



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: August 25, 2022 REPORT NO. PC-22-037
HEARING DATE: September 8, 2022
SUBJECT: 3903 Haines Street – Process 5 Decision
PROJECT NUMBER: [669397](#)
OWNER/APPLICANT: Matthew Holt/Leppert Engineering

SUMMARY

Issue: Should the Planning Commission recommend approval to the City Council of an application to allow the demolition of a single-dwelling unit and the development of three single-family residences each to include a Companion Unit, and Junior Unit on three legal lots for a small lot subdivision, and a Public Right-of-Way Vacation to vacate 7.5 feet of frontage of Haines Street on a 0.186-acre site located at 3903 Haines Street within the Pacific Beach Community Plan area?

Staff Recommendations:

1. Recommend the City Council **ADOPT** the Mitigated Negative Declaration No. 669397
2. Recommend the City Council **APPROVE** Tentative Map No. 2449004
3. Recommend the City Council **APPROVE** Coastal Development Permit No. 2449003
4. Recommend the City Council **APPROVE** Site Development Permit No. 2449005
5. Recommend the City Council **APPROVE** Public Right of Way Vacation No. 2595478

Community Planning Group Recommendation: On August 11, 2021, the Pacific Beach Community Planning Group voted 7-5-1 to recommend approval of the project with no conditions (Attachment 10).

Environmental Review: The project required the preparation of a [Mitigated Negative Declaration \(MND\) No. 669397](#) and [Mitigation, Monitoring, and Reporting Program \(MMRP\)](#)

pursuant to the California Environmental Quality Act (CEQA).

Fiscal Impact Statement: All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The Pacific Beach Community Plan and Local Coastal Program Land Use designates the project for Low-Medium Density Residential (9-14 units/net acre), which allows for the development of three new single-dwelling units on a 0.186-acre site. Approval of the project would allow a net gain of the housing stock in the Pacific Beach Community Plan.

BACKGROUND

The 0.186-acre project site is located at 3903 Haines Street, on the corner of Haines Street and Roosevelt Avenue, approximately 0.42 miles southeast of Crown Point Shores and 0.10 miles west of the Bayside Walk. The site is comprised of one existing lot with frontages on Haines Street and Roosevelt Avenue and is currently developed with one single-dwelling unit constructed in 1965. The site is not located in a designated historic district and City staff determined the existing structure is not a significant historical resource.

Surrounding development includes multi-family units in all directions. Further west, there are commercial uses, such as Nancy Vacation Rentals, and San Diego Unified School District to the northeast. The site is in a developed, urban, residential neighborhood with mostly multi-family uses.

The Pacific Beach Community Plan and Local Coastal Program designates the site for Low-Medium Density Residential (9-14 units per acre), or one to two units on the project site. The site is zoned RM-1-1 (Residential-Multiple Unit) in all directions. Surrounding zones include RM-2-5 for multi-family zoning to the west of the property and RM-3-7 to the east for residential uses. The site is located in the Coastal Height Limit, Coastal (Non-Appealable), Parking Impact Area, and Transit Area.

The site is relatively flat, with elevations of approximately 42 to 48 feet above mean sea level (AMSL). The site is not located within or adjacent to the City's Multiple Habitat Planning Area (MHPA) and does not contain Environmentally Sensitive Lands (ESL).

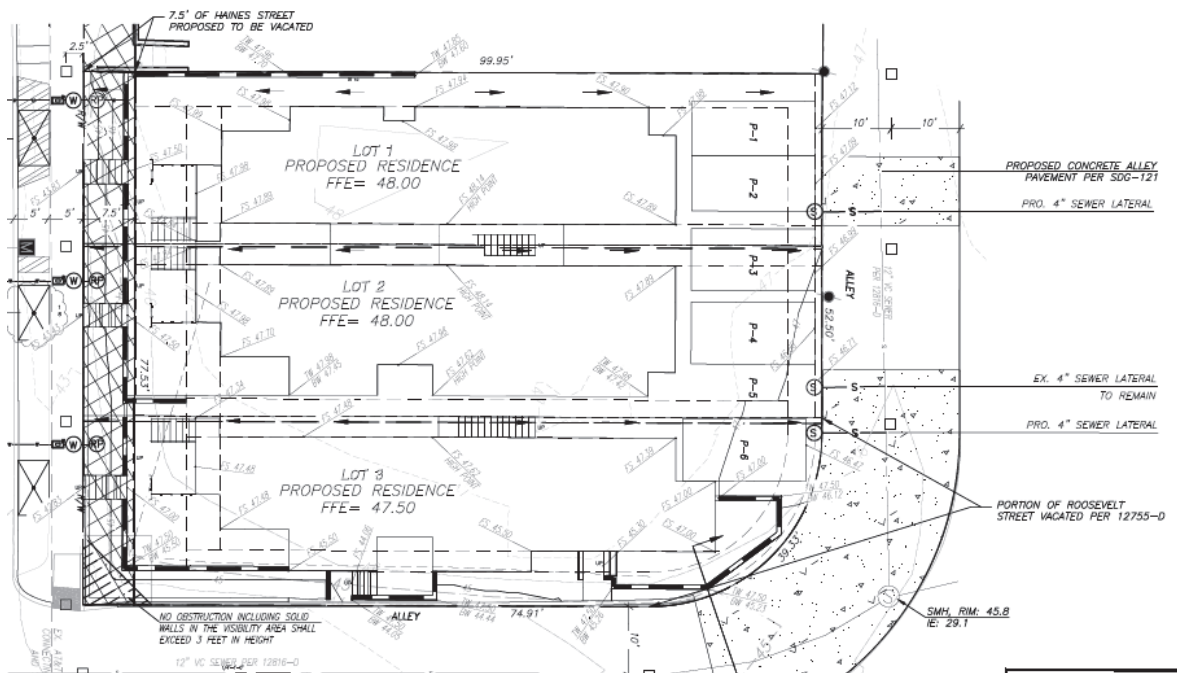
DISCUSSION

Project Description:

The proposed project requests a Coastal Development Permit, Site Development Permit, Tentative Map, and Public Right of Way Vacation to demolish an existing single-dwelling unit, subdivide one existing legal lot into three legal lots, construct a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence; each to include a Companion Unit, and Junior Unit on each lot, and to vacate a portion of Haines Street.

The proposed project lot area is 7,500 square feet prior to the Public Right of Way Vacation, with a base density of 3,000 square feet per unit within the RM-1-1 zone. This results in a base density of 2.5 units, which is rounded up to 3 units per SDMC [Section 113.0222\(a\)\(1\)](#). Utilizing the Small Lot Subdivision Regulations in SDMC [Section 143.0365\(c\)](#) Table 143-03C the project meets the pre-subdivided lot area per the RM-1-1 base zone (7,500 square feet where 6,000 square feet is required). Post subdivision lot areas will increase slightly to 2,732 square feet per lot due to the Haines Street Right of Way Vacation being completed concurrently with the Tentative Map. This increased lot area will not result in any change to either the base density or per lot unit density available to the site.

The "Proposed Residence 1" and "Proposed Residence 2" would be approximately 2,016 square feet. The "Proposed Residence 3" would be approximately 2,030 square feet. All three lots following the Right of Way Vacation will equal 2,732 square feet each and would be developed with ministerial building permits after project approval in accordance with RM-1-1 zone requirements. The proposed project will maintain the existing landscaping along the frontages will remain the same with an addition of Vehicular access from the alleyway will be provided for all structures via a shared parking agreement that is incorporated into the project as a condition of approval. A Public Right of Way Vacation for 7.5' fronting Haines Street between Fortuna Avenue and Roosevelt is proposed due to excess right of way that exceeds current design standards. A portion of Roosevelt Street and Haines Street adjacent to the property was previously vacated per Resolution 191223 (Attachment 9) as shown on 12755-D. The block immediately to the south of the project site on Haines Street was included in that vacation and similarly vacated a 7.5' portion of the Public Right of Way providing for a similar condition as this proposal.



The project will require public improvements for the removal and replacement of damaged City Standard Alley panels, the closure of the existing driveway with the current curb, gutter, and sidewalk, adjacent to the site of Haines Street.

The project is proposing one Companion Unit on each lot pursuant to the San Diego Municipal Code [Section 141.0302\(a\)](#) and one Junior Unit on each lot pursuant to San Diego Municipal Code [Section 141.0302\(b\)](#). The project is utilizing the San Diego Municipal Code which has not yet been certified by the California Coastal Commission, this project was deemed complete on July 27, 2020. The applicant is choosing to utilize the previous certified version of the San Diego Municipal Code.

Small lot subdivisions are permitted in the RM-1-1 zone with a Site Development Permit. Such subdivisions are to be consistent with the density of the zone. This subdivision would result in three lot areas, which is consistent with the zone allowance of one dwelling unit for each lot area. The density of the site would be 14 du/acre, consistent with the land use designation. All lots would front on the existing, developed right of way of Haines Street.

Required Approvals/Project-Issues

- Coastal Development Permit (CDP) – In accordance with Section SDMC [126.0707\(a\)](#), a Process Two CDP is required for the proposed development as the site is located in the Coastal Overlay Zone (Attachment 12)
- Tentative Map (TM) and Public Right of Way Vacations (PROW) – In accordance with SDMC Sections [125.0430](#) and [125.0910](#), a Process Three Tentative Map is required to split one lot into three legal lots and to allow the construction of a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence; and to vacate a portion of Haines Street. A Right of Way Vacation is noted on the tentative map to vacate 7.5 feet of Haines Street. Right of Way Vacation via tentative maps are decided according to Process Five. (Attachment 12)
- Site Development Permit (SDP) – In accordance with SDMC Sections [126.0502\(b\)\(4\)](#) and [143.0365](#), a Process Three SDP is required for a small lot subdivision. The supplemental SDP regulations allow the lot size of under 6,000 square feet (the minimum lot size for the RM-1-1 zone) provided that the density is consistent with the zone and the community plan designation. The RM-1-1 zone allows a density of one unit per 3,000 square feet of lot area, with a quotient over 0.50 being rounded up per SDMC Section 113.0222. (Attachment 12)
- Pursuant to [SDMC 112.0103](#), all the above approvals are consolidated and processed according to Process Five, with the City Council as the decision maker. (Attachment 12)

Community Plan Analysis:

Land Use & Density:

The proposed project is consistent with the goals and policies of the General Plan and Pacific Beach Community Plan. The proposed site is designated in the General Plan as Residential and has a Community Plan land use designation of Low-Medium Density Residential, with a density range of 9-14 dwelling units per net acre.

Mobility:

The Mobility Element of the General Plan promotes sidewalks that are accessible to pedestrians of all abilities and strives toward achieving a complete, functional, and interconnected pedestrian network (ME- A.6). The proposed project implements this policy by retaining the existing street tree and proposing two additional street trees within the planting strip along the sidewalk that help provide shade for a comfortable pedestrian environment and encourage walking as a viable choice for trips in the community.

The Community Plan does not identify Haines Street as a classified street, or an existing or proposed bikeway. The proposed vacation of 7.5 feet of Haines Street does not adversely impact goals and policies related to mobility within the community plan.

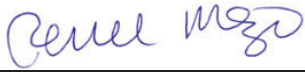
Urban Design:

The Urban Design Element of the Pacific Beach Community Plan recommends the design of new development reflect the scale and character of the established neighborhood. The architectural design (including bulk and scale, fenestration, roof, and materials) is consistent with the single-family and multifamily homes adjacent to the proposed project site.

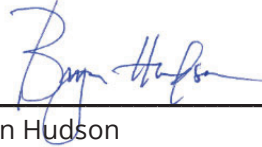
ALTERNATIVES

1. Recommend approval to City Council the Tentative Map No. 2449004, Site Development Permit No. 2449005, Public Right of Way Vacation No. 2595478, Coastal Development Permit No. 2449003, and resolution of the CEQA Exemption, with modifications.
2. Recommend denial to City Council the Tentative Map No. 2449004, Site Development Permit No. 2449005, Public Right of Way Vacation No. 2595478, Coastal Development Permit No. 2449003, and resolution of the CEQA Exemption, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Renee Mezo
Assistant Deputy Director
Development Services Department



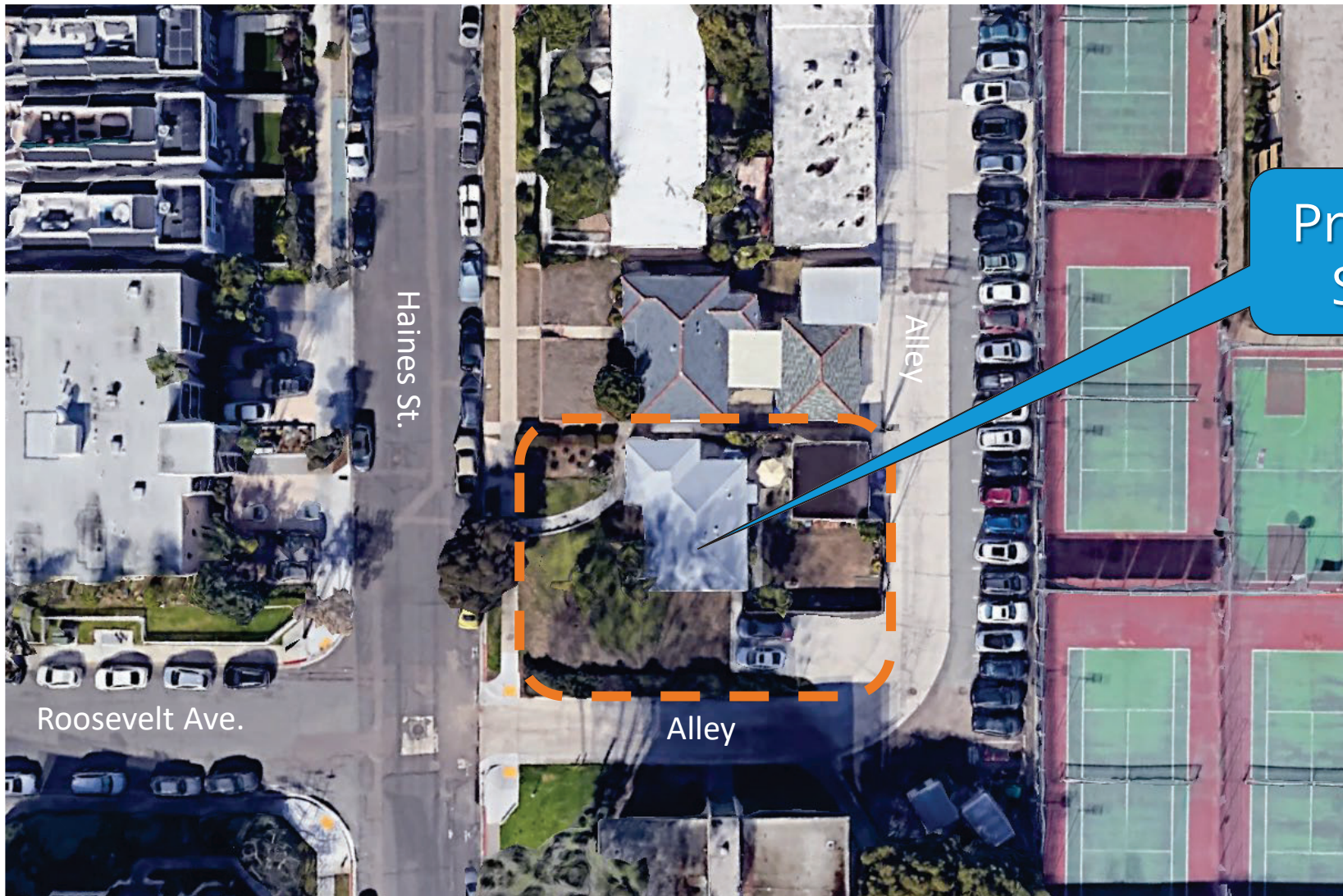
Bryan Hudson
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft CEQA Resolution
5. Draft Map Resolution with Findings
6. Draft Permit Resolution with Findings
7. Draft Map Conditions
8. Draft Permit with Conditions
9. City Council Resolution No. 191223
10. Community Planning Group Recommendations
11. Ownership Disclosure Statement
12. Project Site Plan(s)



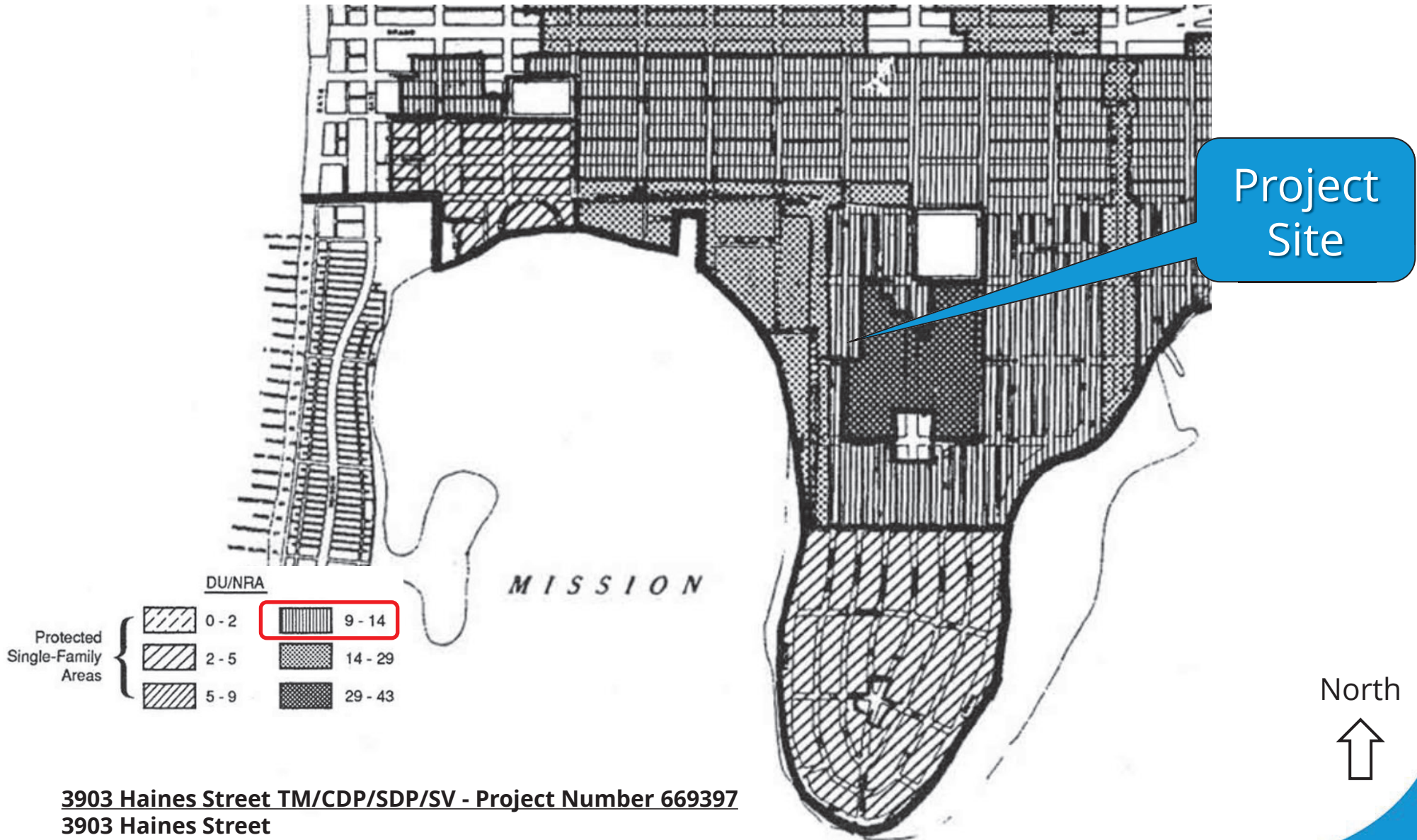
Aerial Photo



3903 Haines Street TM/CDP/SDP/SV - Project Number 669397
3903 Haines Street



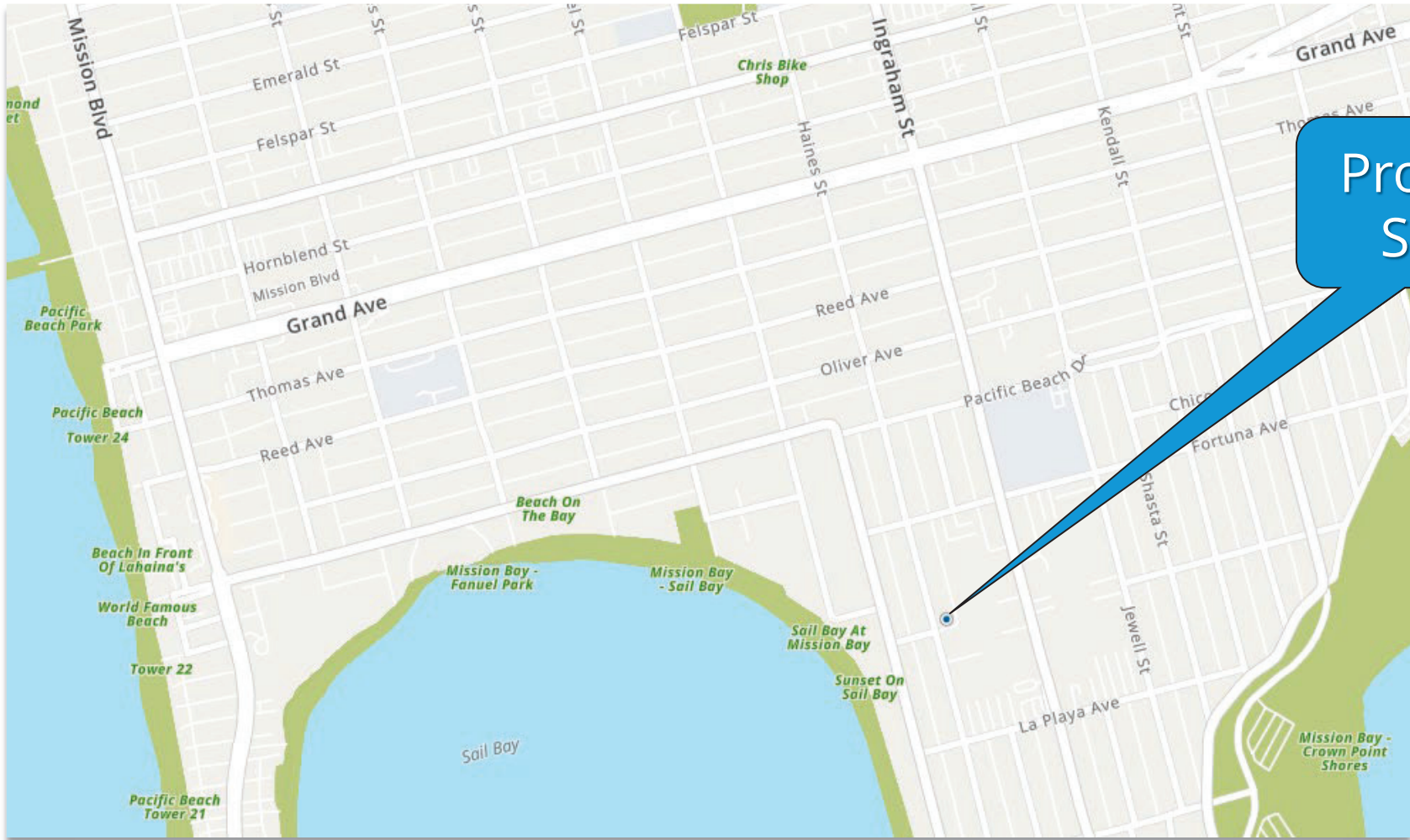
Pacific Beach Community Plan



3903 Haines Street TM/CDP/SDP/SV - Project Number 669397
3903 Haines Street



Project Location Map



Project Site



3903 Haines Street TM/CDP/SDP/SV - Project Number 669397
3903 Haines Street

RESOLUTION NUMBER R-_____

ADOPTED ON _____

**A RESOLUTION OF THE COUNCIL OF THE CITY
OF SAN DIEGO ADOPTING MITIGATED NEGATIVE DECLARATION
NO. 669397/SCH NO. 2022020415 AND THE MITIGATION,
MONITORING, AND REPORTING PROGRAM**

WHEREAS, on July 27, 2020, Leppert Engineering submitted an application (Permittee) to the Development Services Department for a Coastal Development Permit, Site Development Permit, Tentative Map, and Public Right of Way Vacation for the Haines Street project (Project); and

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

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, with the understanding that this information is complete, true, and accurate; and

WHEREAS, the issue was heard by the Council on DATE; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider the evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Council considered the issues discussed in Mitigated Negative Declaration No. 669397/SCH NO. 2022020415 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Council that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of

Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Council in connection with the approval of the Project.

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

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

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the City Clerk, 202 C Street, San Diego, CA 92101.

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

[OPTIONAL] after final passage of O-_____ rezoning the site from the existing **[EXISTING ZONE]** Zone into the **[PROPOSED ZONE]** Zone.

By: _____
[NAME], [DEPUTY CITY ATTORNEY or DEVELOPMENT PROJECT MANAGER]

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT NO. 2449003, SITE DEVELOPMENT PERMIT NO. 2449005,
TENTATIVE MAP NO. 2449004, PUBLIC RIGHT OF WAY VACATION NO. 2595478, MITGATIVE NEGATIVE
DECLARATION NO. 669397

PROJECT NO. 669397 / SCH No. 2022020415

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during the implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 669397/ SCH No. 2022020415 be made of Coastal Development Permit No. 2449003, Site Development Permit No. 2449005, Tentative Map No. 2449004, Public Right of Way Vacation No. 2595478 as may be further described below.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director’s Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, “**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**”
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates>
4. The **TITLE INDEX SHEET** must also show on which pages the “Environmental/Mitigation Requirements” notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of

required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

1. **PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

**Qualified Archaeologist
Native American Monitor**

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

CONTACT INFORMATION:

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

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 669397 and/or Environmental Document No. 669397 shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

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

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for

review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: Not Applicable.

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline’s work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Tribal Cultural Resources	Archaeology Reports	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

TRIBAL CULTURAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first

Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

- B. Letters of Qualification have been submitted to ADD
 - 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
 - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
 - 3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site-specific records search (quarter-mile radius) has been completed. Verification includes but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 - 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.
- B. PI Shall Attend Precon Meetings
 - 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager

and/or Grading Contractor.

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

- a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
- b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall

commence.

3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 3. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 4. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 5. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- B. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site

is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.

- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains ARE determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.

3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
 - c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.

- b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
- 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
- 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological

Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI

as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.

2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

CITY COUNCIL
RESOLUTION NO. R-_____
TENTATIVE MAP NO. 2449004
PUBLIC RIGHT OF WAY VACATION NO. 2595478
HAINES STREET – PROJECT NUMBER 669397

WHEREAS, Matthew Holt, Owner/Subdivider, and Leppert Engineering, Engineer/Permittee, submitted an application to the City of San Diego for a Tentative Map No. 2449004 and Public Right of Way Vacation No. 2595478 to subdivide one lot into three lots and to vacate 7.5 foot of public right of way in the frontage of Haines Street on a 0.186-acre site located at 3903 Haines Street. The property is legally described as Lots Twenty-Four, Block Twelve, Second, Fortuna Park Addition, according to Map thereof No. 895, in the City of San Diego, County of San Diego, the State of California, filed in the Office of the County Recorder of San Diego County April 30, 1903, thereof, in the Pacific Beach Community Plan area, in the RM-1-1 zone; and

WHEREAS, the Map proposes the Subdivision of a 0.186-acre site into three lots for the creation of a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence; each to include a Companion Unit, and Junior Unit on each lot; and

WHEREAS, the project complies with the requirements of preliminary soil 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, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, with the understanding that this information is complete, true, and accurate; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on _____, the City Council of the City of San Diego considered Tentative Map No. 2449004, and Public Right of Way Vacation No. 2595478, and pursuant to San Diego Municipal Code section(s) 125.0430, 125.0440, 125.0941, 125.1040, 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 City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2167006:

Findings for Tentative Map San Diego Municipal Code Section 125.0440:

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

The proposed Tentative Map shows the subdivision of one existing lot into three legal lots which would allow the construction of a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence; each to include a Companion Unit, and Junior Unit on each lot, and a Public Right of Way Vacation of 7.5 feet of a portion of the frontage of Haines Street. The 0.186-acre project site is located at 3903 Haines Street and is developed with one single-dwelling unit that would be demolished. The proposed project will maintain the existing landscaping along the frontages will remain the same. The project site is located in a developed neighborhood served by existing public services and utilities and is surrounded by existing development on all sides, including residential uses.

The project would implement the land use designation and goals of the Pacific Beach Community Plan and Local Coastal Program by providing a residential development that is compatible with the surrounding residential uses. The Pacific Beach Community Plan and Local Coastal Program designate the site for Low-Medium Density Residential at the rate of 9-14 units per acre (du/ac). The proposed project lot area is 7,500 square feet prior to the Public Right of Way Vacation, with a base density of 3,000 square feet per unit within the RM-1-1 zone. This results in a base density of 2.5 units, which is rounded up to 3 units per SDMC Section 113.0222(a)(1). Utilizing the Small Lot Subdivision Regulations in SDMC Section 143.0365(c) Table 143-03C the project meets the pre-subdivided lot area per the RM-1-1 base zone (7,500 square feet where 6,000 square feet is required). Post subdivision lot areas will increase slightly to 2,732 square feet per lot due to the Haines Street Right of Way Vacation being completed concurrently with the Tentative Map. This increased lot area will not result in any change to either the base density or per lot unit density available to the site.

The site is currently zoned RM-1-1, which allows only one dwelling unit for each 3,000 square feet of lot area, which allows a maximum of two units for this project site which is consistent with the land use density. One goal of the community plan is to maintain the low-medium density residential nature of the neighborhoods in the Pacific Beach Community Plan and Local Coastal Program. This proposal follows this goal and complies with the remaining policies, goals, and objectives of the applicable land use plan accordingly.

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 0.186-acre site is located at 3903 Haines Street on a corner lot with one existing single-dwelling unit. The project will demolish the existing dwelling unit, subdivide one lot into three legal lots, construct a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence, each to include a Companion Unit, and Junior Unit on each lot, and a Public Right of Way Vacation of 7.5 feet of a portion of the frontage of Haines Street. This project complies with the requirements of the RM-1-1 zone as modified by the Supplemental Site Development Permit Regulations for Small-lot Subdivisions (SDMC 143.0365), which allow the subdivision of multi-family zoned land, consistent with the density of the zone, for the construction of single dwelling units. All lots would take access from the rear of the property through a new shared access agreement.

The project would implement the land use designation and goals of the Pacific Beach Community Plan and Local Coastal Program by providing a residential development that is compatible with the surrounding residential uses. The Pacific Beach Community Plan and Local Coastal Program designate the site for Low-Medium Density Residential at the rate of 9-14 units per acre (du/ac). The proposed project lot area is 7,500 square feet prior to the Public Right of Way Vacation, with a base density of 3,000 square feet per unit within the RM-1-1 zone. This results in a base density of 2.5 units, which is rounded up to 3 units per SDMC Section 113.0222(a)(1). Utilizing the Small Lot Subdivision Regulations in SDMC Section 143.0365(c) Table 143-03C the project meets the pre-subdivided lot area per the RM-1-1 base zone (7,500 square feet where 6,000 square feet is required). Post subdivision lot areas will increase slightly to 2,732 square feet per lot due to the Haines Street Right of Way Vacation

being completed concurrently with the Tentative Map. This increased lot area will not result in any change to either the base density or per lot unit density available to the site.

The subdivision complies with all development regulations and no deviations are proposed. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The 0.186-acre site is located at 3903 Haines Street on a corner lot and is developed with one existing residential unit. The project site is surrounded on all sides by existing single-family and multi-family residential uses and other three-story and two-story structures along Haines Street. Site elevations vary from approximately 42 feet to 48 feet. In addition, the project site is located in a developed area currently served by existing public services and utilities.

The proposed subdivision will include the closure of an existing driveway and will require new curb, gutter and sidewalk per City Standards, adjacent to Haines Street. The removal and replacement of damaged Standard Alley panels as well. Vehicular access from the alleyway will be provided for all structures via a shared parking agreement.

The site is bordered by existing (single-family residential and multi-family residential) development on all sides. It is not located within or adjacent to a floodplain or floodway area, Multi-Habitat Planning Area (MHPA) lands, Environmentally Sensitive Lands (ESL), riparian habitat, or wetlands, and no sensitive species were observed on-site. The project would not expose the public to undue geologic hazards as no known active faults traverse the project site as confirmed by the Geotechnical Investigation that was prepared for the project. Therefore, the site is physically suitable for the type and density of the proposed 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 proposed Tentative Map shows the subdivision of an existing lot into three lots, which would allow the construction of a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence, each to include a Companion Unit, and Junior Unit on each lot, and a Public Right of Way Vacation of 7.5 feet of a portion of the frontage of Haines Street. The 0.186-acre project site is located at 3903 Haines Street is developed with one single-dwelling unit that would be demolished. The proposed project will maintain the existing landscaping along the frontages will remain the same. The project site is located in a developed neighborhood served by existing public services and utilities and is surrounded by existing development on all sides, including residential uses.

A Mitigated Negative Declaration has been prepared for this project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. Therefore, the design of the

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

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

The permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Prior to issuance of any building permit for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing, and Fire Code requirements in addition to all associated conditions of approval.

The proposed subdivision will include the closure of the existing driveway with the current City Standard curb, gutter, and sidewalk adjacent to Haines Street. A Shared Parking Agreement will be required for vehicular access from the alleyway to Haines Street.

The project would not result in risk from fire hazards because it is surrounded by existing development and is not located within a fire hazard severity zone. The project would not expose the public to undue geologic hazards because no known active faults traverse the project site, as confirmed by the Geotechnical Investigation that was prepared for the project. The project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been determined by Development Services Department that the project qualifies for Mitigated Negative Declaration due to Tribal Cultural Resources.

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

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

The proposed Tentative Map shows the subdivision of one existing lot into three legal lots which would allow the construction of a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence, each to include a Companion Unit and Junior Unit on each lot. This project will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and would be developed in accordance with the SDMC requirements for setbacks and height to allow natural ventilation and light between structures. 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, for future passive or natural heating and cooling opportunities.

7. 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 proposed Tentative Map shows the subdivision of one existing lot into three legal lots which would allow the construction of a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence; each to include a Companion Unit, and Junior Unit for a small-lot subdivision consistent with the Pacific Beach Community Plan and Local Coastal Program land use designation.

All necessary public services (including fire, police, medical, schools, public parks, and libraries) as well as necessary utilities such as electricity, water, and sewer, will be available to and adequate for the proposed project.

BE IT FURTHER RESOLVED, that portions of 7.5 feet of Haines Street, located within the project boundaries as shown in the Tentative Map, shall be vacated, contingent upon the recordation of the approved Parcel Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

Findings for Public Right of Way Vacation San Diego Municipal Code Section 125.0941:

1. There is no present or prospective public use for the public right-of-way either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

The unimproved 0.108-acre portion of the Haines Street public right-of-way located along the east side of the block north of the intersection of Haines Street and Roosevelt Avenue only serves as vehicular or pedestrian access for individual private residences in the area and does not benefit the general public. The proposed public-right-of-way vacation would revert the vacated 4,706 square-foot area to the abutting parcels. The existing mapped lots would each obtain 187.5 square feet of land for private ownership. Haines Street is an improved north/south street that was previously improved as a residential street.

There is no present plan for the public use of this partial public right-of-way (ROW). The existing ROW is wider than the currently required City standard and does not serve to provide a benefit to the public. A standard curb to property line distance for a residential area would typically be 10 feet whereas this block provides 17.5 feet with the additional 7.5 feet located behind the existing sidewalk serving only to provide pedestrian and vehicular access to the individual private residences fronting on Haines Street. A similar 7.5 feet partial public right of way vacation was approved for the block immediately to the south on February 2, 1965, as City Council Resolution 191223. Therefore, it is requested that a similar 7.5 feet portion of the right-of-way be vacated as there is no present or prospective use for the public right-of-way, either for the facility for which originally acquired or for any other public use of a like nature that can be anticipated.

2. The public will benefit from the action through improved use of the land made available by the vacation.

The 0.108-acre portion of Haines Street public right of way proposed for vacation is limited to circulation and public utility. The area proposed for a partial right-of-way vacation is located between the back of the existing public sidewalk and the private property and functions in many respects as an extension of the private property owner's front yard. The adjacent properties will benefit from the street vacation because they will control, maintain and be responsible for this area. The public will also benefit by the reduction of liability to the City of San Diego from land it controls yet gains no benefit or use from. Therefore, the public will benefit from the action through improved use of the land made available by the vacation.

3. The vacation does not adversely affect any applicable land use plan.

The portion of the Haines Street public right-of-way proposed to be vacated is not part of the Community Plan's classified streets network. Since the right-of-way is greater than what is required for the current street use, and the block to the south has already been partially vacated, any increased public street use is impractical. The proposed street vacation would not affect the following types of facilities identified as part of the Community Plan's mobility network: Pedestrian Routes, Existing or Planned Bicycle Network, and Planned Transit Facilities. Unimproved local streets may be vacated if there is no potential need or feasibility for public access infrastructure. The prior partial right-of-way vacation completed on the block to the south increases the difficulty and cost to further increase the improved width of this segment of Haines Street for public access. Partially vacating the right-of-way will enable the land to be used for other applicable uses such as housing. Therefore, the vacation does not adversely affect any applicable land use plan.

4. The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation. (San Diego Municipal Code § 125.0941(d))

The Haines Street public right of way was originally acquired in 1903 as part of a street network through map dedications. Since the right-of-way is greater than what is required for the current street use, and the block to the south has already been partially vacated, any increased public street use is impractical. The existing additional right-of-way does not benefit the public mobility in any way, and the partial vacation of the right-of-way will not affect the street, sidewalk or other mobility factors. Therefore, the public facility for which the right-of-way was originally acquired will not be detrimentally affected by the vacation.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Tentative Map No. 2449004 and Public Right of Way Vacation No. 2595478, is hereby granted to Matthew Holt subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: Mara Elliott, City Attorney

By _____
Mara Elliott
Deputy City Attorney

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008664

DRAFT

CITY COUNCIL
RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 2449005
COASTAL DEVELOPMENT PERMIT NO. 2449003
HAINES STREET – PROJECT NUMBER 669397

WHEREAS, Matthew Holt (Owner) and Leppert Engineering (Permittee), filed an application with the City of San Diego for Site Development Permit No. 2449005 and Coastal Development Permit No. 2449003 to demolish an existing single-dwelling unit; subdivide one lot into three legal lots; construct three single-dwelling units: a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence; each to include a Companion Unit, and Junior Unit on each lot, and vacate a portion of Haines Street on a 0.186-acre site;

WHEREAS, the project site is located at 3903 Haines Street in the RM-1-1 zone within the Pacific Beach Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, and Parking Impact Overlay Zone (Beach and Coastal);

WHEREAS, the project site is legally described as: Lots Twenty Four, Block Twelve, Second, Fortuna Park Addition, according to Map thereof No. 895, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County April 30, 1903; and

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, with the understanding that this information is complete, true, and accurate; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision

and where the Council was required by law to consider the evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2449005 and Coastal Development Permit No. 2449003:

Findings for Coastal Development Permit - SDMC Section 126.0708:

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

The 0.186-acre site is located at 3903 Haines Street on a corner lot with one existing single-dwelling unit. The project will demolish the existing dwelling unit, subdivide one existing lot into three legal lots, construct a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence; each to include a Companion Unit, and Junior Unit on each lot, and vacate a portion of Haines Street.

The site is located 0.10 miles from the Pacific Ocean and is surrounded by existing residential development. The new design will have no effect on the existing views and the existing landscaping along the frontages will remain the same.

The Local Coastal Program does not identify the project site as within or adjacent to any existing or proposed public accessways. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan.

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

The site does not contain, nor is it adjacent to, any Environmentally Sensitive Lands (ESL) as defined in San Diego Municipal Code (SDMC) Section 113.0103, Multi-Habitat Planning Area (MHPA) lands, or wetlands. The project is located in a developed neighborhood and is surrounded by development on all sides with multi-family development.

A Mitigated Negative Declaration has been prepared for this project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines.

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

The 0.186-acre project site is located at 3903 Haines Street and is developed with one existing residential unit. The Pacific Beach Community Plan and Local Coastal Program designates the site for Low-Medium Density Residential at a rate of 9-14 units per acre (du/ac). The site is currently zoned RM-1-1, which allows only one dwelling unit for each 3,000 square feet of lot area. The proposed site is designated in the General Plan as Residential, consistent with the proposed three single-dwelling units.

The proposed demolition of the existing single-dwelling residence has been designed to conform with the certified Local Coastal Program. Further, the project is consistent with the recommended residential land use, design guidelines, and development standards in effect for this site per the adopted Pacific Beach Community Plan and Local Coastal Program and the City of San Diego Progress Guide and General Plan. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The 0.186-acre site is located at 3903 Haines Street and is within an urbanized area of the Pacific Beach Community Plan and Local Coastal Program. Bayside Walk is located immediately west of the property, which is 0.10 miles from the Pacific Ocean. This project is not located between the nearest public road and the sea or any body of water and therefore, the project complies with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Findings for Site Development Permit 126.0505:

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

The 0.186-acre site is located at 3903 Haines Street on a corner lot with one existing single-dwelling unit. The project will demolish the existing dwelling unit, subdivide one existing lot into three legal lots, construct a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence; each to include a Companion Unit, and Junior Unit on each lot, and vacate a portion of Haines Street.

The "Proposed Residence 1" and "Proposed Residence 2" would be approximately 2,016 square feet each. The "Proposed Residence 3" would be approximately 2,030 square feet.

The Pacific Beach Community Plan and Local Coastal Program designates the site for Low-Medium Density Residential, which provides for both single-family and multi-family housing at the rate of 9-14 units per acre. The site is currently zoned RM-1-1, which allows one dwelling unit on existing lot for each 3,000 square feet of lot area. The proposed site is designated in the General Plan as Residential, consistent with the proposed two single-dwelling units. Therefore, the proposed project will not adversely affect the applicable land use plan.

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

The permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Prior to issuance of any building permit for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing, and Fire Code requirements in addition to all associated conditions of approval.

The proposed subdivision includes the closure of the existing driveway with the current City Standard curb, gutter, and sidewalk adjacent to Haines Street as a condition of approval. A Shared Parking Agreement is required for vehicular access from the alleyway to Haines Street as a condition of approval.

The project would not result in risk from fire hazards because it is surrounded by existing development and is not located within a fire hazard severity zone. The project would not expose the public to undue geologic hazards because no known active faults traverse the project site, as confirmed by the Geotechnical Investigation that was prepared for the project. The project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been determined by Development Services Department that the project qualifies for Mitigated Negative Declaration due to Tribal Cultural Resources.

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

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

The proposed project is described in SDP finding A.1, incorporated by reference herein.

The 0.186-acre site is located at 3903 Haines Street. The property is zoned RM-1-1 and is designated Low-Medium Density Residential, 9-14 units per acre (du/ac) in the Pacific Beach Community Plan and Local Coastal Program.

The project complies with the requirements of the RM-1-1 zone as modified by the Supplemental Site Development Permit (SDP) Regulations for Small Lot Subdivisions (SDMC

143.0365), as well as the requirements for the Tentative Maps (SDMC 125.0410 and 125.0430). The Supplemental SDP regulations allow the lot size of under 6,000 square feet (the minimum lot size for the RM-1-1 zone) provided that the density is consistent with the zone and the Community Plan and Local Coastal Program designation. The RM-1-1 zone requires a minimum of 3,000 square feet of area per dwelling unit, which this project satisfies, and the density will be 14.3 du/ac, which is within the Community Plan and Local Coastal Program designated range. No deviations are requested. Therefore, the proposed development will comply with the regulations of 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, Coastal Development Permit No. 2449003, Site Development Permit No. 2449005 is hereby GRANTED by the City Council to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2449003 and Site Development Permit No. 2449005, a copy of which is attached hereto and made a part hereof.

APPROVED: MARA W. ELLIOTT, City Attorney

Mara W Elliott
Deputy City Attorney

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CITY COUNCIL
ADOPTED BY RESOLUTION NO. R-_____ ON _____
CONDITIONS FOR TENTATIVE MAP NO. 2449004
HAINES STREET - PROJECT NO. 669397

GENERAL

1. This Tentative Map will expire _____
2. Compliance with all 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 Parcel 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 Parcel Map shall conform to the provisions of Tentative Map No. 2449004, Site Development Permit No. 2449005, and Coastal Development Permit No. 2449003.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The Tentative Map shall comply with the conditions of Coastal Development Permit No. 2449003 and Site Development Permit No. 2449005.
7. The following will be conditions of the Tentative Map Resolution that the Subdivider will need to satisfy/assure before the Parcel Map is recorded.
8. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
9. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.

10. 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

11. "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].
12. Prior to the expiration of the Tentative Map, if approved, a Parcel Map to subdivide the properties into three parcels shall be recorded with the County Recorder's office.
13. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Parcel Map.

14. "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."
15. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
16. The Parcel 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 the conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

- The approval of this Tentative Map by the City Council 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. 24008664

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24007896

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CITY COUNCIL
SITE DEVELOPMENT PERMIT NO. 2449005
COASTAL DEVELOPMENT PERMIT NO. 2449003
HAINES STREET - PROJECT NO. 669397

This Site Development Permit No. 2449005 and Coastal Development Permit No. 2449003 is granted by the City Council of the City of San Diego to Matthew Holt, (Owner) and Leppert Engineering (Permittee), pursuant to San Diego Municipal Code [SDMC] sections 126.0504 (Site Development Permit) and 126.0707 (Coastal Development Permit). The 0.186-acre site is located at 3903 Haines Street in the RM-1-1 zone of the Pacific Beach Community Plan. The project site is legally described as: Lots Twenty-Four, Block Twelve, Second, Fortuna Park Addition, according to Map thereof No. 895, in the City of San Diego, County of San Diego, the State of California, filed in the Office of the County Recorder of San Diego County April 30, 1903.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish a single-dwelling unit and the development of three single-family residences each to include a Companion Unit, and Junior Unit on three legal lots for a small lot subdivision and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 8, 2022, on file in the Development Services Department.

The project shall include:

- a) Demolition of an existing single-dwelling unit, subdivide an existing lot into three legal lots, construct a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence; each to include a Companion Unit, and Junior Unit on each lot; and vacate a portion of Haines Street.
- b) Landscaping (planting, irrigation, and landscape-related improvements);
- c) Off-street parking; and
- d) Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

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 _____.
2. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
6. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
8. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

11. The mitigation measures specified in the MMRP and outlined in **MITIGATED NEGATIVE DECLARATION NO. 669397**, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS

12. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION NO. 669397, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- **Tribal Cultural Resources**

CLIMATE ACTION PLAN REQUIREMENTS:

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

Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

14. The Coastal Development Permit and Site Development Permit shall comply with all Conditions of the Parcel Map for Tentative Map No. 2449004.
15. Prior to the issuance of any building permit, the Owner/Permittee shall vacate 7.5' fronting Haines Street Right-of-Way, as shown on approved Exhibit 'A', satisfactory to the City Engineer.
16. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the removal and replacement of damaged City Standard Alley Panels adjacent to the site on Haines Street, as shown on Exhibit 'A', satisfactory to the City Engineer.
17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of existing driveway with current City Standard curb, gutter and sidewalk, adjacent to the site on Haines Street, satisfactory to the City Engineer.
18. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.
19. Prior to the issuance of any building permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
20. Prior to the issuance of any building permits, 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:

21. 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. Construction plans shall provide a 40-square foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403.
22. Prior to issuance of any construction permit, the Owner/Permittee shall submit complete landscape construction documents which are consistent with the City's Landscape Standards to the Development Services Department for approval. All plans shall be in substantial conformance with Exhibit 'A', filed in the DSD. Construction plans shall be designed where all hardscapes & utilities shall not prohibit the required placement of trees. Include a scaled symbol, label, & dimension the required placement of the 40-sqft tree area/root zone around each tree.

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

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

PLANNING/DESIGN REQUIREMENTS:

25. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

26. All 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:

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

28. Prior to the issuance of any construction permit, the Owner/Permittee shall record a shared parking agreement in favor of all parcels within the project site, to the satisfaction of the City Engineer.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this 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 City Council of the City of San Diego on _____ and Resolution Number _____.

DRAFT

Permit Type/PTS Approval No.: SDP 2449005, and CDP 2449003
Date of Approval: September 8, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Bryan Hudson
Development Project Manager

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

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

Matthew Holt
Owner/Permittee

By _____
Matthew Holt
Owner

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

Co Recorder

Res. Ordering Vacation--no easements

800

RESOLUTION NO. 191223 AUG 8- 1967

VACATION OF PORTIONS OF PROMONTORY STREET,
ROOSEVELT AVENUE, HAINES STREET, LA PLAYA
AVENUE, AND ALLEYS IN BLOCKS 22 AND 23, AND
PORTION OF ALLEY IN BLOCK 13, SECOND FORTUNA
PARK ADDITION

BE IT RESOLVED, By the Council of The City of San Diego,
California, that portions of PROMONTORY STREET, between La
Playa Avenue and Fortuna Avenue; ROOSEVELT AVENUE, between
Haines Street and Ingraham Street; the easterly 7.5 feet of
HAINES STREET, between La Playa Avenue and Roosevelt Avenue;
the northerly 7.5 feet of LA PLAYA AVENUE, between Haines
Street and Ingraham Street; and the ALLEYS IN BLOCKS 22 and
23, and portion of the ALLEY IN BLOCK 13, SECOND FORTUNA PARK
ADDITION (Map 895),
as more particularly referred to in Resolution of Intention

No. 191021 is unnecessary for present or prospective public
street purposes.

BE IT FURTHER RESOLVED, that portions of PROMONTORY
STREET, between La Playa Avenue and Fortuna Avenue; ROOSEVELT
AVENUE, between Haines Street and Ingraham Street; the easterly
7.5 feet of HAINES STREET, between La Playa Avenue and Roosevelt
Avenue; the northerly 7.5 feet of LA PLAYA AVENUE, between Haines
Street and Ingraham Street; and the ALLEYS IN BLOCKS 22 and
23, and portion of the ALLEY IN BLOCK 13, SECOND FORTUNA PARK
ADDITION (Map 895),
as more particularly shown on Map No. 12755-D, on file in the
office of the City Clerk as Document No. 713181, which said
map is attached hereto, marked Exhibit A and made a part hereof, be
and the same is hereby ordered vacated.

BE IT FURTHER RESOLVED, that the City Clerk shall cause a
certified copy of this resolution, with exhibit, attested by him under
seal, to be recorded in the office of the County Recorder.

OFFICIAL RECORDS COUNTY OF SAN DIEGO A.S. GRAY RECORDER

Passed and adopted by the Council of The City of San Diego on August 8, 1967, by the following vote:

YEAS: Cobb, deKirby, Hom, Walsh, Hitch, Schaefer, Curran.

NAYS: None.

ABSENT: Scheidle, Morrow.

AUTHENTICATED BY:

FRANK CURRAN,
Mayor of The City of San Diego, California.

JOHN LOCKWOOD,
City Clerk of The City of San Diego, California.

(SEAL)

By CAROL POULOS, Deputy.

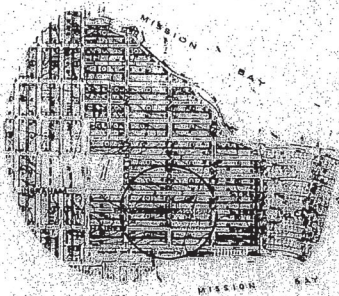
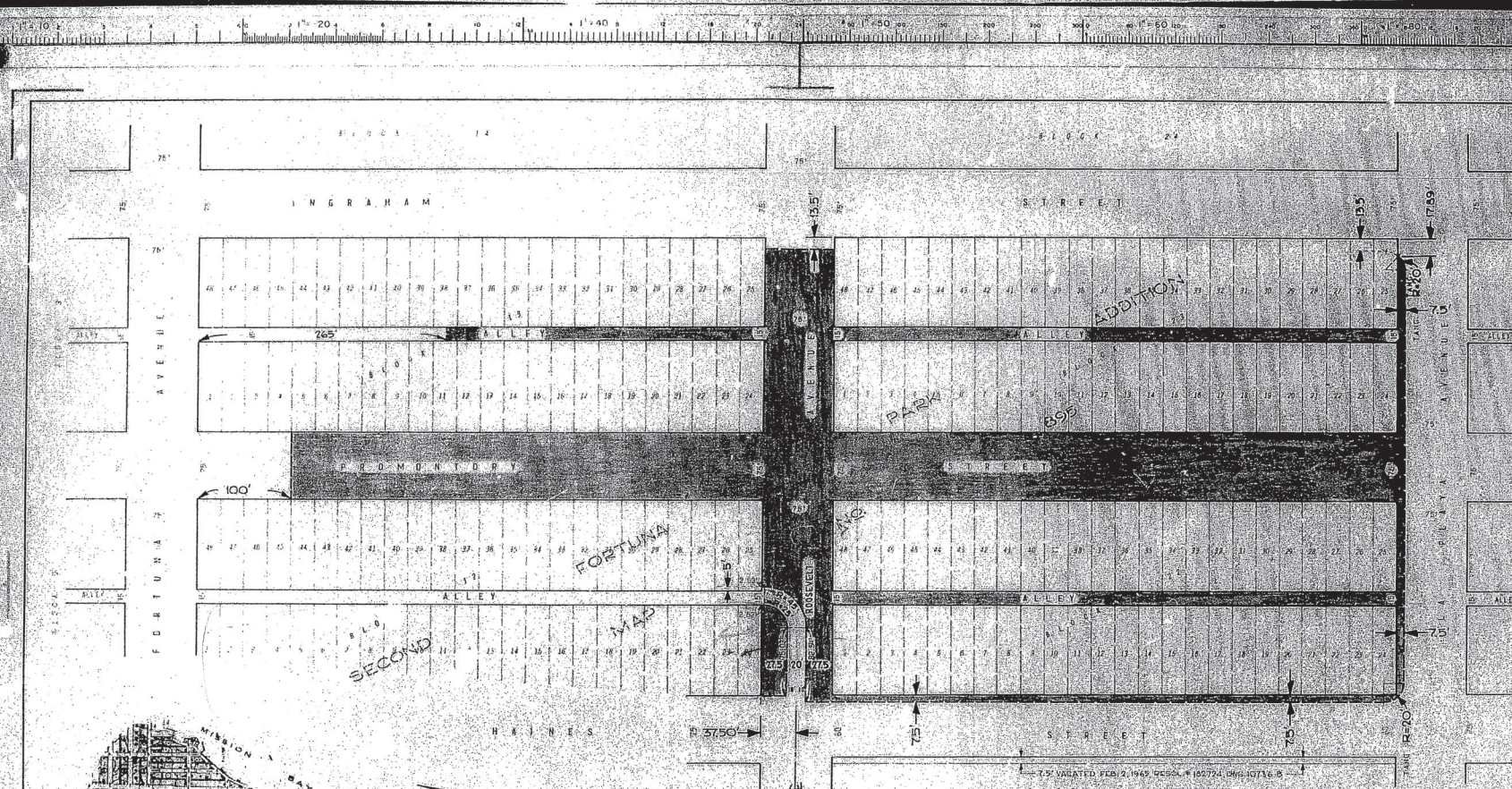
I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION NO. 191223 passed and adopted by the Council of The City of San Diego, California, on August 8, 1967.

JOHN LOCKWOOD,
City Clerk of The City of San Diego, California.

(SEAL)

By Carol Poulos, Deputy.

OFFICIAL RECORDS COUNTY OF SAN DIEGO A.S. GRAY RECORDER



DETAIL
1"=50'

Vacated by Res. 19123, 8-8-67


EXHIBIT A


LEGEND
STREET AND ALLEY VACATION
SHOWN SHIPPED TITLE
FOR SOUTH BAY CLUB APARTMENTS SUBDIVISION

DOCUMENT NO. 713181
DATE FILED 6-29-67

VACATED

STREET VACATION, AS SHOWN IN TITLE THEREON: PROSPERITY STREET - LA PLAYA AVENUE TO HORNMAN AVENUE ROOSEVELT AVENUE - HAINES STREET TO HORNMAN STREET HAINES STREET - THE EASTERN 5' STRIP - LA PLAYA AVENUE TO PROSPERITY AVENUE LA PLAYA AVENUE - THE NORTHERLY 8' STRIP - HAINES STREET TO PROSPERITY STREET ALLEY VACATION, AS SHOWN IN DEPARTMENTS: ALLEYS - IN BLOCKS 12, 20, 21, SECOND PERMANENT ADDITION	
CITY OF SAN DIEGO, CALIFORNIA ENGINEERING DEPARTMENT PLAN NO. 12755	NO. 67-12 NO. 21002
Approved: _____ LEAD Approved: _____ DATE: _____ 6/29/67	Approved: _____ DATE: _____ 6/29/67 12755 - D 5-1740

Page 3		City of San Diego · Information Bulletin 620		May 2020	
		City of San Diego Development Services		Community Planning Committee Distribution Form	
Project Name: 3903 Haines Avenue VTM Small Lot Subdivision			Project Number: 669397		
Community: Pacific Beach					
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>					
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny					
# of Members Yes 7		# of Members No 5		# of Members Abstain 1	
Conditions or Recommendations: Supporters viewed this as a well-designed project and possible role model for integrating ADU and jADUs into neighborhoods that were previously zoned for single family dwellings only. Detractors cited lack of parking and insufficient enforcement for possible noise level infractions from outdoor					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Ed Gallagher					
TITLE: Chair, Development Subcommittee				DATE: August 11, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>					

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318
			October 2017

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: Fourth Avenue Apartments **Project No. For City Use Only:** 588751

Project Address: 2426 4th Avenue

San Diego, CA 92101

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? CA Corporate Identification No. 82-3614461

Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

Name of Individual: Fourth and Laurel LP Owner Tenant/Lessee Successor Agency

Street Address: 2820 Shelter Island Dr

City: San Diego State: CA Zip: 92106

Phone No.: 858-518-7372 Fax No.: _____ Email: Richard@nextspacedev.com

Signature:  Date: 10/31/18

Additional pages Attached: Yes No

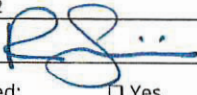
Applicant

Name of Individual: Richard Simis Owner Tenant/Lessee Successor Agency

Street Address: 2820 Shelter Island Dr

City: San Diego State: CA Zip: 92106

Phone No.: 858-518-7372 Fax No.: _____ Email: Richard@nextspacedev.com

Signature:  Date: 10/31/18

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

Fourth and Laurel LP

2820 Shelter Island Drive
San Diego, CA 92106

ATTACHMENT 11

December 4, 2018

Manager

Richard Simis-PBS Real Estate Investments LLC

Investor Capital

Andrew French

Bill Foster

Brian Keel

Christopher Ross

CJ Stotts

Darren Maglidt

Dave & Cindy Osborne

Deborah N. Klein

Dennis Alviso

Frank Vretenar

Fred Register

Gary Tanner & Denise Chamblee

Harry R Bigham

Howard Kurshenbaum

Israel N Furmansky

Jay W Richen

Joel Roos

John Falconer

Joseph R John

Joseph Siemienowski

Lance Degrazler

Linda Belzberg

Lisa Gordon Arbittier

Louis E Vener

Louis Knierlm

Louis M Galper

Maria Pum

Mark McKinnon

Melissa Reinard

Paul Braun

Robert F. Bernstein

Robert Yohanan

Russell Cahoon

Saul Klein

Scott A Paul

Scott Carstens

Steven Kitay

Thomas A Krause

Thomas Duran

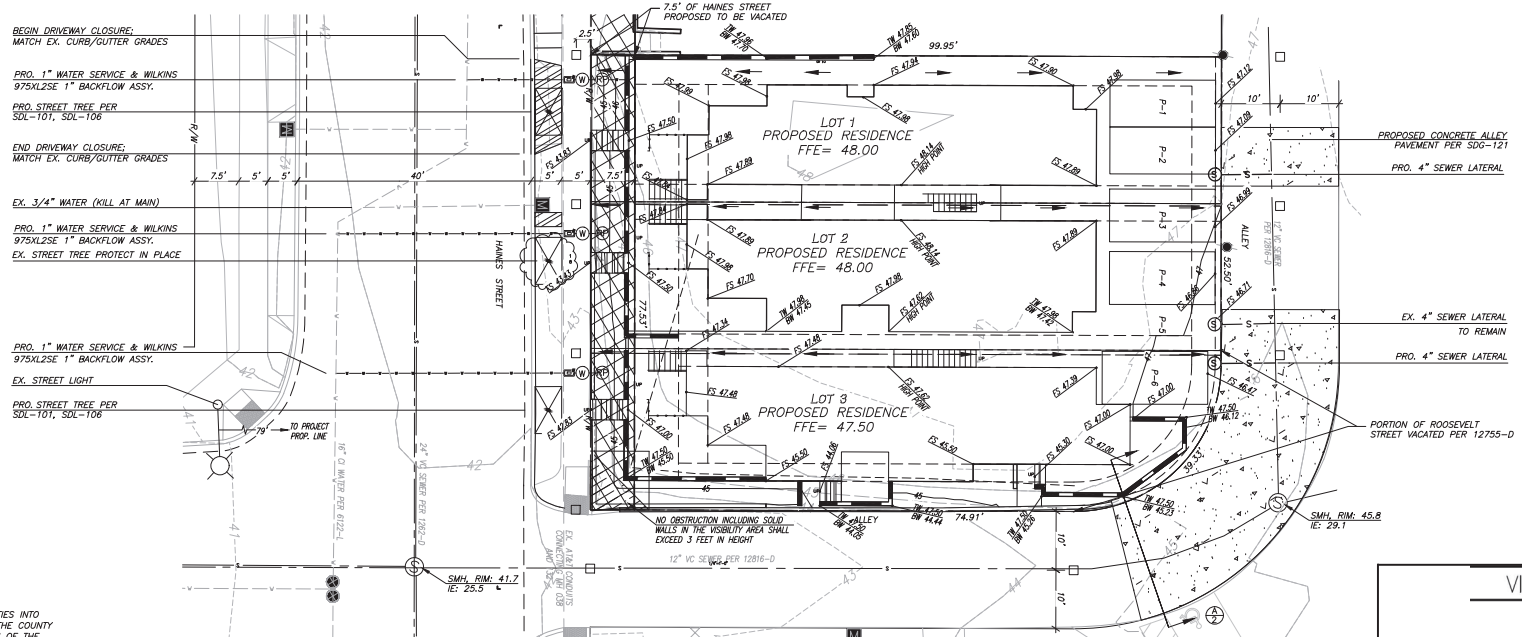
Timothy R Penkala

Victor Laruccia

Wenwei Lou

William W Winternitz

HAINES STREET TENTATIVE PARCEL MAP NO. 2449004, COASTAL DEVELOPMENT PERMIT NO. 2449003, SITE DEVELOPMENT PERMIT NO. 2449005 & RIGHT OF WAY VACATION



CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

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

8. FOR THE PROPOSED PROJECT, I HAVE DETERMINED THE APPROPRIATE PROCESS AND APPROVAL TYPES TO BE AS FOLLOWS: PROJECT PROCESS LEVEL (5) PROJECT APPROVAL(S) NEEDED: COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, TENTATIVE PARCEL MAP AND RIGHT OF WAY VACATION

RESPONSIBLE CERTIFIED PROFESSIONAL NAME: *John Leppert*

SIGNATURE: *John Leppert* DATE: 07/15/2020

PERVIOUS & IMPERVIOUS AREA SUMMARY TABLE

EXISTING IMPERVIOUS AREA	3492 SF
PROPOSED IMPERVIOUS AREA	6292 SF
EXISTING PERVIOUS AREA	4124 SF
PROPOSED PERVIOUS AREA	1905 SF

MAPPING NOTE:
A PARCEL MAP SUBDIVIDING THE PROPERTIES INTO THREE (3) PARCELS SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

NOTES:

- ALL SURFACE IMPROVEMENTS ARE EXISTING IN HAINES STREET AND THE ALLEY PER CITY OF SAN DIEGO DRAWING NO. 1262-D.
- PROPOSED IMPROVEMENTS IN HAINES STREET:
 - INSTALL (3) 1" WATER SERVICES WITH 1" METER
 - INSTALL (2) STREET TREES
 - CLOSE EXISTING DRIVEWAY

*ALL PROPOSED PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECTS APPROVED WATER METER DATA CARD.

IN THE ALLEY:

- INSTALL 2 NEW SEWER LATERAL
- PAVE APPROX. 1,300 SQUARE FEET OF ALLEY PER SDG-121

BENCHMARK:
CITY OF SAN DIEGO SURVEY CONTROL BRASS PLUG IN NORTHWEST RETURN AT THE INTERSECTION OF HAINES & PACIFIC BEACH DRIVE ELEVATION: 54.87 M.S.L.
DATUM: MEAN SEA LEVEL (NOV 29)
SOURCE: SAN DIEGO VERTICAL CONTROL MANUAL

EXISTING LEGAL DESCRIPTION:
LOT 23 AND LOT 24, IN BLOCK 12 OF SECOND FORTUNA PARK ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 895, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 30, 1903.

ASSESSOR'S PARCEL NO.:
ALONG WITH THAT PORTION OF ROOSEVELT STREET VACATED PER RESOLUTION 191223 AS SHOWN ON 12755-D
423-422-13-00

OWNER/APPLICANT:
MATT HOLT
6161 EL CAJON BLVD STE B PMB446
SAN DIEGO, CA 92115

SITE ADDRESS:
3903 HAINES STREET
SAN DIEGO, CA 92109

ENGINEER:
LEPPERT ENGINEERING CORPORATION
5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122

BY: JOHN D. LEPPERT RCE 26283 DATE: _____

DEVELOPMENT SUMMARY AND NOTES:

- COMMUNITY PLAN: THE PROPERTY IS WITHIN THE PACIFIC BEACH COMMUNITY PLAN, WITH A LAND USE DESIGNATION OF LOW-MEDIUM RESIDENTIAL (10-14 DU/AC).
- ZONING: RM 1-1
SETBACK REQUIREMENTS FOR RM 1-1
MINIMUM FRONT SETBACK: 10 FEET (UP TO 50% OF THE WIDTH OF THE BUILDING ENVELOPE)
STD FRONT SETBACK: 20 FEET
MINIMUM SIDE SETBACK: 5 FEET (OR 10% OF THE PREMISES WIDTH, WHICHEVER IS GREATER)
(UP TO 50% OF THE LENGTH OF THE BUILDING ADJACENT TO THE SIDE YARD MAY ABUT THE P/L)
MINIMUM REAR SETBACK: 5 FEET
- LOTS: THE SUBJECT PROPERTY CONSISTS OF TWO MAPPED LOTS, PER SDMC 113.02(37)(c) AND A PORTION OF A VACATED STREET ROW WHICH ARE REQUIRED TO BE MAPPED AND MONUMENTED IN A MANNER SATISFACTORY TO THE CITY ENGINEER PER SUBDIVISION MAP ACT SECTION 6642(9).
- ACREAGE: THE SUBJECT PROPERTY CONTAINS 0.186 GROSS, AND 0.186 NET ACRES.
- OVERLAY ZONES: THE PROPERTY IS IN THE FOLLOWING OVERLAY ZONES:
 - TRANSIT AREA
 - COASTAL HEIGHT LIMIT
 - PARKING IMPACT
 - RESIDENTIAL TANDEM PARKING
 - TRANSIT AREA
 - GEOLOGIC HAZARD CATEGORY: 52
- SMALL LOT SUBDIVISION: THIS IS AN APPLICATION FOR A SMALL LOT SUBDIVISION TENTATIVE MAP AND PARCEL MAP FOR SUBDIVISION PURPOSES PURSUANT TO SECTION 143.0365 OF THE MUNICIPAL CODE.

LEGEND:

PROPERTY LINE/TM BOUNDRY
EXISTING LOT LINE
STREET CENTERLINE
RIGHT OF WAY
EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING SEWER
EXISTING WATER
EXISTING FIRE HYDRANT
EXISTING DRIVEWAY
EXISTING SLOPE ELEVATIONS
DIRECTION OF DRAINAGE
EXISTING 1" SERVICE WITH 3/4" METER
EXISTING SEWER LATERAL

SYMBOL:

PROPOSED CONCRETE
PROPOSED LANDSCAPE (CONCRETE REMOVAL)
PROPOSED SEWER
PROPOSED WATER
PROPOSED RETAINING WALLS
PROPOSED SIDEWALK UNDERDRAIN
STREET TREE 40 SF TREE ROOT ZONE
PROPOSED 1" WATER SERVICE & WILKINS 975XLZSE 1" BACKFLOW ASSY.
INDICATES MONUMENT FOUND (AS NOTED)
WILL SET LEAD AND DISC

TOPOGRAPHY SOURCE:
LUNSTON ENGINEERING & ASSOCIATES
6353 MISSION CENTER ROAD #115
SAN DIEGO, CA 92108
DATE TAKEN: FEBRUARY 26, 2020

REQUIRED PERMITS:
COASTAL DEVELOPMENT PERMIT NO. 2449003, ROW VACATION NO. 2449004, SITE DEVELOPMENT PERMIT NO. 2449005

GRADING NOTE:
THERE IS GROUND DISTURBANCE ANTICIPATED WITH THE CONSTRUCTION OF THE PROPOSED RESIDENCES HOWEVER THE AMOUNT OF EARTHWORK WOULD BE EXEMPT FROM A GRADING PERMIT.

TOTAL DISTURBED AREA:
0.17 +/- ACRES

GRADING QUANTITIES:

GRADED AREA:	0.17 ACRES	MAX. CUT DEPTH:	1.75 FT
CUT QUANTITIES:	22 CY	MAX. CUT SLOPE RATIO:	N/A
FILL QUANTITIES:	64 CY	MAX. FILL DEPTH:	3.25 FT
IMPOSE:	42 CY	MAX. FILL SLOPE RATIO:	N/A

THIS PROJECT PROPOSES TO IMPORT 42 CUBIC YARDS OF MATERIAL TO THIS SITE. ALL EXPORT MATERIAL SHALL BE DISPOSED OF AT A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT. THE QUANTITIES SHOWN ARE FOR PERMIT PURPOSES ONLY AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

DRAINAGE NOTE:
SITE DRAINAGE WILL DRAIN IN THE SAME MANNER AS TODAY. HALF OF THE SITE WILL SHEET FLOW TO THE REAR ALLEY AND THE REMAINING AREA WILL SHEET FLOW INTO HAINES STREET, FRONTING THE PROPERTY. ALL STORM WATER RUN-OFF FROM THE PROPOSED DEVELOPMENT IS DIRECTED TO PROPOSED LANDSCAPE LOW-IMPACT DEVELOPMENT BMPs.

REFERENCE DRAWINGS:
MAP 895
1262-D FOR SEWER LINE
12816-D FOR WATER MAINS
1262-D FOR SURFACE IMPROVEMENTS

WATER POLLUTION CONTROL PLAN NOTE:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE 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.

VICINITY MAP NO SCALE

PREPARED BY:
NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205 SAN DIEGO, CALIFORNIA 92122-2848
PHONE #: (858) 597-2001

PROJECT ADDRESS:
3903 HAINES STREET
SAN DIEGO, CA 92109

PROJECT NAME:
HAINES STREET SMALL LOT SUBDIVISION

SHEET TITLE:
SMALL LOT SUBDIVISION TPM

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: _____
REVISION 2: _____
REVISION 1: 06/24/2021

ORIGINAL DATE: 07/13/2020

SHEET 1 OF 2

PTS# 0669397 (DIGITAL)

CCS NAD 83: 1868-6255 NAD 27: 228-1695 PTS: 0669397 I.O. 24008664

NO.	DATE	BY	DESCRIPTION
6			
5			
4			
3	06/24/21	KS	AGENCY REVISIONS
2	02/26/21	OW	AGENCY REVISIONS
1	07/27/20	WES	INITIAL SUBMITTAL

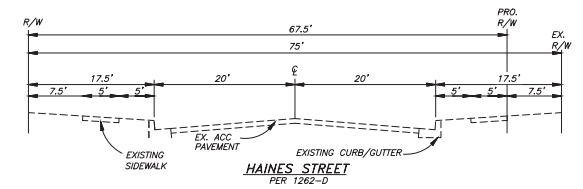
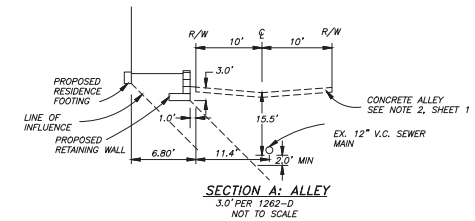
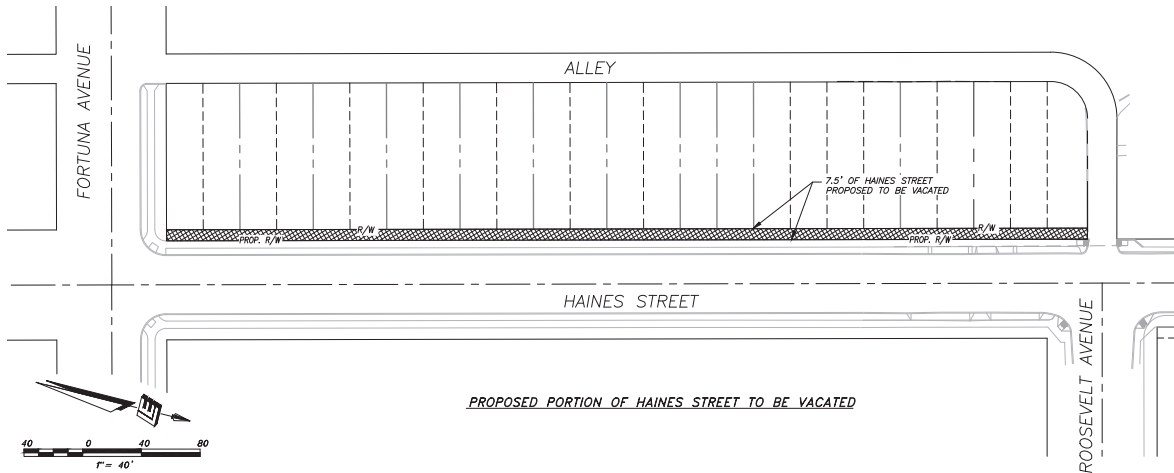
NO. DATE BY DESCRIPTION

PREPARED BY: JOHN D. LEPPERT RCE 26283 DATE: _____

FILE NO: PB 44.01-03.20 REGISTRATION R.C.E. 26283 DATE: _____

Leppert Engineering CORPORATION
5190 Governor Drive, Suite 205, San Diego, CA 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

HAINES STREET TENTATIVE PARCEL MAP NO. 2449004, COASTAL DEVELOPMENT PERMIT NO. 2449003, SITE DEVELOPMENT PERMIT NO. 2449005 & RIGHT OF WAY VACATION NO. _____



ELECTRICAL UTILITY NOTE:

THE APPLICANT REQUESTS A WAIVER OF THE REQUIREMENT TO UNDERGROUND EXISTING ELECTRICAL FACILITIES. THE LENGTH OF THE EXISTING SPAN OF OVERHEAD POWER LINES IS SHORT, LESS THAN ONE BLOCK, BASED ON THIS INFORMATION AND SDMC 144.0242(c)(1)(B), WE BELIEVE THE PROJECT QUALIFIES FOR THIS WAIVER.

UTILITY STATUS TABLE

EXISTING UTILITY STATUS	PROPOSED UTILITY STATUS
WATER: UNDERGROUNDED	WATER: UNDERGROUNDED
SEWER: UNDERGROUNDED	SEWER: UNDERGROUNDED
ELECTRICITY: OVERHEAD	ELECTRICITY: OVERHEAD

STORM WATER NOTE:

THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

SITE ACREAGE NOTE:

EXISTING PROJECT SITE AREA:	0.175 ACRES
PROPOSED PROJECT SITE AREA:	0.188 ACRES

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1	02/22/20	MEP	INITIAL SUBMITTAL	7			
2	02/16/21	CM	AGENCY REVISIONS	8			
3				9			
4				10			
5				11			
6				12			

APPROVED BY ENGINEER	REGISTRATION NO.	DATE
	26283	
FILE CODE	PB 44.01-03.20	DATE



PREPARED BY:	LEPPERT ENGINEERING CORPORATION	REVISION 14:	_____
NAME:	5190 GOVERNOR DRIVE, SUITE 205	REVISION 13:	_____
ADDRESS:	SAN DIEGO, CALIFORNIA 92122-2848	REVISION 12:	_____
PHONE #:	(858) 597-2001	REVISION 11:	_____
PROJECT ADDRESS:	3903 HAINES STREET	REVISION 10:	_____
	SAN DIEGO, CA 92109	REVISION 9:	_____
PROJECT NAME:	HAINES STREET SMALL LOT SUBDIVISION	REVISION 8:	_____
		REVISION 7:	_____
		REVISION 6:	_____
		REVISION 5:	_____
		REVISION 4:	_____
		REVISION 3:	_____
		REVISION 2:	_____
		REVISION 1:	02/16/2021
SHEET TITLE:	SMALL LOT SUBDIVISION TPM	ORIGINAL DATE:	02/13/2020
		SHEET	2 OF 2
		PTS#	0669397 (DIGITAL)
CCS NAD 83:	1868-6255	NAD 27:	228-1695
		PTS:	0669397
		I.O.	24008664

HAINES ST. CDP / SDP

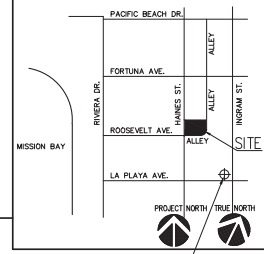
PROJECT DATA/DEVELOPMENT SUMMARY

<ul style="list-style-type: none"> LEGAL OWNER: SCOTT AND BONNIE HOLT 45 WINDING GLEN ALAMO CA 94507 PROJECT ADDRESS: 3903 HAINES ST. SAN DIEGO, CA. 92109-5850 LEGAL DESCRIPTION: MAP 895, BLOCK 12, LOT 23, 24 ASSESSOR PARCEL: #423-422-13 EXISTING USE: SINGLE FAMILY RESIDENCE PROPOSED USE: PRIMARY DWELLING UNIT A.D.U. AND A J.A.D.U. PER LOT 2019 C.R.C. 2 LEVELS ORIGINAL CONSTRUCTED: LANDSCAPE S.F.: 1,616 S.F. 	<ul style="list-style-type: none"> ZONE: RM1-1 OVERLAY ZONE: PENINSULA COMMUNITY PLAN COASTAL HEIGHT LIMIT COASTAL CITY PARKING IMPACT RESIDENTIAL TANDEM PARKING CONSTRUCTION TYPE : V B OCCUPANCY : R-3 GEOLOGIC HAZARD CATEGORY: 52 REQUIRED DEVELOPMENT PERMIT APPROVALS: COASTAL DEVELOPMENT PERMIT SITE DEVELOPMENT PERMIT RIGHT OF WAY VACATION PROJECT TEAM: ARCHITECT: FL HOPE ARCHITECTURE & PLANNING F LELAND HOPE: 619 220 7115 CIVIL ENGINEER: LEPPERT ENGINEERS MAIT DEVENGENZO - 858 597 2001 LANDSCAPE ARCHITECT: AHLES LANDSCAPE ARCHITECTURE STEVE AHLES 858 758 8963 	<ul style="list-style-type: none"> SCOPE OF WORK: DEMOLISH EXISTING RESIDENCE. CREATE 3 SEPARATE LOTS. NEW 2 LEVEL STRUCTURE PER LOT: (3 TOTAL) 1 PRIMARY DWELLING UNIT, 1 A.D.U., 1 A.D.U. BONUS UNIT. PARKING: PARKING REQUIRED IN PARKING IMPACT ZONE: PRIMARY DWELLING UNIT: 2.25, 2 SPACES REQUIRED. A.D.U., AND A.D.U. BONUS: 0 REQUIRED. 2 SPACES PER LOT PROVIDED. 	<ul style="list-style-type: none"> EXISTING RESIDENCE SQUARE FOOTAGE: EXISTING 1ST LEVEL: 1,192 S.F. PROPOSED SQUARE FOOTAGE PER LEVEL: LOT 1, BUILDING A: PROPOSED 1ST LEVEL: 1,105 S.F. PROPOSED 2ND LEVEL: 807 S.F. PROPOSED 3RD LEVEL: 103 S.F. TOTAL PROPOSED: 2015 S.F. LOT 2, BUILDING B: PROPOSED 1ST LEVEL: 1,192 S.F. PROPOSED 2ND LEVEL: 804 S.F. TOTAL PROPOSED: 2,002 S.F. LOT 3, BUILDING C: PROPOSED 1ST LEVEL: 1,226 S.F. PROPOSED 2ND LEVEL: 827 S.F. TOTAL PROPOSED: 2,053 S.F. LOT S.F.: 2,500 S.F. + 188 S.F.=2,688 S.F. MAX. F.A.R. (.75): 2,016 S.F. LOT S.F.: 2,500 S.F. + 188 S.F.=2,688 S.F. MAX. F.A.R. (.75): 2,016 S.F. LOT S.F.: 2,500 S.F. + 206 S.F.=2,706 S.F. MAX. F.A.R. (.75): 2,030 S.F. 	<ul style="list-style-type: none"> PROPOSED SQUARE FOOTAGE PER UNIT: LOT 1, BUILDING A: PRIMARY 2 BEDROOM UNIT: 960 S.F. UNIT 2 A.D.U.: 646 S.F. UNIT 3 J.A.D.U. : 419 S.F. TOTAL PROPOSED: 2015 S.F. LOT 2, BUILDING B: PRIMARY 2 BEDROOM UNIT: 850 S.F. UNIT 2 A.D.U.: 663 S.F. UNIT 3 J.A.D.U.: 489 S.F. TOTAL PROPOSED: 2,002 S.F. LOT 3, BUILDING C: PRIMARY 2 BEDROOM UNIT: 866 S.F. UNIT 2 A.D.U.: 688 S.F. UNIT 3 J.A.D.U.: 499 S.F. TOTAL PROPOSED: 2,053 S.F.
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SHEET INDEX

ARCHITECTURAL	
1 OF 8	TITLE SHEET/SITE PLAN
2 OF 8	DEMOLITION PLAN
3 OF 8	1ST LEVEL FLOOR PLANS
4 OF 8	2ND LEVEL FLOOR PLANS
5 OF 8	ROOF PLANS
6 OF 8	ELEVATIONS
7 OF 8	ELEVATIONS
8 OF 8	SITE SECTIONS

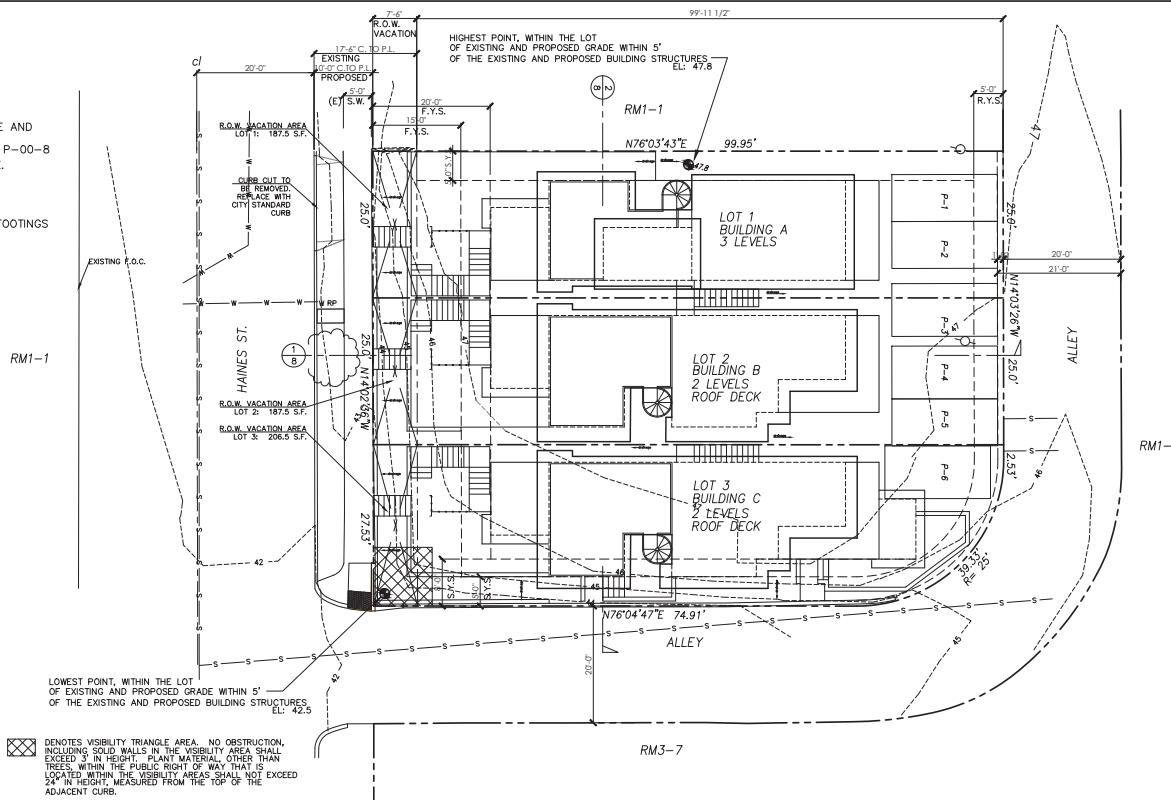
VICINITY MAP NO SCALE



F.L. HOPE
ARCHITECTURE & PLANNING
4918 North Harbor Dr. #801
San Diego, CA 92104
TEL/FAX: 619.220.7115
WWW.FLHOPEARCHITECTURE.COM

NOTES:
SEE GRADING PLAN FOR ALL EXISTING IMPROVEMENTS (UTILITIES, AND LEGAL DESCRIPTION OF ADJACENT PROPERTIES.
THERE ARE NO EXISTING EASEMENTS ON SITE.
NO PROPOSED BUS STOPS.

PROVIDE BUILDING ADDRESS NUMBERS, VISABLE AND LEGIBLE FROM THE STREET
OR ROAD FRONTING THE PROPERTY PER FHPS P-00-8
NO MECHANICAL EQUIPMENT SHALL BE VISABLE.
TRANSIT STOP WITHIN A 1/2 MILE OF THE SITE.
ALL PROPERTY IMPROVEMENTS MUST BE WITHIN PROPERTY PERIMETER. (INCLUDING FOOTINGS OVERHANGS, ETC.)



I Herby Acknowledge and certify that:

- I am accountable for knowing and complying with the governing policies, regulations and submittal requirements applicable to this proposed development;
- I have performed reasonable research to determine the required approvals and decision process for the proposed project, and that failure to accurately identify an approval or decision process could significantly delay the permitting process or result in a change in fee/deposit requirements;
- I have taken the Professional Certification for Development Permit Completeness Review training and am on the approved list for Professional Certification;
- Maintaining my Professional Certification for Development Permit Completeness Review privilege requires accurate submittals on a consistent basis;
- Submitting incomplete documents and plans on a consistent basis may result in the revocation of my Professional Certification for Development Permit Completeness Review;
- If required documents or plan content is missing, project review will be delayed; and
- This submittal package meets all of the minimum submittal requirements contained in Land Development Manual, Volume 1, Chapter 1, Section 4 and/or Section 6 for Rezonations.
- For the proposed project, I have determined the appropriate process and approval types to be as follows:
Project Process Level (D-S): 5 Project Approval(s) Needed: SDP,CDP,TRM,ROW,VACATION.

Responsible Certified Professional Name: F. Leland Hope
Signature: [Signature] Date: 07/15/20

PREPARED BY

NAME:
F. LELAND HOPE,
FL HOPE,
ARCHITECTURE & PLANNING

ADDRESS:
PO BOX 6029
SAN DIEGO, CA. 92166

PHONE #:
619 220 7115

PROJECT ADDRESS :
2903 HAINES ST.
A.P. # 423 422 13 00

PROJECT NAME:
HAINES ST. CDP/TM/SDP

SHEET TITLE:
DEVELOPMENT SUMMARY
SITE PLAN

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3: 11/09/21
REVISION 2: 06/16/21
REVISION 1: 02/01/21

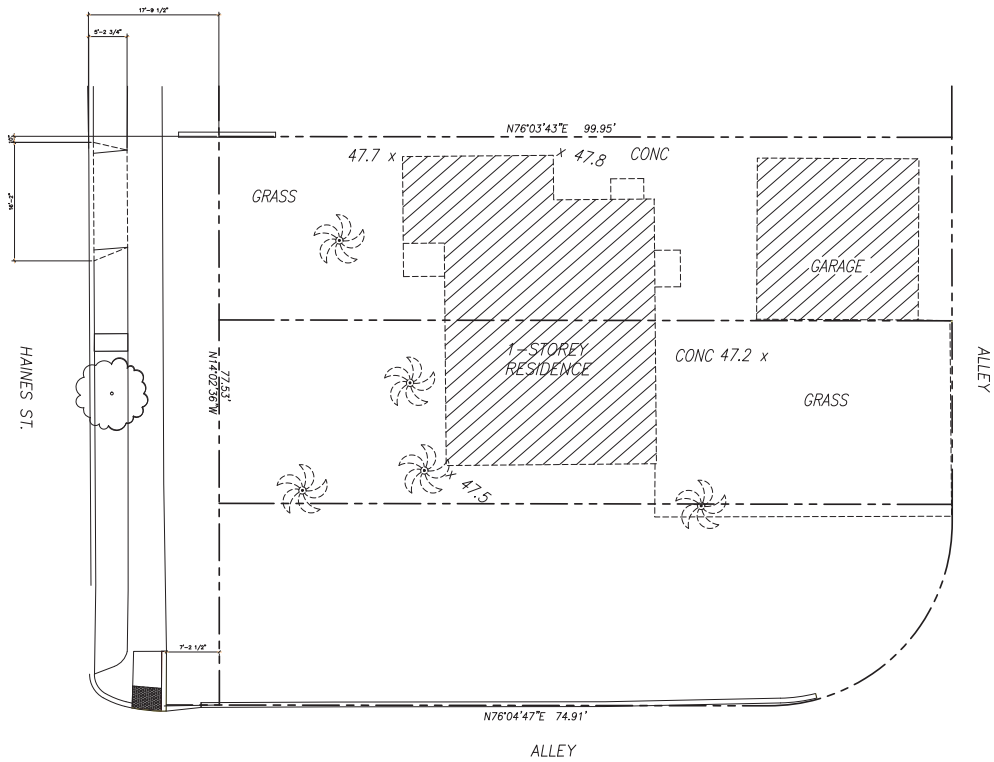
ORIG. DATE: 07/13/20

SHEET 1 OF 8

DEP#:

1 SITE PLAN/1ST FLOOR PLAN
SCALE: 1" = 10'-0"





1 DEMOLITION PLAN
1/8"=1'-0"

PROJECT NORTH TRUE NORTH



STRUCTURE TO BE DEMOLISHED



ITEMS TO BE DEMOLISHED

F.L. HOPE
ARCHITECTURE & PLANNING

4918 North Harbor Dr. #201
SAN DIEGO, CA 92108
TEL: 619-594-9216
TEL/FAX: 619-594-9216
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PREPARED BY

NAME:
F. LELAND HOPE,
FL HOPE,
ARCHITECTURE & PLANNING
ADDRESS:
PO BOX 6029
SAN DIEGO, CA. 92166
PHONE #:
619 220 7115
PROJECT ADDRESS :
2903 HAINES ST.
A.P. #: 423 422 13 00
PROJECT NAME:
HAINES ST. CDP/TM/SDP
PN: 669397

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3: 11/9/21
REVISION 2: 06/16/21
REVISION 1: 02/01/21

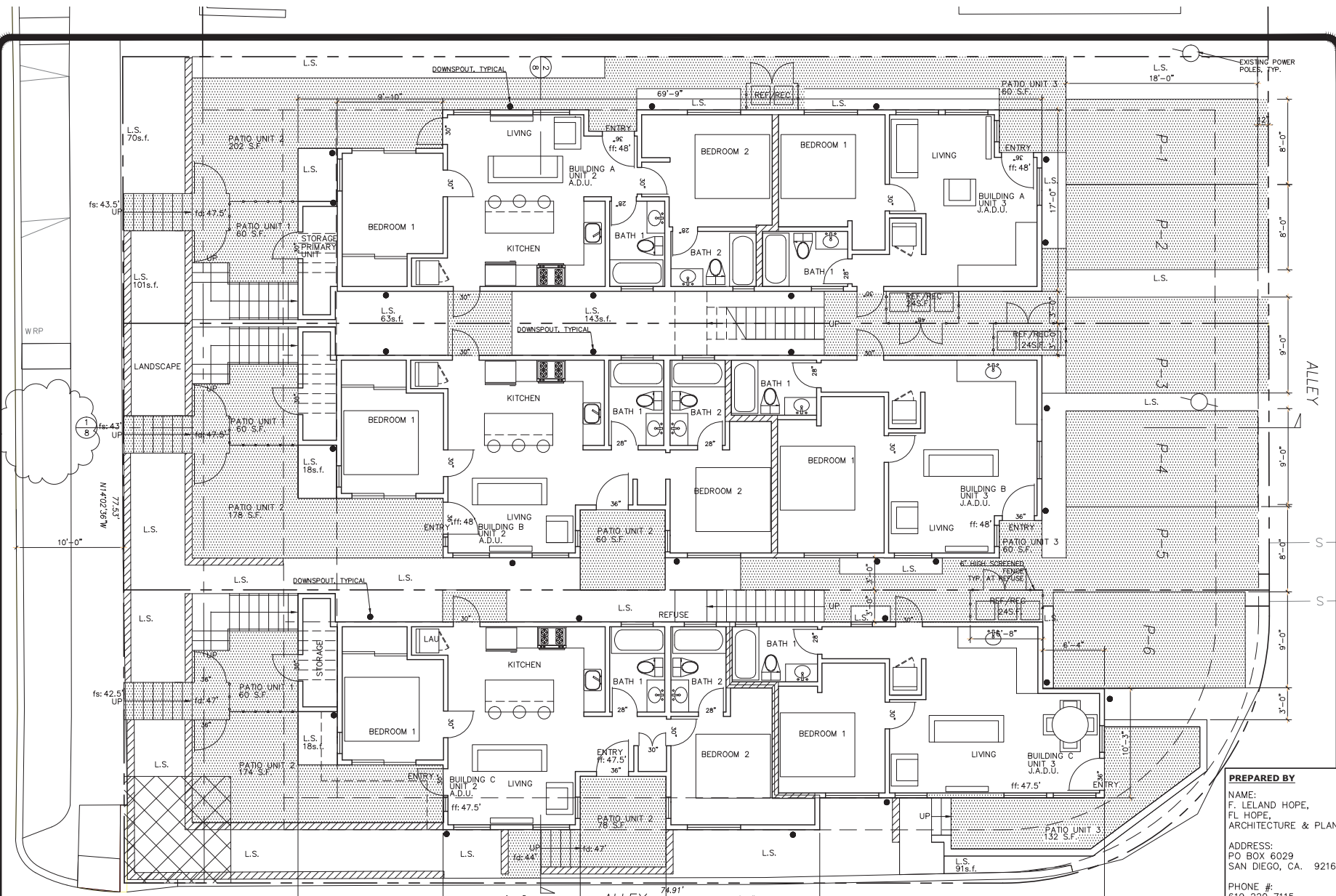
SHEET TITLE:
DEMOLITION PLAN

ORIG. DATE: 07/13/20

SHEET 2 OF 8

DEP#:

F.L. HOPE ARCHITECTURE & PLANNING
 4918 North Harbor Dr. #201
 San Diego, CA 92106
 P.O. Box 6029 San Diego, CA 92166
 TEL/FAX: 619.220-7115
 WWW.FLHOPEARCHITECT.COM



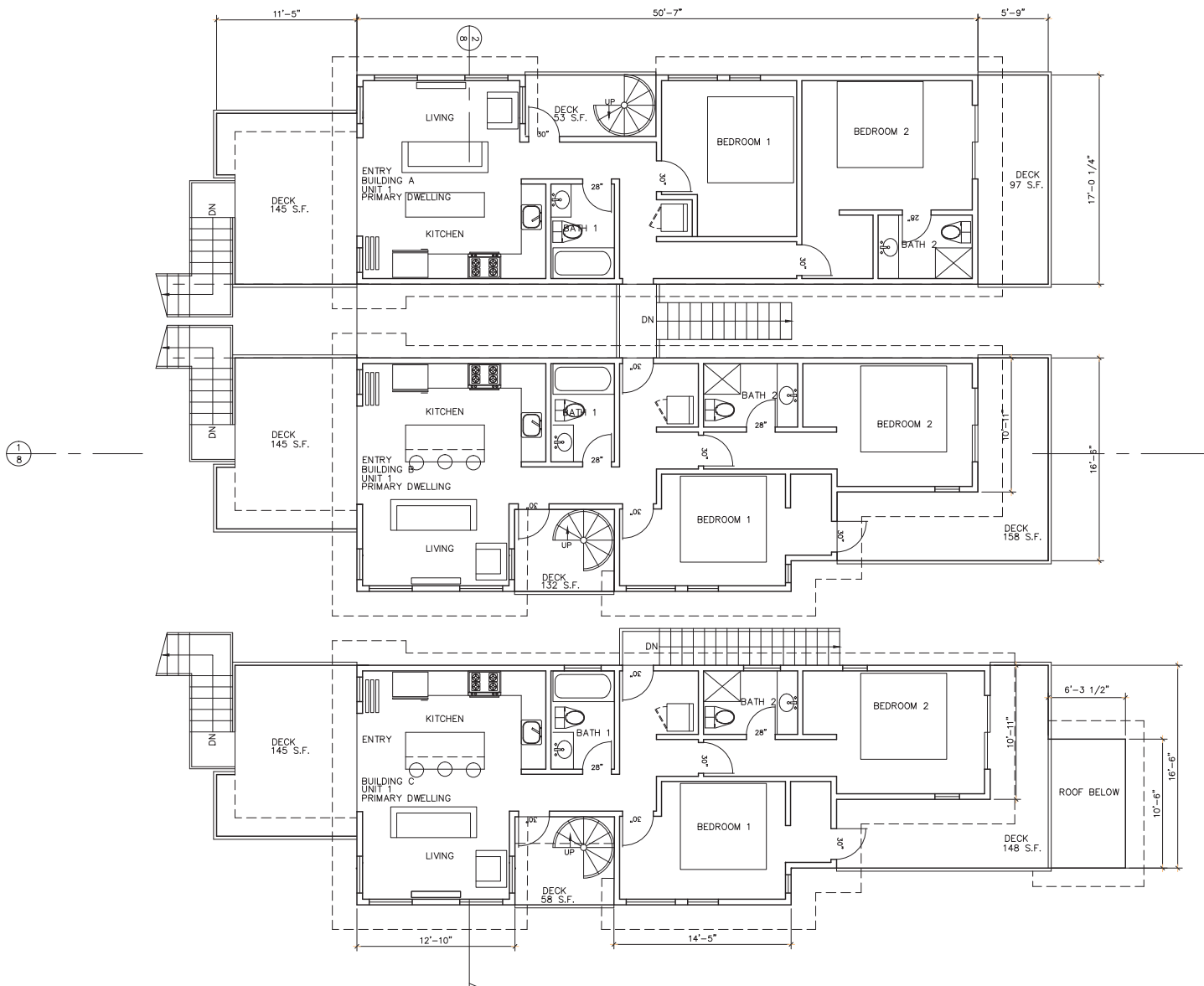
- DECK AND ROOF DOWNSPOUT LOCATIONS
- ▨ RETAINING WALLS. SEE ELEVATIONS AND SECTIONS FOR HEIGHT DIMENSIONS, AND CIVIL FOR SPOT ELEVATIONS.
- ▨ DESIGNATES HARDSCAPE AREAS
- L.S. DESIGNATES SOFT SCAPE/LANDSCAPE AREAS

1 SITE PLAN/1ST FLOOR PLAN
 1/4"=1'-0"

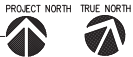


PREPARED BY	
NAME: F. LELAND HOPE, FL HOPE, ARCHITECTURE & PLANNING	REVISION 14: REVISION 13: REVISION 12: REVISION 11: REVISION 10: REVISION 9: REVISION 8: REVISION 7: REVISION 6: REVISION 5: REVISION 4:
ADDRESS: PO BOX 6029 SAN DIEGO, CA. 92166	REVISION 3: 11/9/21 REVISION 2: 06/16/21 REVISION 1: 02/01/21
PHONE #: 619 220 7115	ORIG. DATE: 07/13/20
PROJECT ADDRESS : 2903 HAINES ST. A.P. # 423 422 13 00	SHEET 3 OF 8
PROJECT NAME: HAINES ST. CDP/TM/SOP	DEP#:
SHEET TITLE: 1ST LEVEL FLOOR PLANS	

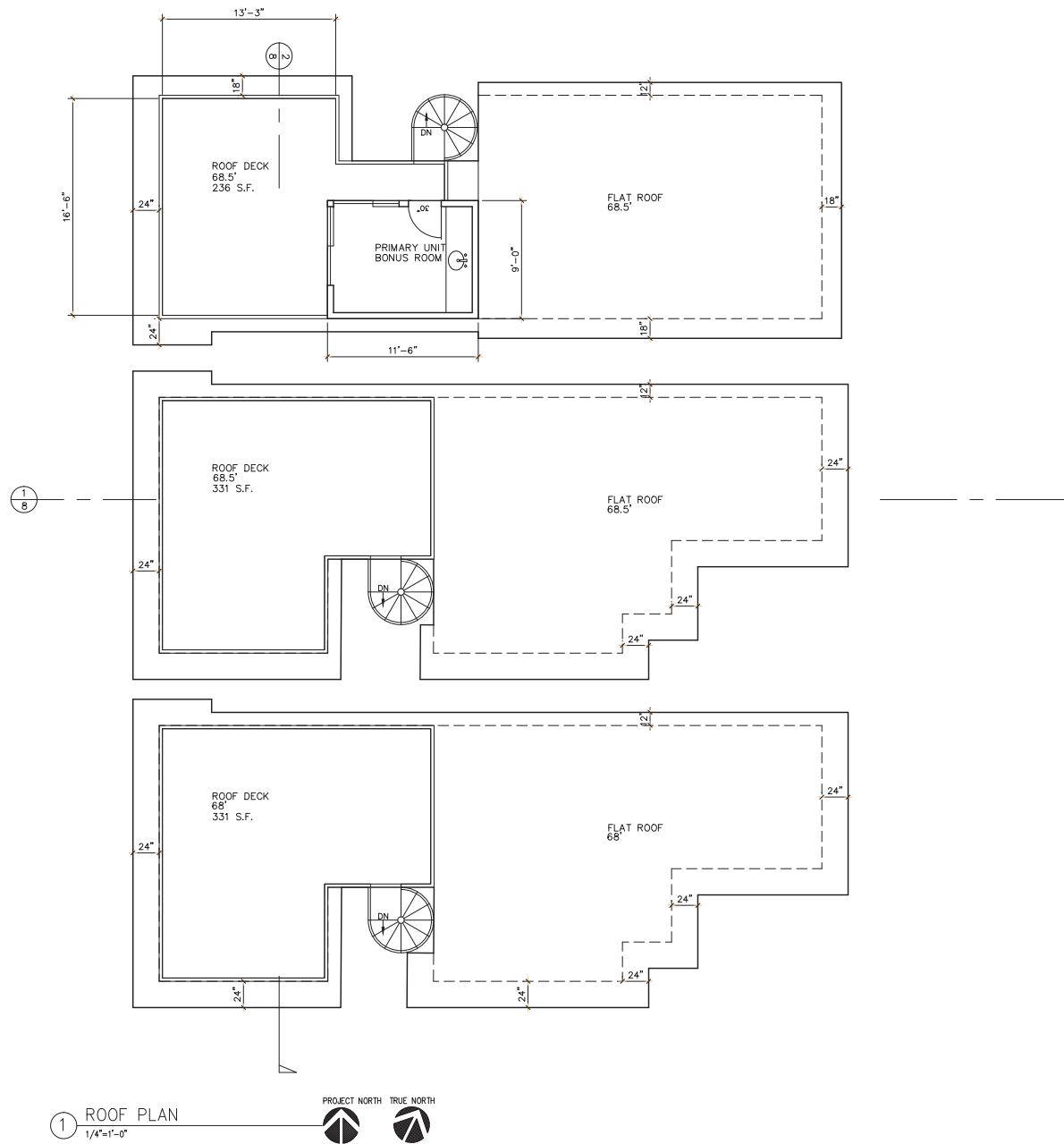
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1 2ND LEVEL FLOOR PLAN
 1/4"=1'-0"



PREPARED BY	
NAME: F. LELAND HOPE, FL HOPE, ARCHITECTURE & PLANNING	REVISION 14: REVISION 13: REVISION 12: REVISION 11: REVISION 10: REVISION 9: REVISION 8: REVISION 7: REVISION 6: REVISION 5:
ADDRESS: PO BOX 6029 SAN DIEGO, CA. 92166	REVISION 4: REVISION 3: 11/9/21 REVISION 2: 06/16/21 REVISION 1: 02/01/21
PHONE #: 619 220 7115	REVISION 14: REVISION 13: REVISION 12: REVISION 11: REVISION 10: REVISION 9: REVISION 8: REVISION 7: REVISION 6: REVISION 5:
PROJECT ADDRESS : 2903 HAINES ST. A.P. #:423 422 13 00	REVISION 4: REVISION 3: 11/9/21 REVISION 2: 06/16/21 REVISION 1: 02/01/21
PROJECT NAME: HAINES ST. CDP/TM/SDP PN: 669397	REVISION 14: REVISION 13: REVISION 12: REVISION 11: REVISION 10: REVISION 9: REVISION 8: REVISION 7: REVISION 6: REVISION 5:
SHEET TITLE: 2ND LEVEL FLOOR PLANS	REVISION 4: REVISION 3: 11/9/21 REVISION 2: 06/16/21 REVISION 1: 02/01/21
	ORIG. DATE:07/13/20
	SHEET 4 OF 8
	DEP#:



1 ROOF PLAN
1/4"=1'-0"



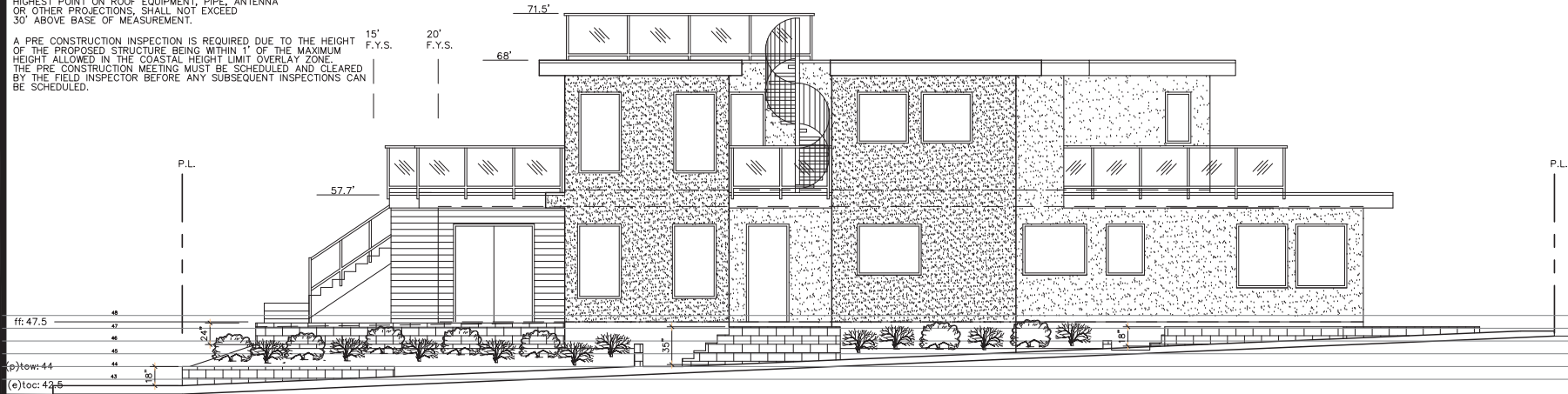
F.L. HOPE
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TEL: 619-423-4222
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SHEET TITLE:
ROOF PLANS




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SHEET 5 OF 8
DEP#:

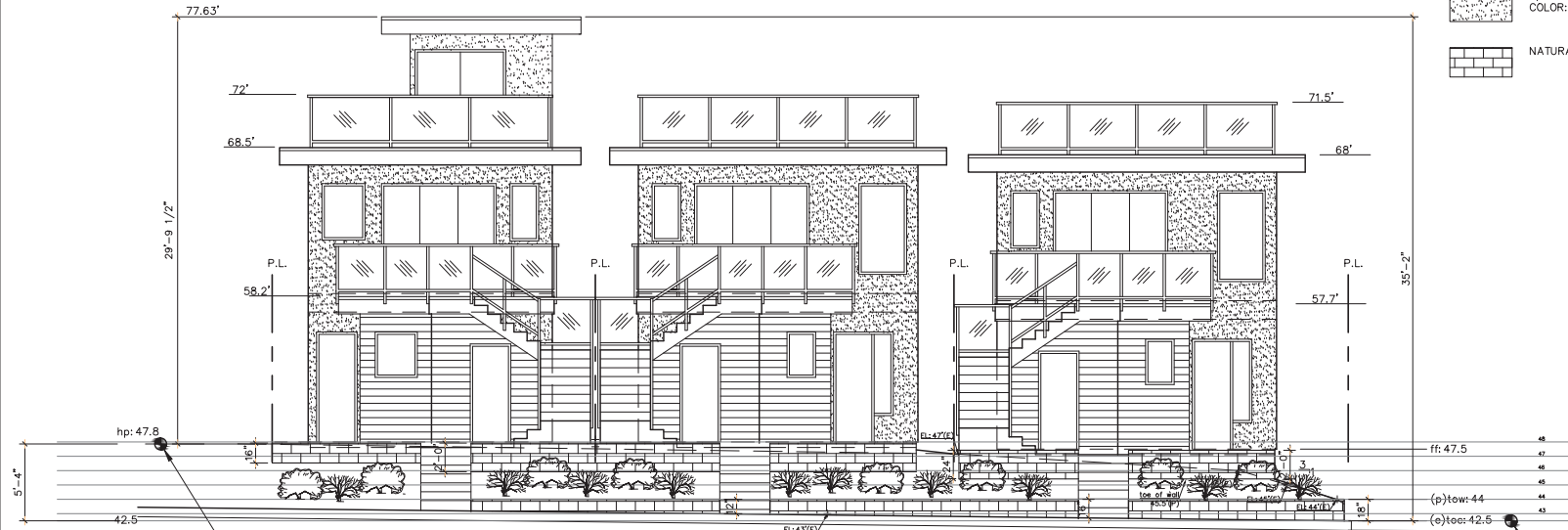
THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC SECTIONS 132.0505) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, ANTENNA OR OTHER PROJECTIONS, SHALL NOT EXCEED 30' ABOVE BASE OF MEASUREMENT.

A PRE CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN 1' OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE. THE PRE CONSTRUCTION MEETING MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED.



① SOUTH ELEVATION
1/4"=1'-0"

-  CEMENTICIOUS SIDING, 6" EXPOSED
COLOR:
-  7/8" STUCCO MONTALVO FINISH
COLOR:
-  NATURAL CONCRETE BLOCK WITH CAP



HIGHEST POINT, WITHIN THE LOT OF EXISTING AND PROPOSED GRADE WITHIN 5' OF THE EXISTING AND PROPOSED BUILDING STRUCTURES EL: 47.8

② WEST ELEVATION
1/4"=1'-0"

HIGHEST POINT, WITHIN THE LOT OF EXISTING AND PROPOSED GRADE WITHIN 5' OF THE EXISTING AND PROPOSED BUILDING EL: 42.5

PREPARED BY

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PHONE #:
619 220 7115
PROJECT ADDRESS :
2903 HAINES ST.
A.P. # 423 422 13 00
PROJECT NAME:
HAINES ST. CDP/TM/SDP
PN 669397

REVISION 14:
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SHEET TITLE:
ELEVATIONS

ORIG. DATE: 07/13/20

SHEET 6 OF 8

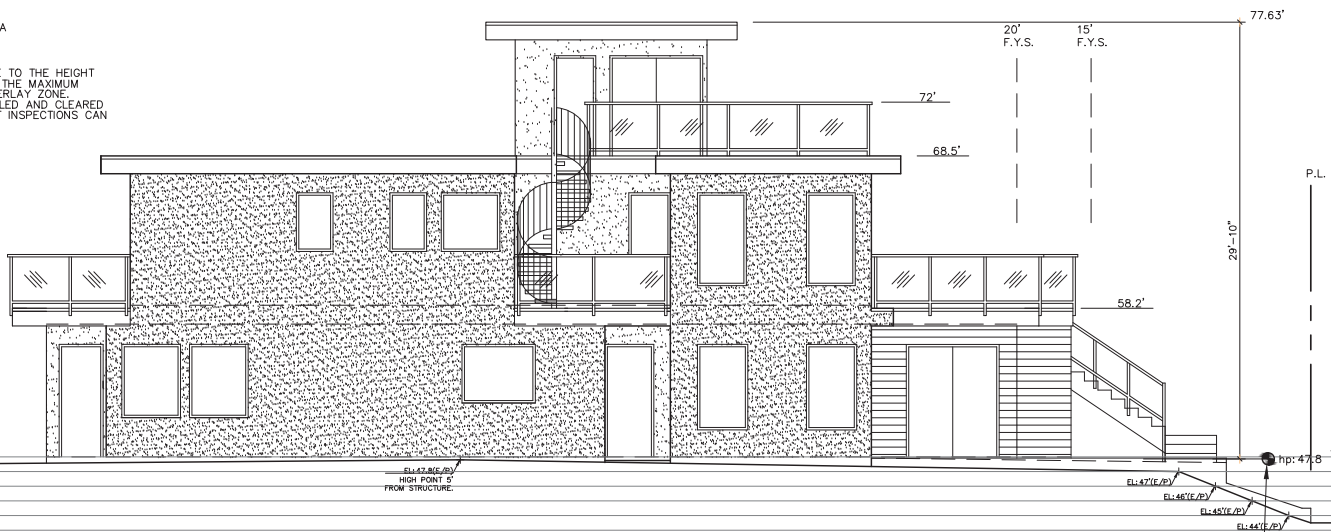
DEP #:

F.L. HOPE
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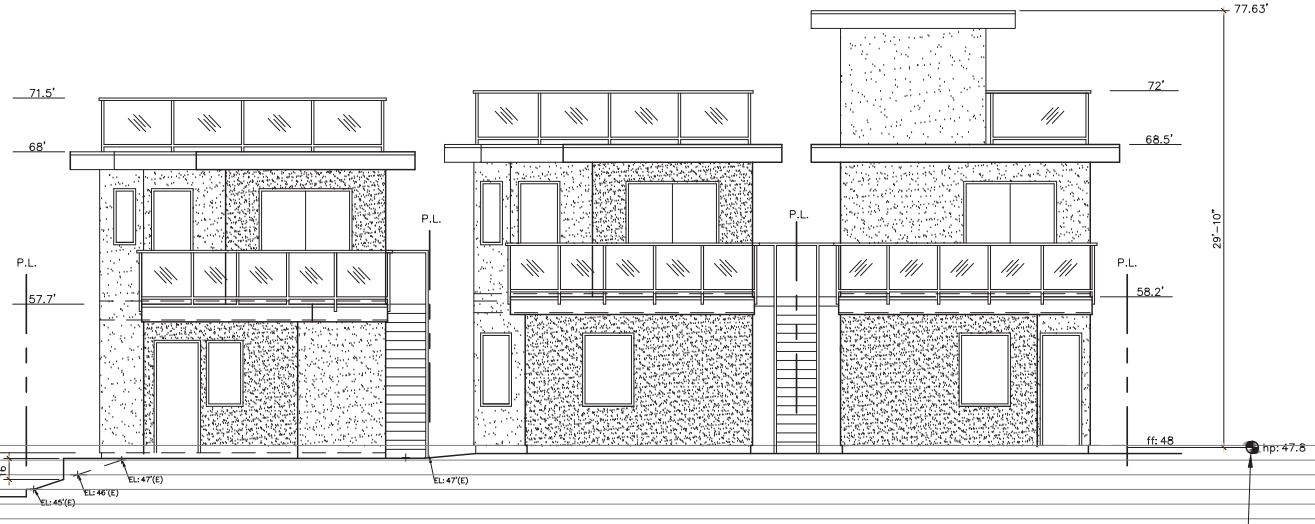
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1 NORTH ELEVATION
1/4"=1'-0"

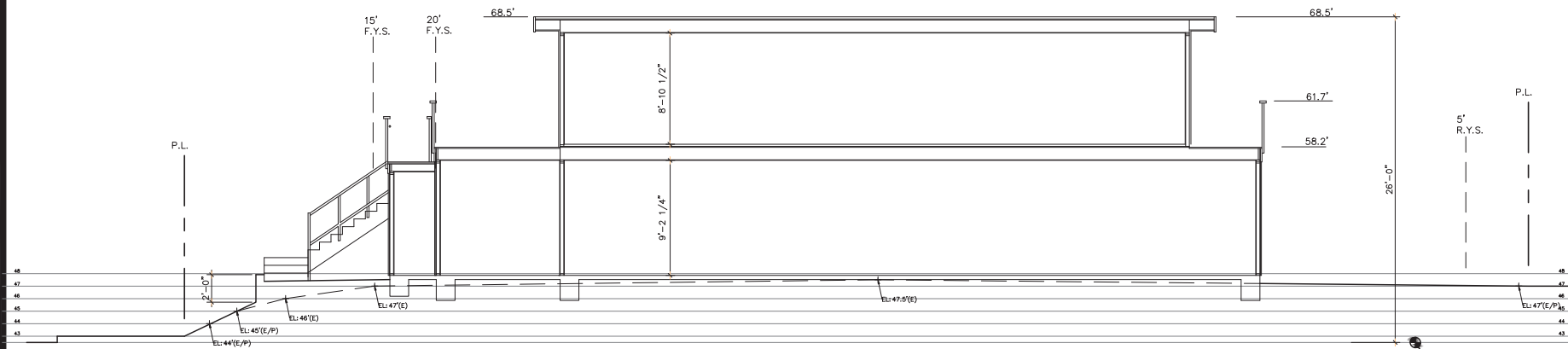


2 EAST ELEVATION
1/4"=1'-0"

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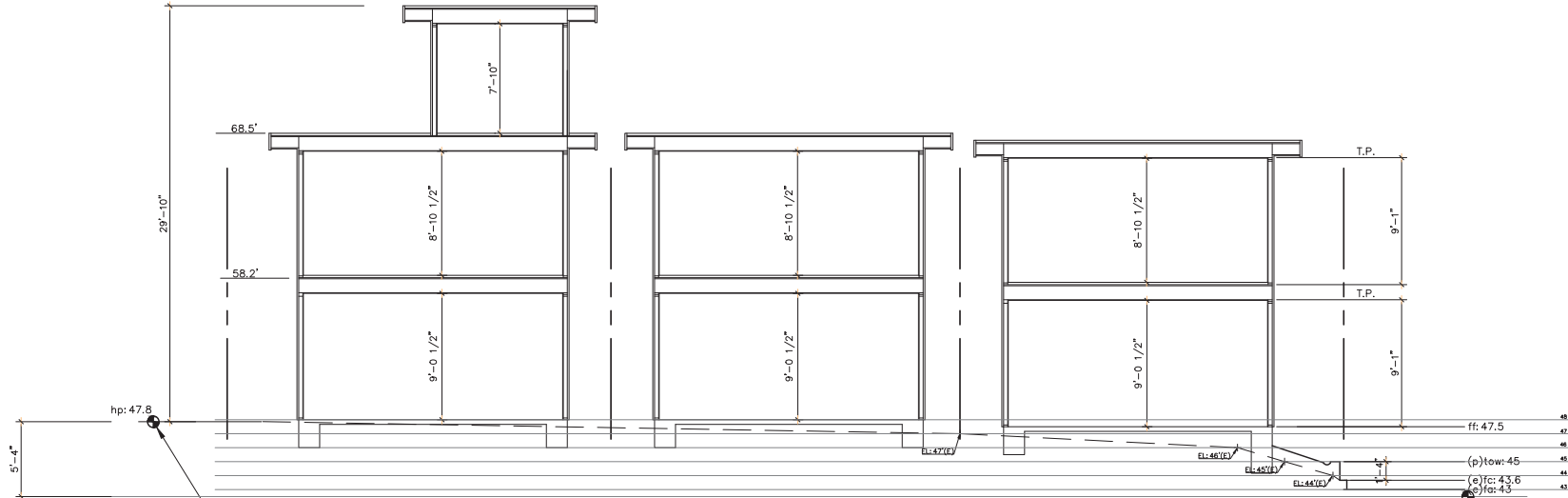
PREPARED BY	
NAME: F. LELAND HOPE, FL HOPE, ARCHITECTURE & PLANNING	REVISION 14: REVISION 13: REVISION 12: REVISION 11: REVISION 10: REVISION 9: REVISION 8: REVISION 7: REVISION 6: REVISION 5: REVISION 4:
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PHONE #: 619 220 7115	REVISION 7: REVISION 6: REVISION 5: REVISION 4:
PROJECT ADDRESS : 2903 HAINES ST. A.P. #: 423 422 13 00	REVISION 3: 11/9/21 REVISION 2: 06/16/21 REVISION 1: 02/01/21
PROJECT NAME: HAINES ST CDP/TM/SDP	REVISION 7: REVISION 6: REVISION 5: REVISION 4:
SHEET TITLE: ELEVATIONS	ORIG. DATE: 07/13/20 SHEET 7 OF 8
	DEP#:

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① LONGITUDINAL SECTION
 1/4"=1'-0"

LOWEST POINT, WITHIN THE LOT
 OF EXISTING AND PROPOSED GRADE WITHIN 5'
 OF THE EXISTING AND PROPOSED BUILDING
 EL: 42.5



② CROSS SECTION
 1/4"=1'-0"

HIGHEST POINT, WITHIN THE LOT
 OF EXISTING AND PROPOSED GRADE WITHIN 5'
 OF THE EXISTING AND PROPOSED BUILDING
 STRUCTURES EL: 47.8

LOWEST POINT, WITHIN THE LOT
 OF EXISTING AND PROPOSED GRADE WITHIN 5'
 OF THE EXISTING AND PROPOSED BUILDING
 EL: 42.5

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 A.P. #: 423 422 13 00

PROJECT NAME:
 HAINES ST. CDP/TM/SDP
 PN: 669397

SHEET TITLE:
 SITE SECTIONS

REVISION 14:	
REVISION 13:	
REVISION 12:	
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SHEET 8 OF 8	
DEP#:	

AHLES
LANDSCAPE
ARCHITECTURE INC.

P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963



PROJECT NO.: 201

LANDSCAPE
DEVELOPMENT
PLAN

Landscape Development Plan for:
HAINES STREET CDP-TM-SDP
3903 Haines Street
San Diego, California

INFO ONLY

- 1 INFO ONLY - SITE:**
3903 HAINES ST/ APN 429-422-1800/ MAP 845 BLOCK 12 LOT 23 & 24
SECOND FORTUNA PARK ADDITION/ RM-I-I
BASE ZONE/ PACIFIC BEACH COMMUNITY AREA/ ORIGINAL YEAR BUILT: 1965.
- 2 INFO ONLY - SCOPE:**
PACIFIC BEACH (PROCESS 5) COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, TENTATIVE PARCEL MAP, & RIGHT OF WAY VACATION TO DO THE FOLLOWING:
- DEMOLITION OF EXISTING SINGLE FAMILY HOME FACING HAINES STREET/DETACHED GARAGE FACING ALLEY.
 - PROPOSAL FOR NEW 3- SINGLE FAMILY PARCELS WHICH EACH WILL INCLUDE A DWELLING UNIT WITH A ROOF DECK, COMPANION UNIT, AND JUNIOR UNIT UTILIZING THE SMALL LOT SUBDIVISION ORDINANCE. THE SMALL LOT SUBDIVISION INCLUDES MAP 845 BLOCK 12, LOTS 23 & 24, AND ADJ. CLOSED STREET.

DRAWING INDEX

SHEET	CONTENTS
L-1	TITLE SHEET, NOTES
L-2	LANDSCAPE DEVELOPMENT PLAN
L-3	LANDSCAPE DEVELOPMENT PLAN, LANDSCAPE CALCULATIONS
L-4	WATER CONSERVATION PLAN

SITE ADDRESS

3903 HAINES STREET
SAN DIEGO, CALIFORNIA

NOTES

DESIGN STATEMENT
LANDSCAPE FOR THIS BUILDING FEATURES A DROUGHT TOLERANT PLANTING WITH STREET SIDE CANOPY TREES, PARKING LOT TREE PLANTING, ACENT PLANTING ZONES, AND GRADED SLOPE PLANTING. STORM WATER TREATMENT IS ACCOMMODATED WITH BIO RETENTION BASINS AND OTHER IMPROVEMENTS COORDINATED WITH THE PROJECTS CIVIL ENGINEER.

LANDSCAPE REGULATION CONFORMANCE
ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
R-O-W PERMIT REQUIRED
A PUBLIC RIGHT-OF-WAY PERMIT IS REQUIRED FOR ANY PLANTING GREATER THAN 30 INCHES IN HEIGHT IN THE PUBLIC RIGHT-OF-WAY.

MINIMUM TREE SEPARATION DISTANCE
IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE:
TRAFFIC SIGNAL STOP SIGN- 20 FEET
UNDERGROUND UTILITY LINES- 5 FEET
UNDERGROUND SEWER LATERALS- 10 FEET
ABOVE GROUND UTILITY STRUCTURES- 10 FEET
DRIVEWAY ENTRANCES- 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)- 25 FEET
VERIFY MINIMUM SEPARATION DISTANCE IN FIELD PRIOR TO PLANTING. UPON IDENTIFICATION OF CONFLICT, CONTACT LANDSCAPE ARCHITECT AND ADJUST TREE LOCATION AS DIRECTED.

EXISTING LANDSCAPE NOTE
NO NEW LANDSCAPING IS PROPOSED FOR SITE AREAS NOT OTHERWISE DEVELOPED, INDICATED ON THE PLANS AS 'EXISTING TO REMAIN'.

- EXISTING TREES TO REMAIN ON SITE WITHIN 10 FT. OF THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
- 1- A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - 2- STOCKPILING, TOPSOIL DISTURBANCES, VEHICLE USE AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - 3- A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - 4- ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

CITY INSPECTION
OBTAIN A FINAL INSPECTION OF THE COMPLETED LANDSCAPE PLANTING AND IRRIGATION INSTALLATION BY CITY LANDSCAPE INSPECTOR, SCHEDULE INSPECTOR AND LANDSCAPE ARCHITECT AT LEAST ONE WEEK IN ADVANCE OF INSPECTION. CITY FEES PROVIDE FOR ONLY ONE INSPECTION, ADDITIONAL INSPECTIONS WILL REQUIRE ADDITIONAL FEES.

CURB NOTE:
ALL LANDSCAPE AREAS ARE SEPARATED FROM VEHICULAR DRIVES AND PARKING BY 6 IN. CONCRETE CURBS- CONSTRUCTED PER SITE IMPROVEMENT PLANS ALL PARKING SPACES FACING LANDSCAPE AREAS 5 FT. OR LESS IN WIDTH SHALL HAVE WHEEL STOPS PROVIDED AT LEAST TWO FEET FROM THE LANDSCAPE AREA

ROOT ZONE
MINIMUM ROOT ZONE OF 40 5/8". IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMG 142.0408(B)(5).

ROOT BARRIER
TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER SHALL NO WRAP AROUND THE ROOT BALL. (SDMG 142.0409(A)(1)).

MULCH
MULCH ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMG 142.0411.

IRRIGATION
IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0408(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

A COMBINATION OF IRRIGATION TYPES- DRIP IRRIGATION (FOR SMALL PLANTERS AND ACENT PLANTING AREAS), INDIVIDUAL TREE BUBBLERS (FOR TREES LOCATED WITHIN DRIP ZONES), ROTATOR TYPE OVERHEAD IRRIGATION (FOR BIO-RETENTION BASINS AND LARGE MANUFACTURED SLOPES)- IS ANTICIPATED.

IRRIGATION: NO ANTI-SIPHON VALVES ARE PERMITTED PER LANDSCAPE STANDARDS. IN-LINE VALVES WITH BACKFLOW PREVENTION DEVICE IS REQUIRED; NOTE: LANDSCAPE DEFERS TO PUD REVIEW TO CONFIRM IF BACKFLOW PREVENTION DEVICE (BFPD) CAN BE PROVIDED WITHIN THE PUBLIC RIGHT-OF-WAY OR MUST BE INCLUDED WITHIN THE PREMISES.

THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IN ACCORDANCE WITH STATE LAW AND THE LAND DEVELOPMENT CODE SECTION 142.0403(H) AND WILL PROVIDE THE RECORD OWNER AT THE TIME OF FINAL INSPECTION WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

MAINTENANCE NOTE
ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN HEALTHY CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE, SECTION 142.0409(B)(10).

DRAINAGE BEST MANAGEMENT PRACTICES
NO IRRIGATION RUN OFF SHALL DRAIN OFF SITE INTO THE PUBLIC RIGHT OF WAY, STREETS, DRIVES OR ALLEYS. NO CONNECTION SHALL BE MADE TO ANY STORM WATER GENER SYSTEM WITHOUT PROPER PMP'S. ALL ROOF DISCHARGE TO BE TO SURFACE DRAINAGE. REFER TO STORM WATER PLANS.

NET TREE GAIN (CLIMATE ACTION PLAN NOTE)

ON SITE NET TREE GAIN QTY.
EXISTING CANOPY TREES - 0
REMOVED CANOPY TREES - 0
PROPOSED CANOPY TREES - 0

ADJACENT RIGHT-OF-WAY NET TREE GAIN QTY.

EXISTING CANOPY TREES - 1
REMOVED CANOPY TREES - 0
PROPOSED CANOPY TREES - 2

NOTE:
ROOTS OF EXISTING TREES WILL BE CUT APPROXIMATELY 6 INCHES BACK FROM NEW CONSTRUCTION AND ALL CUTS WILL BE SEALED WITH WOOD PAINT AS MANUFACTURED BY FLINTKOTE OR APPROVED EQUAL.
A CERTIFIED CONSULTING ARBORIST SHALL OVERSEE PRUNING OF ANY ROOTS 6-IN OR GREATER IN DIAMETER.
MAINTAIN AND DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION.
ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

NOTE:
VISIBILITY AREAS; NO FENCES/SHRUBS HIGHER THAN 24 INCHES IN HEIGHT ARE PERMITTED IN THE VISIBILITY AREAS OF THE PROPOSED DRIVEWAY.

NOTE:
REPLACEMENT OF PLANTS: ANY PLANT MATERIAL REQUIRED BY THIS DIVISION THAT DIES WITHIN 3 YEARS OF INSTALLATION SHALL BE REPLACED WITHIN 30 CALENDAR DAYS OF PLANT DEATH WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL SHOWN ON THE APPROVED PLAN, REQUIRED SHRUBS THAT DIE 3 YEARS OR MORE AFTER INSTALLATION SHALL BE REPLACED WITH 15-GALLON SIZE, AND REQUIRED TREES THAT DIE 3 YEARS OR MORE AFTER INSTALLATION SHALL BE REPLACED WITH 60-INCH BOX SIZE MATERIAL.
THE CITY OF SD PSD MAY AUTHORIZE ADJUSTMENT OF THE SIZE AND QUANTITY OF REPLACEMENT MATERIAL WHERE MATERIAL REPLACEMENT WOULD OCCUR IN INACCESSIBLE AREAS OR WHERE THE EXISTING PLANT BEING REPLACED IS LARGER THAN A 15 GALLON SHRUB OR 60-INCH BOX TREE.

**HAINES ST.
CDP-TM-SDP**

3903 Haines St.
San Diego, California

REFERENCE: PROJ. NO. - 664991

SHEET:

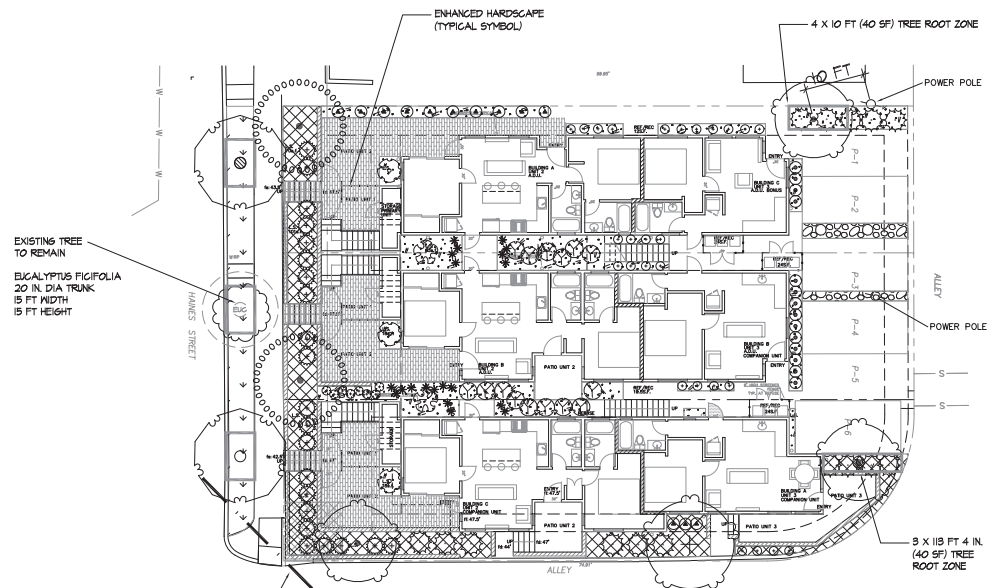
L-1

PREPARED BY:	AHLES LANDSCAPE ARCHITECTURE	REVISION 14:	
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		REVISION 7:	
		REVISION 6:	
		REVISION 5:	
PROJECT NAME:	HAINES ST. CDP-TM-SDP	REVISION 4:	
		REVISION 3:	
		REVISION 2:	
		REVISION 1:	CYCLE 3 6-10-21
SHEET TITLE:	LANDSCAPE PLANS TITLE SHEET, NOTES	ORIGINAL DATE:	9 FEB 2021
		SHEET	10 OF -
		DATE	

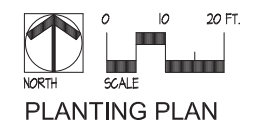


PLANT SCHEDULE

TREES	FORM / FUNCTION	BOTANICAL / COMMON NAME	CONT.	QTY.	
	STANDARD FORM CANOPY TREE / SHADE	EUCALYPTUS FIGIFOLIA RED FLOWERING GUM STANDARD - OR OTHER CITY DESIGNATED TREE	24 IN. BOX	2	
	STANDARD FORM CANOPY TREE / SHADE	LASERSTROEMIA INDICA X FAURIEI 'TUSCARORA' TUSCARORA GRAPE MYRTLE	36 IN. BOX	1	
	STANDARD FORM CANOPY TREE / SHADE	LASERSTROEMIA X 'TUSCARORA' RED GRAPE MYRTLE STANDARD	24 IN. BOX	5	
	STANDARD FORM CANOPY TREE / SHADE	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24 IN. BOX	2	
	SHRUBS	BOTANICAL / COMMON NAME	CONT.	QTY.	
	LOW / ACCENT	AECONIUM X 'ZHAARTKOP' ZHAARTKOP AECONIUM	1 GALLON	15	
	ROSETTE / ACCENT PLANT	AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL.	22	
	LOW / ACCENT	BULBINE BULBOSA BULBINE LILY	1 GAL.	27	
	ROUNDED / SCREENING	CHONDROPETALUM TECTORUM CAPE RUSH	15 GALLON	15	
	UPRIGHT / ACCENT PLANT	CORDYLINE AUSTRALIS 'RED STAR' RED STAR DRAGONIA	15 GAL.	2	
	LOW / ACCENT	CRASSULA ARBORESCENS SILVER DOLLAR PLANT	1 GALLON	14	
	LOW / ACCENT	ECHEVERIA IMBRIGATA BLUE ROSE ECHEVERIA	1 GAL.	20	
	MEDIUM / ACCENT PLANT	HESPERALOE PARVIFLORA RED YUCCA	1 GAL.	15	
	LOW / ACCENT	KALANCHOE THYRSIFLORA PADDLE PLANT	1 GALLON	6	
	MEDIUM / SCREENING PLANT	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GALLON	5	
	SPREADING / GROUNDCOVER	COBBLE 2-4 IN. COBBLE	3 IN DEPTH	76 SF	
	SOD/SEED	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY.
	EXISTING GRASS	EXISTING	EXISTING		821 SF



VISIBILITY TRIANGLE
NO OBJECTS HIGHER THAN 24 INCHES WILL BE CONSTRUCTED IN THE VISIBILITY AREAS



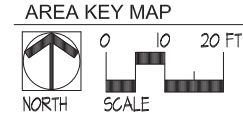
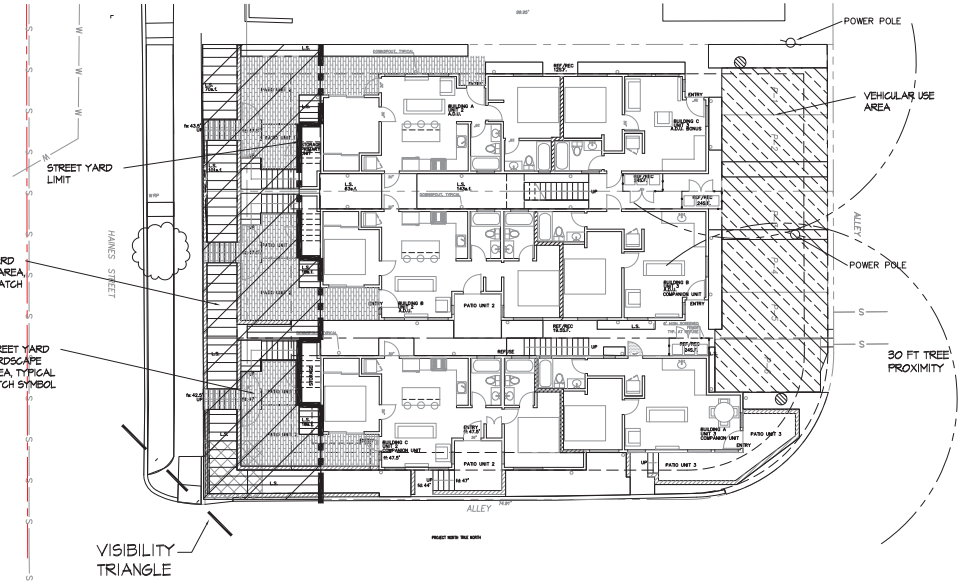
PLANTING PLAN

PREPARED BY:	AHLES LANDSCAPE ARCHITECTURE	REVISION 14:	
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		REVISION 2:	
SHEET TITLE:	LANDSCAPE PLANS PLANTING PLAN	REVISION 1:	CYCLE 3 6-10-21
		ORIGINAL DATE:	9 FEB 2021
		SHEET	11 OF -
		DEPT	



STREET TREES	QUANTITY	REQUIRED	PROVIDED
		15 Ft. @ 1/30	3
			3

City of San Diego Development Services 1222 North Ave., MS-001 San Diego, CA 92161		Landscaping Calculations Worksheet Vehicle Use Area (VUA)	FORM DS-5 August 2020
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 3, Division 4 of the Land Development Code. Refer to 14-42.0403 Table 142.0403 for proposed and existing plant point schedules.			
<ul style="list-style-type: none"> At least one-half of the required planting points shall be achieved with trees. If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met. 			
VEHICULAR USE AREA (VUA) 15,000 SF (142.0404 - 142.0407)			
Planting Area Required	40 sq. ft. per tree	Plant Points Provided	Excess Points Provided
Total Area	564 sq. ft. x 0.05 = 28.2	80	4
Plant Points Achieved with Trees (50%)		40	
VEHICULAR USE AREA (VUA) 65,000 SF (142.0404 - 142.0407)			
Planting Area Required	Plant Points Provided	Excess Points Provided	
VUA Inside Street Yard	14 sq. ft. x 0.05 = 0.7	14	14
VUA Outside Street Yard	14 sq. ft. x 0.05 = 0.7	14	14
Total Area	2.8	28	28
Plant Points Achieved with Trees (50%)		14	
TEMPORARY VEHICULAR USE AREA (142.0408) (As specified time limit of less than 3 years from the date of construction permit issuance.)			
Planting Area Required	Planting Area Provided	Excess Area/Points Provided	
Length of Publicway Adjacent to VUA	10 x 2 ft. = 20	10	10



City of San Diego Development Services 1222 North Ave., MS-001 San Diego, CA 92161		Landscaping Calculations Worksheet Multiple Dwelling Unit Residential & Residential Components of Mixed-Use Development	FORM DS-6 August 2020
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 3, Division 4 of the Land Development Code. Refer to 14-42.0403 Table 142.0403 for proposed and existing plant point schedules.			
<ul style="list-style-type: none"> At least one-half of the required planting points shall be achieved with trees. If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met. 			
STREET YARD (142.0404 - 142.0405) - All Multiple Dwelling Unit Residential Development			
Planting Area Required	Planting Area Provided	Excess Area/Points Provided	
Total Area	14 sq. ft. x 50% = 7	14	7
Total Area	14 sq. ft. x 0.05 = 0.7	7	0
Plant Points Achieved with Trees (50%)		7	
ADDITIONAL YARD PLANTING AND PLANT POINT REQUIREMENTS - IF APPLICABLE			
Planting Area Reduction (142.0405A)(3)	Minimum Planting Area with Allowed Reduction	Excess Points Required	
Planting Area Required	14 sq. ft. x 25% = 3.5	5	1
Planting Area allowable as Hardscape (142.0405B)(1)(A)		Hardscape Provided	
Planting Area Required	14 sq. ft. x 10% = 1.4	3	1

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REMAINING YARD (142.0404 - 142.0405) - 4 Dwelling Units or Less
A minimum of 60 points per residential structure. Planting shall be distributed within a 10-foot offset from the structural envelope or within the remaining yard.

Plant Points Required	Plant Points Provided	Excess Points/Provided
60 points x 4 = 240	220	20
Plant Points Achieved with Trees (50%)		100

REMAINING YARD (142.0404 - 142.0405) - 5 Dwelling Units or More

Option 1:
A minimum of 30 percent of the total area within a 15-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

Planting Area Required	Planting Area Provided	Excess Area/Points Provided
Total Area	14 sq. ft. x 30% = 4.2	14
Total Area	14 sq. ft. x 0.05 = 0.7	7
Plant Points Achieved with Trees (50%)		7

Option 2:
Where common open space areas are provided in the form of patios, balconies, or courtyard (including decks), 20 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area is to be calculated individually.

Planting Area Required	Planting Area Provided	Excess Area/Points Provided
Total Area	14 sq. ft. x 20% = 2.8	14
Total Area	14 sq. ft. x 0.05 = 0.7	7
Plant Points Achieved with Trees (50%)		7

PREPARED BY:	AHLES LANDSCAPE ARCHITECTURE	REVISION 14:	
NAME:	PO BOX 603 RANCHO SANTA FE, CA 92067	REVISION 12:	
PHONE #:	858.756.8963	REVISION 11:	
PROJECT ADDRESS:	3903 HAINES STREET SAN DIEGO, CA	REVISION 10:	
PROJECT NAME:	HAINES ST. CDP-TM-SDP	REVISION 9:	
SHEET TITLE:	LANDSCAPE PLANS LANDSCAPE CALCULATIONS	REVISION 8:	
ORIGINAL DATE:	9 FEB 2021	REVISION 7:	
SHEET 12 OF 12		REVISION 6:	
DATE:	6-10-21	REVISION 5:	
		REVISION 4:	
		REVISION 3:	
		REVISION 2:	
		REVISION 1:	



Table with 2 columns: REVISION # and Description. Includes fields for PREPARED BY, NAME, PHONE #, PROJECT ADDRESS, PROJECT NAME, SHEET TITLE, ORIGINAL DATE, and SHEET 13 OF 20.

IRRIGATION CONCEPT ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AUTOMATICALLY CONTROLLED, PERMANENT UNDERGROUND SYSTEMS. ALL IRRIGATION EITHER EXISTING OR PROPOSED SHALL CONFORM TO CITY ORDINANCE LANDSCAPE ARTICLES AND LAND DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY AND REGIONAL STANDARDS FOR IRRIGATION AND MAINTENANCE. SYSTEM SHALL PROVIDE FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. RUNOFF SHALL BE MINIMIZED TO THE EXTENT POSSIBLE PER THE REGULATIONS. WATER CONSERVATION IS PROMOTED THROUGH THE 'HYDROZONE' GROUPING OF PLANTS WITH SIMILAR IRRIGATION REQUIREMENTS.

DRIP IRRIGATION IS ANTICIPATED TO BE UTILIZED FOR ALL PLANTING AREAS. A SEPARATE BUBBLER SYSTEM WILL BE PROPOSED FOR STREET TREES.

Legend for MAVA Water Budget Calculation Formula. Table with 2 columns: Symbol and Description of Symbol. Includes ET0, Kc, ETAF, EA, LA, LA*ETAF, EA*ETAF, and SLA.

In the calculation below provide the values for the water budget calculation used for the proposed project. The ET0 and the calculation may be based on the production of the project using the ET0 map or based on the ET0 for the Community Planning Area in Table 1 of the Landscape Standards of which follows.

MAVA Water Budget calculation = (ET0)(Kc)(ETAF)(LA) + (1-ETAF)(SLA) = gallons per year

MAVA = (41.0)(0.62)(0.45)(1240) = 31,046

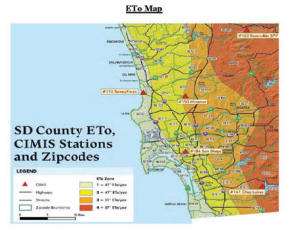
WATER BUDGET LANDSCAPE WORKSHEET. This project worksheet is to be submitted to the City whether proposed development is subject to the water budget requirement in Chapter 14, Article 2, Division 4 (Landscape Regulations).

Project Name: HAINES STREET M.L.T.I. Project #: Project Address: HAINES STREET Individual Business Completing the Worksheet: STEVE AHLES/AHLES LAND Phone Number: 858-756-8963

1. DEFINITIONS: Estimated Total Water Use (ETWU) is the total water used for the landscape based on the items required and irrigation method selected for the landscape design. ETWU shall not exceed the MAVA.

Table with 3 columns: Heat Water Use, Plant Factor, and Also Includes. Rows include Vary Low, Low, Moderate, High, and Special Landscape Area.

2. DETERMINE THE WATER BUDGET: MAVA Water Budget Calculation. The MAVA Water Budget is calculated using the following calculation formula: MAVA Water Budget = (ET0)(Kc)(ETAF x LA) + (1-ETAF) x SLA = gallons per year



EVAPOTRANSPIRATION (ET0) TABLE BY COMMUNITY PLANNING AREA. Table with 3 columns: Community Planning Area, Average Annual ET0 (inches/year), and Average Annual ET0 (inches/year).

3. DETERMINE THE ESTIMATED TOTAL WATER USE (ETWU): The Estimated Total Water Use (ETWU) is calculated using the following formula: ETWU = (ET0)(0.62)(Kc)(ETAF x LA) + (1-ETAF) x SLA = gallons per year

Table for tracking irrigation controller information. Columns include Controller No., ETWU, Result in Gallons per Year, and Total ETWU. Includes a callout box for ITB 4 560.4 and 4584.0 14244.6.

Legend for Estimated Total Water Use (ETWU) Calculation Formula. Table with 2 columns: Symbol and Description of Symbol.

Table for tracking irrigation controller information. Columns include Controller No., Hydrozone No., Valve Circuit, Plant Factor (ET0), Hydrozone Area in s.f. (HA), Irrigation Method (EM), Irrigation Efficiency (IE), and % Total Landscape Area. Includes callouts for EX GRASS and LOW DRIP.

