**  
DE BARTOLO + RIMANIC DESIGN STUDIO

	PROJECT TEAM
--	--------------

OWNER:

---

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EMAIL: bill@snipesdye.com

LANDSCAPE ARCHITECTURE

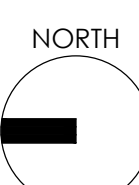
**McCULLOUGH LANDSCAPE ARCHITECTURE**  
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05.15.2019	DRAWN BY: CH
CYCLE ISSUES 4	
07.17.2019	DRAWN BY: CH
CYCLE ISSUES 5	

DRAWING TITLE:  
PROPOSED SITE PLAN

PROJECT:  
PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00

CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102

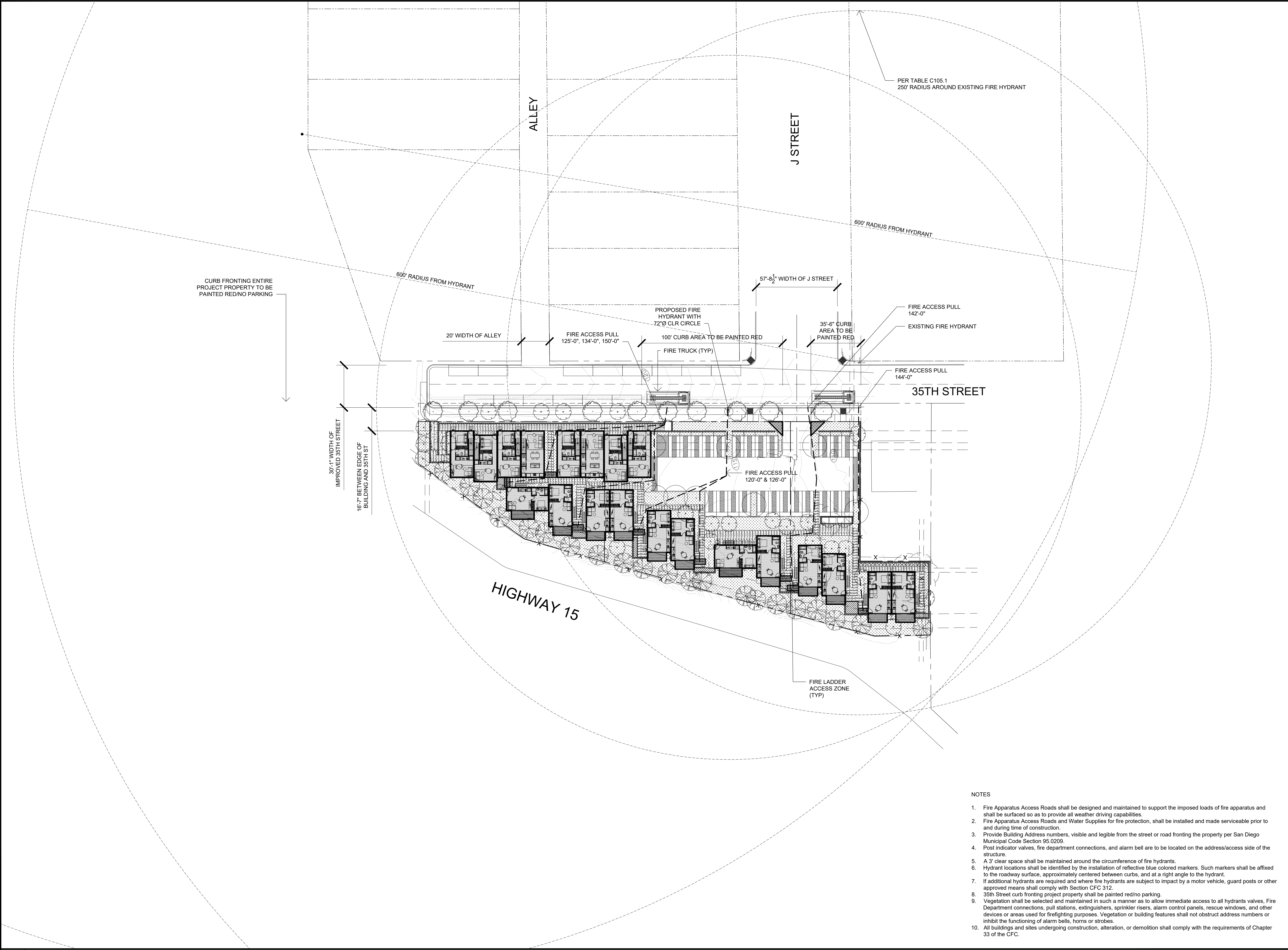
DBRDS PROJECT NO: 15005

DATE: APRIL 2016

DRAWN BY: CH

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

QUEST NO. A1.01



PROPOSED SITE PLAN

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**DBRDS**  
DE BARTOLO • RIMANIC DESIGN STUDIO

PROJECT TEAM

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LA MESA, CA 91942

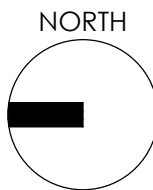
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CYCLE ISSUES 3	
05.15.2019	DRAWN BY: CH
CYCLE ISSUES 4	
07.17.2019	DRAWN BY: CH
CYCLE ISSUES 5	

DRAWING TITLE:  
**FIRE ACCESS PLAN**

PROJECT:  
**PROPOSED SMALL LOT  
SUBDIVISION PROJECT**  
545-260-13-00, 14-00, 15-00

**CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102**

DBRDS PROJECT NO: 15005

DATE: APRIL 2016

DRAWN BY: CH

SCALE: 1" = 30'-0"

SHEET NO: A1.02

NOTES

1. Fire Apparatus Access Roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
2. Fire Apparatus Access Roads and Water Supplies for fire protection, shall be installed and made serviceable prior to and during time of construction.
3. Provide Building Address numbers, visible and legible from the street or road fronting the property per San Diego Municipal Code Section 95.0209.
4. Post indicator valves, fire department connections, and alarm bell are to be located on the address/access side of the structure.
5. A 3' clear space shall be maintained around the circumference of fire hydrants.
6. Hydrant locations shall be identified by the installation of reflective blue colored markers. Such markers shall be affixed to the roadway surface, approximately centered between curbs, and at a right angle to the hydrant.
7. If additional hydrants are required and where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section CFC 312.
8. 35th Street curb fronting project property shall be painted red/no parking.
9. Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants valves, Fire Department connections, pull stations, extinguishers, sprinkler risers, alarm control panels, rescue windows, and other devices or areas used for firefighting purposes. Vegetation or building features shall not obstruct address numbers or inhibit the functioning of alarm bells, horns or strobes.
10. All buildings and sites undergoing construction, alteration, or demolition shall comply with the requirements of Chapter 33 of the CFC.

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**DBRDS**  
DE BARTOLO • RIMANIC DESIGN STUDIO

PROJECT TEAM

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SAN DIEGO CA 92101  
PHONE: (858) 220-5262  
CONTACT: PAULY DE BARTOLO  
EMAIL: pauly@dbdrds.com

CIVIL ENGINEER  
**SNIPES-DYE ASSOCIATES**  
8348 CENTER DRIVE, SUITE G  
LA MESA, CA 91942

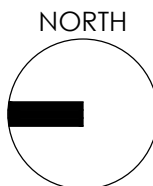
PHONE: (619) 697-9234  
CONTACT: BILL SNIPES  
EMAIL: bill@snipesdye.com

LANDSCAPE ARCHITECTURE  
**McCULLOUGH LANDSCAPE ARCHITECTURE**  
703 16TH STREET, SUITE 100  
SAN DIEGO, CA 92101

PHONE: (619) 296-3150  
CONTACT: DAVID MCCULLOUGH  
EMAIL: david@mlasd.com

SURVEYOR  
**SPEAR & ASSOCIATES, INC.**  
475 PRODUCTION STREET  
SAN MARCOS, CA 92078

PHONE: (760) 736-2040  
CONTACT: RAY SPEAR  
EMAIL: rspear@spearinc.net



REVISION:	
06.29.2017	DRAWN BY: CH
SITE DEVELOPMENT PERMIT SUBMIT	
11.06.2017	DRAWN BY: CH
CYCLE ISSUES 1	
04.23.2018	DRAWN BY: CH
CYCLE ISSUES 2	
08.30.2018	DRAWN BY: CH
CYCLE ISSUES 3	
05.15.2019	DRAWN BY: CH
CYCLE ISSUES 4	
07.17.2019	DRAWN BY: CH
CYCLE ISSUES 5	

DRAWING TITLE:  
**FLOOR PLAN  
LEVEL 1**

PROJECT:  
**PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00**

**CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102**

DBRDS PROJECT NO: 15005

DATE: APRIL 2016

DRAWN BY: CH

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

SHEET NO: A2.10



\*NOTE:  
REFER TO CIVIL SHEETS C4 + C5  
FOR SITE/ROOF DRAINAGE  
AND BIO-RETENTION SYSTEM DETAILS

FLOOR PLAN - LEVEL 1

Notes:  
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**DBRDS**  
DE BARTOLO • RIMANIC DESIGN STUDIO

PROJECT TEAM

OWNER:  
**35TH & J PARTNERS, LLC**  
363 5TH AVE, SUITE 203  
SAN DIEGO, CA 92101

PHONE: (858) 220-5262  
CONTACT: PAULY DE BARTOLO  
EMAIL: pauly@dbdrds.com

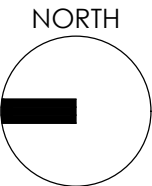
DESIGN:  
**DE BARTOLO • RIMANIC DESIGN STUDIO**  
363 5TH AVE, SUITE 203  
SAN DIEGO CA 92101  
PHONE: (858) 220-5262  
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EMAIL: rspear@spearinc.net



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CYCLE ISSUES 3	
05.15.2019	DRAWN BY: CH
CYCLE ISSUES 4	
07.17.2019	DRAWN BY: CH
CYCLE ISSUES 5	

DRAWING TITLE:  
**FLOOR PLAN  
LEVEL 2**

PROJECT:  
**PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00**

**CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102**

DBRDS PROJECT NO: 15005

DATE: APRIL 2016

DRAWN BY: CH

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

SHEET NO: A2.11



FLOOR PLAN - LEVEL 2

Notes:  
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**DBRDS**  
DE BARTOLO • RIMANIC DESIGN STUDIO

PROJECT TEAM

OWNER:  
**35TH & J PARTNERS, LLC**  
363 5TH AVE, SUITE 203  
SAN DIEGO, CA 92101

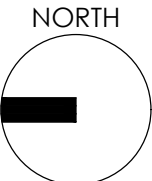
PHONE: (858) 220-5262  
CONTACT: PAULY DE BARTOLO  
EMAIL: pauly@dbdrds.com

DESIGN:  
**DE BARTOLO • RIMANIC DESIGN STUDIO**  
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SAN DIEGO CA 92101  
PHONE: (858) 220-5262  
CONTACT: PAULY DE BARTOLO  
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LANDSCAPE ARCHITECTURE  
**McCULLOUGH LANDSCAPE ARCHITECTURE**  
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PHONE: (619) 296-3150  
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SURVEYOR  
**SPEAR & ASSOCIATES, INC.**  
475 PRODUCTION STREET  
SAN MARCOS, CA 92078  
PHONE: (760) 736-2040  
CONTACT: RAY SPEAR  
EMAIL: rspear@spearinc.net



REVISION:	
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CYCLE ISSUES 3	
05.15.2019	DRAWN BY: CH
CYCLE ISSUES 4	
07.17.2019	DRAWN BY: CH
CYCLE ISSUES 5	

DRAWING TITLE:  
**FLOOR PLAN  
LEVEL 3**

PROJECT:  
**PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00**

**CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102**

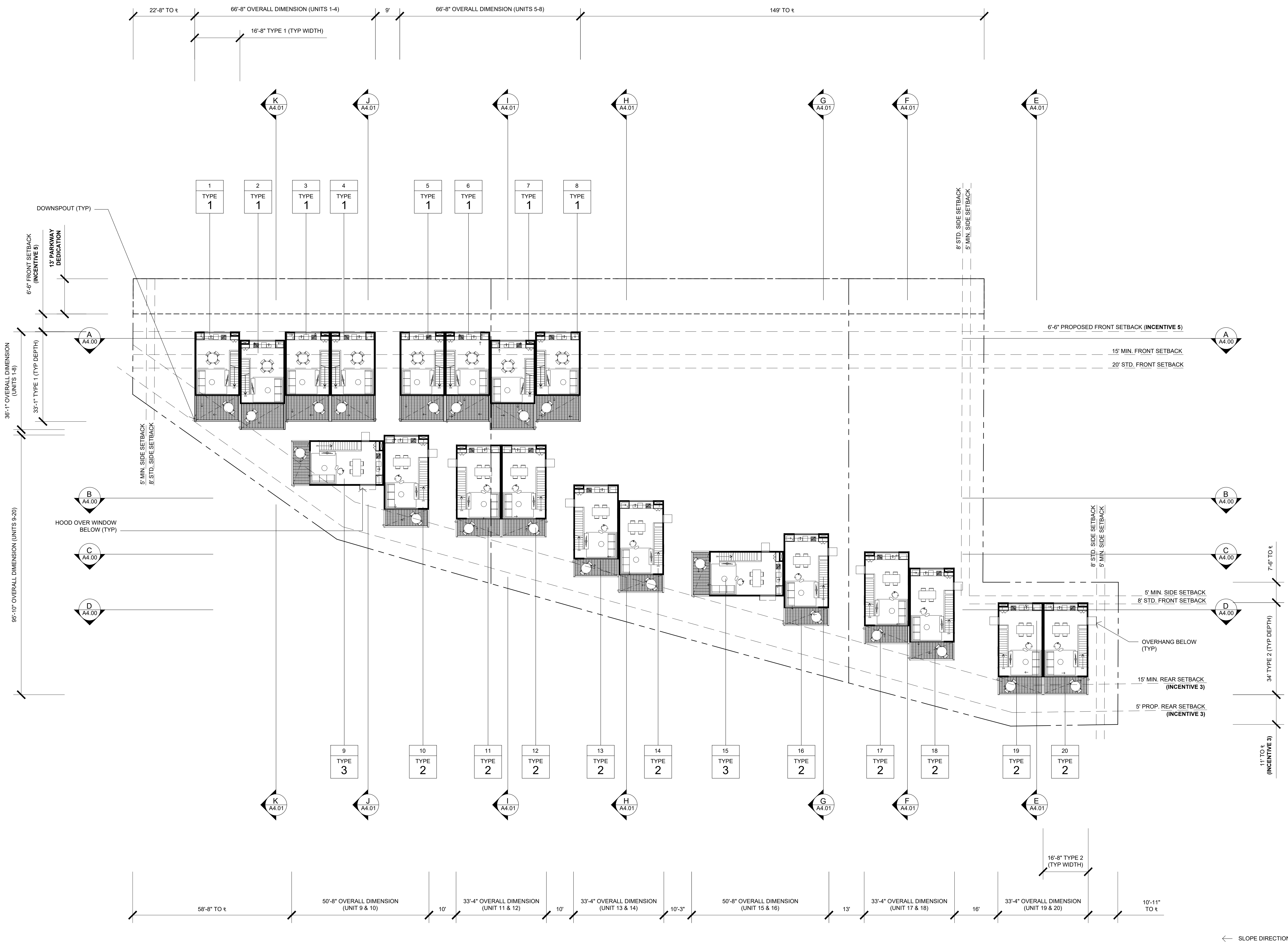
DBRDS PROJECT NO: 15005

DATE: APRIL 2016

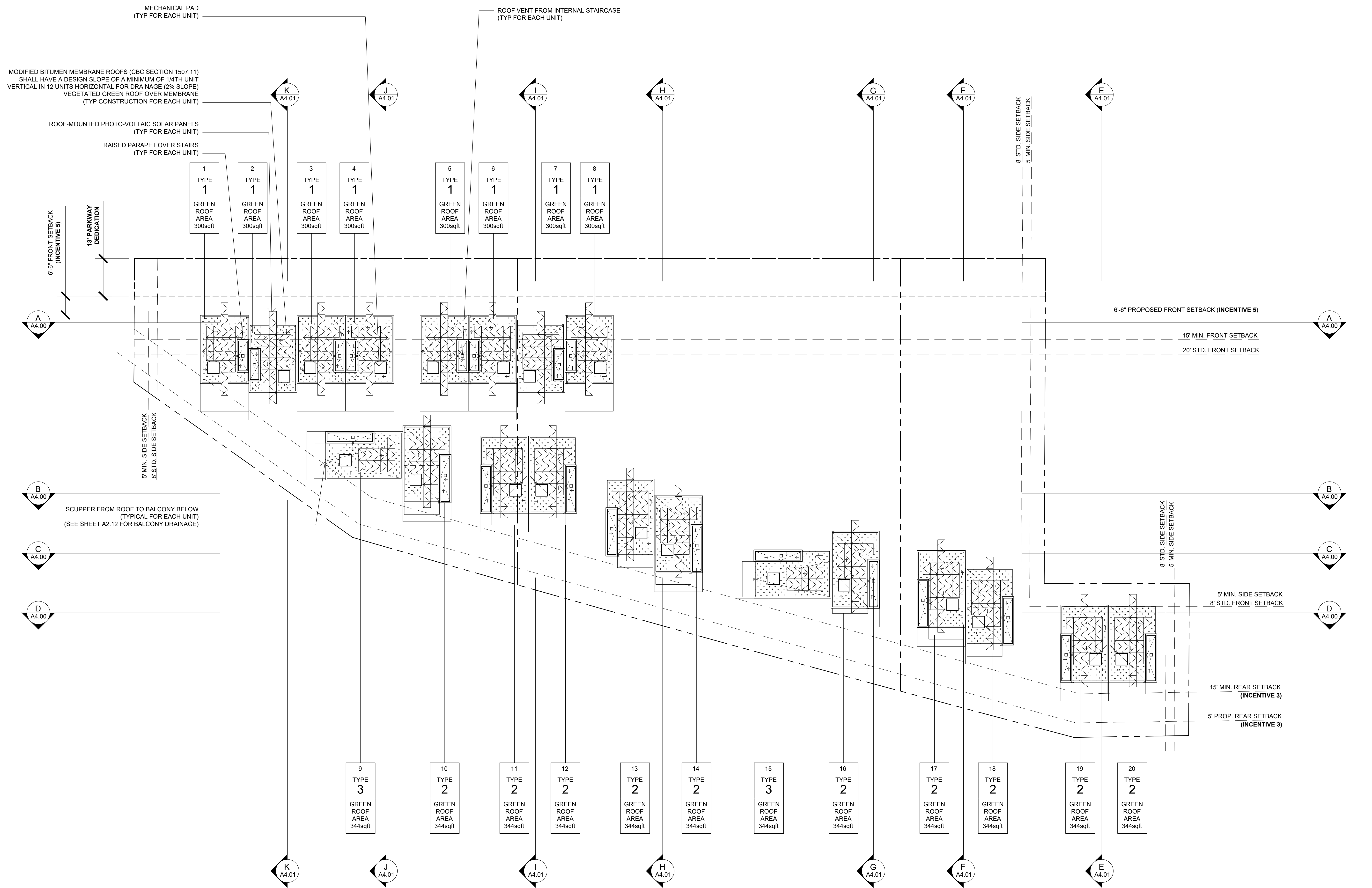
DRAWN BY: CH

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

SHEET NO: A2.12



FLOOR PLAN - LEVEL 3



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**DBRDS**  
DE BARTOLO + RIMANIC DESIGN STUDIO

## PROJECT TEAM

**OWNER:**

---

**35TH & J PARTNERS, LLC**

363 5TH AVE, SUITE 203  
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PHONE: (858) 220-5262  
CONTACT: PAULY DE BARTOLO  
EMAIL: pauly@dbrds.com

**DESIGN:**

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**DE BARTOLO + RIMANIC DESIGN STUDIO**

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**CIVIL ENGINEER**

---

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CONTACT: BILL SNIPES  
EMAIL: [bill@snipesdye.com](mailto:bill@snipesdye.com)

**LANDSCAPE ARCHITECTURE**

---

**McCULLOUGH LANDSCAPE ARCHITECTURE**

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EMAIL: david@mclad.com

**SURVEYOR**

---

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CONTACT: RAY SPEAR  
EMAIL: [rspear@spearinc.net](mailto:rspear@spearinc.net)



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CYCLE ISSUES 3	
05.15.2019	DRAWN BY: CH
CYCLE ISSUES 4	
07.17.2019	DRAWN BY: CH
CYCLE ISSUES 5	

DRAWING TITLE:  
ROOF PLAN

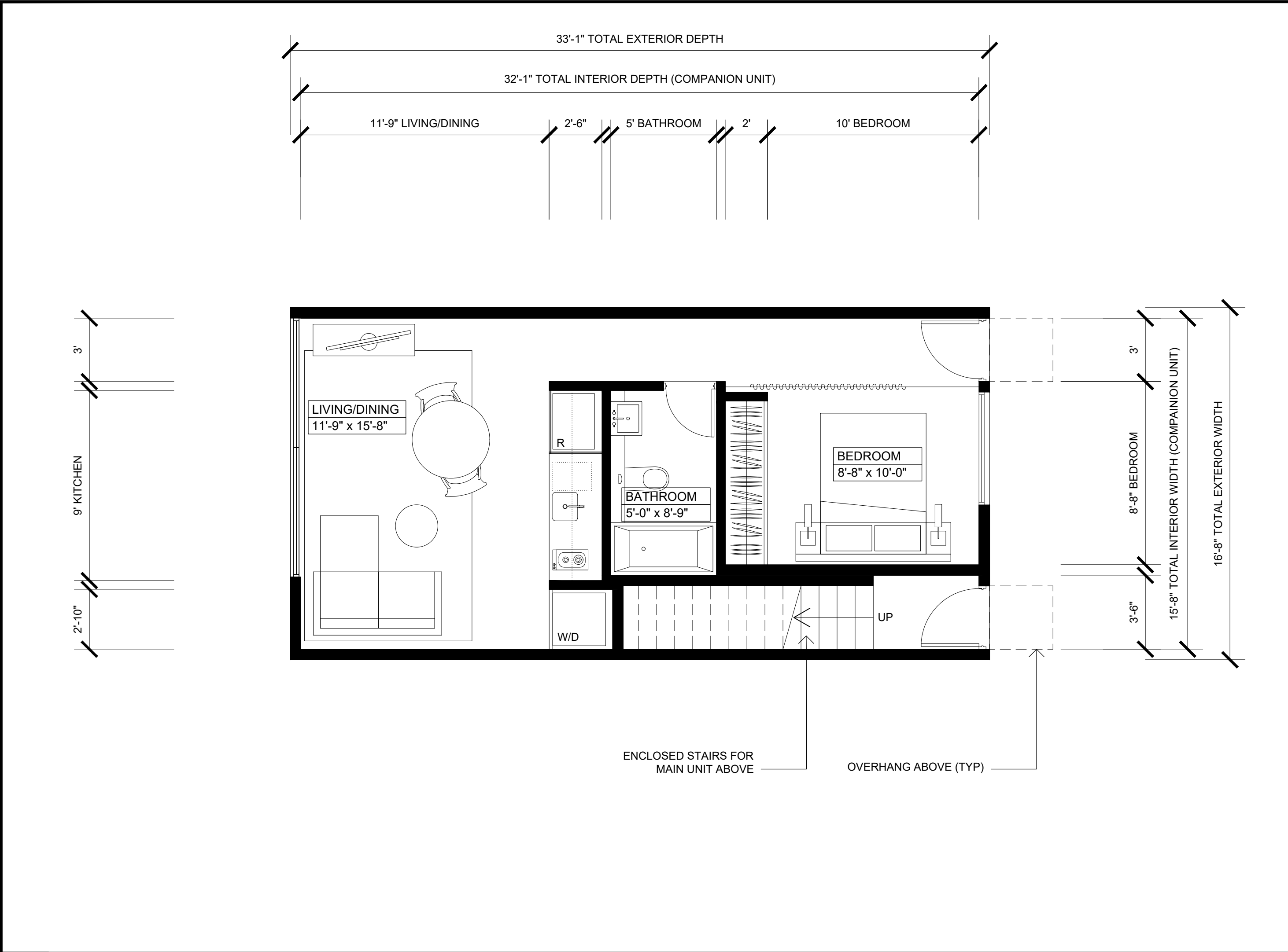
PROJECT:  
PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00

CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102

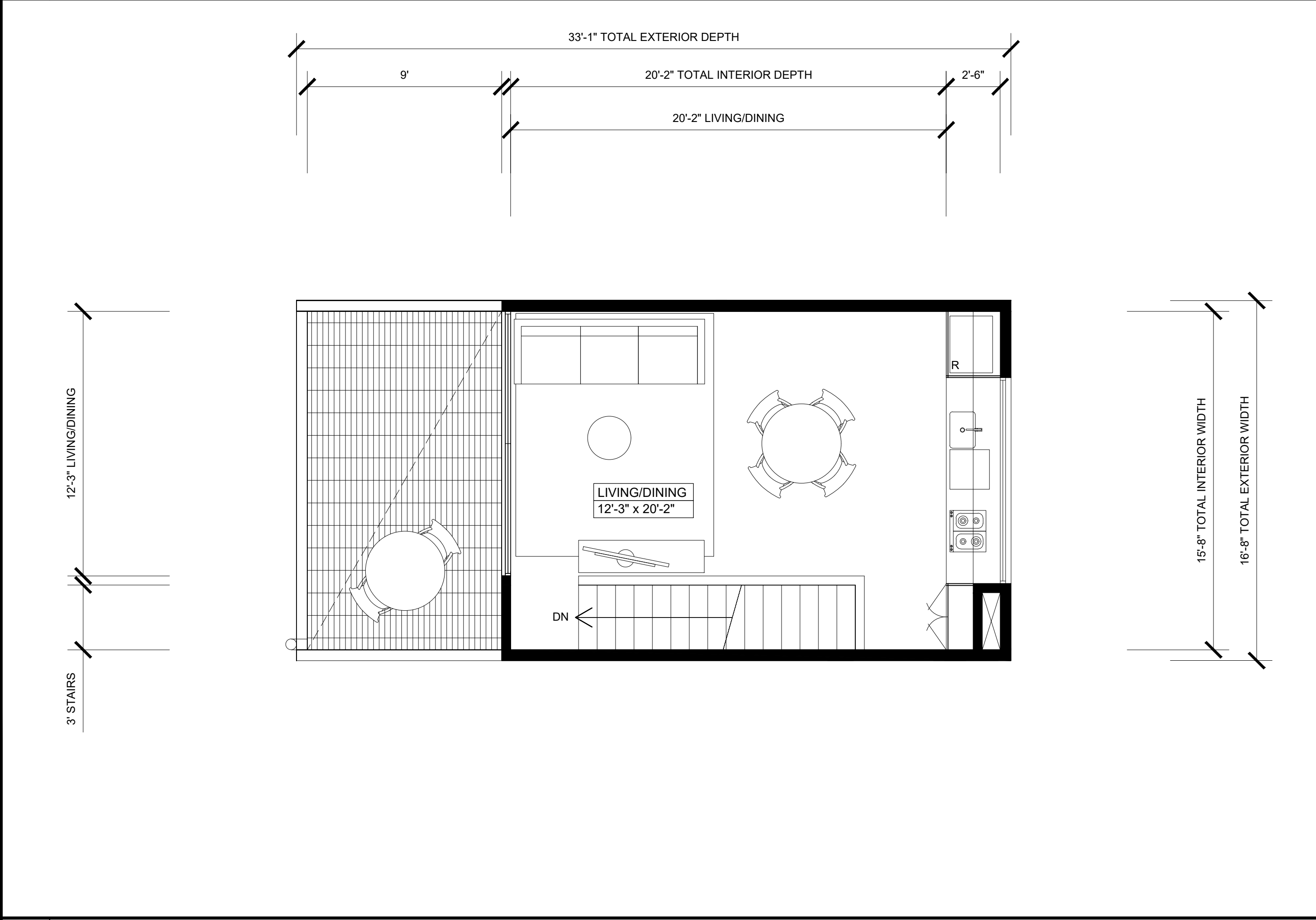
DBRDS PROJECT NO:	15005
DATE:	APRIL 2016
DRAWN BY:	CH
SCALE:	1/16" = 1'-0"
SHEET NO:	A2.13

**\*NOTE:  
REFER TO CIVIL SHEETS C4 + C5  
FOR SITE/ROOF DRAINAGE  
AND BIO-RETENTION SYSTEM DETAILS**

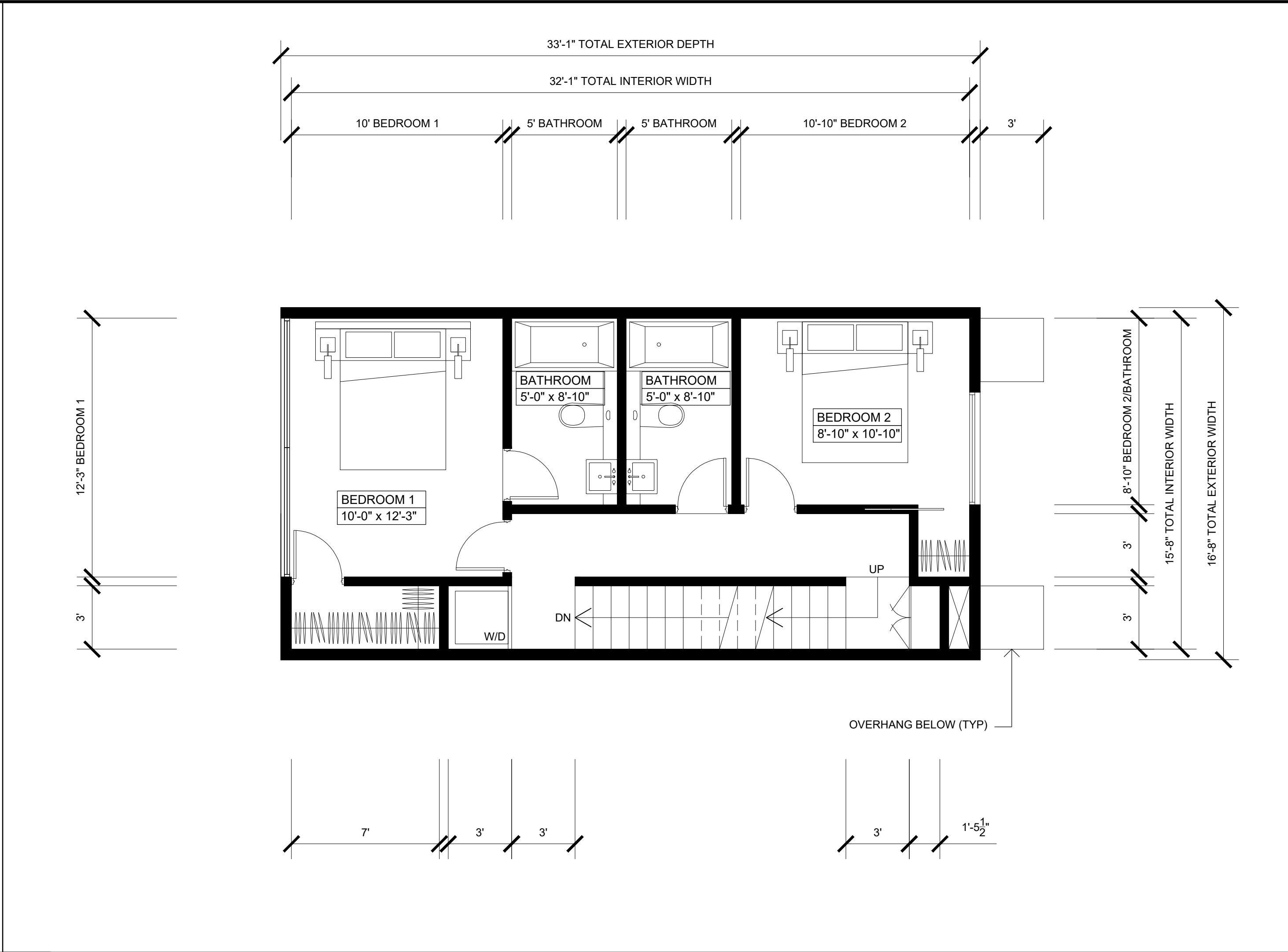
## ROOF PLAN



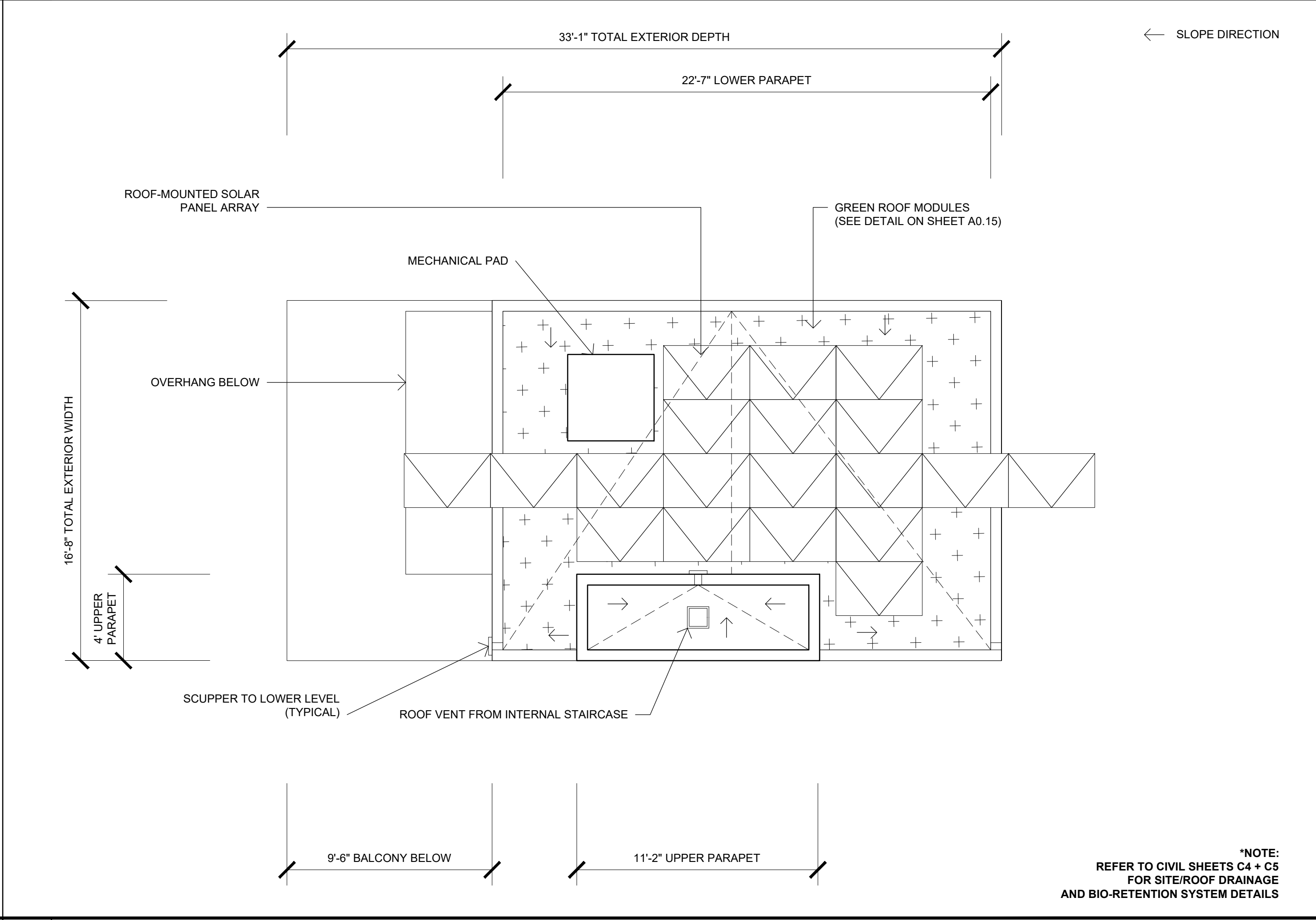
LEVEL 1 - COMPANION UNIT (480sqft FAR)



LEVEL 3



LEVEL 2



ROOF LEVEL

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**DBRDS**  
DE BARTOLO • RIMANIC DESIGN STUDIO

PROJECT TEAM

OWNER:  
**35TH & J PARTNERS, LLC**  
363 5TH AVE, SUITE 203  
SAN DIEGO, CA 92101

PHONE: (858) 220-5262  
CONTACT: PAULY DE BARTOLO  
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DESIGN:  
**DE BARTOLO • RIMANIC DESIGN STUDIO**

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CONTACT: BILL SNIPES  
EMAIL: bill@snipesdye.com

LANDSCAPE ARCHITECTURE  
**MCCULLOUGH LANDSCAPE ARCHITECTURE**

703 16TH STREET, SUITE 100  
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SURVEYOR  
**SPEAR & ASSOCIATES, INC.**

475 PRODUCTION STREET  
SAN MARCOS, CA 92078

PHONE: (760) 736-2040  
CONTACT: RAY SPEAR  
EMAIL: rspear@spearinc.net

REVISION:	
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SITE DEVELOPMENT PERMIT SUBMIT	
11.06.2017	DRAWN BY: CH
CYCLE ISSUES 1	
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CYCLE ISSUES 3	
05.15.2019	DRAWN BY: CH
CYCLE ISSUES 4	
07.17.2019	DRAWN BY: CH
CYCLE ISSUES 5	

DRAWING TITLE:  
**ENLARGED FLOOR PLANS  
UNIT TYPE 1**

PROJECT:  
**PROPOSED SMALL LOT  
SUBDIVISION PROJECT**  
545-260-13-00, 14-00, 15-00

**CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102**

DBRDS PROJECT NO: 15005

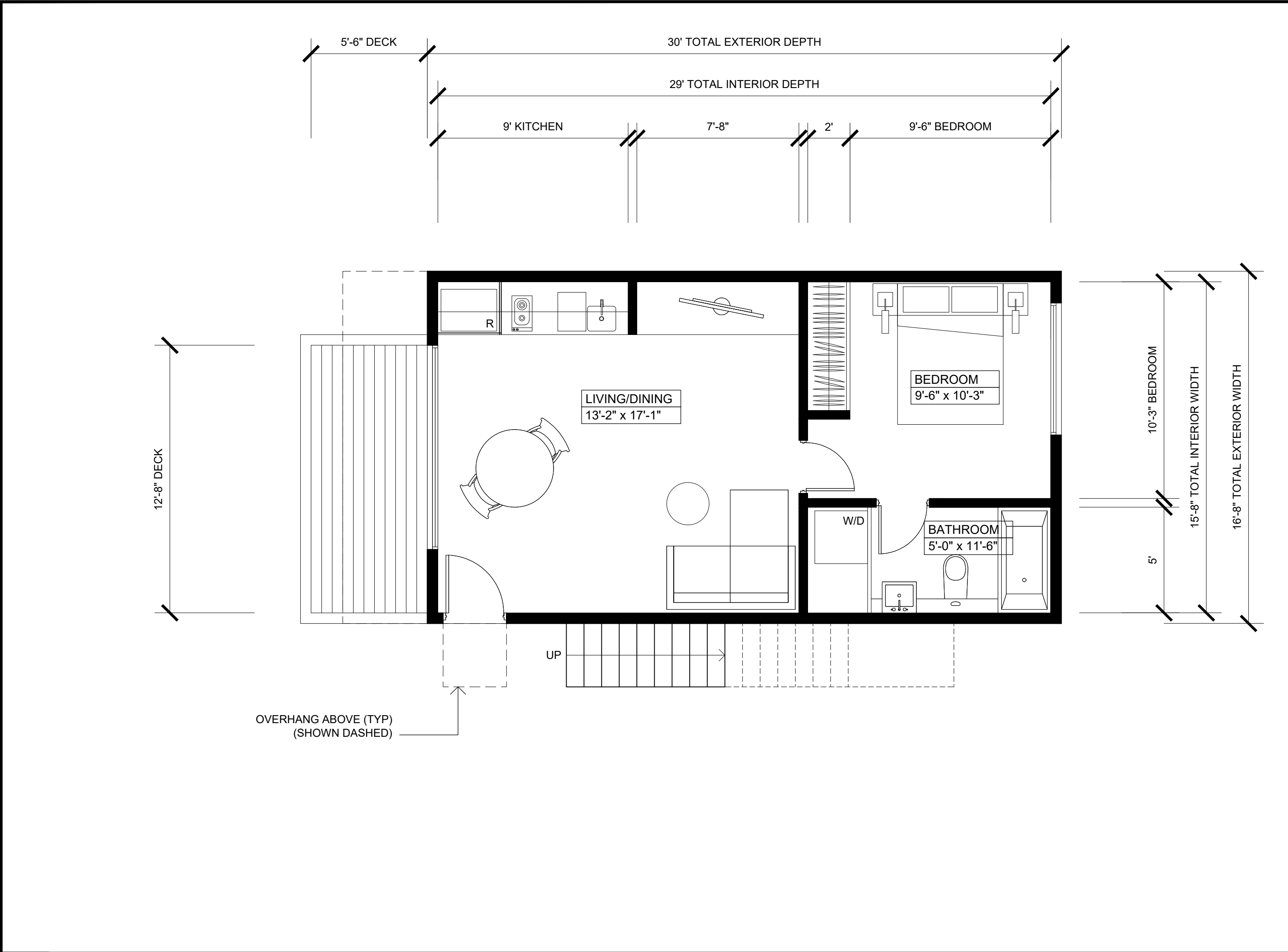
DATE: APRIL 2016

DRAWN BY: CH

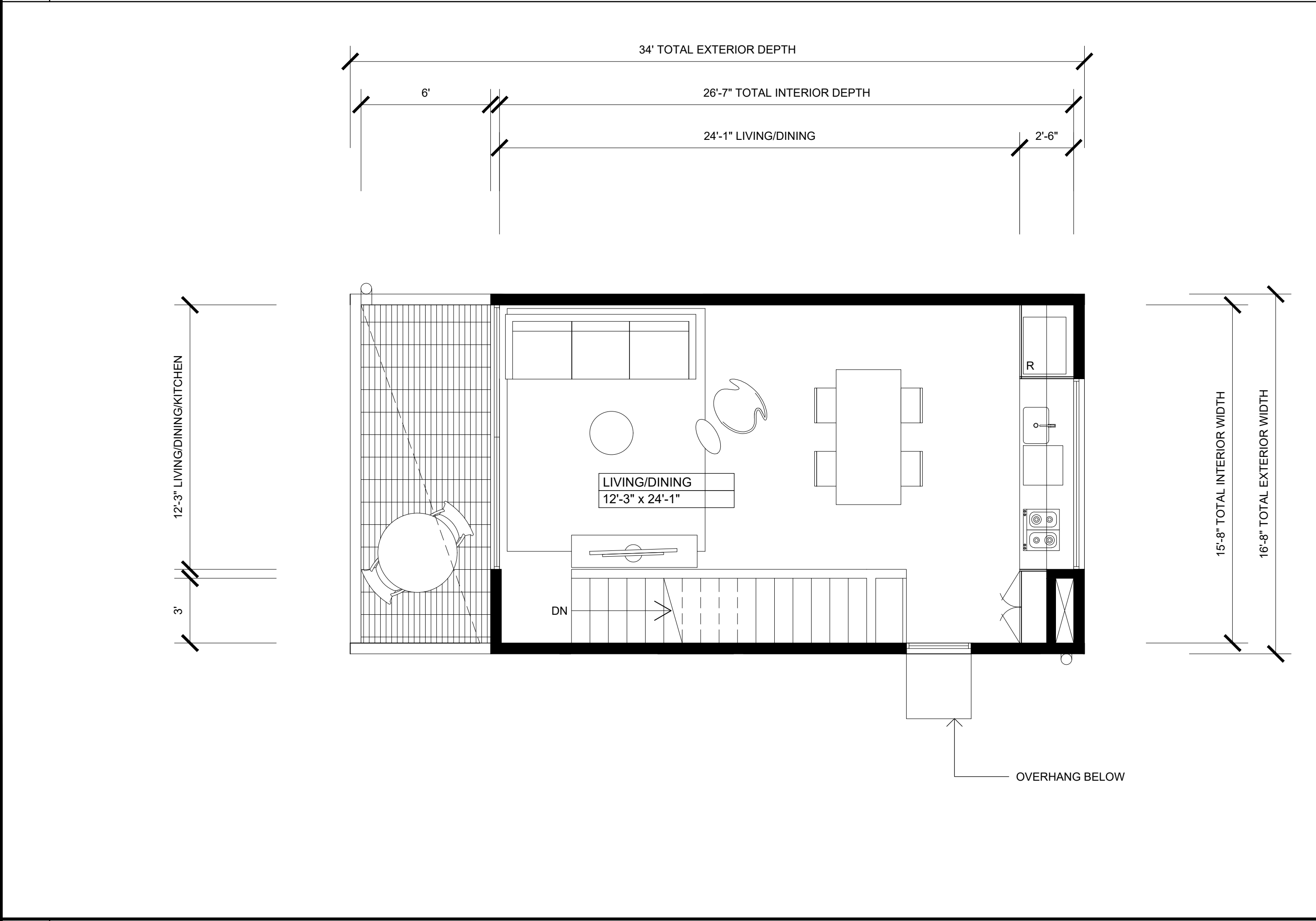
SCALE: 1/4" = 1'-0"

SHEET NO: A2.14

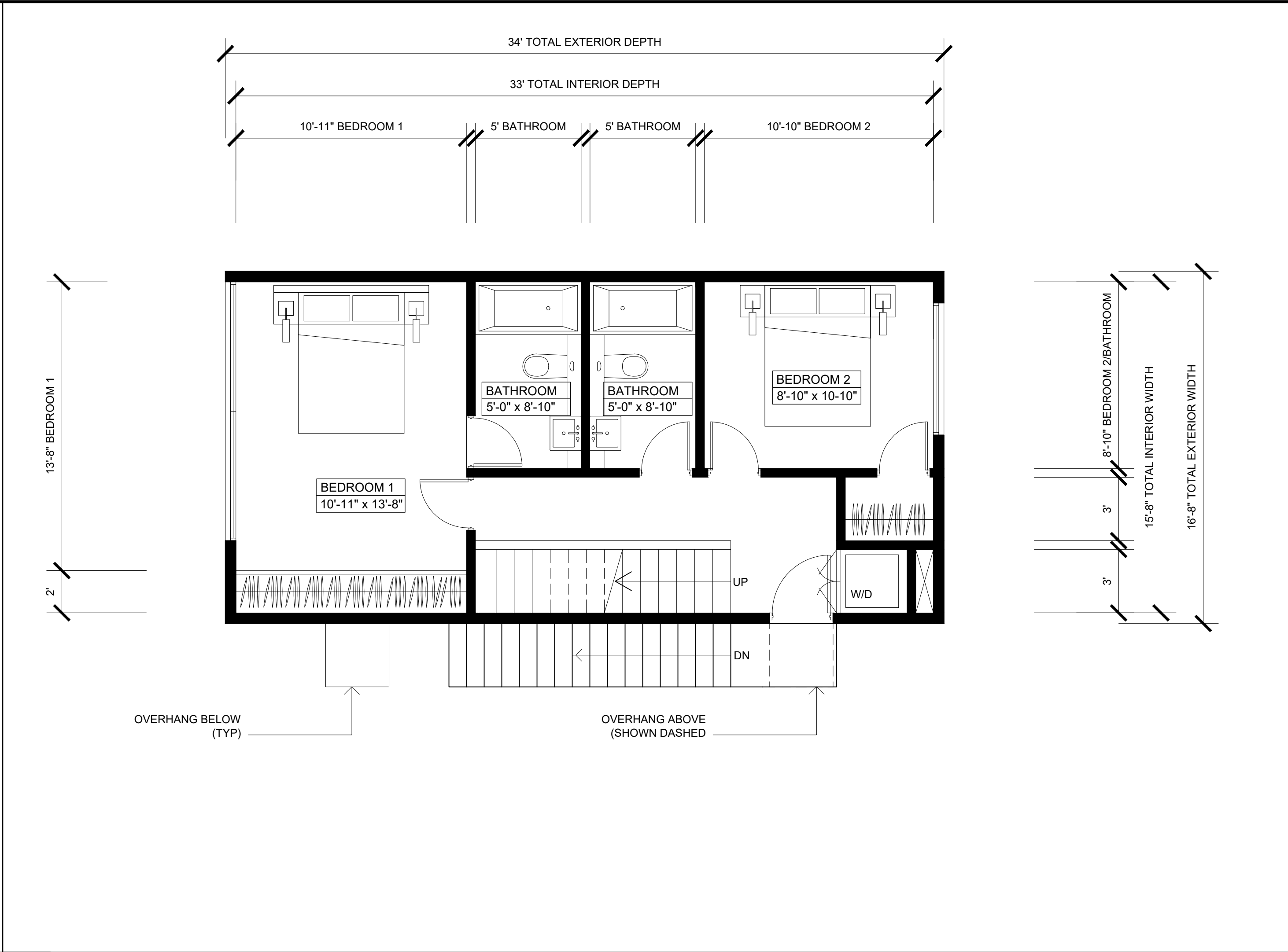
\*NOTE:  
REFER TO CIVIL SHEETS C4 + C5  
FOR SITE/ROOF DRAINAGE  
AND BIO-RETENTION SYSTEM DETAILS



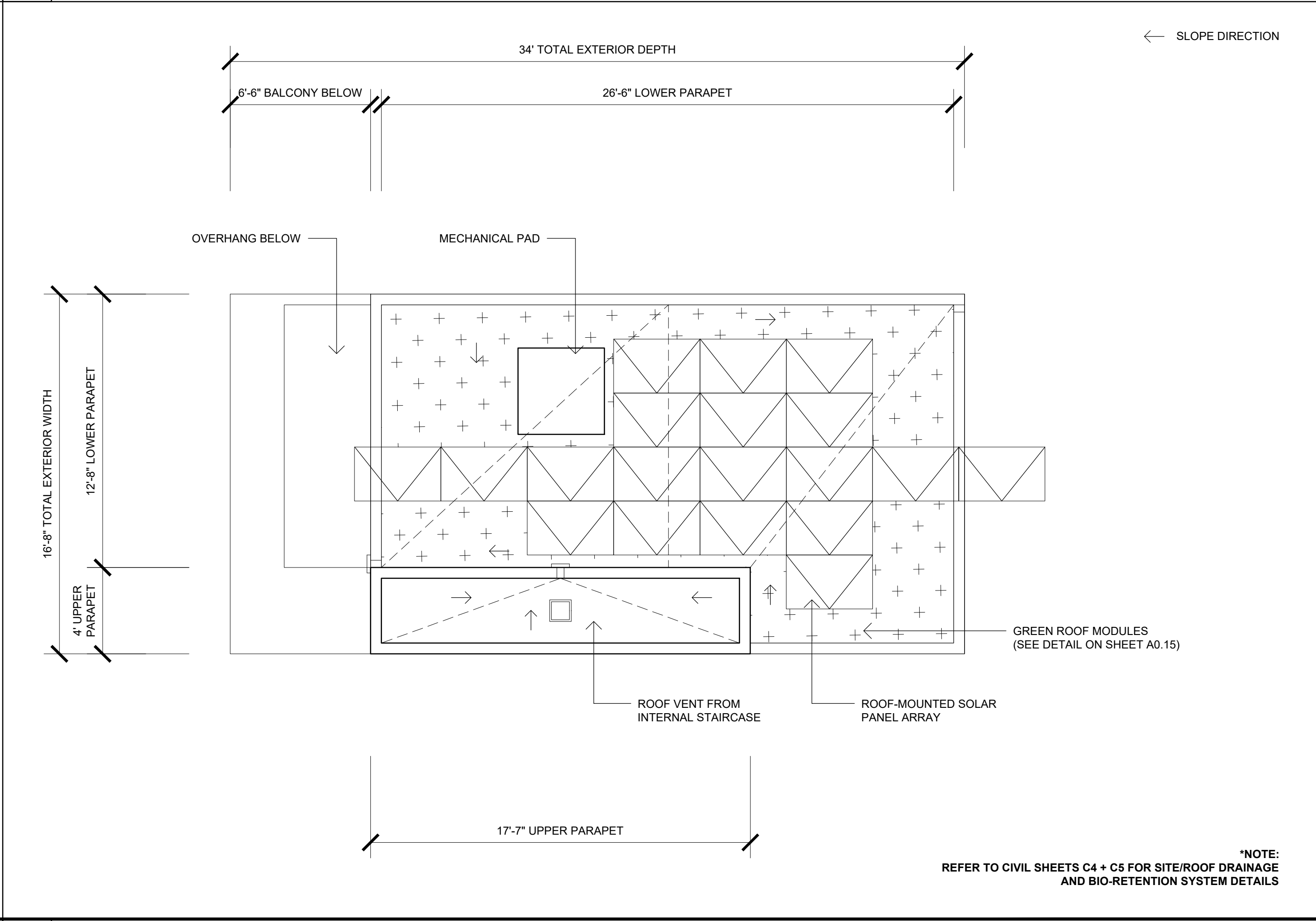
LEVEL 1 - COMPANION UNIT (500sqft FAR)



LEVEL 3



LEVEL 2



ROOF LEVEL

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**DBRDS**  
DE BARTOLO • RIMANIC DESIGN STUDIO

PROJECT TEAM

OWNER:  
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CYCLE ISSUES 3	
05.15.2019	DRAWN BY: CH
CYCLE ISSUES 4	
07.17.2019	DRAWN BY: CH
CYCLE ISSUES 5	

DRAWING TITLE:  
ENLARGED FLOOR PLANS  
UNIT TYPE 2

PROJECT:  
PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00

CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102

DBRDS PROJECT NO:	15005
DATE:	APRIL 2016
DRAWN BY:	CH
SCALE:	1/4" = 1'-0"
SHEET NO:	A2.15

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DE BARTOLO • RIMANIC DESIGN STUDIO

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CYCLE ISSUES 2	
08.30.2018	DRAWN BY: CH
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CYCLE ISSUES 4	
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CYCLE ISSUES 5	

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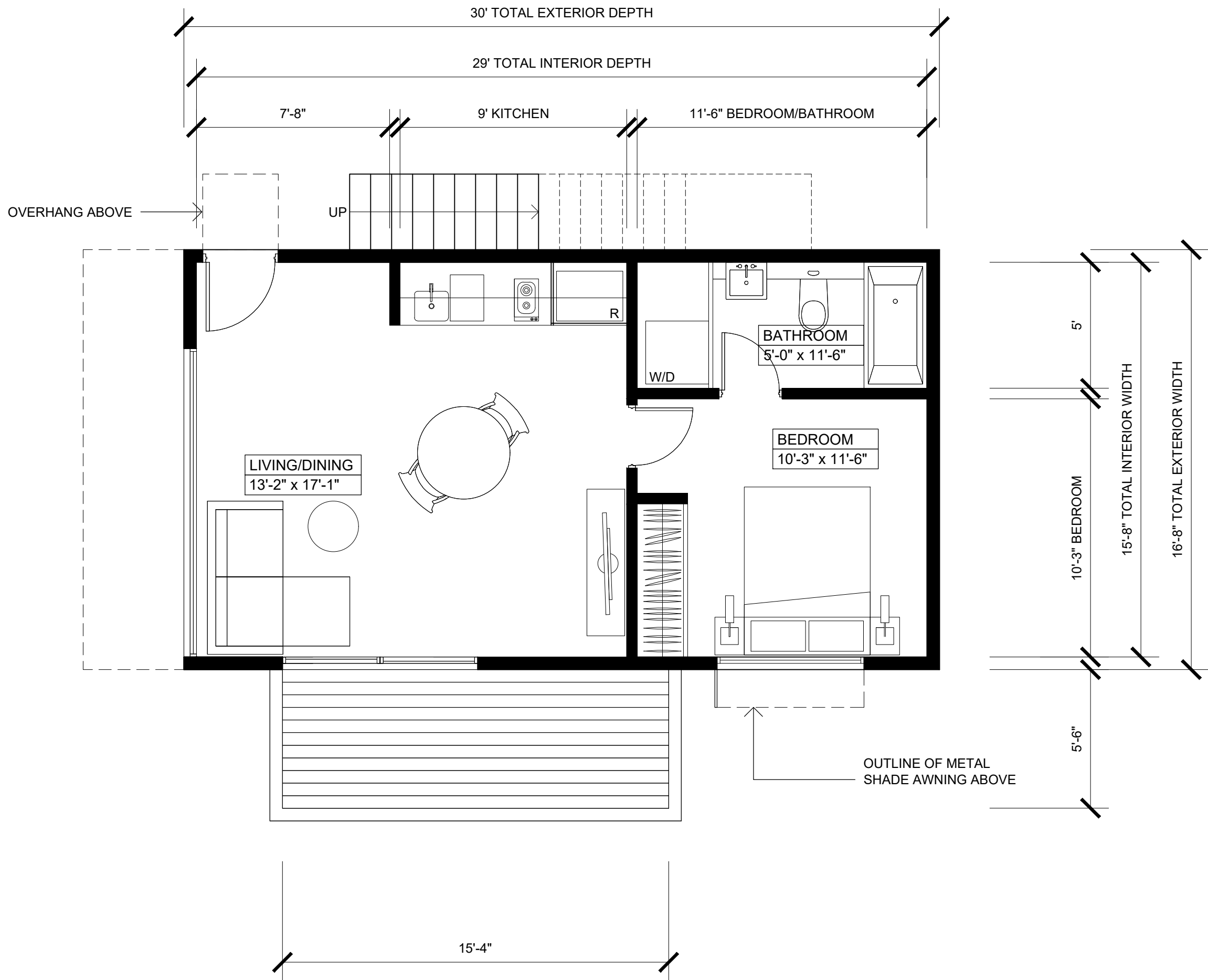
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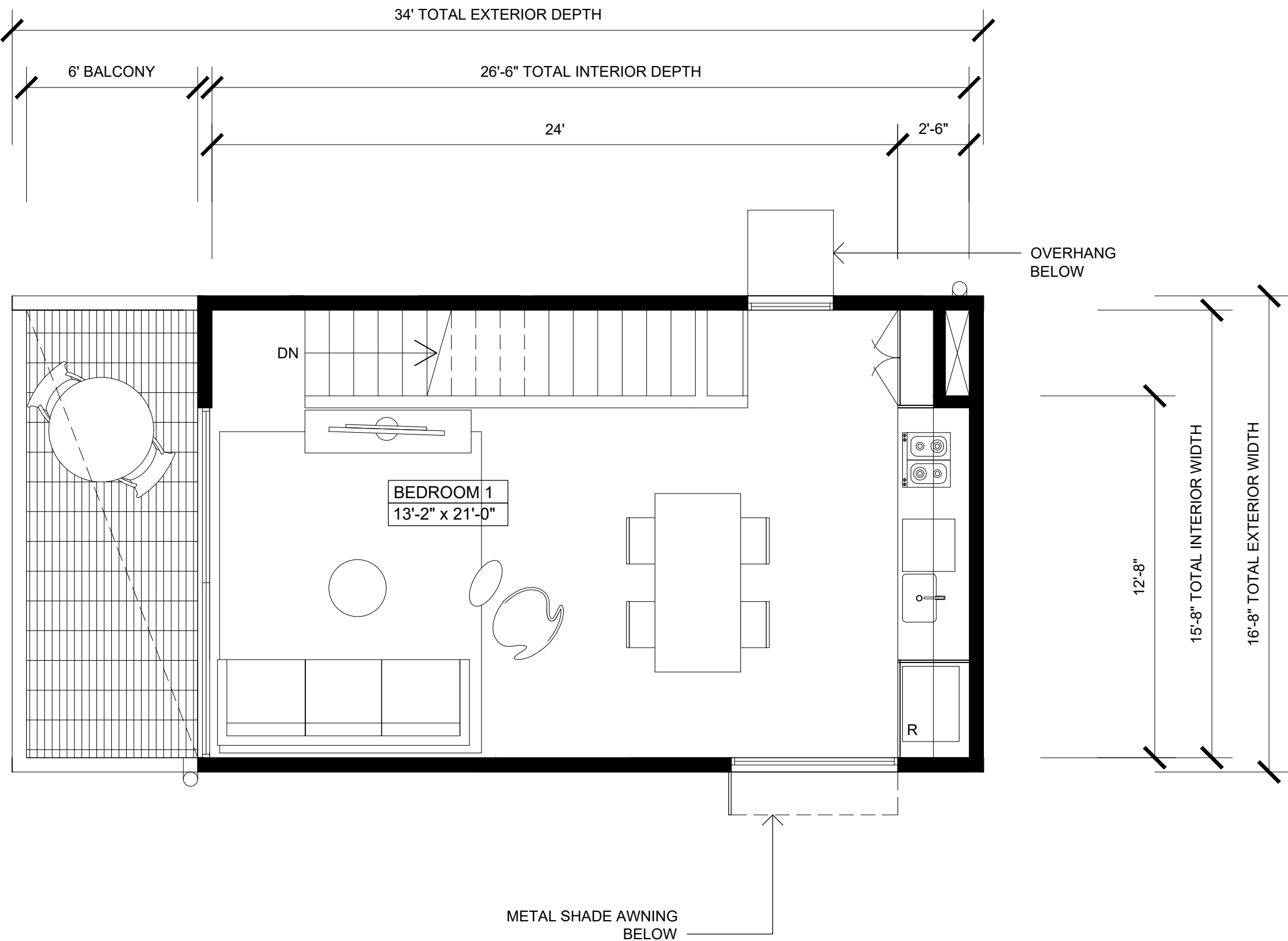
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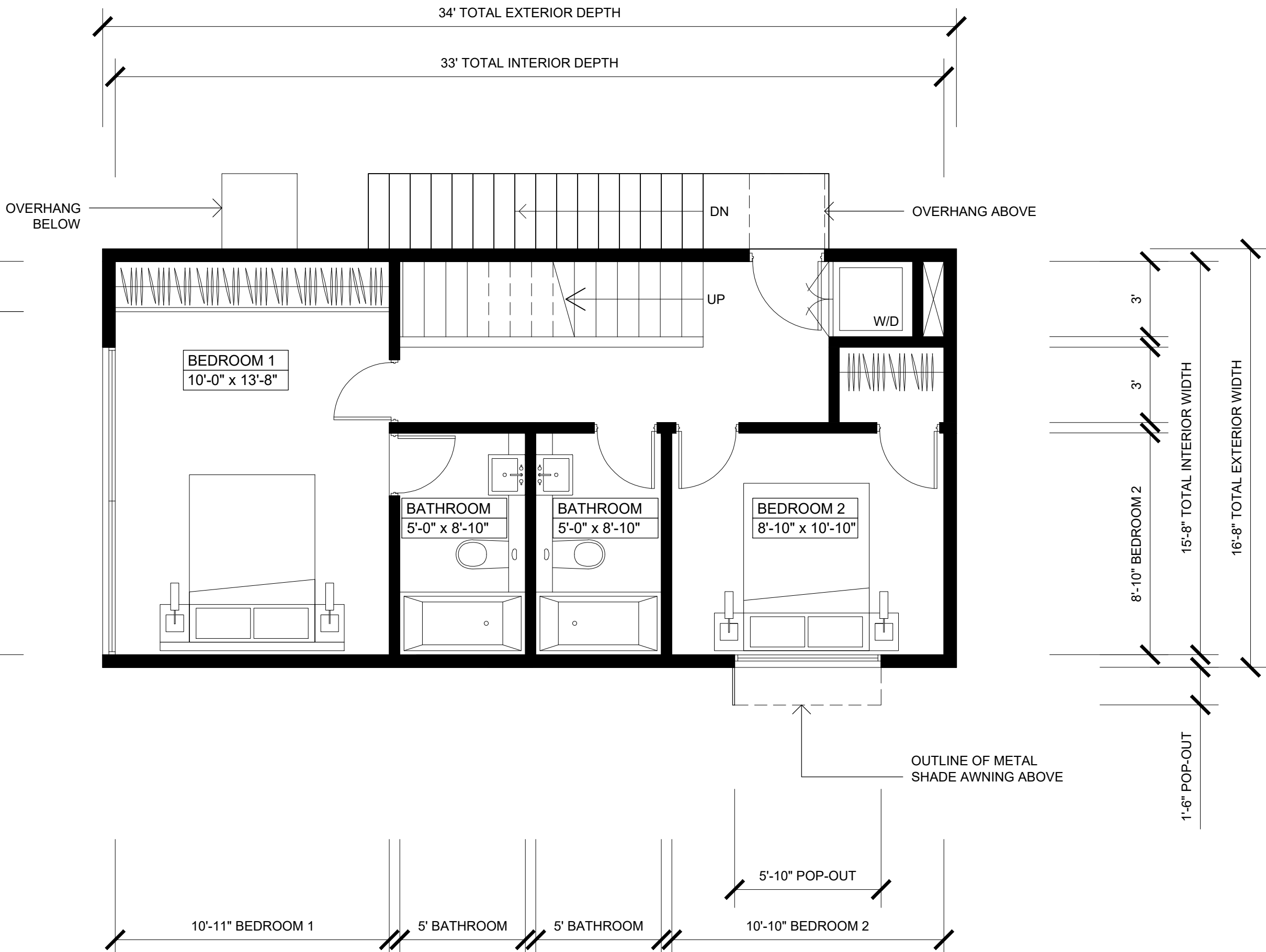
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CYCLE ISSUES 5	



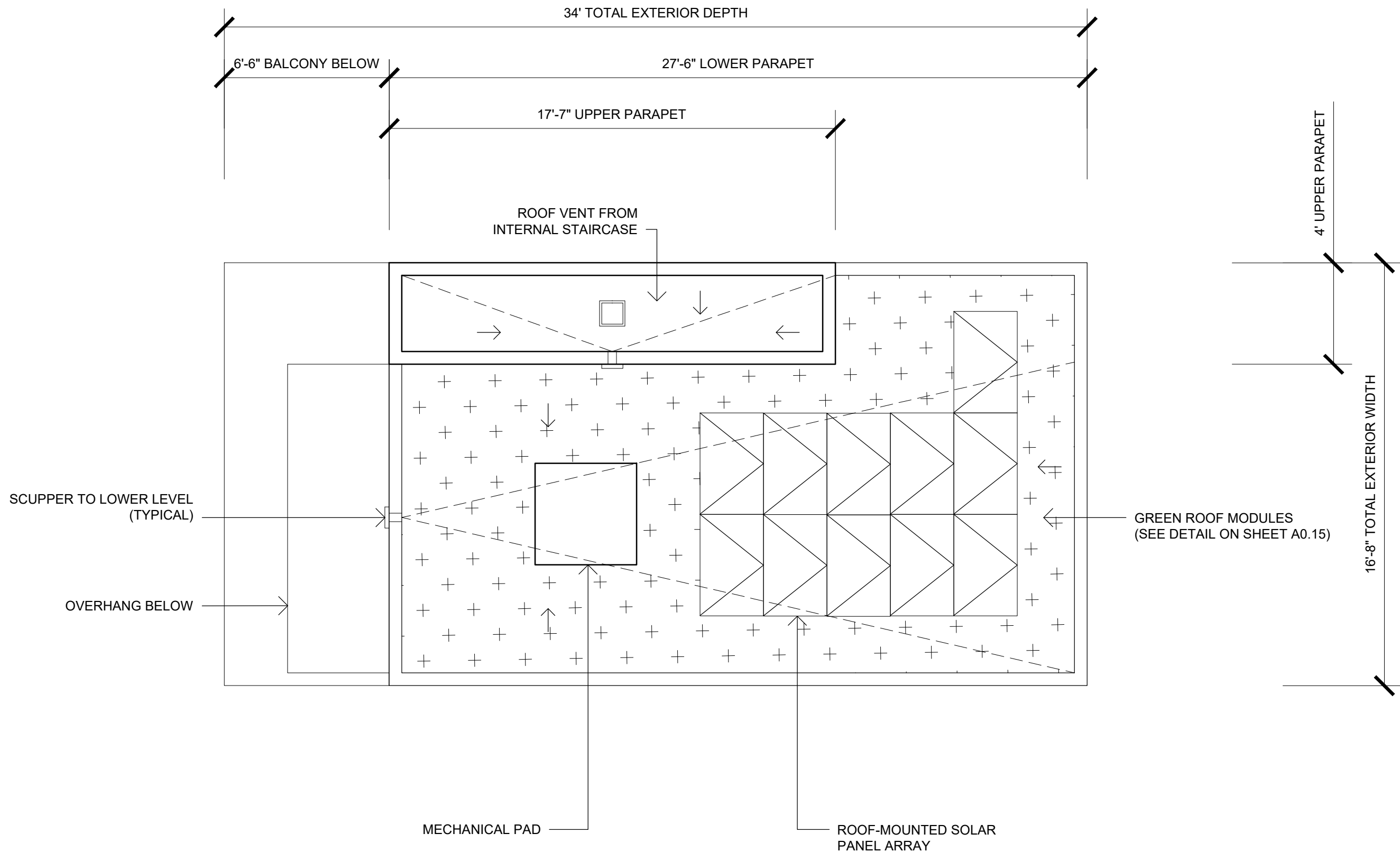
LEVEL 1 - COMPANION UNIT (500sqft FAR)



LEVEL 3

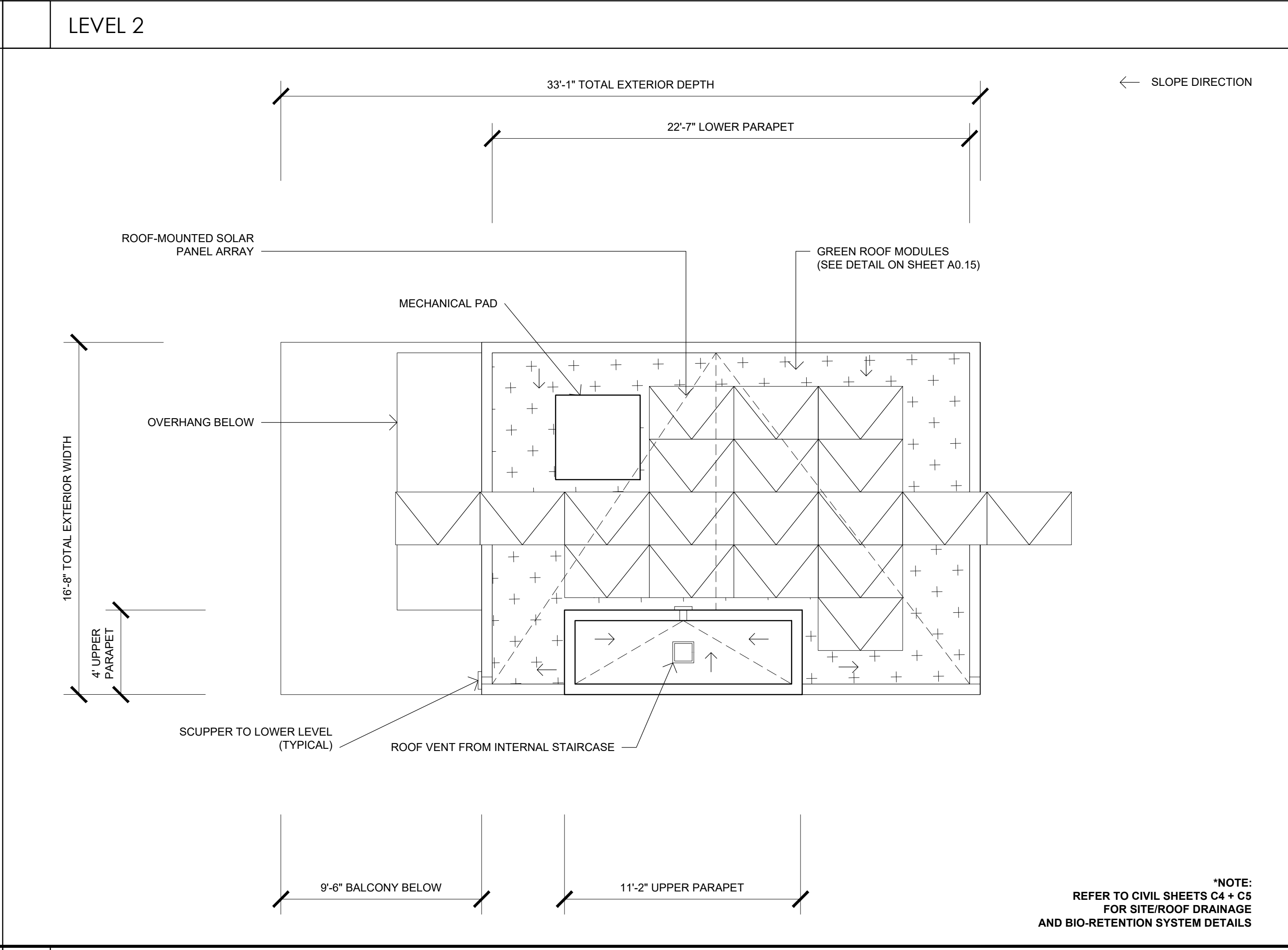
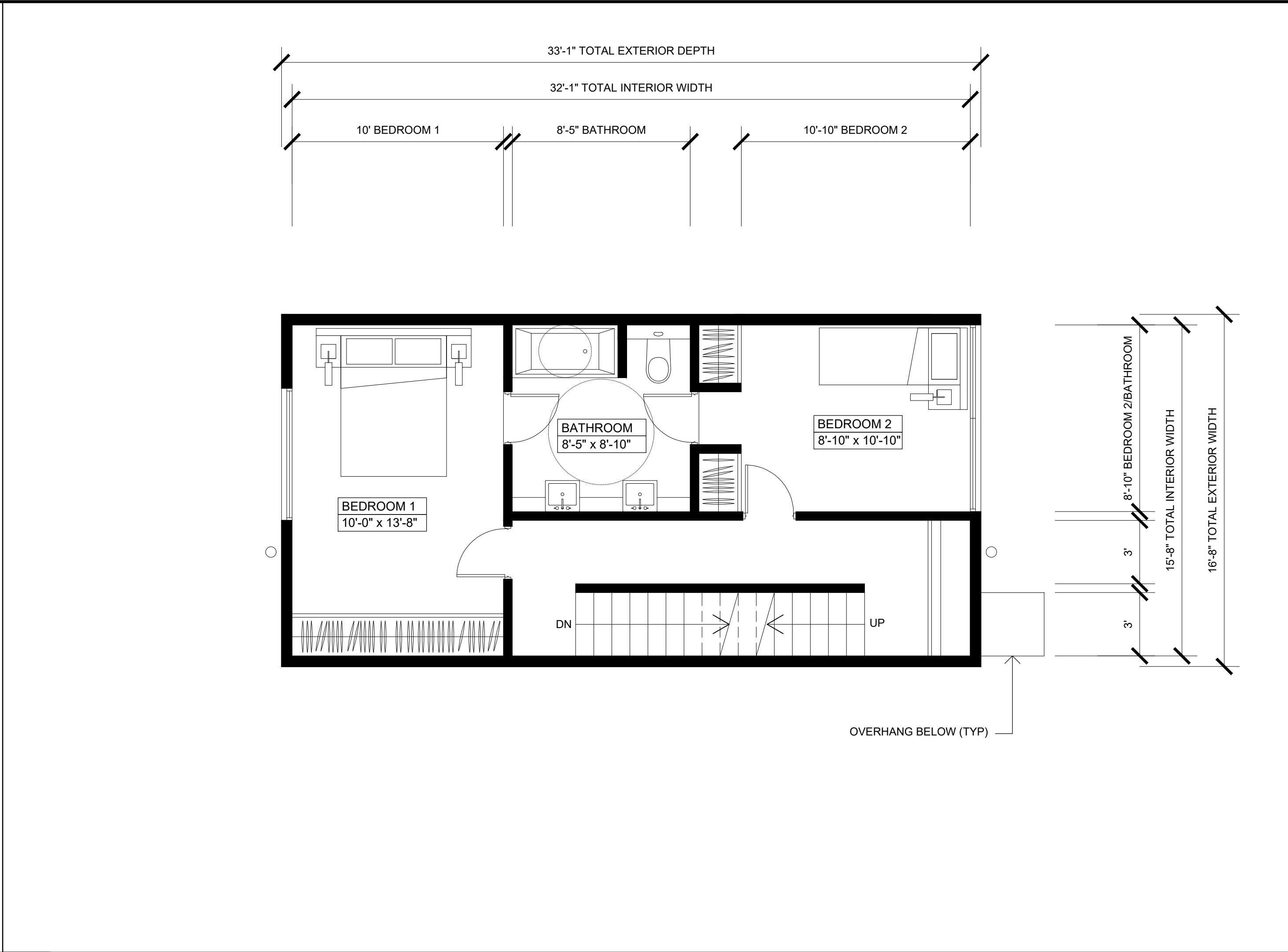
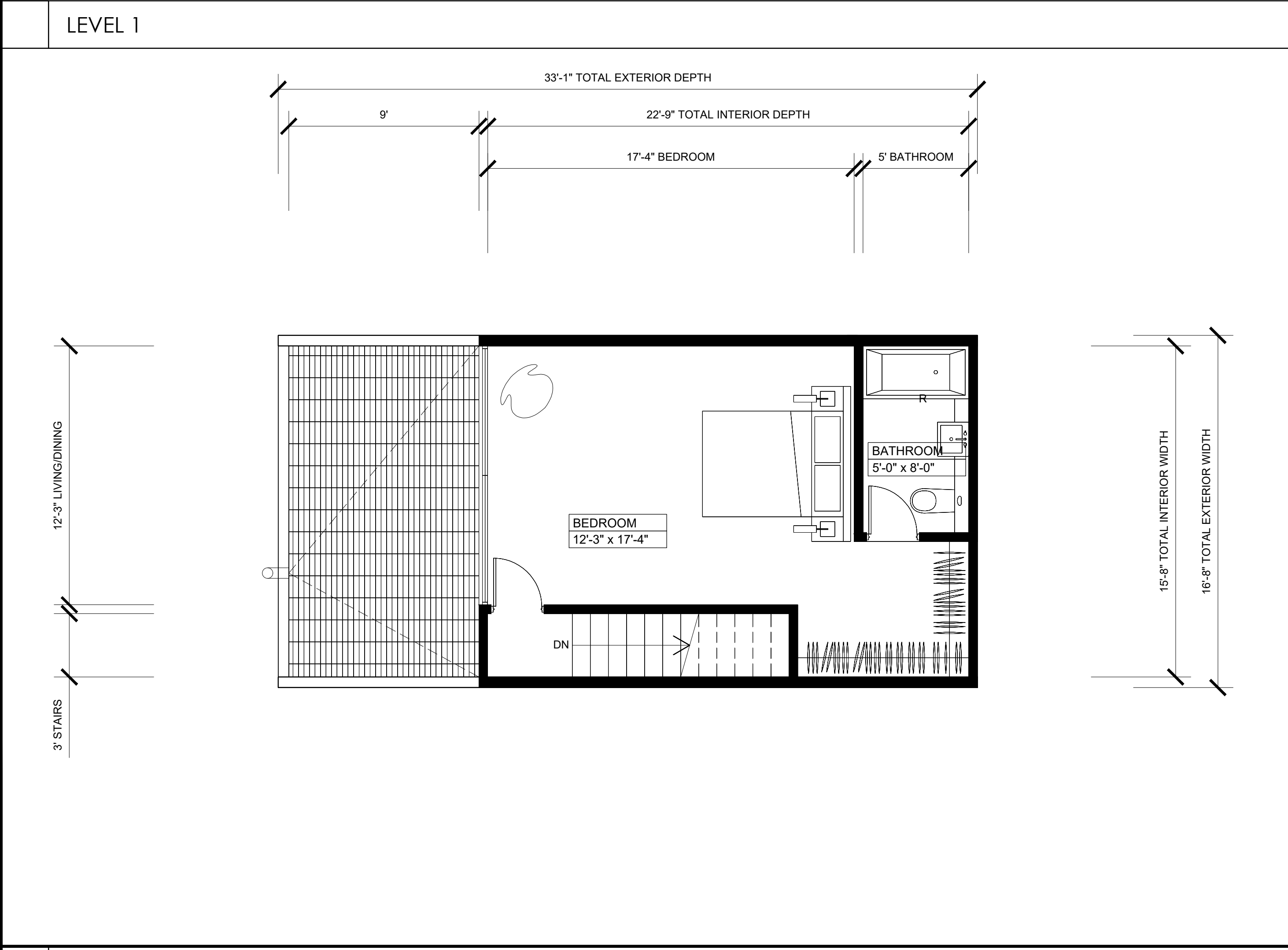
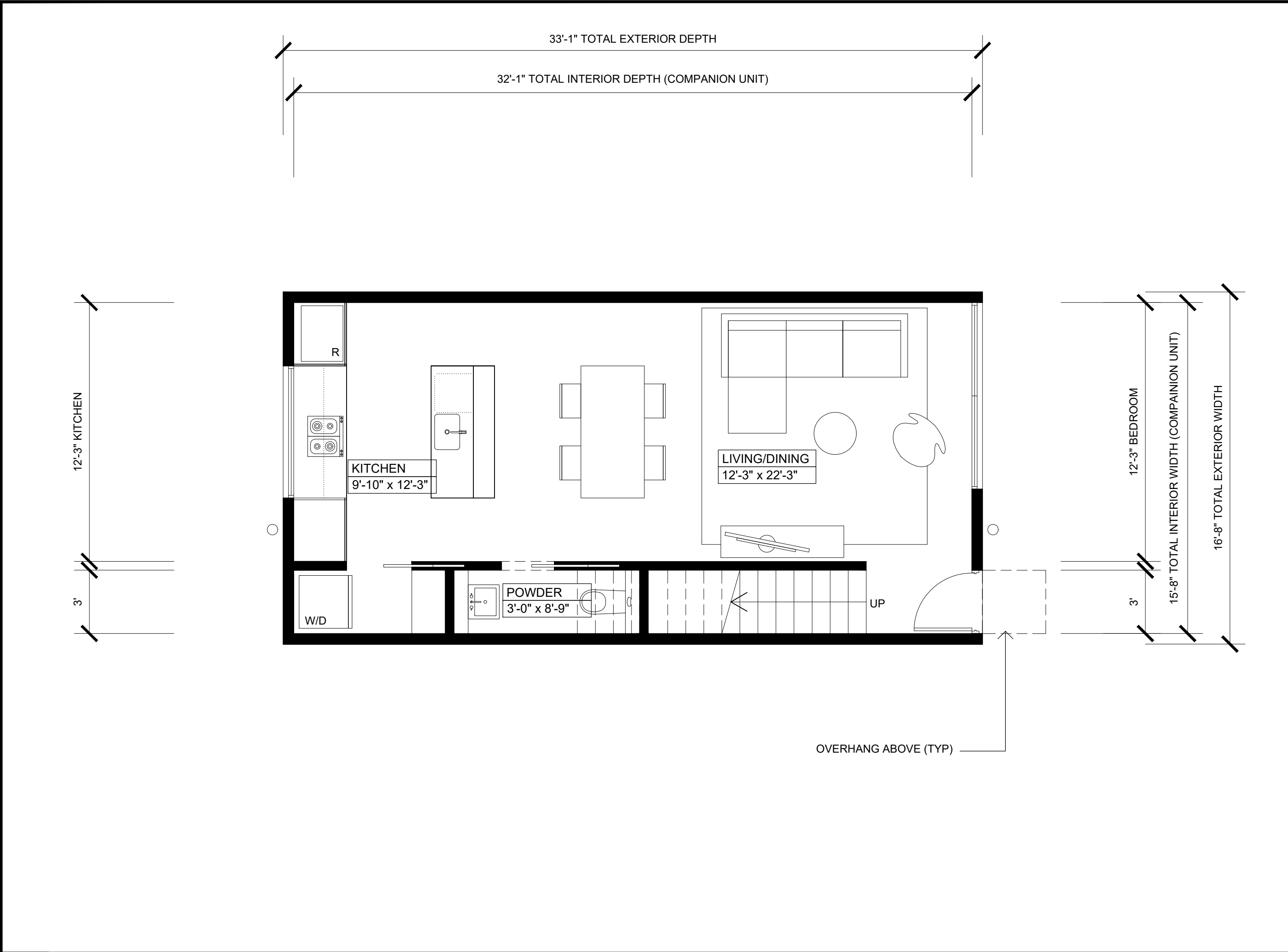


LEVEL 2



ROOF LEVEL

\*NOTE:  
REFER TO CIVIL SHEETS C4 + C5 FOR SITE/ROOF DRAINAGE  
AND BIO-RETENTION SYSTEM DETAILS



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**DBRDS**  
DE BARTOLO • RIMANIC DESIGN STUDIO

PROJECT TEAM

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EMAIL: pauly@dbdrds.com

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EMAIL: david@mlasd.com

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475 PRODUCTION STREET  
SAN MARCOS, CA 92078

PHONE: (760) 736-2040  
CONTACT: RAY SPEAR  
EMAIL: rspear@spearinc.net

REVISION:	
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CYCLE ISSUES 3	
05.15.2019	DRAWN BY: CH
CYCLE ISSUES 4	
07.17.2019	DRAWN BY: CH
CYCLE ISSUES 5	

DRAWING TITLE:  
**ENLARGED FLOOR PLANS  
3-BEDROOM (VLI UNIT)**

PROJECT:  
**PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00**

**CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102**

DBRDS PROJECT NO: 15005

DATE: APRIL 2016

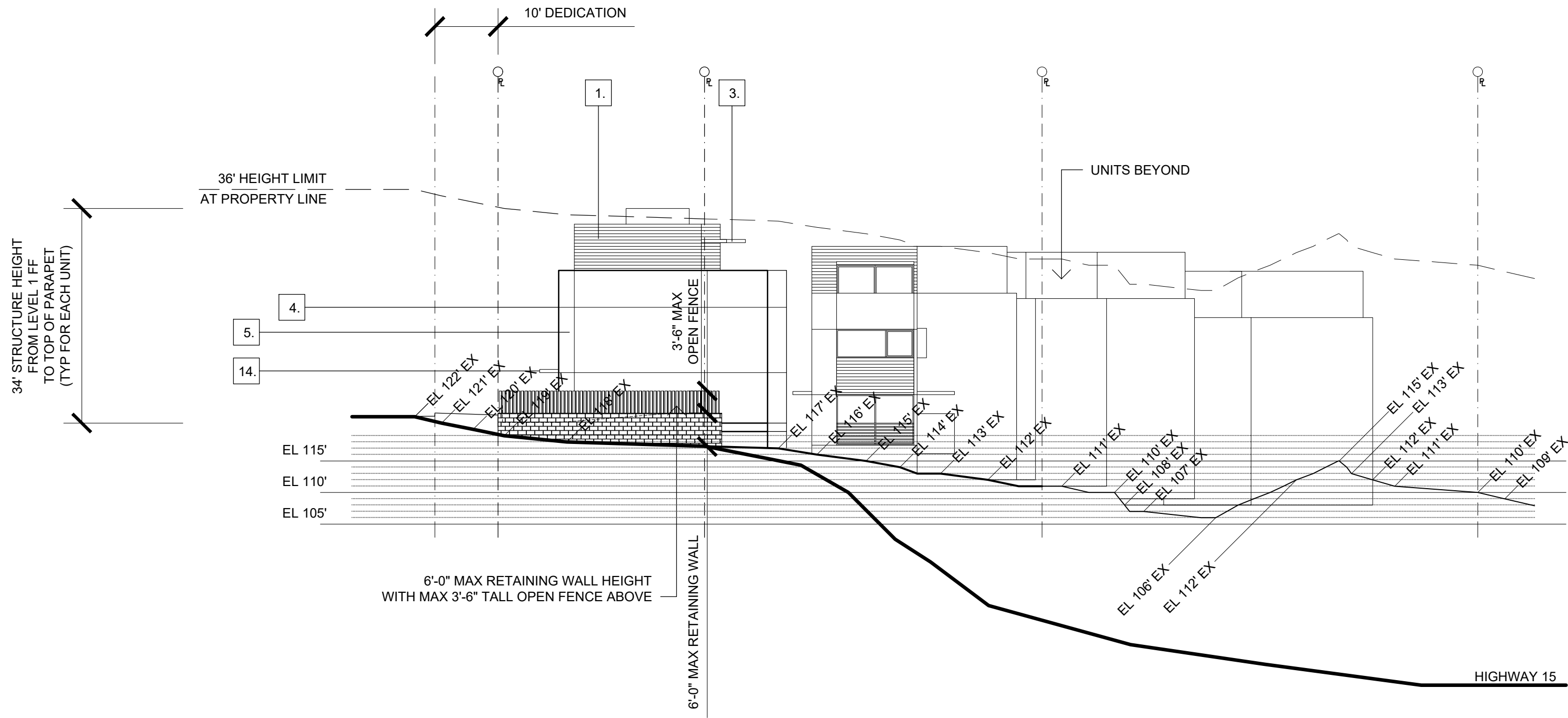
DRAWN BY: CH

SCALE: 1/4" = 1'-0"

SHEET NO: A2.17

\*NOTE:  
REFER TO CIVIL SHEETS C4 + C5  
FOR SITE/ROOF DRAINAGE  
AND BIO-RETENTION SYSTEM DETAILS

NOTE\*  
GRADE ELEVATIONS SHOWN ARE EXISTING UNLESS STATED OTHERWISE



- NOTES
1. Elevation markers and height limit line are shown along the property line facing the elevation.
  2. See section drawings for accurate structure placement within required height limit.
  3. Grade Elevations shown are existing unless stated otherwise.

NORTH ELEVATION (ELEVATION MARKERS & HEIGHT LIMIT LINE SHOWN ON R)

1. MATERIAL: WOOD SLAT SIDING  
COLOR: BLUE  
PROFILE:  
MANUFACTURER:
2. MATERIAL: NATURAL ANODIZED ALUMINUM FRAMED OPERABLE GLAZING & DOORS  
COLOR: GRAY  
PROFILE:  
MANUFACTURER:
3. MATERIAL: METAL AWNING  
COLOR: GRAY  
PROFILE:  
MANUFACTURER:
4. MATERIAL: STUCCO SCORE LINES  
COLOR: 1/2"x1/2"  
PROFILE:  
MANUFACTURER:
5. MATERIAL: STUCCO  
COLOR: WHITE  
PROFILE: SMOOTH SANTA BARBARA FINISH  
MANUFACTURER:
6. MATERIAL: WOOD SLAT SIDING  
COLOR: GRAY  
PROFILE:  
MANUFACTURER:
7. MATERIAL: STUCCO  
COLOR: CHARCOAL  
PROFILE: SMOOTH SANTA BARBARA FINISH  
MANUFACTURER:
8. MATERIAL: METAL SUN SHIELD  
COLOR: BLUE  
PROFILE:  
MANUFACTURER:
9. MATERIAL: NOT USED
10. MATERIAL: BALCONY - STUCCO FINISH  
COLOR: WHITE  
PROFILE: SMOOTH SANTA BARBARA FINISH  
MANUFACTURER:
11. MATERIAL: WOOD SLAT SIDING  
COLOR: BROWN  
PROFILE:  
MANUFACTURER:
12. MATERIAL: STUCCO  
COLOR: GRAY  
PROFILE: SMOOTH SANTA BARBARA FINISH  
MANUFACTURER:
13. MATERIAL: WOOD SLAT SIDING  
COLOR: CHARCOAL  
PROFILE:  
MANUFACTURER:
14. MATERIAL: METAL AWNING  
COLOR: CHARCOAL  
PROFILE:  
MANUFACTURER:

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**DBRDS**  
DE BARTOLO • RIMANIC DESIGN STUDIO

PROJECT TEAM

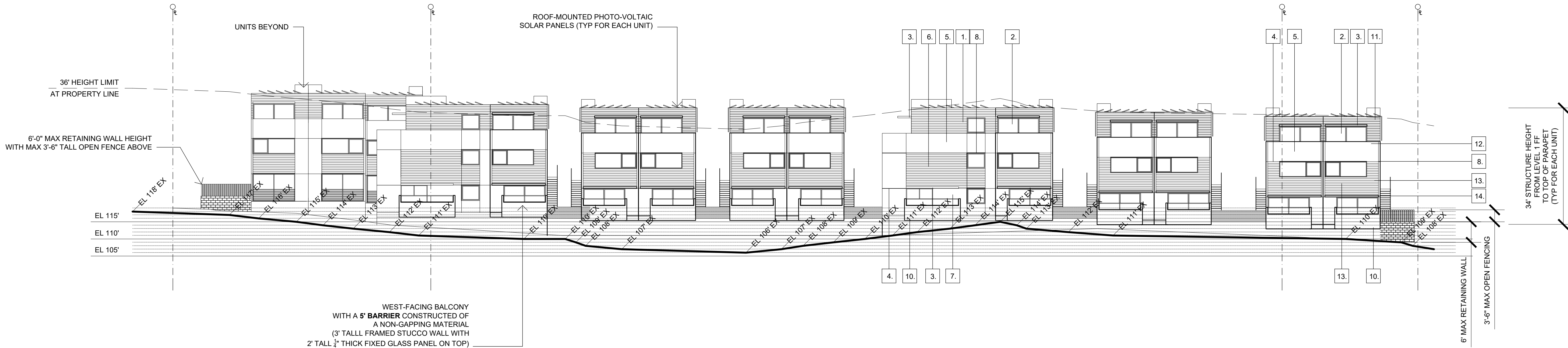
OWNER:  
**35TH & J PARTNERS, LLC**  
363 5TH AVE, SUITE 203  
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PHONE: (858) 220-5262  
CONTACT: PAULY DE BARTOLO  
EMAIL: pauly@dbdrds.com

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LANDSCAPE ARCHITECTURE  
**McCULLOUGH LANDSCAPE ARCHITECTURE**  
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SAN DIEGO, CA 92101  
PHONE: (619) 296-3150  
CONTACT: DAVID MCCULLOUGH  
EMAIL: david@mlasd.com

NOTES



- NOTES
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  2. See section drawings for accurate structure placement within required height limit.
  3. Grade Elevations shown are existing unless stated otherwise.

WEST ELEVATION (ELEVATION MARKERS & HEIGHT LIMIT LINE SHOWN ON R)

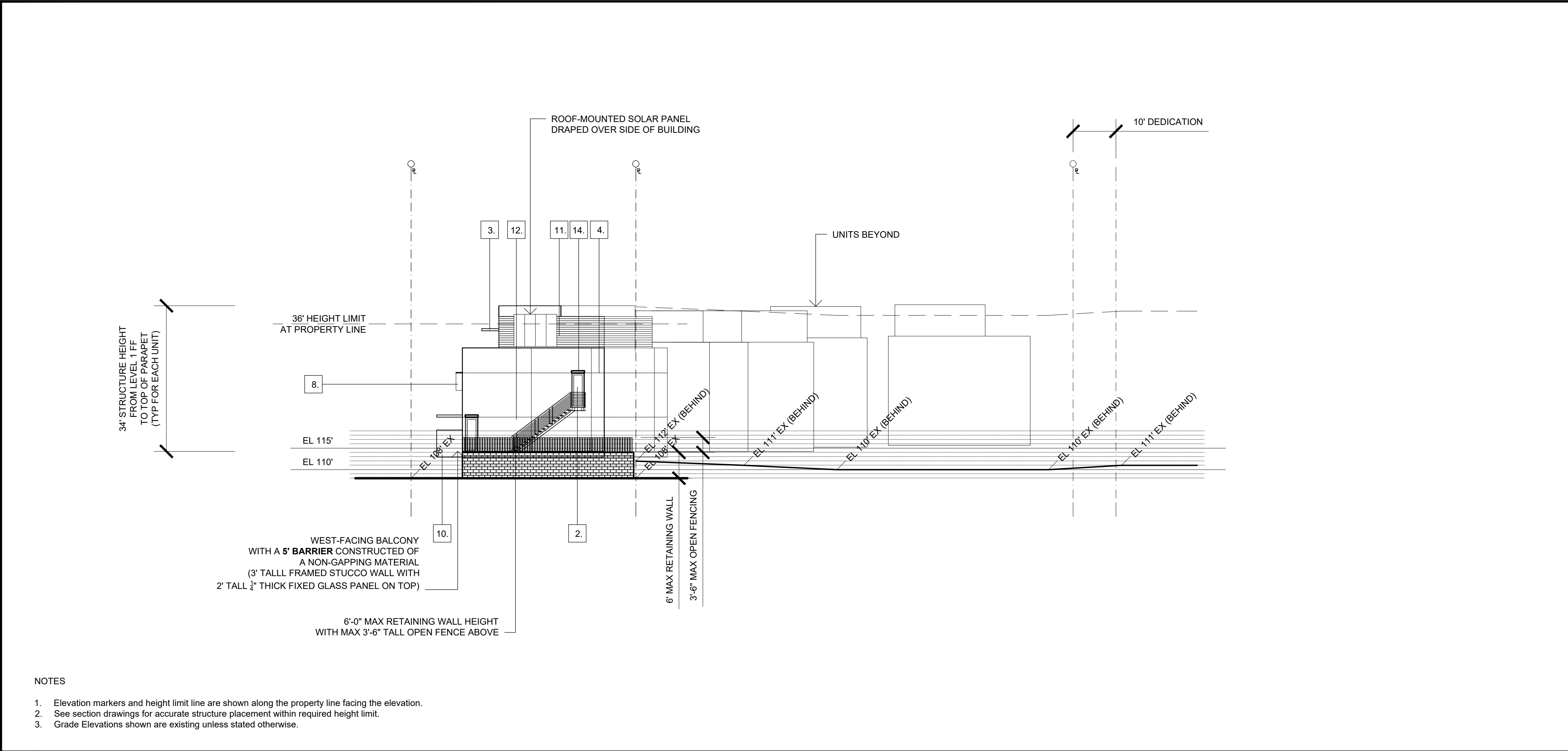
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04.23.2018	DRAWN BY: CH
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CYCLE ISSUES 3	
05.15.2019	DRAWN BY: CH
CYCLE ISSUES 4	
07.17.2019	DRAWN BY: CH
CYCLE ISSUES 5	

DRAWING TITLE:  
ELEVATIONS

PROJECT:  
PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00

CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102

DBRDS PROJECT NO: 15005  
DATE: APRIL 2016  
DRAWN BY: CH  
SCALE: 1/16" = 1'-0"  
SHEET NO: A3.00



- NOTES
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  - See section drawings for accurate structure placement within required height limit.
  - Grade Elevations shown are existing unless stated otherwise.

SOUTH ELEVATION (ELEVATION MARKERS & HEIGHT LIMIT LINE SHOWN ON R)

1.	MATERIAL: WOOD SLAT SIDING COLOR: BLUE PROFILE: MANUFACTURER:
2.	MATERIAL: NATURAL ANODIZED ALUMINUM FRAMED OPERABLE GLAZING & DOORS COLOR: GRAY PROFILE: MANUFACTURER:
3.	MATERIAL: METAL AWNING COLOR: GRAY PROFILE: MANUFACTURER:
4.	MATERIAL: STUCCO SCORE LINES COLOR: 1/2"x1/2" PROFILE: MANUFACTURER:
5.	MATERIAL: STUCCO COLOR: WHITE PROFILE: SMOOTH SANTA BARBARA FINISH MANUFACTURER:
6.	MATERIAL: WOOD SLAT SIDING COLOR: GRAY PROFILE: MANUFACTURER:
7.	MATERIAL: STUCCO COLOR: CHARCOAL PROFILE: SMOOTH SANTA BARBARA FINISH MANUFACTURER:
8.	MATERIAL: METAL SUN SHIELD COLOR: BLUE PROFILE: MANUFACTURER:
9.	MATERIAL: NOT USED
10.	MATERIAL: BALCONY - STUCCO FINISH COLOR: WHITE PROFILE: SMOOTH SANTA BARBARA FINISH MANUFACTURER:
11.	MATERIAL: WOOD SLAT SIDING COLOR: BROWN PROFILE: MANUFACTURER:
12.	MATERIAL: STUCCO COLOR: GRAY PROFILE: SMOOTH SANTA BARBARA FINISH MANUFACTURER:
13.	MATERIAL: WOOD SLAT SIDING COLOR: CHARCOAL PROFILE: MANUFACTURER:
14.	MATERIAL: METAL AWNING COLOR: CHARCOAL PROFILE: MANUFACTURER:

NOTES

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PROJECT TEAM

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CONTACT: RAY SPEAR  
EMAIL: rspear@spearinc.net

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CYCLE ISSUES 4	
07.17.2019	DRAWN BY: CH
CYCLE ISSUES 5	

DRAWING TITLE:  
ELEVATIONS

PROJECT:  
PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00

CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102

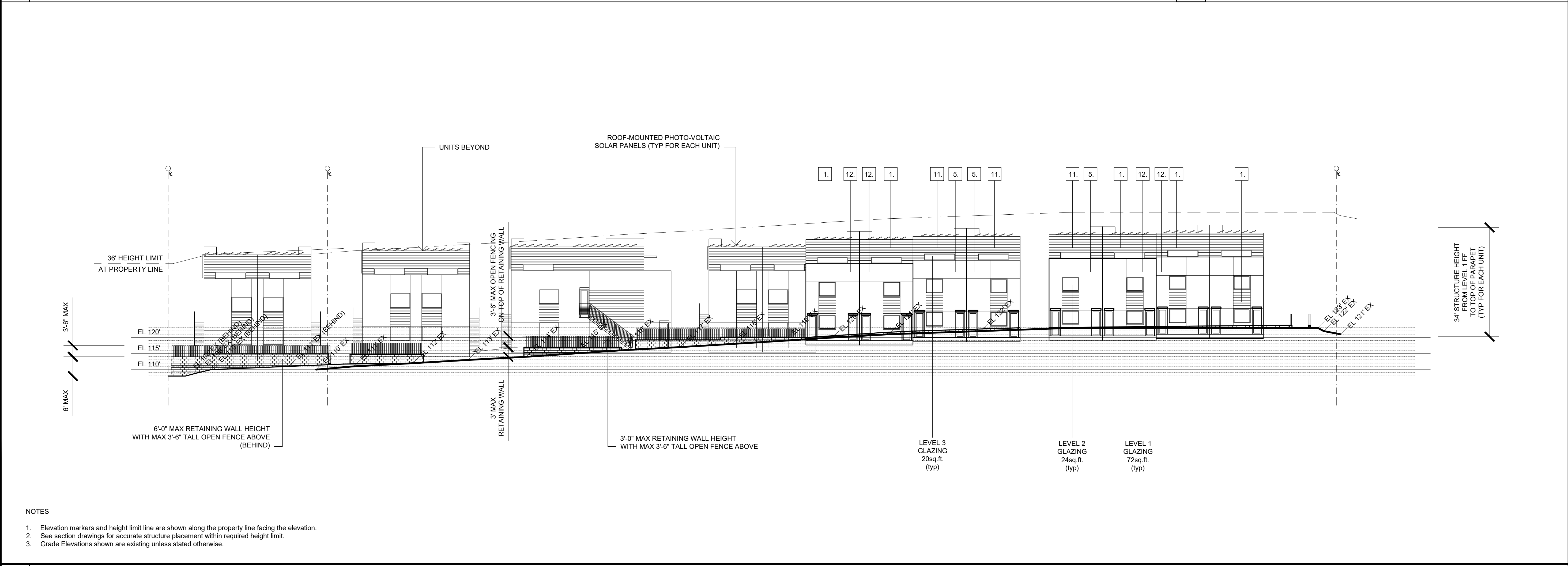
DBRDS PROJECT NO: 15005

DATE: APRIL 2016

DRAWN BY: CH

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

SHEET NO: A3.01



- NOTES
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EAST ELEVATION (ELEVATION MARKERS & HEIGHT LIMIT LINE SHOWN ON R)

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DE BARTOLO • RIMANIC DESIGN STUDIO

PROJECT TEAM

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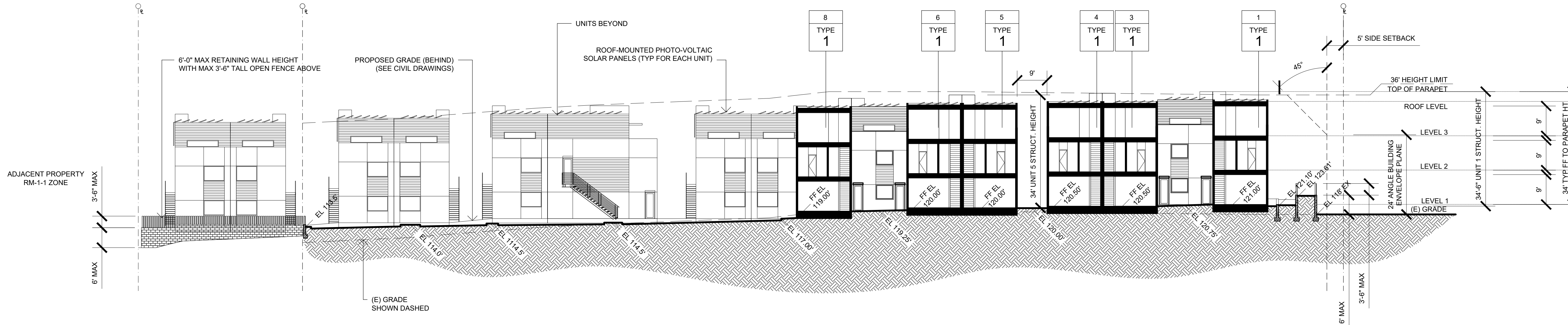
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05.15.2019	DRAWN BY: CH
CYCLE ISSUES 4	
07.17.2019	DRAWN BY: CH
CYCLE ISSUES 5	

DRAWING TITLE:  
SECTIONS

PROJECT:  
PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00  
  
CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102

DBRDS PROJECT NO: 15005  
DATE: APRIL 2016  
DRAWN BY: CH  
SCALE: 1/16" = 1'-0"  
SHEET NO: A4.00



NOTE\*  
EXISTING GRADE ELEVATIONS SHOWN WITH "EX"  
FF ELEVATIONS PER CONCEPTUAL GRADING PLAN

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LANDSCAPE ARCHITECTURE  
**McCULLOUGH LANDSCAPE ARCHITECTURE**  
703 16TH STREET, SUITE 100  
SAN DIEGO, CA 92101  
PHONE: (619) 296-3150  
CONTACT: DAVID MCCULLOUGH  
EMAIL: david@mlasd.com

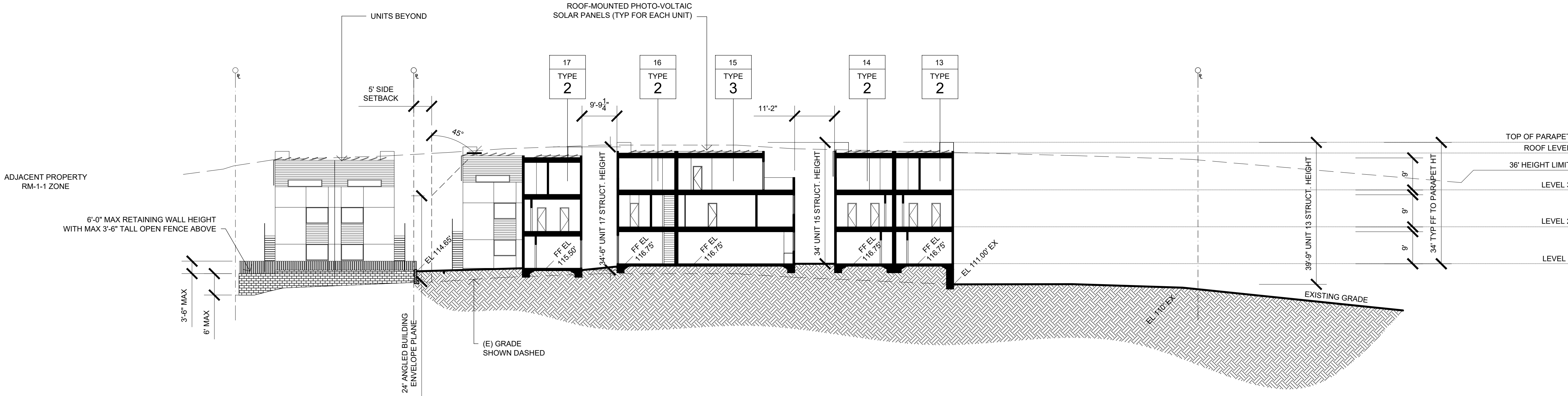
SURVEYOR  
**SPEAR & ASSOCIATES, INC.**  
475 PRODUCTION STREET  
SAN MARCOS, CA 92078  
PHONE: (760) 736-2040  
CONTACT: RAY SPEAR  
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REVISION:	
06.29.2017	DRAWN BY: CH
SITE DEVELOPMENT PERMIT SUBMIT	
11.06.2017	DRAWN BY: CH
CYCLE ISSUES 1	
04.23.2018	DRAWN BY: CH
CYCLE ISSUES 2	
08.30.2018	DRAWN BY: CH
CYCLE ISSUES 3	
05.15.2019	DRAWN BY: CH
CYCLE ISSUES 4	
07.17.2019	DRAWN BY: CH
CYCLE ISSUES 5	

DRAWING TITLE:  
SECTIONS

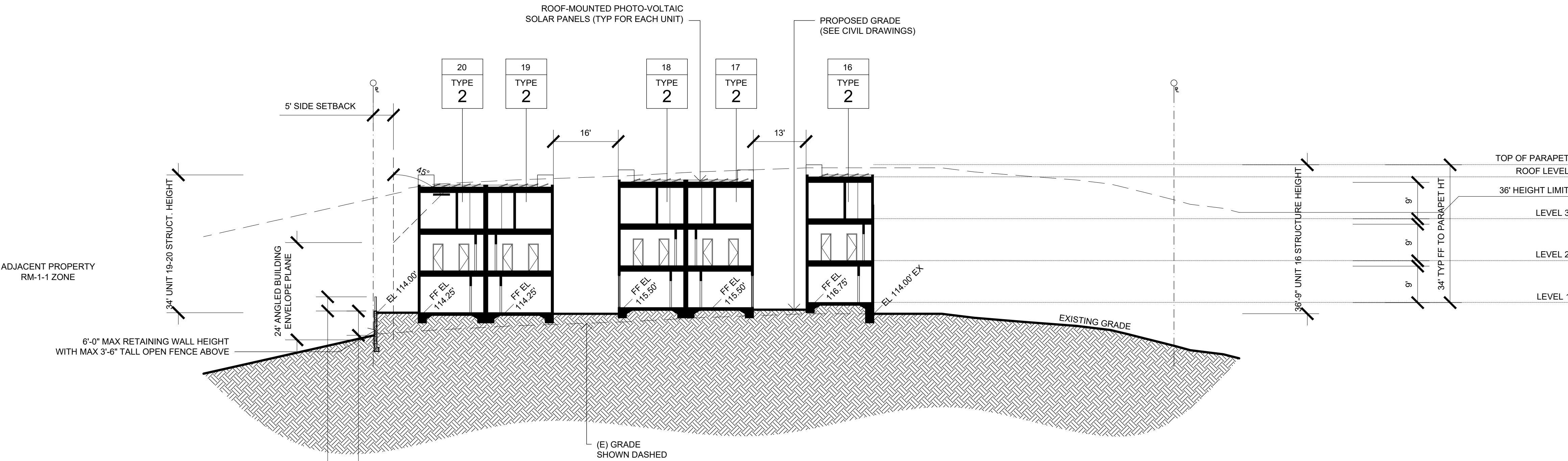
PROJECT:  
PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00  
  
CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102

DBRDS PROJECT NO: 15005  
DATE: APRIL 2016  
DRAWN BY: CH  
SCALE: 1/16" = 1'-0"  
SHEET NO: A4.01



SECTION C-C (THROUGH EXISTING GRADE)

NOTE\*  
EXISTING GRADE ELEVATIONS SHOWN WITH "EX"  
FF ELEVATIONS PER CONCEPTUAL GRADING PLAN



SECTION D-D (THROUGH EXISTING GRADE)

Notes:  
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**DBRDS**  
DE BARTOLO • RIMANIC DESIGN STUDIO

PROJECT TEAM

OWNER:  
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PHONE: (858) 220-5262  
CONTACT: PAULY DE BARTOLO  
EMAIL: pauly@dbdrds.com

DESIGN:  
**DE BARTOLO • RIMANIC DESIGN STUDIO**

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CIVIL ENGINEER

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LANDSCAPE ARCHITECTURE

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SURVEYOR

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PHONE: (760) 736-2040  
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EMAIL: rspear@spearinc.net

REVISION:	
06.29.2017	DRAWN BY: CH
SITE DEVELOPMENT PERMIT SUBMIT	
11.06.2017	DRAWN BY: CH
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CYCLE ISSUES 2	
08.30.2018	DRAWN BY: CH
CYCLE ISSUES 3	
05.15.2019	DRAWN BY: CH
CYCLE ISSUES 4	
07.17.2019	DRAWN BY: CH
CYCLE ISSUES 5	

DRAWING TITLE:  
SECTIONS

PROJECT:  
PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00

CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102

DBRDS PROJECT NO: 15005

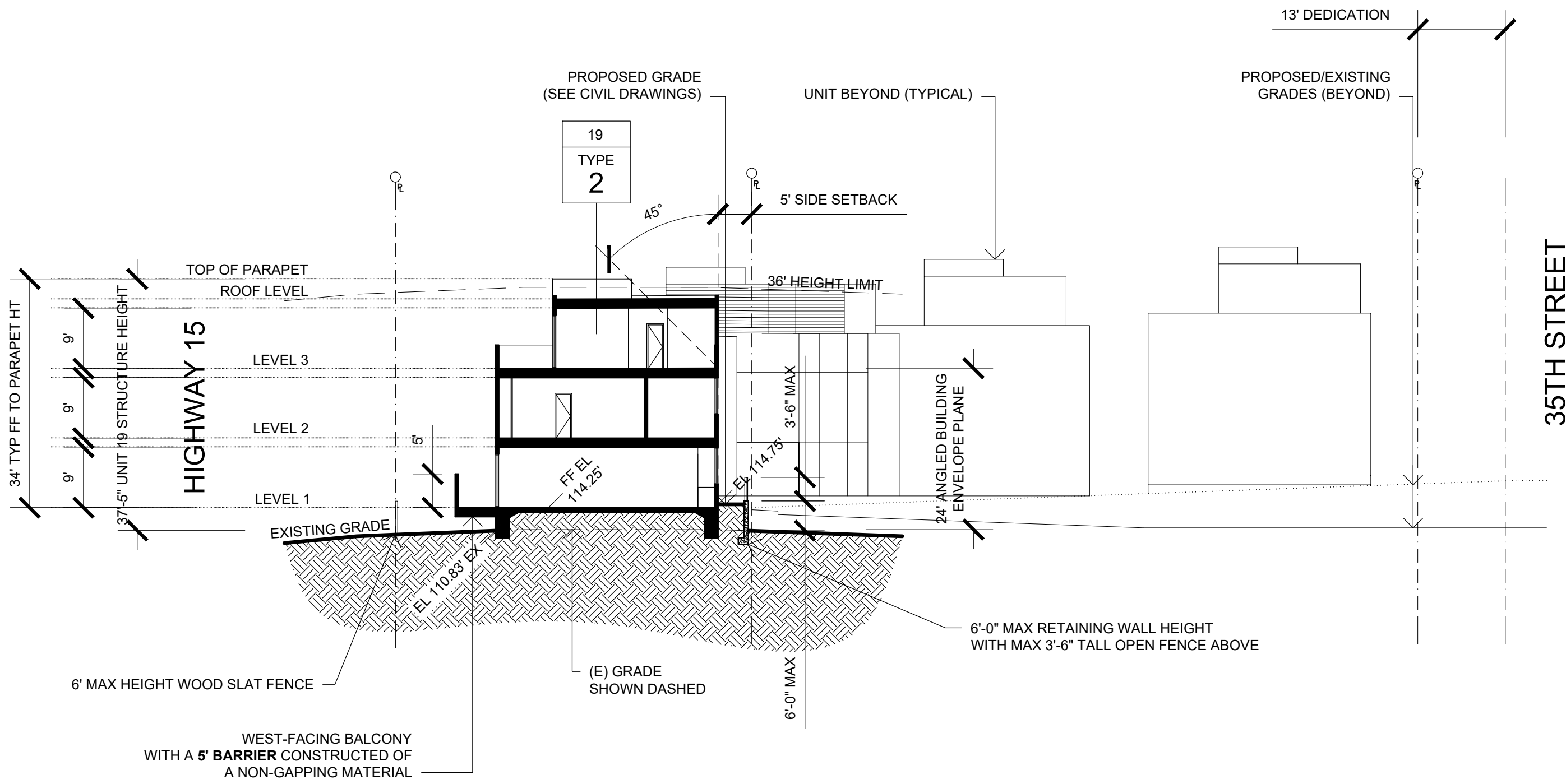
DATE: APRIL 2016

DRAWN BY: CH

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

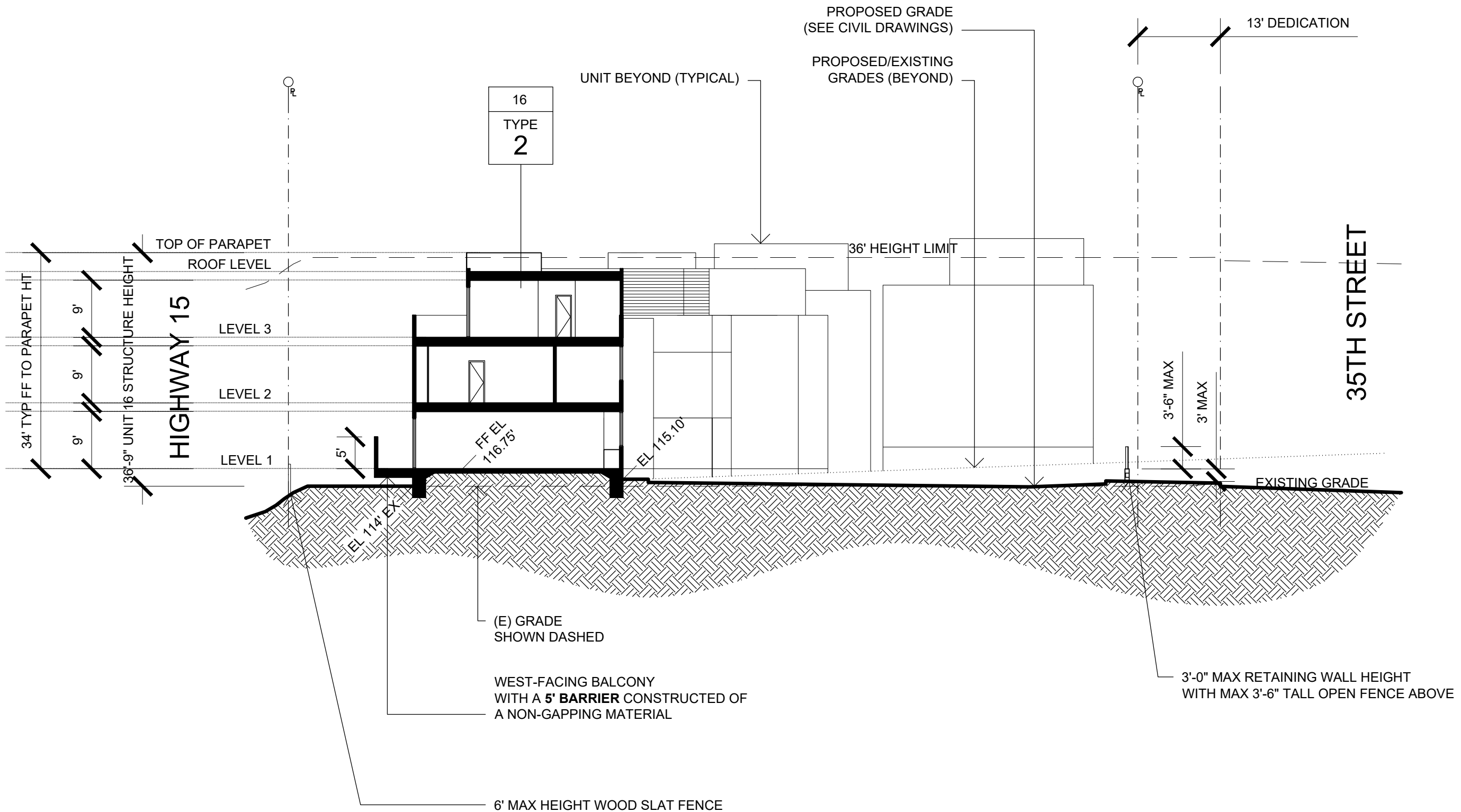
SHEET NO: A4.02

NOTE\*  
EXISTING GRADE ELEVATIONS SHOWN WITH "EX"  
FF ELEVATIONS PER CONCEPTUAL GRADING PLAN



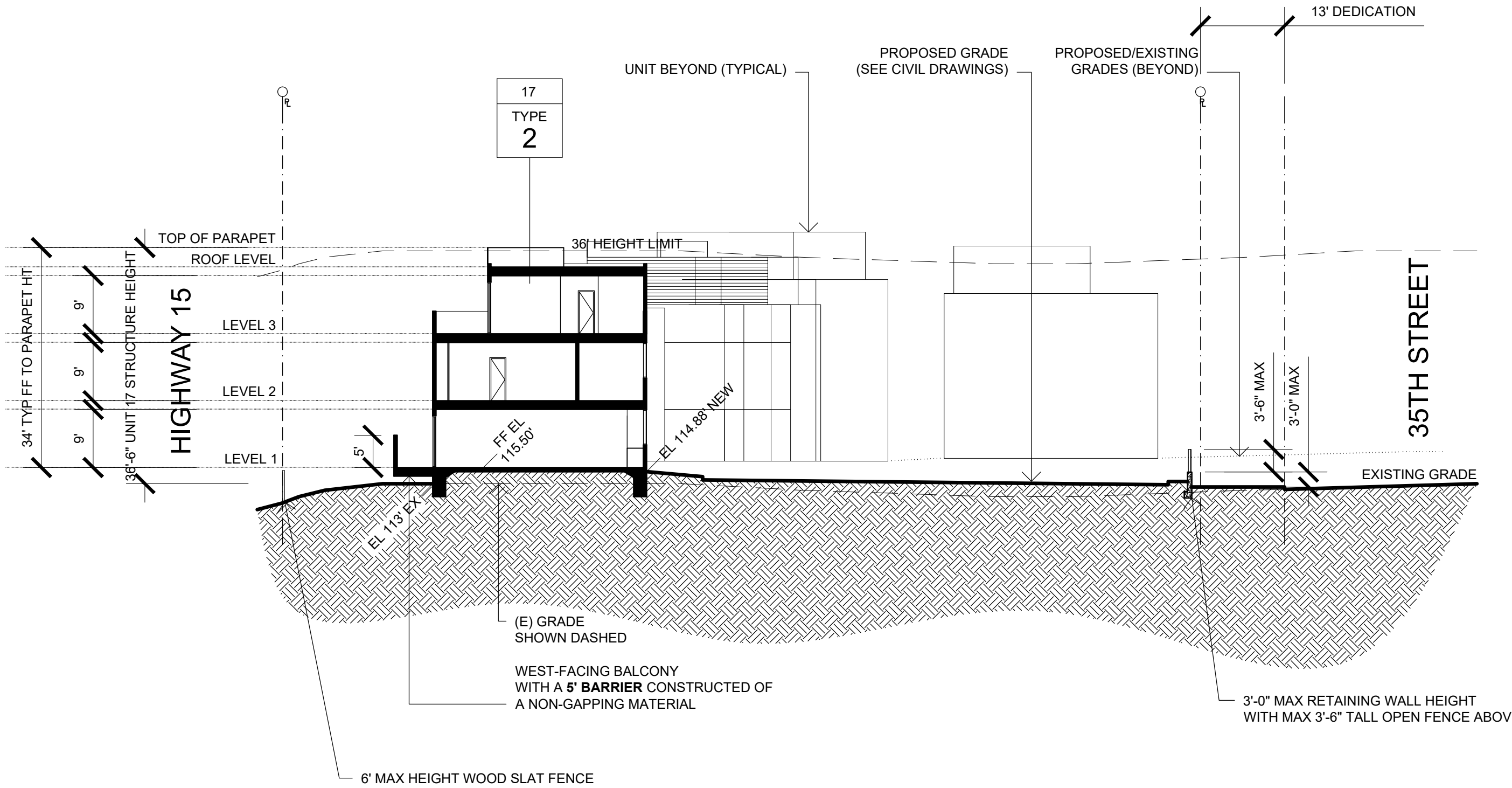
SECTION E-E (THROUGH EXISTING GRADE)

NOTE\*  
EXISTING GRADE ELEVATIONS SHOWN WITH "EX"  
FF ELEVATIONS PER CONCEPTUAL GRADING PLAN



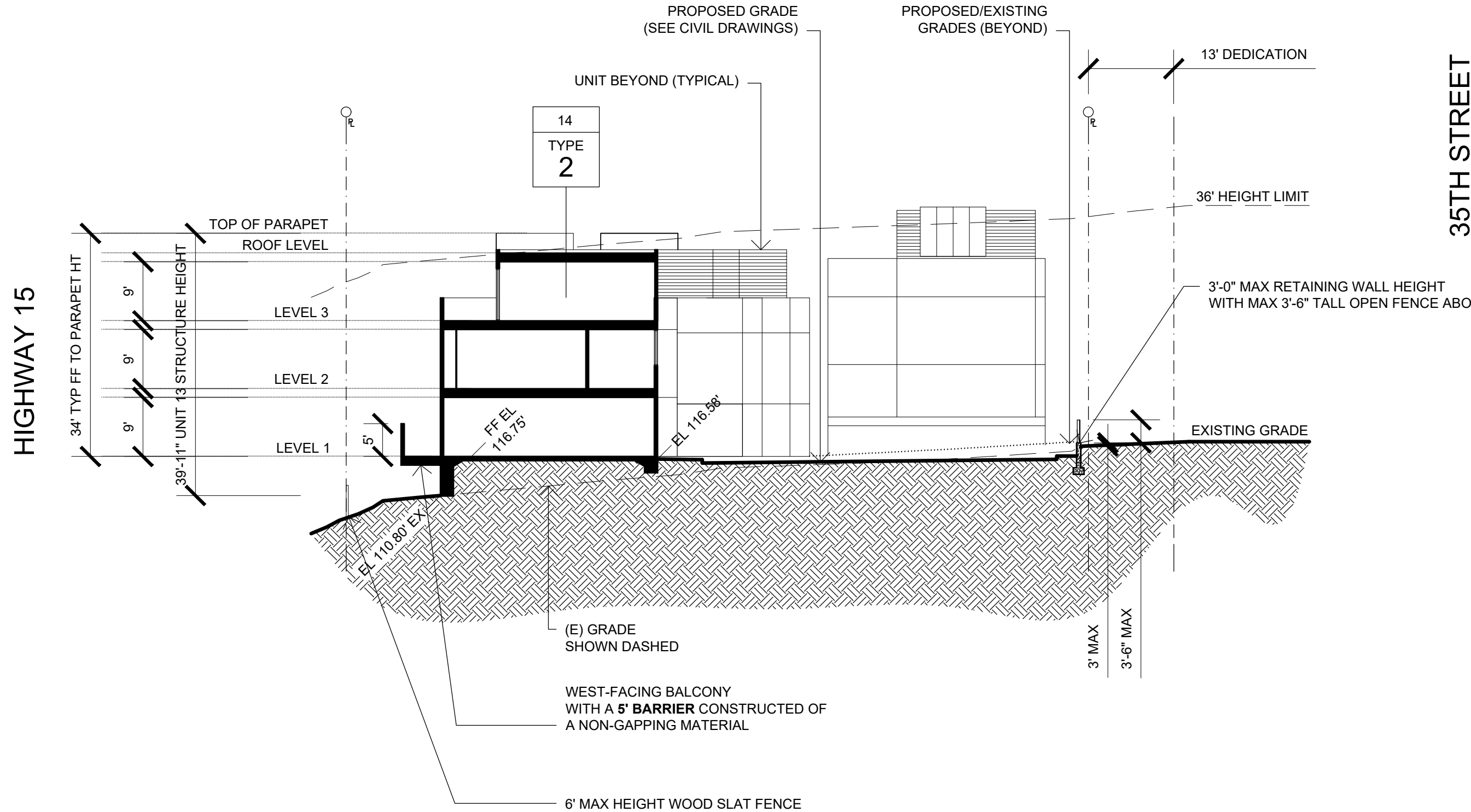
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NOTE\*  
EXISTING GRADE ELEVATIONS SHOWN WITH "EX"  
FF ELEVATIONS PER CONCEPTUAL GRADING PLAN

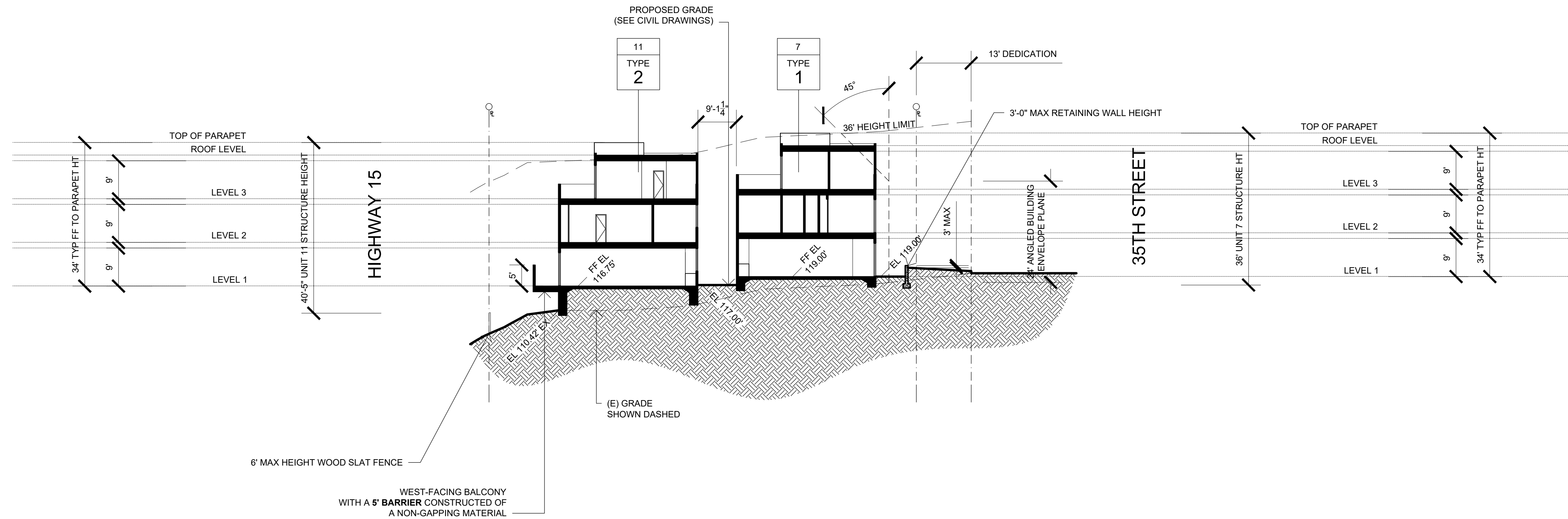


SECTION F-F (THROUGH EXISTING GRADE)

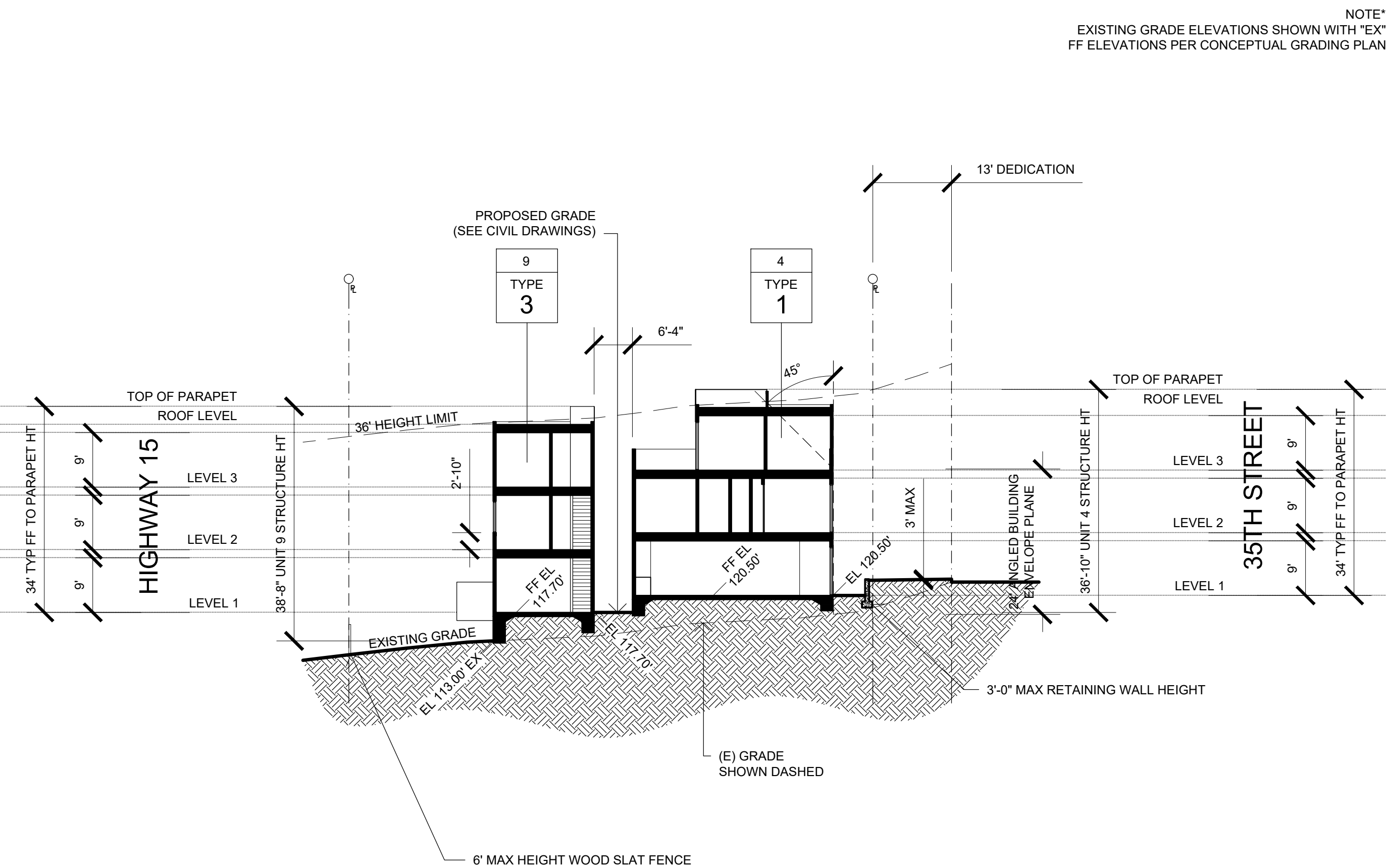
NOTE\*  
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FF ELEVATIONS PER CONCEPTUAL GRADING PLAN



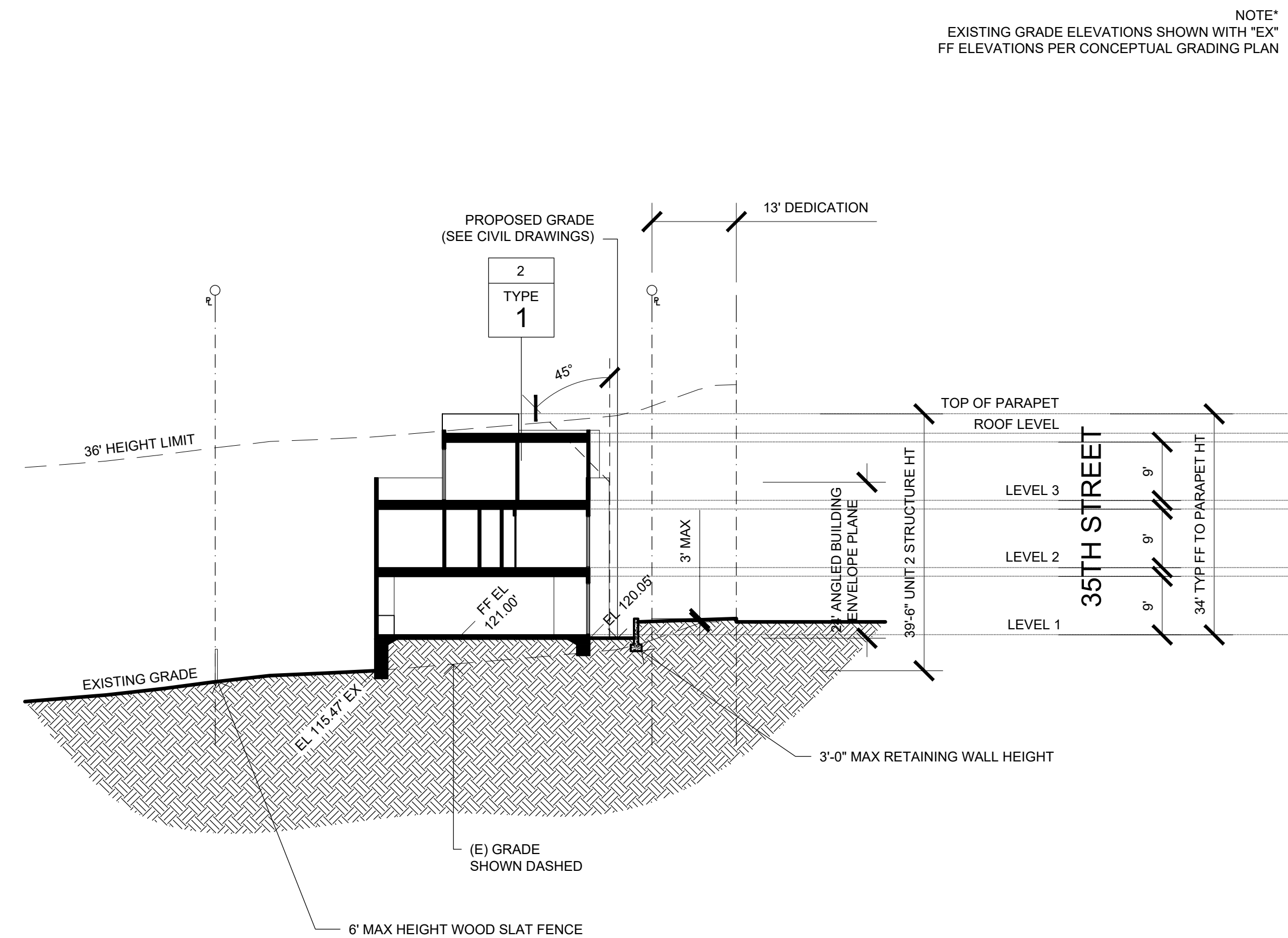
SECTION H-H (THROUGH EXISTING GRADE)



SECTION I-I (THROUGH EXISTING GRADE)



SECTION J-J (THROUGH EXISTING GRADE)



SECTION K-K (THROUGH EXISTING GRADE)

NOTE:  
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FF ELEVATIONS PER CONCEPTUAL GRADING PLAN

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**DBRDS**  
DE BARTOLO + RIMANIC DESIGN STUDIO

## PROJECT TEAM

**OWNER:**

---

**35TH & J PARTNERS, LLC**

363 5TH AVE, SUITE 203  
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**PHONE:** (858) 220-5262  
**CONTACT:** PAULY DE BARTOLO  
**EMAIL:** pauly@dbdrds.com

**DESIGN:**

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**CIVIL ENGINEER**

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CONTACT: BILL SNIPES  
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**LANDSCAPE ARCHITECTURE**

---

**McCULLOUGH LANDSCAPE ARCHITECTURE**

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PHONE: (619) 296-3150  
CONTACT: DAVID MCCULLOUGH  
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**SURVEYOR**

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**SPEAR & ASSOCIATES, INC.**

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PHONE: (760) 736-2040  
CONTACT: RAY SPEAR  
EMAIL: [rspear@spearinc.net](mailto:rspear@spearinc.net)

REVISION:	
06.29.2017	DRAWN BY: CH
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11.06.2017	DRAWN BY: CH
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05.15.2019	DRAWN BY: CH
CYCLE ISSUES 4	
07.17.2019	DRAWN BY: CH
CYCLE ISSUES 5	

DRAWING TITLE:  
SECTIONS

---

PROJECT:  
PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00

CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102

DBRDS PROJECT NO:	150
DATE:	APRIL 20
DRAWN BY:	C
SCALE:	1/16" = 1'-
SHEET NO:	A4.6



WEST ELEVATION (NOT TO SCALE)

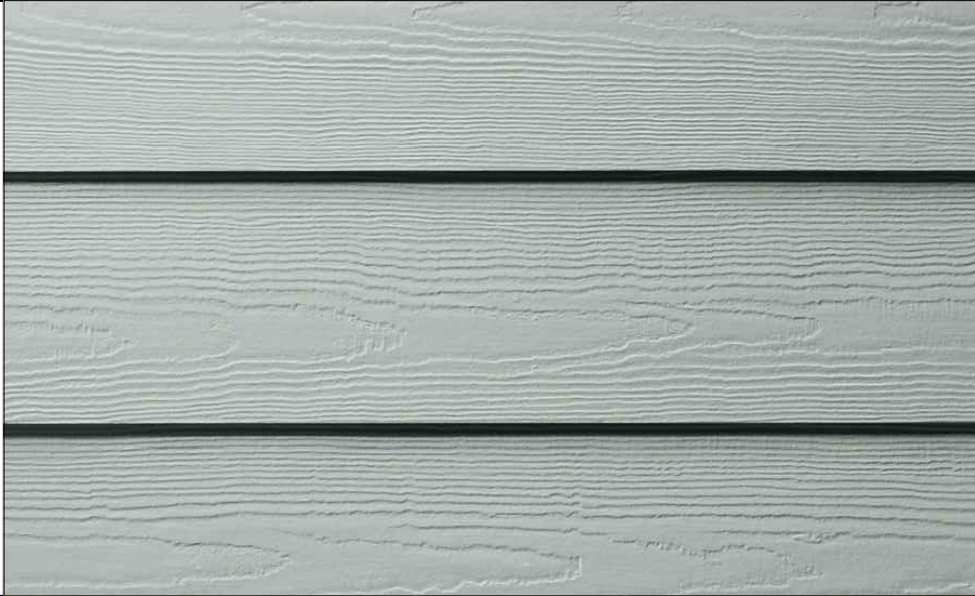
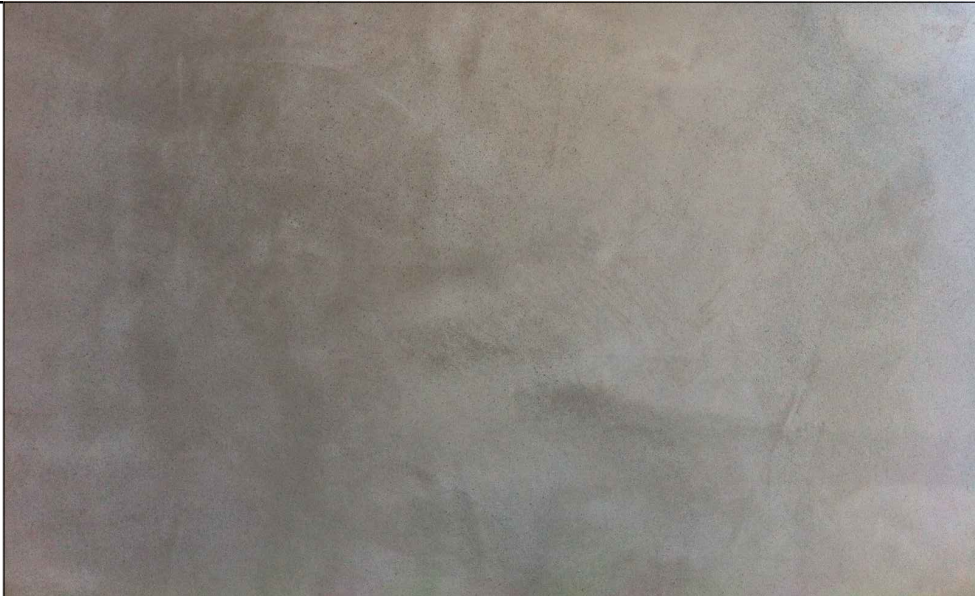


1. METAL AWNING  
GRAY/CHAROCAL

2. WOOD SIDING  
BLUE

3. NATURAL ANODIZED  
ALUMINUM OPERABLE  
GLAZING/DOORS

4. SMOOTH STUCCO  
WHITE



5. SMOOTH STUCCO  
LIGHT GRAY

6. WOOD SIDING  
CHARCOAL

7. WOOD SIDING  
LIGHT GRAY

8. WOOD SIDING  
BROWN



9. NOT USED

10. SMOOTH STUCCO  
CHARCOAL



MATERIAL SELECTIONS

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**DBRDS**  
DE BARTOLO • RIMANIC DESIGN STUDIO

PROJECT TEAM

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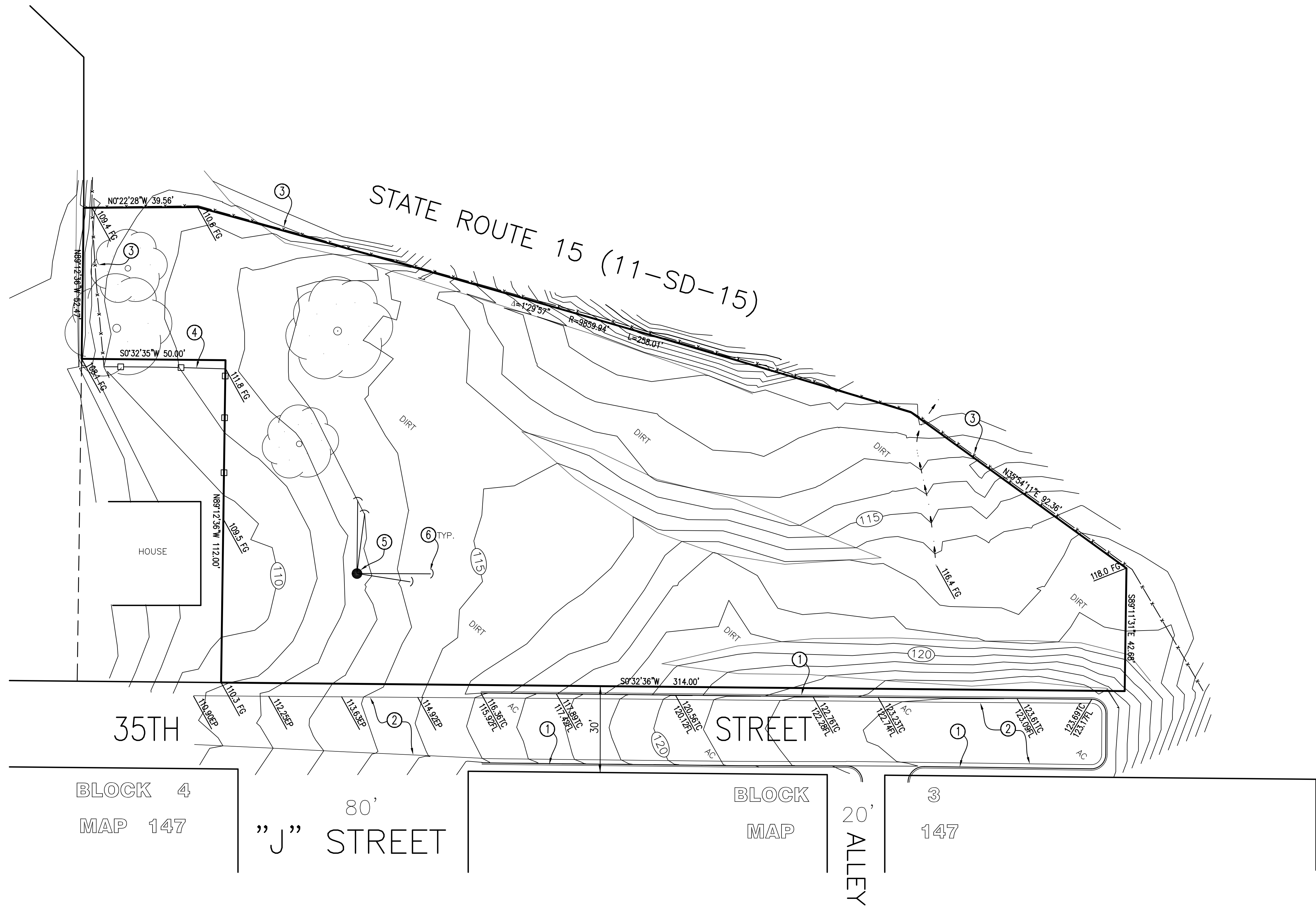
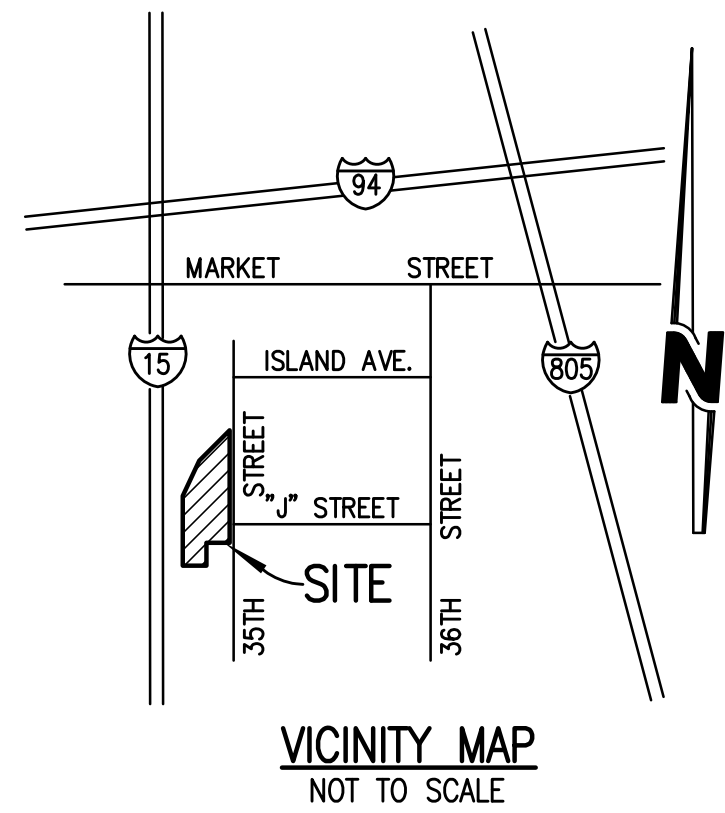
LANDSCAPE ARCHITECTURE  
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CYCLE ISSUES 3	
05.15.2019	DRAWN BY: CH
CYCLE ISSUES 4	
07.17.2019	DRAWN BY: CH
CYCLE ISSUES 5	

DRAWING TITLE:  
MATERIALS BOARD

PROJECT:  
PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00  
CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102

DBRDS PROJECT NO:	15005
DATE:	APRIL 2016
DRAWN BY:	CH
SCALE:	NTS
SHEET NO:	A5.00



LEGEND

- PROPERTY LINE
- TC TOP OF CURB
- FL FLOWLINE
- AC ASPHALT CONCRETE
- EP EDGE OF PAVEMENT
- FG FINISH GRADE
- ① CONCRETE CURB & GUTTER
- ② AC PAVEMENT
- ③ CHAIN LINK FENCE
- ④ WOODEN FENCE
- ⑤ POWER POLE
- ⑥ GUY POLE
- TREE
- CHAIN LINK FENCE
- WOODEN FENCE



LEGAL DESCRIPTION

A PORTION OF PUEBLO LOT 1152, IN THE CITY OF SAN DIEGO COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MAP BY JAMES PASCOE IN 1870, KNOWN AS MISC. MAP NO. 36

APN: 545-280-13, 14, 15

BENCHMARK

CITY OF SAN DIEGO BENCHMARK #15127 SOUTHWEST BRASS PLUG LOCATED AT THE INTERSECTION OF PARDEE ST. AND 'L' STREET

ELEVATION: 91.00 DATUM: NGVD 29

SURVEYOR'S CERTIFICATION

I, RAMON J. SPEAR, A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED DURING APRIL 2015.

RAMON J. SPEAR, L.S. 6404 MAY 7, 2015 DATE

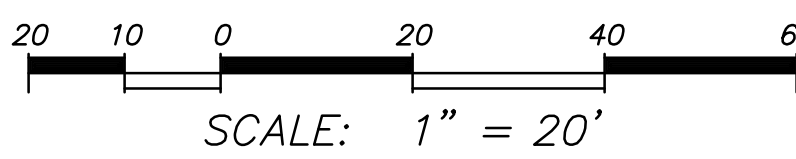


SHEET 1 OF 1

JOB NO. 15-145

DWG. NO. C-1128

GRAPHIC SCALE: 1"=20'

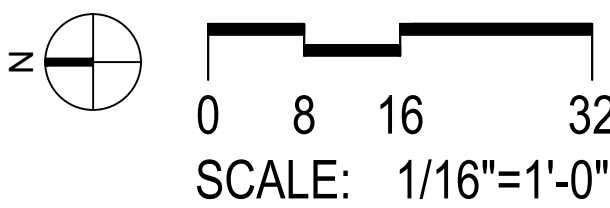
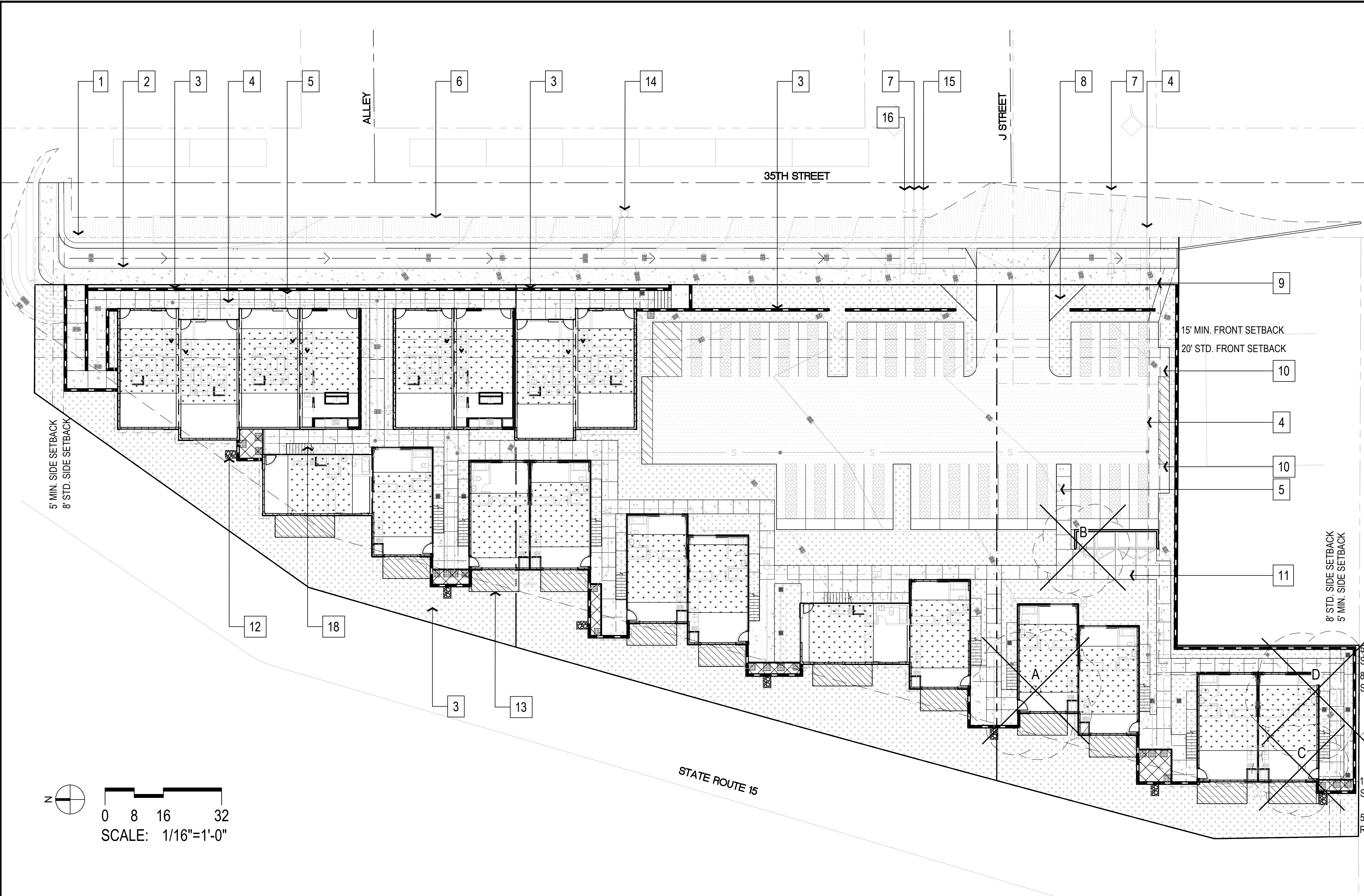


TOPOGRAPHIC SURVEY FOR:  
VACANT LAND  
35TH STREET  
SAN DIEGO, CA 92102

REVISIONS

NO.	DESCRIPTION	DRAWN BY	DATE	APPROVED

NOTES

GENERAL LEGEND

- 1. NEW CURB & GUTTER (SEE CIVIL DRAWINGS)
- 2. PROPOSED SIDEWALK (SEE CIVIL DRAWINGS)
- 3. RETAINING WALL (SEE CIVIL DRAWINGS)
- 4. SEWER LATERALS (SEE CIVIL DRAWINGS)
- 5. CONCRETE WALKWAY
- 6. PROPOSED SAW CUT LINE (SEE CIVIL DRAWINGS)
- 7. WATER LINES (SEE CIVIL DRAWINGS)
- 8. VISIBILITY TRIANGLE (SEE CIVIL DRAWINGS)
- 9. DOWN DRAIN (SEE CIVIL DRAWINGS)
- 10. MOTORCYCLE PARKING
- 11. TRASH ENCLOSURE (SEE ARCHITECTURE DRAWINGS)
- 12. PROPOSED ROCK RIP-RAP (SEE CIVIL DRAWINGS)
- 13. DECK (SEE ARCHITECTURE DRAWINGS)
- 14. PROPOSED LIGHTING (SEE CIVIL DRAWINGS)
- 15. IRRIGATION LINES (SEE CIVIL DRAWINGS)
- 16. FIRE LINE (SEE CIVIL DRAWINGS)
- 17. PERMEABLE CONCRETE SPLASH PAD (SEE CIVIL DRAWINGS)
- 18. STAIRS (SEE ARCHITECTURAL DRAWINGS)

HARDSCAPE LEGEND

SYMBOL	DESCRIPTION
	PROPOSED SIDEWALK (SEE CIVIL DRAWINGS)
	VEHICULAR RATED CONCRETE
	PEDESTRIAN RATED CONCRETE, SCORE LINES SEE PLAN
	PLANTING AREA
	GRASSCRATES OR GROUNDCOVERS IN PARKING LOT
	BIOFILTRATIONS SYSTEM (SEE CIVIL DRAWINGS)
	GREENROOF (SEE CIVIL DRAWINGS)

EXISTING TREE LEGEND



TAG	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
A	SCHINUS MOLLE CALIFORNIA PEPPER TREE	24" CALIPER	TO BE REMOVED
B	JACARANDA MIMOSIFOLIA JACARANDA	12" CALIPER	TO BE REMOVED
C	JACARANDA MIMOSIFOLIA JACARANDA	12" CALIPER	TO BE REMOVED
D	SCHINUS MOLLE CALIFORNIA PEPPER TREE	24" CALIPER	TO BE REMOVED

WATER CONSERVATION STATEMENT

IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE CITY OF SAN DIEGO'S AVAILABLE WATER SUPPLY:

- THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME SPRAY EMITTERS AND CONVENTIONAL LOW ANGLE SPRAY HEADS. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.
- TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE GUESTS. THE SPECIFIED TURF WILL HAVE RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS.
- PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES.
- SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES.
- AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.

ROOT BARRIER NOTE

NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES PER LDC 142.0403.

DISTURBED AREA NOTE

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY RE-VEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL (142.0411(A)).

MAINTENANCE RESPONSIBILITY

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

PLANT MATERIAL NEAR SEWER LINES

NO TREE OR SHRUB EXCEEDING 3' IN HEIGHT SHALL BE PLANTED WITHIN 10' OF ANY PUBLIC SEWER FACILITIES.

UTILITY SCREENING

ALL WATER, SEWER, AND GAS UTILITIES SHALL BE EFFECTIVELY SCREENED WITH PLANT MATERIAL AT THE TIME OF PLANT INSTALLATION.

MULCHING NOTE

ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUNDCOVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

PUBLIC RIGHT OF WAY

ANY EXISTING CONCRETE STAMPS ON EXISTING R.O.W. CONCRETE SHALL BE PRESERVED IN PLACE.

GENERAL NOTE

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

ADDITIONAL NOTES

- ALL LANDSCAPE AREAS NOT CONTAINING TREES SHALL HAVE A MINIMUM FINISHED DIMENSION OF 3 FEET (WIDTH) MEASURED FROM THE INSIDE FACE OF PAVEMENT.
- EACH TREE SHALL BE PLANTED IN AN AIR AND WATER PERMEABLE PLANTING AREA OF AT LEAST 40 SQUARE FEET WITH A MINIMUM FINISHED DIMENSION (WIDTH) OF 5 FEET MEASURED FROM THE INSIDE FACE OF PAVEMENT. THE PLANTING AREA SHALL BE UNENCUMBERED BY UTILITIES.
- ALL IRRIGATION DESIGN AND INSTALLATION SHALL CONFORM WITH THE LANDSCAPE STANDARDS. IT IS THE RESPONSIBILITY OF THE DESIGNER TO BE FAMILIAR WITH AND IMPLEMENT THE LANDSCAPE STANDARDS.
- ANY CHANGES TO THE SITE AND/OR LANDSCAPE PLANS SHALL BE SUBMITTED TO THE CITY LANDSCAPE PLANNER FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING.
- ANY DISCREPANCY OR CONFLICTS IN DIMENSIONS, LANDSCAPE AREA OR MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE CITY LANDSCAPE PLANNER, THE OWNERS, AND THE DESIGNER/ ARCHITECT PRIOR TO INSTALLATION.
- TREES REQUIRED BY THIS DIVISION SHALL BE SELF SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET WITHIN 8 YEARS OF PLANTING.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED WITH A RAIN SHUT-OFF DEVICE.

- GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2ND AND AUGUST 31ST FOR DUST/EROSION CONTROL WITH SUBSEQUENT APPLICATION OF THE HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1ST. AND APRIL 1ST. SUPPLEMENTAL MANUAL IRRIGATION WILL BE IMPLEMENTED IF DEEMED NECESSARY BY THE PROJECT BIOLOGIST AND/OR THE DEVELOPMENT SERVICES DEPARTMENT AND MAY INCLUDE HAND WATERING OR UTILIZATION OF A WATER TRUCK. IF USED, SUPPLEMENTAL WATERING FREQUENCIES WOULD MIMIC NATURAL RAINFALL CYCLES.

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN)	20 FEET
UNDERGROUND UTILITY LINES (EXCEPT SEWER LINES)	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET
SEWER LINES	10 FEET

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DE BARTOLO + RIMANIC DESIGN STUDIO

PROJECT TEAM

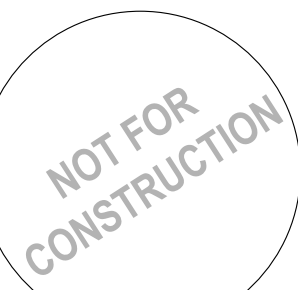
OWNER:  
**35TH & J PARTNERS, LLC**  
363 5TH AVE, SUITE 203  
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PHONE: (658) 220-5262  
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EMAIL: rspear@spearinc.net



REVISION:	
04.13.2017	DRAWN BY: CH
COMPLETENESS CHECK SUBMITTAL	
06.13.2017	DRAWN BY: DC
SITE DEVELOPMENT PERMIT	
09.15.2017	DRAWN BY: DC
REVIEW COMMENTS	
04.11.2018	DRAWN BY: DC
REVIEW COMMENTS 2	
06.25.2018	DRAWN BY: DC
CITY PLANNER COMMENTS	
08.28.2018	DRAWN BY: DC
REVISION	
07.17.2019	DRAWN BY: MB

DRAWING TITLE:  
**LANDSCAPE DEVELOPMENT PLAN**

PROJECT:  
PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00

CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102

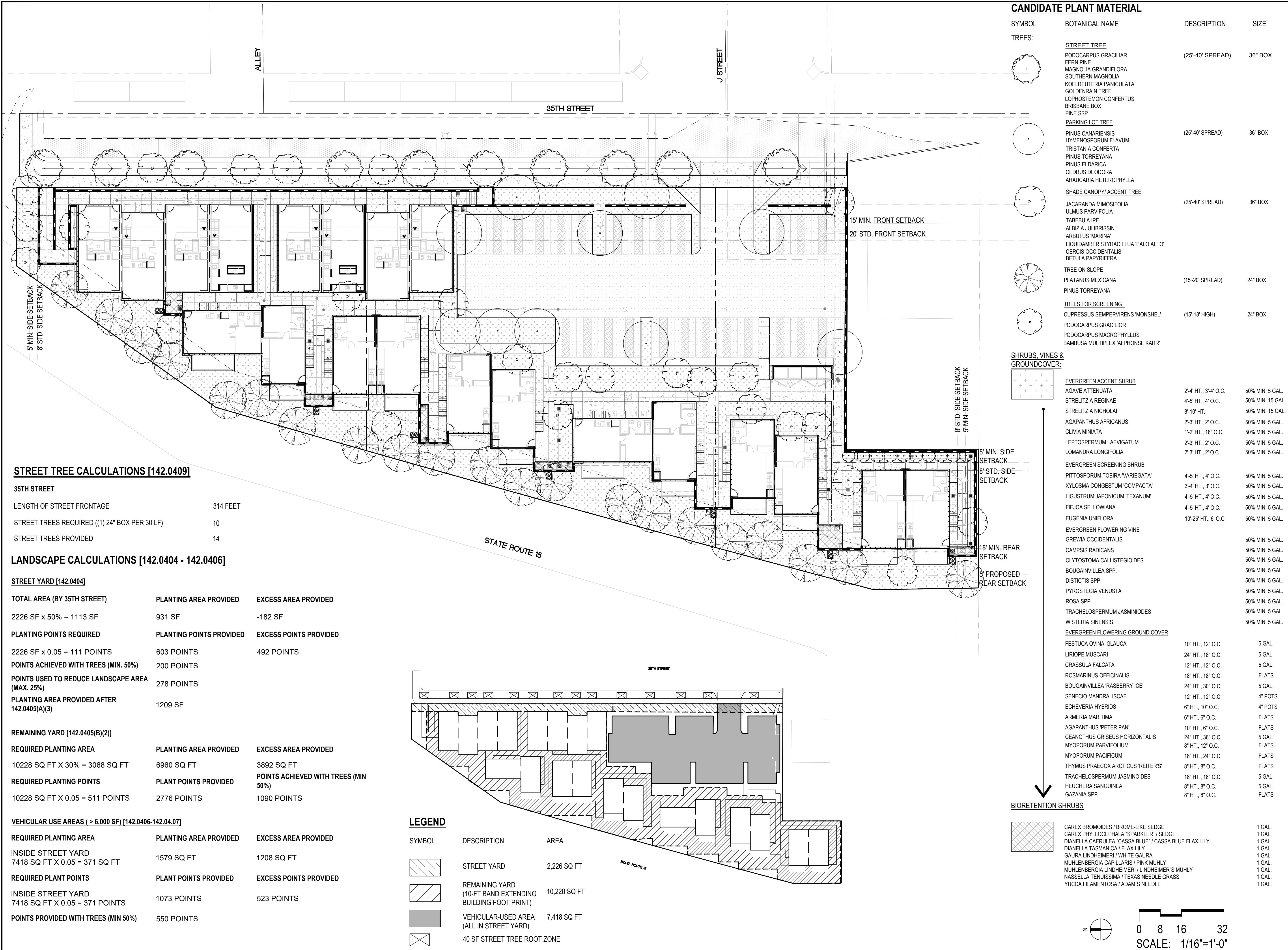
DBRDS PROJECT NO: 15005

DATE: AUGUST 2018

DRAWN BY: DC

SCALE:

SHEET NO: L1.01



STREET TREE CALCULATIONS [142.0409]

35TH STREET	
LENGTH OF STREET FRONTAGE	314 FEET
STREET TREES REQUIRED ((1) 24" BOX PER 30 LF)	10
STREET TREES PROVIDED	14

LANDSCAPE CALCULATIONS [142.0404 - 142.0406]

STREET YARD [142.0404]		
TOTAL AREA (BY 35TH STREET)	PLANTING AREA PROVIDED	EXCESS AREA PROVIDED
2226 SF x 50% = 1113 SF	931 SF	-182 SF
PLANTING POINTS REQUIRED	PLANTING POINTS PROVIDED	EXCESS POINTS PROVIDED
2226 SF x 0.05 = 111 POINTS	603 POINTS	492 POINTS
POINTS ACHIEVED WITH TREES (MIN. 50%)	200 POINTS	
POINTS USED TO REDUCE LANDSCAPE AREA (MAX. 25%)	278 POINTS	
PLANTING AREA PROVIDED AFTER 142.0405(A)(3)	1209 SF	
REMAINING YARD [142.0405(B)(2)]		
REQUIRED PLANTING AREA	PLANTING AREA PROVIDED	EXCESS AREA PROVIDED
10228 SQ FT X 30% = 3068 SQ FT	6960 SQ FT	3892 SQ FT
REQUIRED PLANTING POINTS	PLANT POINTS PROVIDED	POINTS ACHIEVED WITH TREES (MIN 50%)
10228 SQ FT X 0.05 = 511 POINTS	2776 POINTS	1090 POINTS

VEHICULAR USE AREAS ( > 6,000 SF) [142.0406-142.04.07]		
REQUIRED PLANTING AREA	PLANTING AREA PROVIDED	EXCESS AREA PROVIDED
INSIDE STREET YARD 7418 SQ FT X 0.05 = 371 SQ FT	1579 SQ FT	1208 SQ FT
REQUIRED PLANT POINTS	PLANT POINTS PROVIDED	EXCESS POINTS PROVIDED
INSIDE STREET YARD 7418 SQ FT X 0.05 = 371 POINTS	1073 POINTS	523 POINTS
POINTS PROVIDED WITH TREES (MIN 50%)	550 POINTS	

LEGEND

SYMBOL	DESCRIPTION	AREA
	STREET YARD	2,226 SQ FT
	REMAINING YARD (10-FT BAND EXTENDING BUILDING FOOT PRINT)	10,228 SQ FT
	VEHICULAR-USED AREA (ALL IN STREET YARD)	7,418 SQ FT
	40 SF STREET TREE ROOT ZONE	

CANDIDATE PLANT MATERIAL

SYMBOL	BOTANICAL NAME	DESCRIPTION	SIZE
TREES:			
	STREET TREE		
	PODOCARPUS GRACILIAR	(25'-40' SPREAD)	36" BOX
	FERN PINE		
	MAGNOLIA GRANDIFLORA		
	SOUTHERN MAGNOLIA		
	KOELREUTERIA PANICULATA		
	GOLDENRAIN TREE		
	LOPHOSTEMON CONFERTUS		
	BRISBANE BOX		
	PINE SSP.		
	PARKING LOT TREE		
	PINUS CANARIENSIS	(25'-40' SPREAD)	36" BOX
	HYMENOSPORUM FLAVUM		
	TRISTANIA CONFERTA		
	PINUS TORREYANA		
	PINUS ELIDARICA		
	CEDRUS DEODORA		
	ARAUCARIA HETEROPHYLLA		
	SHADE CANOPY/ ACCENT TREE		
	JACARANDA MIMOSIFOLIA	(25'-40' SPREAD)	36" BOX
	ULMUS PARVIFOLIA		
	TABEBUIA IPE		
	ALBIZIA JULIBRISSIN		
	ARBUTUS 'MARINA'		
	LIQUIDAMBER STYRACIFLUA 'PALO ALTO'		
	CERCIS OCCIDENTALIS		
	BETULA PAPPYRIFERA		
	TREE ON SLOPE		
	PLATANUS MEXICANA	(15'-20' SPREAD)	24" BOX
	PINUS TORREYANA		
TREES FOR SCREENING			
	CUPRESSUS SEMPERVIRENS 'MONSHEL'	(15'-18' HIGH)	24" BOX
	PODOCARPUS GRACILIOR		
	PODOCARPUS MACROPHYLLUS		
	BAMBUSA MULTIPLEX 'ALPHONSE KARR'		
SHRUBS, VINES & GROUNDCOVER:			
	EVERGREEN ACCENT SHRUB		
	AGAVE ATTENUATA	2'-4" HT., 3'-4" O.C.	50% MIN. 5 GAL.
	STRELITZIA REGINAE	4'-5" HT., 4" O.C.	50% MIN. 15 GAL.
	STRELITZIA NICHOLAI	8'-10' HT.	50% MIN. 15 GAL.
	AGAPANTHUS AFRICANUS	2'-3" HT., 2" O.C.	50% MIN. 5 GAL.
	CLIVIA MINIATA	1'-2" HT., 18" O.C.	50% MIN. 5 GAL.
	LEPTOSPERMUM LAEVIGATUM	2'-3" HT., 2" O.C.	50% MIN. 5 GAL.
	LOMANDRA LONGIFOLIA	2'-3" HT., 2" O.C.	50% MIN. 5 GAL.
	EVERGREEN SCREENING SHRUB		
	PITTOSPORUM TOBIRA 'VARIEGATA'	4'-5" HT., 4" O.C.	50% MIN. 5 GAL.
	XYLOSMA CONGESTUM 'COMPACTA'	3'-4" HT., 3" O.C.	50% MIN. 5 GAL.
	LIGUSTRUM JAPONICUM 'TEXANUM'	4'-5" HT., 4" O.C.	50% MIN. 5 GAL.
	FIEJOA SELLOWIANA	4'-5" HT., 4" O.C.	50% MIN. 5 GAL.
	EUGENIA UNIFLORA	10'-25" HT., 6" O.C.	50% MIN. 5 GAL.
	EVERGREEN FLOWERING VINE		
	GREWIA OCCIDENTALIS		50% MIN. 5 GAL.
	CAMPISIS RADICANS		50% MIN. 5 GAL.
	CLYTOSTOMA CALLISTEGIOIDES		50% MIN. 5 GAL.
	BOUGAINVILLEA SPP.		50% MIN. 5 GAL.
	DISTICTIS SPP.		50% MIN. 5 GAL.
	PYROSTEGIA VENUSTA		50% MIN. 5 GAL.
	ROSA SPP.		50% MIN. 5 GAL.
	TRACHELOSPERMUM JASMINIODES		50% MIN. 5 GAL.
	WISTERIA SINENSIS		50% MIN. 5 GAL.
	EVERGREEN FLOWERING GROUND COVER		
	FESTUCA OVINA 'GLAUCA'	10" HT., 12" O.C.	5 GAL.
	LIRIOPE MUSCARI	24" HT., 18" O.C.	5 GAL.
	CRASSULA FALCATA	12" HT., 12" O.C.	5 GAL.
	ROSMARINUS OFFICINALIS	18" HT., 18" O.C.	FLATS
	BOUGAINVILLEA 'RASBERRY ICE'	24" HT., 30" O.C.	5 GAL.
	SENECIO MANDRALISCAE	12" HT., 12" O.C.	4" POTS
	ECHVEVERIA HYBRIDS	6" HT., 10" O.C.	4" POTS
	ARMERIA MARITIMA	6" HT., 6" O.C.	FLATS
	AGAPANTHUS 'PETER PAN'	10" HT., 6" O.C.	FLATS
	CEANOTHUS GRISEUS HORIZONTALIS	24" HT., 36" O.C.	5 GAL.
	MYOPORUM PARVIFOLIUM	8" HT., 12" O.C.	FLATS
	MYOPORUM PACIFICUM	18" HT., 24" O.C.	FLATS
	THYMUS PRAECOX ARCTICUS 'REITER'S'	8" HT., 8" O.C.	FLATS
	TRACHELOSPERMUM JASMINOIDES	18" HT., 18" O.C.	5 GAL.
	HEUCHERA SANGUINEA	8" HT., 8" O.C.	5 GAL.
	GAZANIA SPP.	8" HT., 8" O.C.	FLATS
BIORETENTION SHRUBS			
	CAREX BROMOIDES / BROME-LIKE SEDGE		1 GAL.
	CAREX PHYLLOCEPHALA 'SPARKLER' / SEDGE		1 GAL.
	DIANELLA CAERULEA 'CASSA BLUE' / CASSA BLUE FLAX LILY		1 GAL.
	DIANELLA TASMANICA / FLAX LILY		1 GAL.
	GAURA LINDHEIMERI / WHITE GAURA		1 GAL.
	MUHLLENBERGIA CAPILLARIS / PINK MUHLY		1 GAL.
	MUHLLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY		1 GAL.
	NASSELLA TENUISSIMA / TEXAS NEEDLE GRASS		1 GAL.
	YUCCA FILAMENTOSA / ADAM'S NEEDLE		1 GAL.

Notes:  
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DBRDS  
DE BARTOLO + RIMANIC DESIGN STUDIO

PROJECT TEAM

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CONSTRUCTION

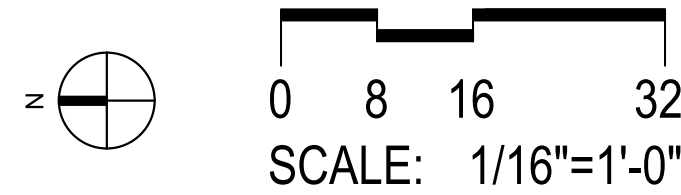
REVISION:	
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COMPLETENESS CHECK SUBMITTAL	
06.13.2017	DRAWN BY: DC
SITE DEVELOPMENT PERMIT	
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CITY PLANNER COMMENTS	
08.28.2018	DRAWN BY: DC
REVISION	
07.17.2019	DRAWN BY: MB

DRAWING TITLE:  
LANDSCAPE CALCULATION  
& PLANT SCHEDULE

PROJECT:  
PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00

CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102

DBRDS PROJECT NO:	15005
DATE:	AUGUST 2018
DRAWN BY:	DC
SCALE:	
SHEET NO:	L1.02






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## WATER CONSERVATION STATEMENT

IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE CITY OF SAN DIEGO'S AVAILABLE WATER SUPPLY:

1. THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME SPRAY EMITTERS AND CONVENTIONAL LOW ANGLE SPRAY HEADS. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.
2. TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE GUESTS. THE SPECIFIED TURF WILL HAVE RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS.
3. PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES.
4. SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES.
5. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.

## LEGEND

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>AREA</u>
	HYDRO ZONE 1	1,424 SQ FT
	HYDRO ZONE 2	2,975 SQ FT
	HYDRO ZONE 3	1,955 SQ FT
	HYDRO ZONE 4	5,317 SQ FT
	HYDRO ZONE 4	5,317 SQ FT

TREE



SHRUB, VINE & GROUNDCOVER



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**DBRDS**  
DE BARTOLO • RIMANIC DESIGN STUDIO

PROJECT TEAM

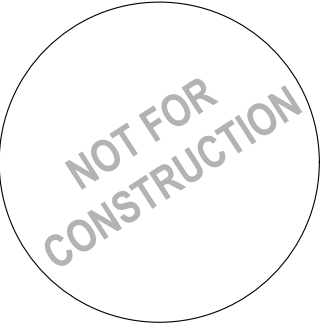
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06.25.2018	DRAWN BY: DC
CITY PLANNER COMMENTS	
08.28.2018	DRAWN BY: DM
REVISION	
07.17.2019	DRAWN BY: MB

DRAWING TITLE:  
**LANDSCAPE PLANT PICTURES**

PROJECT:  
PROPOSED SMALL LOT  
SUBDIVISION PROJECT  
545-260-13-00, 14-00, 15-00

CORNER OF 35TH ST & J ST  
SAN DIEGO CA 92102

DBRDS PROJECT NO: 15005

DATE: AUGUST 2018

DRAWN BY: DC

SCALE:

SHEET NO: L1.04

## AREA

## ACCESS NOTE

## ACCESS NOTE

FLOOD ZONE

## GENERAL NOTE

- ## UTILITIES

## LEGAL DESCRIPTION

ASSESSOR'S PARCEL NO.

## COORDINATE INDEX

## TOPOGRAPHIC SOURCE

FIELD SURVEY DATE : MAY 7, 2015

## ZONING INFORMATION

## BENCHMARK

## SHEET INDEX

## MAPPING NOTE

## PROJECT NOTES

- ## UTILITY TABLE

OWNER/APPLICANT/DEVELOPER

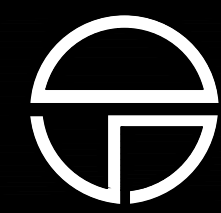
MICHAEL DONOVAN

ENGINEER OF WORK



DEP# \_\_\_\_\_ PTS NO 549188  
I.O.# 24007282





TENTATIVE MAP  
35TH STREET TENTATIVE MAP

DESIGNER WAS  
DRAWN BY  
CHECKED BY  
DATE 3/21/2018

REVISION DESCRIPTION  
BY DATE  
NO. SDA  
1 8/31/17  
2 8/31/17  
3 8/31/17  
4 8/31/17  
5 8/31/17  
6 8/31/17  
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20 8/31/17  
21 8/31/17

ATTACHMENT 16

LEGEND

- LOT NUMBER ①  
EASEMENT DATA △  
PROPERTY LINE - - -  
PARKING SPACE □  
PROPOSED LOT LINE ———

LOT NO.	GROSS LOT AREA (SF)	FLOOR AREA (SF)	FLOOR AREA RATIO	NO. OF STORIES	NO. OF BEDROOMS	FOOTPRINT (SF)
1	551	1495	2.60	3	2	551
2	551	1495	2.60	3	2	551
3	551	1495	2.60	3	2	551
4	551	1434	2.60	3	3	551
5	551	1434	2.60	3	2	551
6	551	1434	2.60	3	3	551
7	551	1434	2.60	3	2	551
8	551	1434	2.60	3	2	551
9	500	1525	2.29	3	2	500
10	500	1434	2.20	3	2	500
11	500	1434	2.20	3	2	500
12	500	1434	2.20	3	2	500
13	500	1525	2.20	3	2	500
14	500	1434	2.20	3	2	500
15	500	1525	2.29	3	2	500
16	500	1434	2.20	3	2	500
17	500	1434	2.20	3	2	500
18	500	1434	2.20	3	2	500
19	500	1434	2.20	3	2	500
20	500	1434	2.20	3	2	500
21	30,988	NA	NA	NA	NA	NA

PREPARED BY:  
NAME : SNIPES-DYE ASSOCIATES  
ADDRESS : 8348 CENTER DRIVE, SUITE G LA MESA, CA 91942  
PHONE : (619) 697-9234  
PROJECT ADDRESS :  
300 BLOCK 35TH STREET  
SAN DIEGO, CA 92102  
PROJECT NAME :  
35TH STREET TENTATIVE MAP  
SHEET TITLE :  
TENTATIVE MAP NO. 1937933  
FOR SMALL LOT SUBDIVISION

REVISION 14 :  
REVISION 13 :  
REVISION 12 :  
REVISION 11 :  
REVISION 10 :  
REVISION 9 :  
REVISION 8 : 8/14/19  
REVISION 7 : 6/21/19  
REVISION 6 : 5/13/19  
REVISION 5 : 1/21/19  
REVISION 4 : 8/23/18  
REVISION 3 : 7/17/18  
REVISION 2 : 3/21/18  
REVISION 1 : 8/31/17  
ORIGINAL : 5/22/17  
SHEET 2 OF 5  
DEPH PTS NO 549188  
I.O.# 24007282



ENGINEER OF WORK

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8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942  
TELEPHONE (619) 697-9234 FAX (619) 460-2033  
WILLIAM A. SNIPES R.C.E. 50477  
EXPIRES 06-30-21

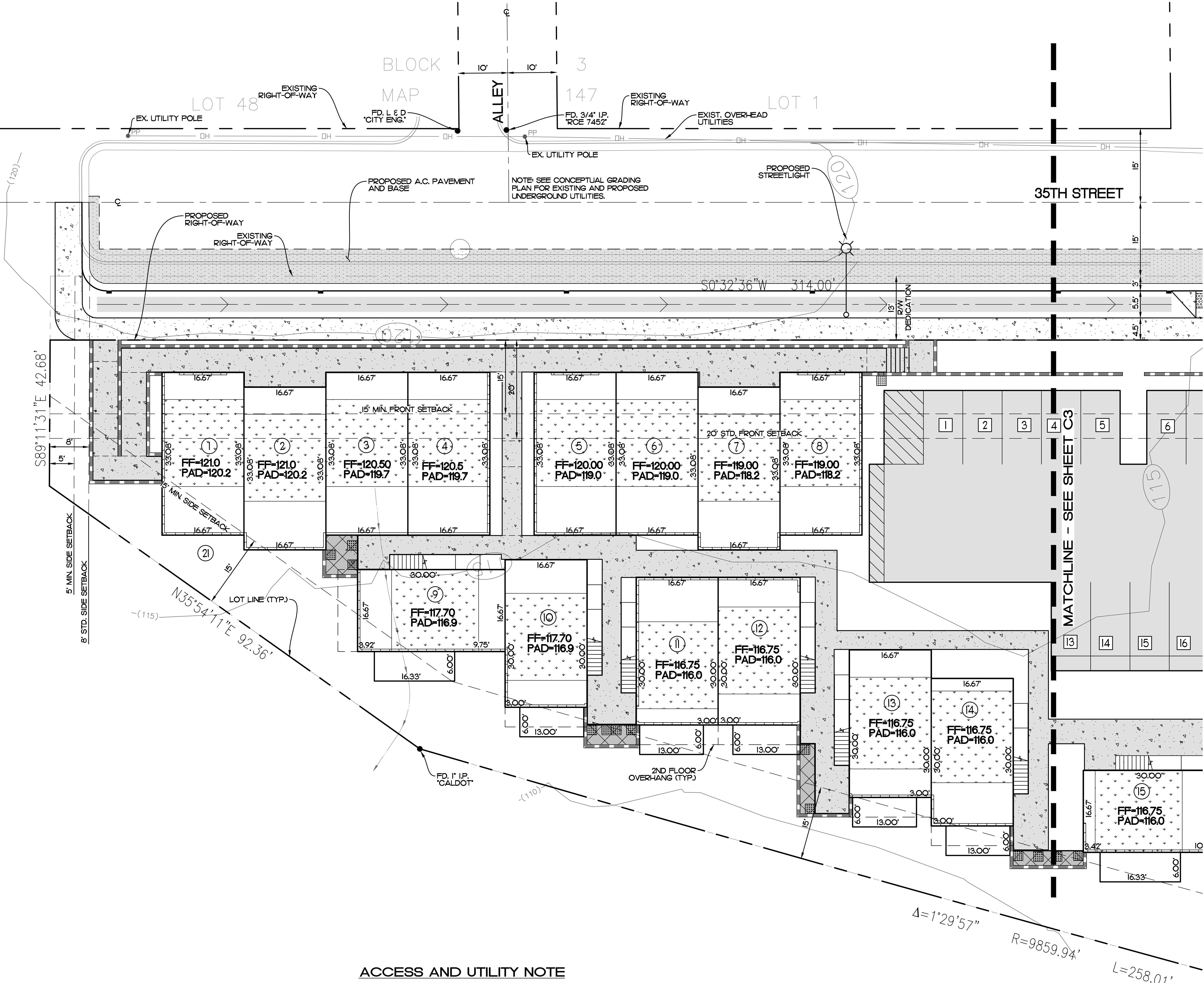
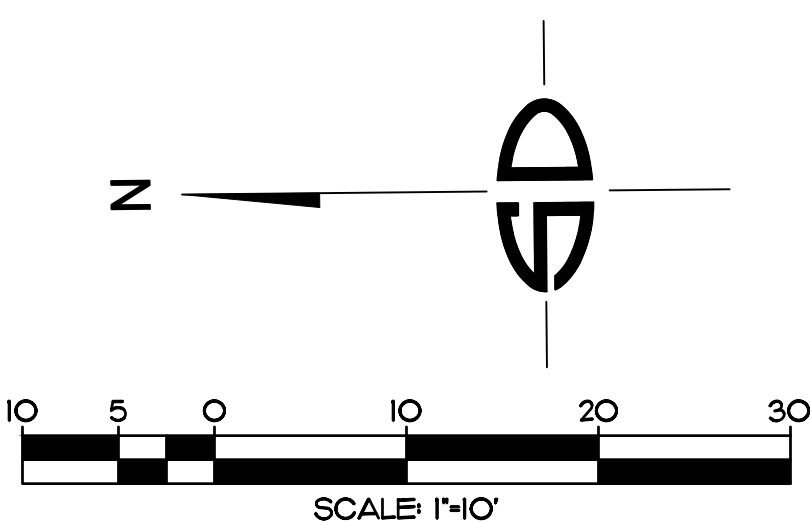
STATE ROUTE 15

ACCESS AND UTILITY NOTE

THERE WILL BE A MUTUAL MAINTENANCE, ACCESS AND UTILITY AGREEMENT ACCESS LOT 21 IN ACCORDANCE WITH SECTION 143.0365(F).

EASEMENT DATA

- △ EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS TO S.D.G.&E. RECORDED 10/15/24 IN BOOK 1049 OF DEEDS, PAGE 26.  
△ EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS TO S.D.G.&E. RECORDED 12/10/24 IN BOOK 1054 OF DEEDS, PAGE 53.  
THE LOCATION OF EASEMENT CANNOT BE PLOTTED FROM RECORD INFORMATION.



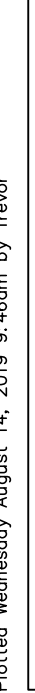
LOT NUMBER 

EASEMENT DATA 

PROPERTY LINE 

PARKING SPACE 


PROPOSED LOT LINE 



THERE WILL BE A MUTUAL MAINTENANCE, ACCESS  
AND UTILITY AGREEMENT ACCESS LOT 21 IN  
ACCORDANCE WITH SECTION 143.0365(F).

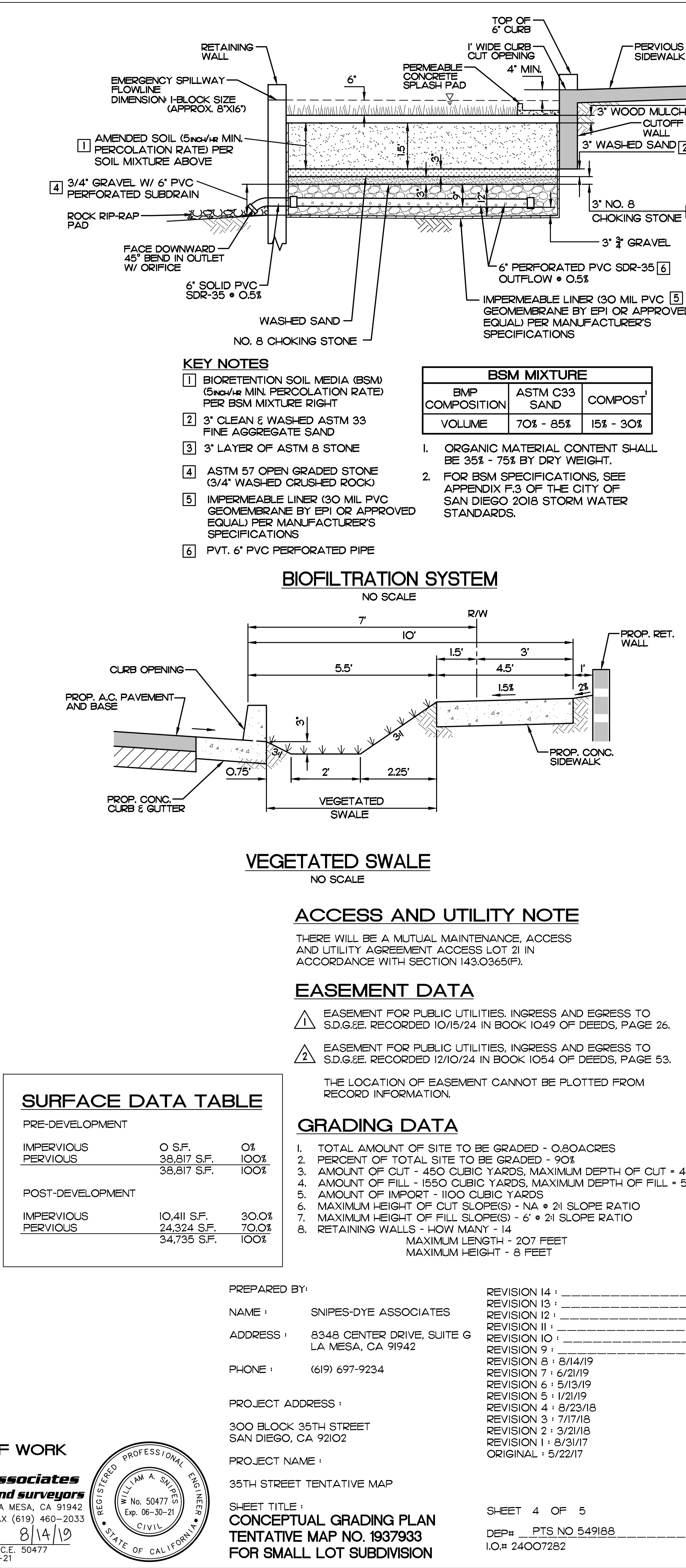
SHEET TITLE :  
TENTATIVE MAP  
TENTATIVE MAP NO. 1937933  
FOR SMALL LOT SUBDIVISION

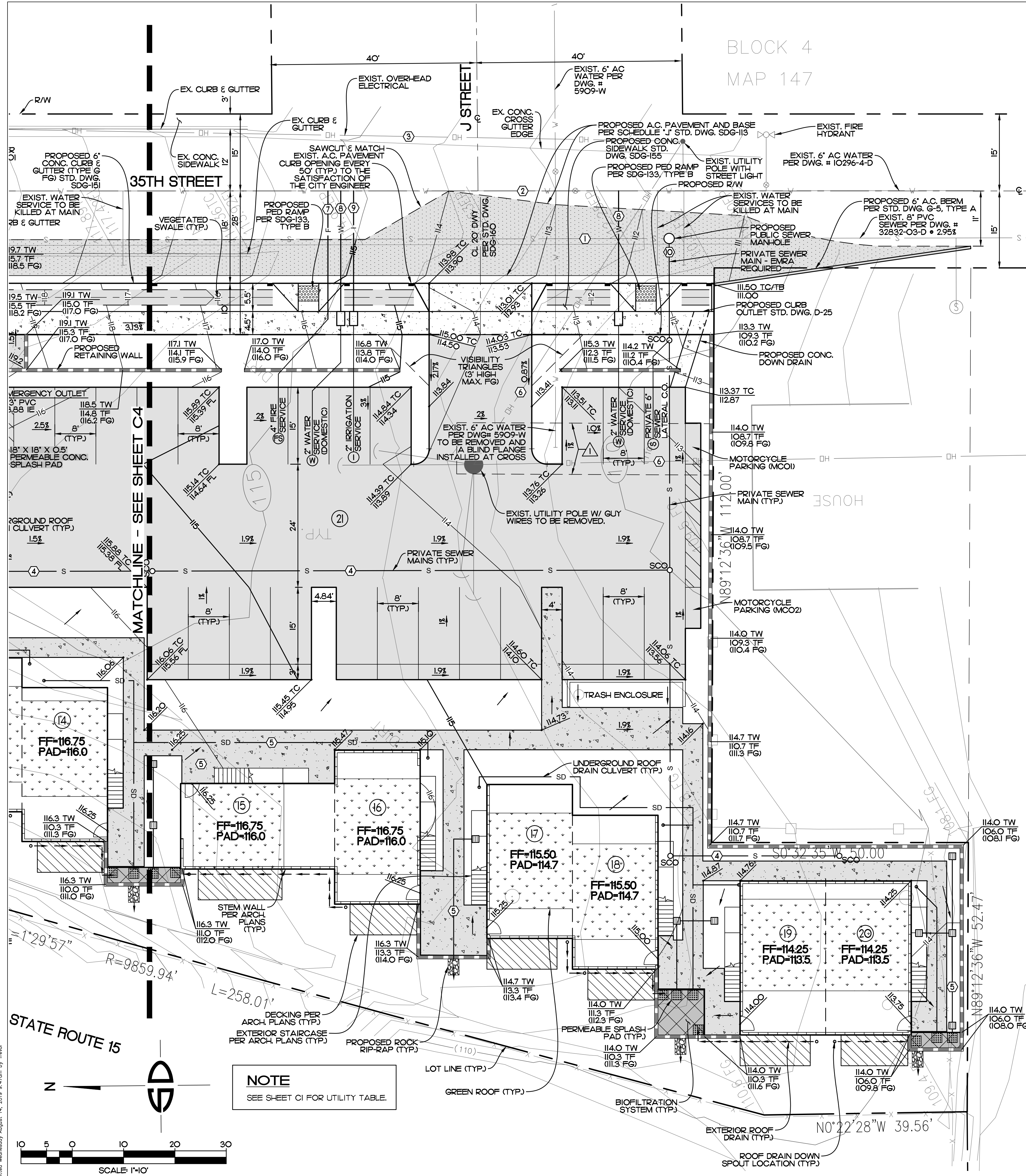
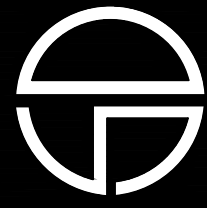
SHEET 3 OF 5  
DEP# \_\_\_\_\_ PTS NO 549188  
I.O.# 24007282



8348 CENTER DRIVE, STE. G, LA MESA, CA 91942  
TELEPHONE (619) 697-9234 FAX (619) 460-2033  
*W.A. Snipes* 8/14/19  
WILLIAM A. SNIPES R.C.E. 50477  
EXPIRES 06-30-21

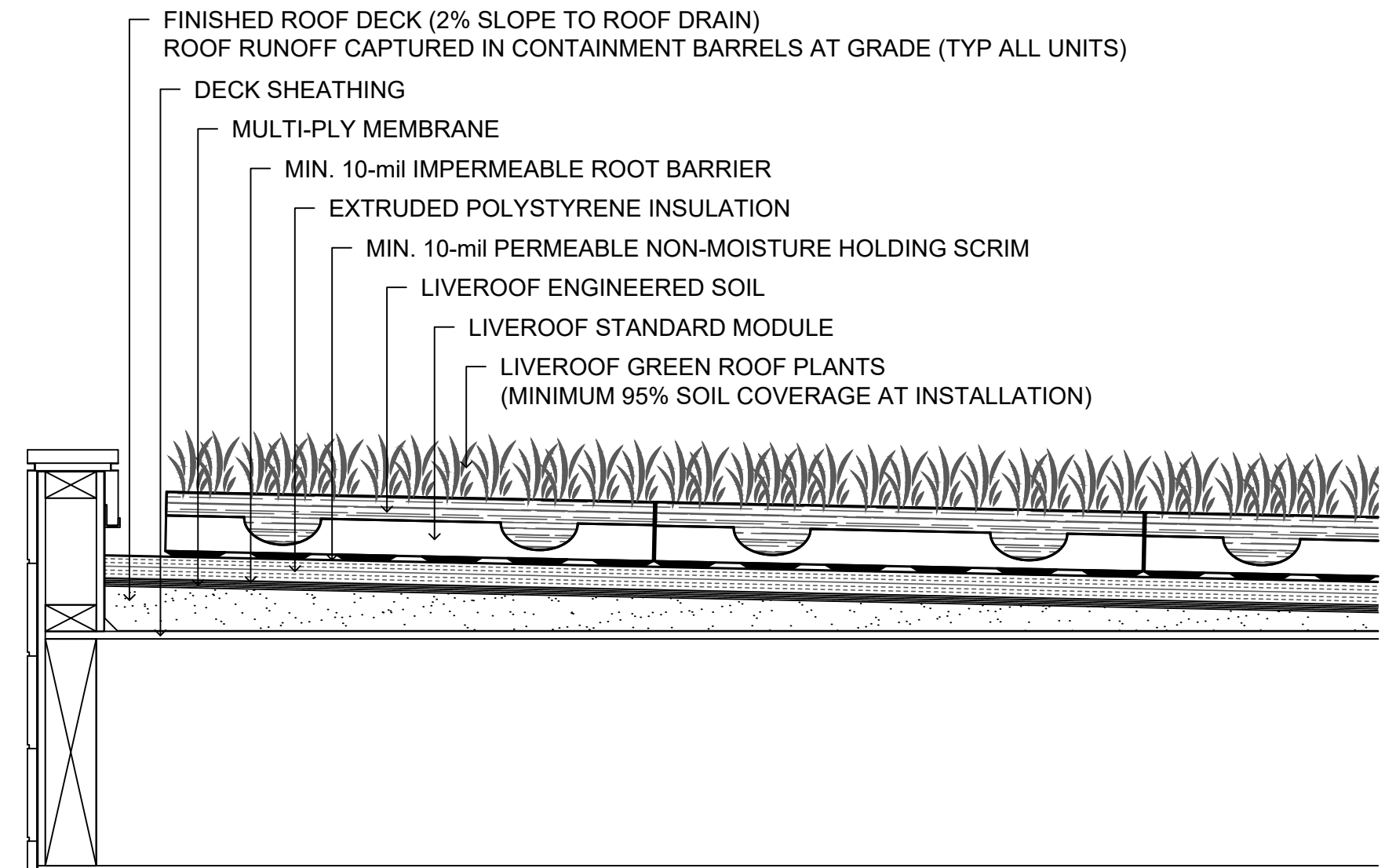




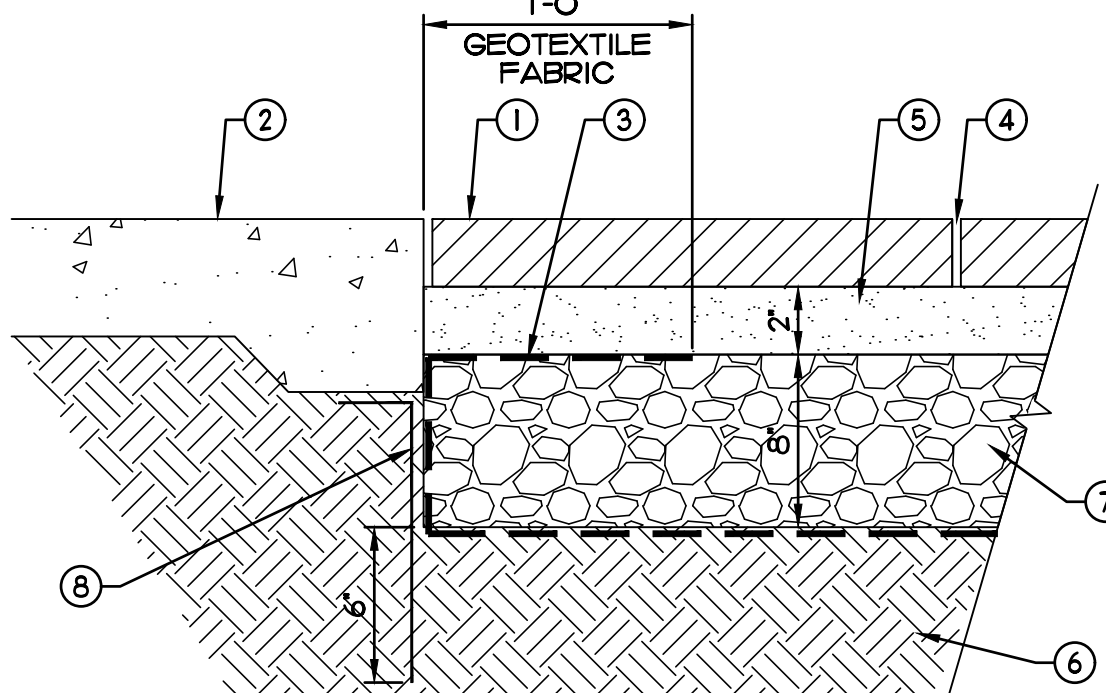


WATER AND SEWER NOTES

1. THE PRIVATE WATER & SEWER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.
2. ALL EXISTING AND PROPOSED WATER LINES SERVING THIS DEVELOPMENT (INCLUDING DOMESTIC, IRRIGATION AND FIRE) MUST PASS THROUGH A PERMITTED, PRIVATE ABOVE-GROUND BACKFLOW PREVENTION DEVICE.
3. ALL PROPOSED PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED ON THE PROJECT'S APPROVED WATER METER DATA CARD.

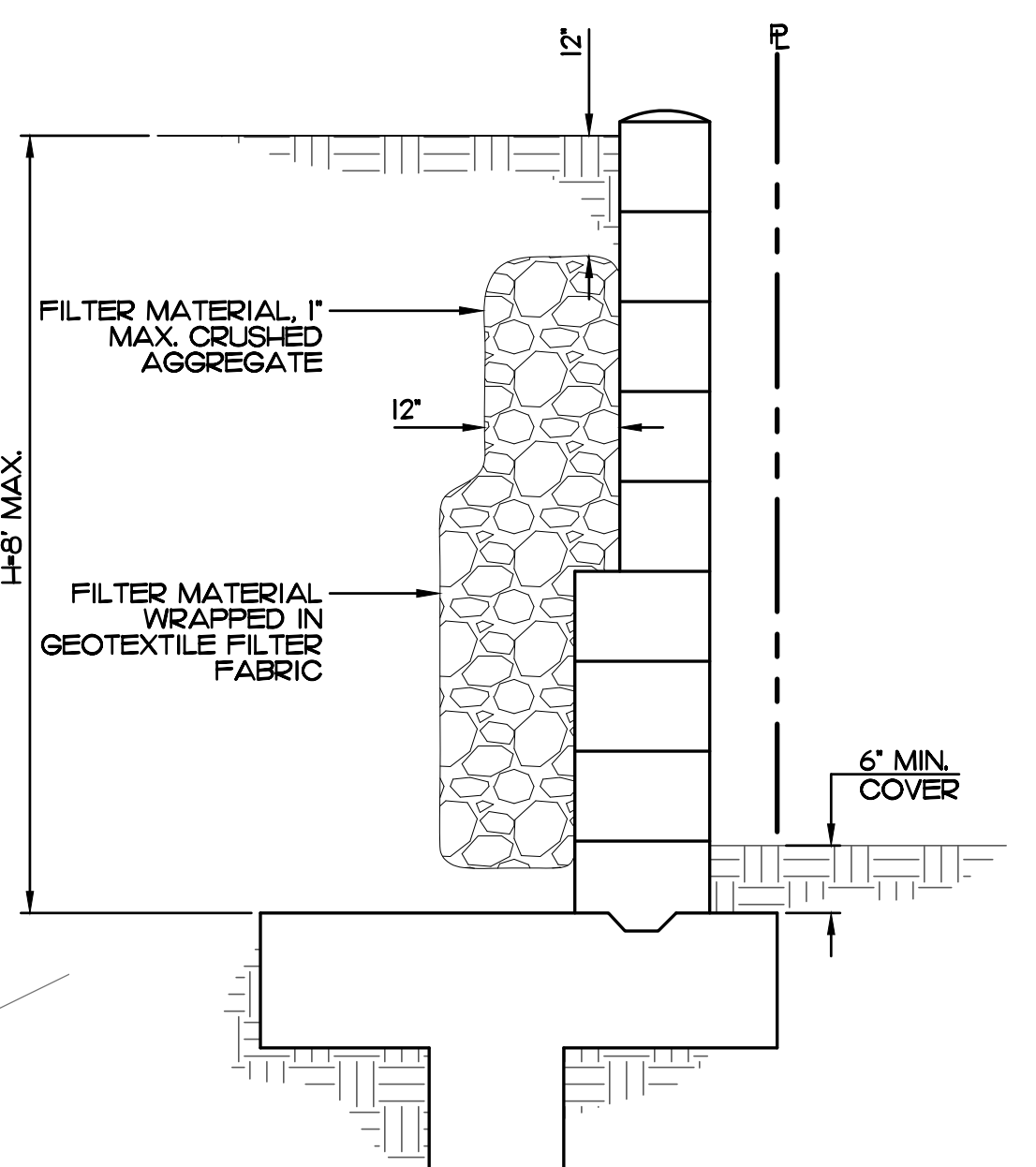


TYPICAL SECTION : GREEN ROOF  
NO SCALE



- LEGEND
1. PERMEABLE PRECAST CONCRETE PAVER.
  2. CONCRETE BUILDING FOOTING.
  3. GEOTEXTILE FABRIC.
  4. JOINTS FILLED WITH SHARP, NORMAL WEIGHT WASHED CONCRETE SAND.
  5. 1/8" - 1/4" AGGREGATE BEDDING LAYER.
  6. BASE AND SUBGRADE PREPARATION PER GEOTECHNICAL REPORT.
  7. CLASS 2 AGGREGATE BASE, 1/2" - 1" CRUSHED ROCK.
  8. IMPERMEABLE MEMBRANE.

PRIVATE PRECAST PERVIOUS PAVERS  
NO SCALE



RETAINING WALL TYPICAL SECTION  
NO SCALE

SURFACE DATA TABLE

PRE-DEVELOPMENT		
IMPERVIOUS	0 S.F.	0%
PERVIOUS	38,817 S.F.	100%
POST-DEVELOPMENT		
IMPERVIOUS	10,411 S.F.	30.0%
PERVIOUS	24,324 S.F.	70.0%
	34,735 S.F.	100%

ACCESS AND UTILITY NOTE

THERE WILL BE A MUTUAL MAINTENANCE, ACCESS AND UTILITY AGREEMENT ACCESS LOT 21 IN ACCORDANCE WITH SECTION 143.0365(F).

EASEMENT DATA

- 1. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS TO S.D.G.&E. RECORDED 10/15/24 IN BOOK 1049 OF DEEDS, PAGE 26.
  - 2. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS TO S.D.G.&E. RECORDED 12/10/24 IN BOOK 1054 OF DEEDS, PAGE 53.
- THE LOCATION OF EASEMENT CANNOT BE PLOTTED FROM RECORD INFORMATION.

GRADING DATA

1. TOTAL AMOUNT OF SITE TO BE GRADED - 0.80 ACRES
2. PERCENT OF TOTAL SITE TO BE GRADED - 90%
3. AMOUNT OF CUT - 450 CUBIC YARDS, MAXIMUM DEPTH OF CUT - 4'
4. AMOUNT OF FILL - 1550 CUBIC YARDS, MAXIMUM DEPTH OF FILL - 5'
5. AMOUNT OF IMPORT - 1100 CUBIC YARDS
6. MAXIMUM HEIGHT OF CUT SLOPE(S) - NA • 2:1 SLOPE RATIO
7. MAXIMUM HEIGHT OF FILL SLOPE(S) - 6' • 2:1 SLOPE RATIO
8. RETAINING WALLS - HOW MANY - 14  
MAXIMUM LENGTH - 207 FEET  
MAXIMUM HEIGHT - 8 FEET

PREPARED BY:  
NAME : SNIPES-DYE ASSOCIATES  
ADDRESS : 8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942  
PHONE : (619) 697-9234

PROJECT ADDRESS :  
300 BLOCK 35TH STREET  
SAN DIEGO, CA 92102

PROJECT NAME :  
35TH STREET TENTATIVE MAP

SHEET TITLE :  
CONCEPTUAL GRADING PLAN  
TENTATIVE MAP NO. 1937933  
FOR SMALL LOT SUBDIVISION

SHEET 5 OF 5  
DATE : 8/31/17  
REVISION 14: 8/14/19  
REVISION 13: 6/21/19  
REVISION 12: 6/13/19  
REVISION 11: 5/23/18  
REVISION 10: 3/21/18  
REVISION 9: 3/21/17  
REVISION 8: 3/21/17  
REVISION 7: 3/21/17  
REVISION 6: 3/21/17  
REVISION 5: 3/21/17  
REVISION 4: 3/21/17  
REVISION 3: 3/21/17  
REVISION 2: 3/21/17  
REVISION 1: 3/21/17  
ORIGINAL: 5/22/17

ENGINEER OF WORK  
**Snipes-Dye associates**  
civil engineers and land surveyors  
8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942  
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WILLIAM A. SNIPES R.C.E. 50477  
EXPIRES 06-30-21

REGISTERED PROFESSIONAL ENGINEER  
WILLIAM A. SNIPES  
No. 50477  
Exp. 06-30-21  
CIVIL  
STATE OF CALIFORNIA

