



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 26, 2016 REPORT NO. PC-16-040

HEARING DATE: Agenda of June 2, 2016

SUBJECT: DEL MAR 3 COASTAL DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT AND TENTATIVE MAP PROCESS FOUR DECISION

PROJECT NO. [331749](#)

OWNER/
APPLICANT: PM Investments, LLC/
Eric Myrmel

SUMMARY

Issue: Should the Planning Commission approve the construction of a three unit condominium development within two buildings located at 4939 through 4941 Del Mar Avenue within the Ocean Beach Precise Plan area?

Staff Recommendations:

1. **Approve** Coastal Development Permit No. 1159397.
2. **Approve** Planned Development Permit No. 1639714.
3. **Approve** Site Development Permit No. 1695972.
3. **Approve** Tentative Map No. 1498805.

Community Planning Group Recommendation: On June 3, 2015, the Ocean Beach Planning Board voted 11-0-0 to recommend approval of the project with no conditions (Attachment 10).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15303 (New Construction). The project is not pending an appeal of the environmental determination. This environmental determination was made on November 19, 2015 and the opportunity to appeal that determination ended December 5, 2015.

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

Housing Impact Statement: The project proposes to demolish two units and construct three units, resulting in one additional unit at the site. The applicant has indicated they will comply with the Inclusionary Housing Ordinance by paying the in-lieu fee.

BACKGROUND

The 6,800-square-foot site is located at 4939 through 4941 Del Mar Avenue, west of Cable Street. The site is zoned RM-2-4, Coastal Overlay Zone (appealable), located between the Nearest Public Roadway (Cable Street) and the sea or the shoreline of any body of water, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone – Beach, Residential Tandem Parking Overlay Zone and the Airport Approach Overlay Zone. The RM-2-4 zone would permit four units at the site, calculated at one unit per 1,750 square feet of lot area. The property is designated for low to medium density development at a density range of 15 -29 dwelling units per acre within the Ocean Beach Precise Plan Local Coastal Program (OBPP LCP). A density range of two to six units would be allowed at the site.

The property is currently developed with two units. There are three detached structures on site containing the two existing units and an accessory structure. The tallest building is 18 to 20 feet in height. There is a paved alley adjacent to the site along the west which steeply slopes to approximately 20 feet in height above Del Mar Avenue street grade. An approximate five-foot high retaining wall is located along the front property line and the alley frontage. The lot is level however it is located approximately eight feet above Del Mar Street grade. Surrounding developments include multi-family and single-family developments (Attachments 1-3). The site lies in close proximity to public transportation options. One block to the west on Cable Street is a stop for the MTS Bus # 923 service which operates along Cable Street approximately every 30 minutes Monday through Friday and provides a direct access to the downtown Sante Fe Depot.

The project requires a Planned Development Permit (PDP) to maintain and widen an existing curb cut on Del Mar Avenue where currently a curb cut would not be allowed; a Coastal Development Permit (CDP) for demolition and new construction within the Coastal Overlay Zone; a Site Development Permit (SDP) as the property contains environmentally sensitive lands (ESL), and a Tentative Map to create a condominium development. All approvals are consolidated under this application to the highest decision maker and are being processed concurrently.

DISCUSSION

Project Description

The project proposes to construct two detached buildings containing three condominium units within a two unit building and a one unit building. The two unit building containing units A and B would be oriented towards Del Mar Avenue at the front of the lot. Unit A would be two stories above the subterranean garage. The adjoining Unit B is proposed as two stories with the lower level partially below grade. Unit A would contain four bedrooms and Unit B three bedrooms. Parking for Units A and B is proposed within the subterranean garage accessed from a curb cut on Del Mar

Avenue. The garage would contain one tandem space for Unit A and two side by side spaces for Unit B. Unit C is proposed within a detached building at the rear of the lot and would contain four bedrooms. Parking for Unit C is proposed off the paved alley within an attached, at grade, two car garage. Two additional surface parking spaces are provided adjacent to each side of the garage. The required bike parking space for the project is proposed within the subterranean garage. The project results in a gross floor area of 4,756 square feet with a total of eight parking spaces.

Community Plan Analysis

The OBPP LCP designates the 6,800-square-foot site for low to medium density development at a density range of 15 -29 dwelling units per acre, allowing a density range of two to six units for this property. The project will not adversely affect the community plan as the project is consistent with the land use designation and implements several goals and recommendations of the OPPP LCP as discussed below.

The Land Use Element of the OBPP LCP contains goals for residential developments in order to implement the guiding land use principle of maintaining the low to medium density and the pedestrian, small scale character of developments. The OBPP LCP states that this goal is exemplified by the mixture of varying types and styles that exist in established neighborhoods. The OBPP LCP acknowledges that there is no dominant architectural style but that several aspects of architecture should be utilized to create a quality design. The Plan further states that the floor area ratio regulation plays the most important role in regulating building bulk. The highest structure proposes two stories over below grade parking with a maximum building height of 30 feet. Developments within this block of Del Mar Avenue included a mixture of one, two and three story single-family and multi-family developments. The subject property is developed with existing structures and a retaining wall along the Del Mar Avenue frontage which are in a state of disrepair. The structures and the street frontage retaining wall would be demolished for the proposed new construction.

The Plan's Urban Design Element Residential Neighborhood Recommendations encourages the use of balconies, decks, and landscaped front yards to engage the public right-of-way and facilitate a pedestrian scale. Gradual transitions between new residential structures and existing adjacent buildings are encouraged through the provision of side yard setbacks and upper story setbacks. The adjacent developments include two level, multi-family developments over parking or with parking at the rear of the building. The project proposes balconies, large decks, and landscape materials consistent with the citywide landscape regulations. The project observes the required interior side and rear setbacks with the second story elements setback from the first level.

Project Related Issues

Planned Development Permit

The project complies with all of the development regulations of the RM-2-4 zone including the allowable .70 floor area ratio, coverage, building setbacks and structure height. The proposed development includes a PDP for a deviation to maintain and widen an existing driveway (from 10 feet to the current standard of 20 feet) to access a subterranean garage for the front two units facing Del Mar Avenue. The current regulations states that properties with access to an alley and having at least 150 feet of total street frontage are allowed one driveway opening for each 150 feet of frontage. The site has a lot width of 68 feet as such, a curb cut would not be allowed by current

standards however, the existing driveway is previously conforming.

The purpose of the PDP regulations is to establish a review process for development that allows deviations and a greater flexibility than would be allowed if designed in strict conformance with the development regulations of the applicable zone. The intent of the PDP regulations is to accommodate, to the greatest extent possible, an equitable balance of development types, intensities, styles, site constraints, project amenities, public improvements, and community and City benefits.

The property contains site constraints in that the rear portion of the lot contains a 5-foot wide utility easement and a 6-foot wide sewer easement. The adjacent alley to the west slopes upward steeply from Del Mar Avenue to approximately 20 feet above street grade. Additionally, the project requires a coastal bluff setback of 40 feet and, a 15 foot rear yard setback must be observed. Although the property is a level lot, it is approximately eight feet above street grade. These site constraints limit design options. In terms of the existing pattern of development, the first four properties on the south side of the street are the only parcels affected by the 10 foot elevation step up from Del Mar Avenue. All parcels on the north side of Del Mar Avenue are level with street grade. Eleven properties on Del Mar Avenue have driveways.

In order to facilitate achieving the allowable density and floor area ratio (three units / 4,756 square feet) some of the parking and living areas were designed below grade to utilize the floor area ratio exemption provisions. The citywide allowable floor area ratio is 1.20 however, the Land Development Code limits floor area ratio in the Ocean Beach and Peninsula communities to .70. The reduced floor area ratio allowance unique to these communities also limits design options.

The project was designed to orient the front two unit building towards Del Mar Avenue with the lower level garage elevation located partially below street level. As such, the garage wall does not dominate the street facing façade. This orientation also provides for additional offsets along the Del Mar Avenue frontage to soften the appearance of blank walls and building edges. These offsets include balconies, decks, windows and elevated walkways. These design elements, incorporated into a project with a superior design, serve to implement the goals and recommendations of the OPBP LCP guiding principle to maintain the low-medium density and the pedestrian, small scale character of developments. The proposed deviation meets the purpose and intent of a PDP by providing to the greatest extent possible, an equitable balance of development types, intensities, styles, community and City benefits.

Environmentally Sensitive Lands – Sensitive Coastal Bluff

The site contains environmentally sensitive lands in the form of a Sensitive Coastal Bluff however no impacts to the resource would occur. The site is mapped as Sensitive Coastal Bluff pursuant to the Land Development Code however the property is disturbed and does not contain natural land features. A geotechnical report required for the project established the location of the Sensitive Coastal Bluff, the bluff edge, and the required 40-foot setback from the off site bluff edge. The bluff edge is located off site, not on the subject property, however a 40-foot setback must be maintain with the proposed development. The report concluded that the proposed development would not encroach within the required 40-foot bluff setback.

The project is consistent with the ESL regulations for Sensitive Coastal Bluff properties, including the Coastal Bluff and Beaches Design Guidelines and the OBPP LCP policies. Specifically, the regulations, guidelines and plan recommendations include the requirements for setbacks from a bluff edge, effective drainage of surface water, and the prohibition of erosion control devices. The development will not encroach within the required bluff setback and it will implement the other Sensitive Coastal bluff, stormwater and erosion control requirements. Only native and non native drought tolerant plant species shall be used in landscaped areas in order to minimize irrigation requirements and reduce potential slide hazards due to overwatering of the coastal bluffs.

CONCLUSION:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project and draft conditions of approval (Attachments 4 -7). Staff recommends the Planning Commission approve Coastal Development Permit No.1639714, Planned Development Permit No. 1381421, Site Development Permit No. 165972 and Tentative Map No. 138142.

ALTERNATIVES:

1. Approve Coastal Development Permit No.1639714, Planned Development Permit No. 1381421, Site Development Permit No. 165972 and Tentative Map No. 1381422 with modifications; or
2. Deny Conditional Use Permit No. 1381424, Planned Development Permit No. 1381421 and Tentative Map No. 1381422, if affirmative findings cannot be made.

Respectfully submitted,



Elyse Lowe
Deputy Director
Development Services Department



Sandra Teasley
Development Project Manager
Development Services Department

VACCHI/SMT

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Resolution with Findings
7. Draft Map Conditions
8. Environmental Exemption
9. Ownership Disclosure Statement
10. Community Planning Group Recommendation
11. Project Plans



Location Aerial Photo

DEL MAR 3 PROJECT – 4939-4941 DEL MAR AVENUE
PROJECT NO. 331749

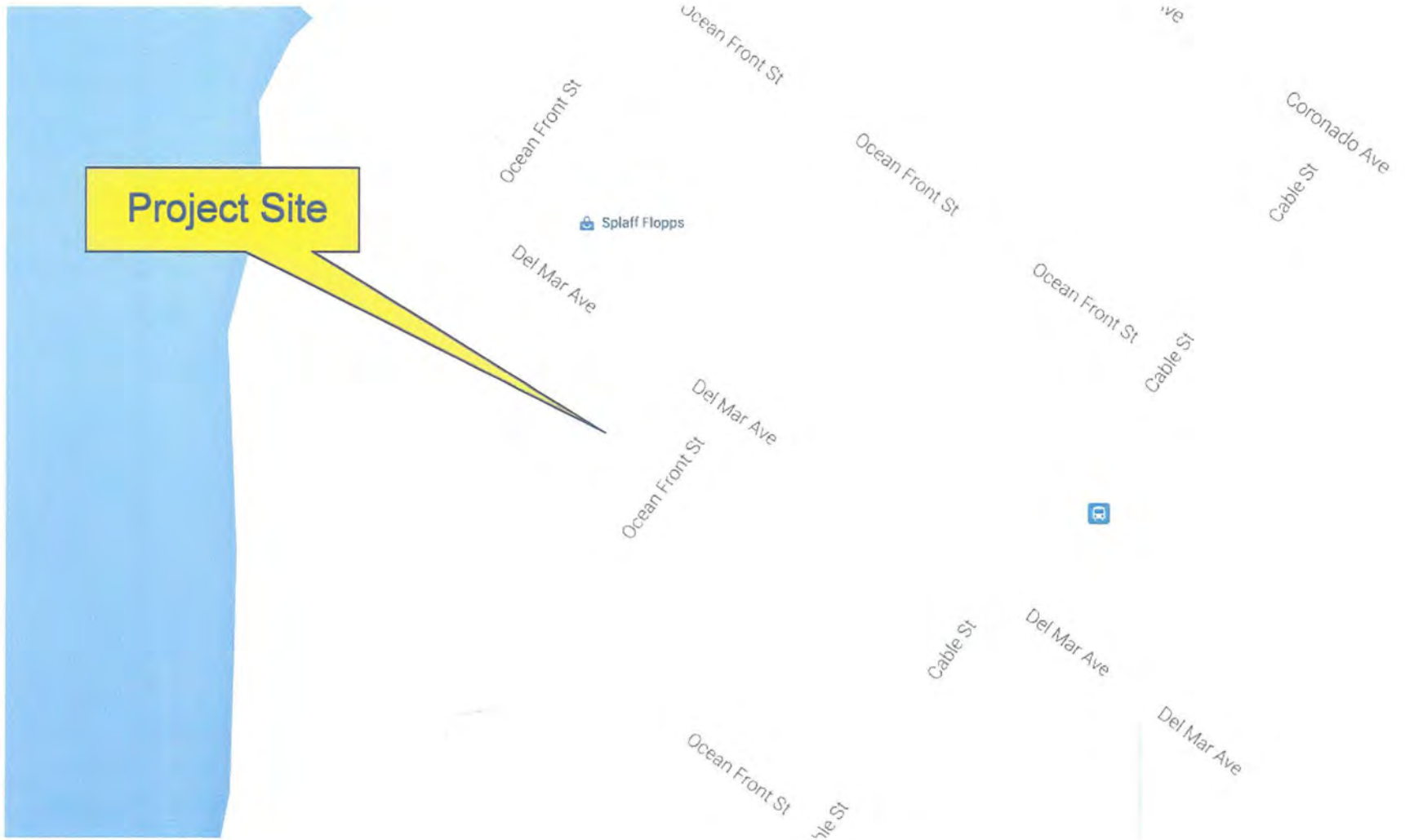




Land Use Map

DEL MAR 3 PROJECT 4939-4941 DEL MAR AVENUE
PROJECT NO. 331749





Project Location Map

DEL MAR 3 PROJECT 4939-4941 DEL MAR AVENUE
PROJECT NO. 331749



PLANNING COMMISSION
RESOLUTION NO. ____

COASTAL DEVELOPMENT PERMIT NO. 1159397
PLANNED DEVELOPMENT PERMIT NO. 1639714
SITE DEVELOPMENT PERMIT NO. 1695972
DEL MAR 3 - PROJECT NO. 331749

WHEREAS, PM INVESTMENTS LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish existing structures containing two units and construct a three unit condominium development within two buildings (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1639714, 1159397 and 1695972), on portions of a 6,800-square-foot lot;

WHEREAS, the project site is located at 4939 through 4941 Del Mar Avenue in the RM-2-4, Coastal Overlay Zone (appealable), located between the Nearest Public Roadway (Cable Street) and the sea or the shoreline of any body of water, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone – Beach, Residential Tandem Parking Overlay Zone and the Airport Approach Overlay Zone. within the Ocean Beach Precise Planning area;

WHEREAS, the project site is legally described as portions of Lots 1 through 4 of Block 6, Ocean Beach Map No. 279.

WHEREAS, on May 12, 2016, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 1159397, Planned Development Permit No. 1639714, and Site Development Permit No. 1695972, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on November 19, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated May 12, 2016:

FINDINGS:**Coastal Development Permit - 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 project site is located at 4939 through 4941 Del Mar Avenue, is zoned RM-2-4 and designated for low to medium density multi-family residential use at a density range of 15-29 dwelling units per acre within the OBPP LCP. The OBPP LCP does not identify an existing or proposed physical accessway on or adjacent to the site, nor a public view corridor or scenic vista on or adjacent to the site. 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 the OBPP LCP. As no public views would be impacted, the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the land use plan.

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

The project site contains environmentally sensitive lands (ESL) in the form of a Sensitive Coastal Bluff. The Land Development Code defines a Sensitive Coastal Bluff as land that is designated within hazard category numbers 41 through 47, inclusive, on the City's Geologic Hazard Maps plus the area of an additional 100 foot strip located landward and contiguous to the bluff edge. The bluff edge is located off-site, not on the subject property. Additionally, although the site is mapped as Sensitive Coastal Bluff pursuant to the Land Development Code, the property is disturbed and does not contain natural land features.

The site is currently developed with existing buildings which would be demolished. The adjacent properties are developed with existing residential structures. A geotechnical report was required for the project. Utilizing historically determined bluff edge lines from approved residential projects to the west and southwest of the property, the report delineated the required 40 foot setback from the off site bluff edge. The report concluded that the proposed development would not encroach within the required 40 foot bluff setback.

The project is consistent with the ESL regulations for Sensitive Coastal Bluff properties, including the Coastal Bluff and Beaches Design Guidelines and OBPP LCP policies. Specifically, the regulations, guidelines and plan recommendations include the requirements for setbacks from a bluff edge, effective drainage of surface water, prohibition of erosion control devices and, maintenance of the natural character of the bluff face. The development will not encroach within the required bluff setback and it will implement stormwater and erosion control requirements. Only native and non native drought tolerant plant species shall be used in landscaped areas in order to minimize irrigation requirements and reduce potential slide hazards due to overwatering of the bluffs. The project proposes a plant palette with drought tolerant, native and non native species. All required

landscaping will be irrigated with an automatic, below grade system featuring drip and/or low precipitation heads and rain sensor shutoff device.

The proposed development, with the imposition of the conditions of approval and as a result of compliance with applicable laws, complies with all of the ESL regulations and guidelines. Therefore, the coastal development will not adversely affect environmentally sensitive lands.

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 project proposes to construct two detached buildings containing three residential condominium units. The two unit building containing units A and B would be oriented towards Del Mar Avenue at the front of the lot. Unit A would be two stories above the subterranean garage. The adjoining Unit B is proposed as two stories with the lower level partially below grade. Unit C is proposed within a detached building at the rear of the lot with access to required parking off the paved alley within an attached, at grade, two car garage.

The RM-2-4 zone would permit four units at the site, calculated at one unit per 1,750 square feet of lot area. The property is designated for low to medium density development at a density range of 15 -29 dwelling units per acre within the OBPP LCP. A density range of two to six units would be allowed at the site. The project proposes three condominium units consistent with this zoning and the density range.

The OBPP LCP does not identify an existing or proposed physical accessway on or adjacent to the site, nor a public view corridor or scenic vista on or adjacent to the site. 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 the OBPP LCP. As no public views would be impacted, the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the OBPP LCP.

The Land Use Element of the OBPP LCP contains goals for residential developments in order to implement the guiding land use principle of maintaining the low-medium density and the pedestrian, small scale character of developments. The OBPP LCP states that this goal is exemplified by the mixture of varying types and styles that exist in established neighborhoods. The Plan acknowledges that there is no dominant architectural style but that several aspects of architecture should be utilized to create a quality design. The OBPP LCP further states that the floor area ratio regulation plays the most important role in regulating building bulk. The highest structure proposes two stories over below grade parking with a maximum building height of 30 feet. Developments within this block of Del Mar Avenue included a mixture of one, two and three story single-family and multi-family developments. The subject property is developed with existing structures and a retaining wall along the street and alley frontage which are in a state of disrepair. The structures and the frontage retaining wall would be demolished for the proposed new construction.

The Plan's Urban Design Element Residential Neighborhood Recommendations encourage the use of balconies, decks, and landscaped front yards to engage the public right-of-way and facilitate a pedestrian scale. Gradual transitions between new residential structures and existing adjacent buildings are encouraged through the provision of side yard setbacks and upper story setbacks. The adjacent developments include two level, multi-family developments over parking and with parking at the rear of the building. The project proposes balconies, large decks, and landscape materials

consistent with the city wide landscape regulations. The project observes the required interior side and rear setbacks with the second story elements setback from the first level.

The project complies with all of the development regulations including the allowable .70 floor area ratio, coverage, building setbacks and structure height. The proposed coastal development includes a Planned Development Permit (PDP) for a deviation to maintain and widen an existing driveway from 10 feet to the current standard of 20 feet to access the subterranean garage for the two units facing Del Mar Avenue. The current regulations state that properties with access to an alley and at least 150 feet of total street frontage are allowed one driveway opening for each 150 feet of frontage. The site has a lot width of 68 feet as such, a curb cut would not be allowed by current standards however, the existing driveway is previously conforming. The PDP for the deviation can be supported as outlined in the PDP findings as such, the coastal development would comply with the regulations of the certified Implementation Program.

The project is consistent with the recommended land use designation, goals and polices if the OBPP and LCP, and the 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 project site is located between Cable Street, the nearest public road, and the shoreline of the Pacific Ocean. The development would occur entirely within private property. The site is within an urban, developed area. There are no public access areas or public recreational facilities on or adjacent to the site. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Section 126.0504

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

The project proposes to construct two detached buildings containing three residential condominium units. The two unit building containing units A and B would be oriented towards Del Mar Avenue at the front of the lot. Unit A would be two stories above the subterranean garage. The adjoining Unit B is proposed as two stories with the lower level partially below grade. Unit C is proposed within a detached building at the rear of the lot with access to required parking off the paved alley within an attached, at grade, two car garage.

The RM-2-4 zone would permit four units at the site, calculated at one unit per 1,750 square feet of lot area. The property is designated for low to medium density development at a density range of 15 -29 dwelling units per acre within the OBPP LCP. A density range of two to six units would be allowed at the site. The project proposes three condominium units consistent with this zoning and the density range.

The OBPP LCP does not identify an existing or proposed physical accessway on or adjacent to the site, nor a public view corridor or scenic vista on or adjacent to the site. Therefore, the proposed

ATTACHMENT 4

coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the OBPP LCP. As no public views would be impacted, the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the land use plan.

The Land Use Element of the OBPP LCP contains goals for residential developments in order to implement the guiding land use principle of maintaining the low-medium density and the pedestrian, small scale character of developments. The OBPP LCP states that this goal is exemplified by the mixture of varying types and styles that exist in established neighborhoods. The OBPP LCP acknowledges that there is no dominant architectural style but that several aspects of architecture should be utilized to create a quality design. The OBPP LCP further states that the floor area ratio regulation plays the most important role in regulating building bulk. The highest structure proposes two stories over below grade parking with a maximum building height of 30 feet. Developments within this block of Del Mar Avenue included a mixture of one, two and three story single-family and multi-family developments. The subject property is developed with existing structures and a retaining wall along the street frontage which are in a state of disrepair. The structures and the street frontage retaining wall would be demolished for the proposed new construction.

The Plan's Urban Design Element Residential Neighborhood Recommendations section of the OBPP LCP encourages the use of balconies, decks, and landscaped front yards to engage the public right-of-way and facilitate a pedestrian scale. Gradual transitions between new residential structures and existing adjacent buildings are encouraged through the provision of side yard setbacks and upper story setbacks. The adjacent developments include two level, multi-family developments over parking and with parking at the rear of the building. The project proposes balconies, large decks, and landscape materials consistent with the city wide landscape regulations. The project observes the required interior side and rear setbacks with the second story elements setback from the first level.

The project complies with all of the development regulations including the allowable .70 floor area ratio, coverage, building setbacks and structure height. The proposed coastal development includes a Planned Development Permit (PDP) for a deviation to maintain and widen an existing driveway from 10 feet to the current standard of 20 feet to access the subterranean garage for the two units facing Del Mar Avenue. The current regulations state that properties with access to an alley and at least 150 feet of total street frontage are allowed one driveway opening for each 150 feet of frontage. The site has a lot width of 68 feet as such, a curb cut would not be allowed by current standards however, the existing driveway is previously conforming. The PDP for the deviation can be supported as outlined in the PDP findings as such, the coastal development would comply with the regulations of the certified Implementation Program.

The project is consistent with the recommended land use designation, goals and polices if the OBPP and LCP, and the Progress Guide and General Plan. Therefore, the proposed coastal development is would not adversely affect the applicable land use plan.

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

The permit controlling the development and continued use of this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations. In addition, conditions of approval require the review and approval of all construction plans by professional staff prior to construction to determine the construction of the project will comply with all building code regulations. The construction will be inspected by certified

building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code, and the Municipal Code regulations governing the construction and continued operation of the development apply to this site to prevent adverse effects to those persons or other properties in the vicinity. Prior to the actual construction of the project, City staff will review construction plans against the Uniform Building Code to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public.

The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15303 (New Construction). No adverse impacts to the environment would occur as a result of this project. In these ways the project will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The project proposes to construct two detached buildings containing three residential condominium units. The two unit building containing units A and B would be oriented towards Del Mar Avenue at the front of the lot. Unit A would be two stories above the subterranean garage. The adjoining Unit B is proposed as two stories with the lower level partially below grade. Unit C is proposed within a detached building at the rear of the lot with access to required parking off the paved alley within an attached, at grade, two car garage.

The project complies with all of the development regulations of the RM-2-4 zone including floor area ratio, coverage, building setbacks and structure height. The proposed development includes a Planned Development Permit for a deviation to maintain and widen an existing driveway from 10 feet to the current standard of 20 feet to access a subterranean garage for the front unit facing Del Mar Avenue. The current regulations state that properties with access to an alley and at least 150 feet of total street frontage are allowed one driveway opening for each 150 feet of frontage. The site has a lot width of 68 feet as such, a curb cut would not be allowed by current standards however, the existing driveway is previously conforming. As the project complies with all development regulations with the exception of the request to maintain and widen the existing driveway and, the PDP for the deviation can be supported as outlined in the PDP findings. The project is also consistent with the environmentally sensitive lands regulations for coastal bluff properties, including the Coastal Bluff and Beaches Design Guidelines.

Therefore, the development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

Site Development Permit Supplemental Findings – Environmentally Sensitive Lands - Section 126.0504

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The site is currently developed with existing structures proposed to be demolished. The project site contains ESL in the form of a Sensitive Coastal Bluff.

ATTACHMENT 4

The project required the submission of technical reports prepared by professional consultants certified to practice in their technical specialty. These technical reports included a water quality technical report, drainage study and the geotechnical report. Review of these technical reports when considered in total indicates the site is physically suitable for the type and density of development.

The Land Development Code defines a Sensitive Coastal Bluff as land that is designated within hazard category numbers 41 through 47, inclusive, on the City's Geologic Hazard Maps plus the area of an additional 100-foot strip located landward and contiguous to the bluff edge. The bluff edge is located off site, not on the subject property. Additionally, although the site is mapped as Sensitive Coastal Bluff pursuant to the LDC, the property is disturbed and does not contain natural land features. A geotechnical report required for the project, utilizing historically determined bluff edge lines from approved residential projects to the west and southwest of the property, and delineated the required 40-foot setback from the off site bluff edge. The report concluded that the proposed development would not encroach within the required 40-foot bluff setback.

Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The project site is currently developed with existing structures which would be demolished. The site is located within a developed residential neighborhood. The site contains environmentally sensitive lands in the form of a Sensitive Coastal Bluff however no impacts to the resource would occur. The bluff edge is located off site, not on the subject property. Additionally, although the site is mapped as Sensitive Coastal Bluff pursuant to the Land Development Code, the property is disturbed and does not contain natural land features. A geotechnical report required for the project established the location of the Sensitive Coastal Bluff, the bluff edge, and the required 40-foot setback from the off site bluff edge. The report concluded that the proposed development would not encroach within the required 40-foot bluff setback. It was also determined that the site is not located on an earthquake fault.

The project is consistent with the ESL regulations for Sensitive Coastal Bluff properties, including the Coastal Bluff and Beaches Design Guidelines and the OBPP LCP policies. Specifically, the regulations, guidelines and plan recommendations include the requirements for setbacks from a bluff edge, effective drainage of surface water, prohibition of erosion control devices and, maintenance of the natural character of the bluff face. The development will not encroach within the required bluff setback and it will implement the other Sensitive Coastal Bluff, stormwater and erosion control requirements. Only native and non native drought tolerant plant species shall be used in landscaped areas in order to minimize irrigation requirements and reduce potential slide hazards due to overwatering of the coastal bluffs.

The project is not within a special flood hazard area, floodplain or a fire hazard zone. The development does not require brush management. Therefore, the development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The proposed development will occur entirely within private property. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The project proposes best management practice filters to collect all run off and avoid any potential drainage from spilling on to the public areas from private improvements. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

The project site is not located within or adjacent to the Multiple Habitat Planning Area, therefore, the proposed development is consistent with the City of San Diego's Multiple Habitat Planning Area.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The project site is not located adjacent to a public beach or local shoreline. The proposed development will occur entirely within private property. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. The project proposes catch basins and best management practice filters to collect all runoff and avoid any potential drainage to public areas from the private improvements. The project incorporates the ESL regulations for Sensitive Coastal Bluff properties, including the Coastal Bluff and Beaches Design Guidelines, by incorporating setbacks from a bluff edge, effective drainage of surface water and the prohibition of erosion control devices. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15303 (New Construction), therefore, mitigation measures are not required.

Planned Development Permit - Section 126.0604

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

The project proposes to construct two detached buildings containing three residential condominium units within a two unit building and a one unit building. The two unit building containing units A and B would be oriented towards Del Mar Avenue at the front of the lot. Unit A would be two stories above the subterranean garage. The adjoining Unit B is proposed as two stories with the lower level partially below grade. Unit C is proposed within a detached building at the rear of the lot with access to required parking off the paved alley within an attached, at grade, two car garage.

The RM-2-4 zone would permit four units at the site, calculated at one unit per 1,750 square feet of lot area. The property is designated for low to medium density development at a density range of 15 -29 dwelling units per acre within the OBPP LCP. A density range of two to six units would be allowed at the site. The project proposes three condominium units consistent with this zoning and the density range.

The OBPP LCP does not identify an existing or proposed physical accessway on or adjacent to the site, nor a public view corridor or scenic vista on or adjacent to the site. 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 the LCP land use plan. As no public views would be impacted, the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the land use plan.

The Land Use Element of the OBPP LCP contains goals for residential developments in order to implement the guiding land use principle of maintaining the low-medium density and the pedestrian, small scale character of developments. The OBPP LCP states that this goal is exemplified by the mixture of varying types and styles that exist in established neighborhoods. The Plan acknowledges that there is no dominant architectural style but that several aspects of architecture should be utilized to create a quality design. The OBPP LCP further states that the floor area ratio regulation plays the most important role in regulating building bulk. The highest structure proposes two stories over below grade parking with a maximum building height of 30 feet. Developments within this block of Del Mar Avenue included a mixture of one, two and three story single-family and multi-family developments. The subject property is developed with existing structures and a retaining wall along the street and alley frontage which are in a state of disrepair. The structures and the frontage retaining wall would be demolished for the proposed new construction.

The Plan's Urban Design Element's Residential Neighborhood Recommendations encourage the use of balconies, decks, and landscaped front yards to engage the public right-of-way and facilitate a pedestrian scale. Gradual transitions between new residential structures and existing adjacent buildings are encouraged through the provision of side yard setbacks and upper story setbacks. The adjacent developments include two level, multi-family developments over parking and with parking at the rear of the building. The project proposes balconies, large decks, and landscape materials consistent with the city wide landscape regulations. The project observes the required interior side and rear setbacks with the second story elements setback from the first level.

The project complies with all of the development regulations including the allowable .70 floor area ratio, coverage, building setbacks and structure height. The proposed coastal development includes a Planned Development Permit (PDP) for a deviation to maintain and widen an existing driveway (from 10 feet to the current standard of 20 feet) to access the subterranean garage for the two units facing Del Mar Avenue. The current regulations state that properties with access to an alley and at least 150 feet of total street frontage are allowed one driveway opening for each 150 feet of frontage. The site has a lot width of 68 feet as such, a curb cut would not be allowed by current standards however, the existing driveway is previously conforming.

The project is consistent with the recommended land use designation, goals and policies of the OBPP LCP and the Progress Guide and General Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

2. The proposed development will not adversely affect the public health, safety and welfare.

The permit controlling the development and continued use of this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations. In addition, conditions of approval require the review and approval of all construction plans by professional staff prior to construction to determine the construction of the project will comply with all building code regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code, and the Municipal Code regulations governing the construction and continued operation of the development apply to this site to prevent adverse effects to those persons or other properties in the vicinity. Prior to the actual construction of the project, City staff will review construction plans against the Uniform Building Code to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public.

The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15303 (New Construction). No adverse impacts to the environment would occur as a result of this project. In these ways the project will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the project will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The project proposes to construct two detached buildings containing three residential condominium units. The two unit building containing units A and B would be oriented towards Del Mar Avenue at the front of the lot. Unit A would be two stories above the subterranean garage. The adjoining Unit B is proposed as two stories with the lower level partially below grade. Unit C is proposed within a detached building at the rear of the lot with access to required parking off the paved alley within an attached, at grade, two car garage.

ATTACHMENT 4

The RM-2-4 zone would permit four units at the site, calculated at one unit per 1,750 square feet of lot area. The property is designated for low to medium density development at a density range of 15 – 29 dwelling units per acre within the OBPP LCP. A density range of two to six units would be allowed at the site. The project proposes three condominium units consistent with this zoning and the density range.

The proposed development includes a Planned Development Permit (PDP) for a deviation to maintain and widen an existing driveway from 10 feet to the current standard of 20 feet to access the subterranean garage for the front units facing Del Mar Avenue. The current regulations state that properties with access to an alley and at least 150 feet of total street frontage are allowed one driveway opening for each 150 feet of frontage. The site has a lot width of 68 feet as such, a curb cut would not be allowed by current standards however, the existing driveway is previously conforming.

The purpose of the PDP regulations is to establish a review process for development that allows deviations and a greater flexibility than would be allowed if designed in strict conformance with the development regulations of the applicable zone. The intent of the PDP regulations is to accommodate, to the greatest extent possible, an equitable balance of development types, intensities, styles, site constraints, project amenities, public improvements, and community and City benefits.

The property contains site constraints in that the rear portion of the lot contains a 5-foot wide utility easement and a 6-foot wide sewer easement. The adjacent alley to the west slopes upward steeply from Del Mar Avenue to approximately 20 feet above street grade. Additionally the required 40-foot bluff setback and a 15-foot rear yard setback must be observed. Although the property is a level lot, it is approximately 8 feet above street grade. These site constraints limit design options. In terms of the existing pattern of development, the first four properties on the south side of the street are the only parcels affected by the 10-foot elevation step up from Del Mar Avenue. All parcels on the north side of Del Mar Avenue are level with street grade. Eleven properties on Del Mar Avenue have driveways.

In order to facilitate achieving the allowable density and floor area ratio, some of the parking and living areas were designed below grade to take utilize the floor area ratio exemption provisions. The Citywide allowable floor area ratio is 1.20 however, the Land Development Code limits floor area ratio in the Ocean Beach and Peninsula communities to .70. The reduced floor area ratio allowance also limits design options.

The project was designed to orient the front two unit building towards Del Mar Avenue, with the lower level garage elevation within the front half of the elevation, located below street level. As such, the garage wall does not dominate the street facing façade. This orientation also provides for additional offsets along the Del Mar Avenue frontage to soften the appearance of blank walls and building edges. These offsets include balconies, decks, windows and elevated walkways. These design elements, incorporated into a project with a superior design, serve to implement the goals and recommendations of the OPBP LCP guiding principle to maintain the low-medium density and the pedestrian, small scale character of developments.

The development complies with all of the regulations of the zone, including parking, landscaping, coverage, floor area ratio and setbacks, with the exception of the one deviation discussed herein. The PDP Ordinance contains general development and supplemental regulations for developments

ATTACHMENT 4

to ensure comprehensive planning principles are applied in conjunction with the required findings. These include the following:

- Development design should demonstrate the relationship between on site and off site developments.
- Projects should be consistent with the neighborhood scale as represented by the dominant development pattern in the surrounding area.
- Buildings should avoid repetitious development patterns and overwhelming or dominating appearances.
- Visual appearance should be enhanced.

The development is consistent with all of these supplemental regulations of the PDP Ordinance. Surrounding developments include a variety of one two and three story multi-family developments. The project avoids a repetitious and dominating appearance through the incorporation, varied setbacks, different building orientations, building offsets, and the use a varied architectural vertical and horizontal elements along the street facing facade. The project will visually enhance the site with the new, well design buildings, landscape and site design and the removal of the existing structures which are which are in a state of disrepair.

The request to maintain and widen the existing previously conforming driveway to current standards to provide vehicular access will facilitate a more desirable project in that it will facilitate the development of additional housing in the community consistent with the Community Plan.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No 1639714, Coastal Development Permit No. 1159397, and Site Development Permit No. 1695972, is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1639714, 1159397 and 1695972, a copy of which is attached hereto and made a part hereof.

Sandra Teasley
Development Project Manager
Development Services

Adopted on: May 12, 2016
SAP Number: 24003945

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S

INTERNAL ORDER NUMBER: 24003945

PLANNED DEVELOPMENT PERMIT NO. 1639714
COASTAL DEVELOPMENT PERMIT NO. 1159397
SITE DEVELOPMENT PERMIT NO. 1695972
DEL MAR 3 - PROJECT NO. 331749
PLANNING COMMISSION

This Coastal Development Permit No. 1159397, Planned Development Permit No. 1639714 and Site Development Permit No. 1695972, is granted by the Planning Commission of the City of San Diego to PM INVESTMENTS LLC Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0502, 126.0602 and 126.0702. The 6,800 square foot site is located at 4939 through 4941 Del Mar Avenue in the RM-2-4 zone, Coastal Overlay Zone (appealable), located between the First Public Roadway (Cable Street) and the sea or the shoreline of any body of water, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone – Beach, Residential Tandem Parking Overlay Zone and the Airport Approach Overlay Zone. The site is within the Ocean Beach Precise Planning area. The project site is legally described as portions of Lots 1 – 4 of Block 6, Ocean Beach Map No. 279.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to demolish existing structures and construct a three-unit, condominium development. The project is described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 12, 2016, on file in the Development Services Department.

The project shall include the following:

- a. Demolition of existing structures;
- b. Construct a three unit condominium development within two structures totaling 4,756 square feet;

- c. A Planned Development Permit for a deviation to maintain and widen a previously conforming existing driveway on Del Mar Avenue from 10 feet to the current standard of 20 where a driveway would not be permitted. Sites with alley access and at least 150 feet of total street frontage are allowed one driveway opening for each 150 feet of frontage and, the site contains 68 feet of frontage.
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking;
- f. 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. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

ATTACHMENT 5

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.
10. This Permit shall comply with the provisions of Tentative Map No. 1498805.
11. If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the Issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
12. 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.

TRANSPORTATION REQUIREMENTS:

13. A minimum of eight automobile spaces (including one van accessible space), are required by the Land Development Code. 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 decision maker.

14. The Owner/Permittee shall provide and maintain a 10-foot x 10-foot visibility triangle area on both sides of the project driveway on Del Mar Avenue. No obstacles higher than 36" shall be located within this area (e.g. walls, landscaping, shrubs).

15. The Owner/Permittee shall provide and maintain a 10-foot X 10-foot visibility triangle area at the southeast corner of Del Mar Avenue and the alley. No obstacles higher than 36" shall be located within this area (e.g. walls, landscaping, shrubs etc.)

ENGINEERING REQUIREMENTS:

16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway and the construction of a 20-foot wide City standard driveway, on Del Mar Avenue, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb with City standard curb and gutter, along the project frontage on Del Mar Avenue, satisfactory to the City Engineer.

18. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of the City standard alley apron, at the alley entrance on Del Mar Avenue adjacent to the project site, satisfactory to the City Engineer.

19. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the installation of two City standard curb ramps with truncated domes, locate on both sides of the alley entrance, satisfactory to the City Engineer.

20. Prior to the issuance of any construction permit, the applicant shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

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

22. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

23. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

24. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the existing retaining wall located within the adjacent alley right-of-way, satisfactory to the City Engineer.

AFFORDABLE HOUSING REQUIREMENTS:

25. Prior to receiving the first residential building permit, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by paying to the City of San Diego the full Inclusionary Affordable Housing Fee based upon the aggregate square footage of all residential units in the project, on terms set forth within the Inclusionary Affordable Housing Regulations.

PLANNING/DESIGN REQUIREMENTS:

26. There shall be compliance with the regulations of the underlying zone unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations.

27. The height of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

28. A topographical survey conforming to the provisions of the Municipal/Land Development Code 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 regulations of the underlying zone. The cost of any such survey shall be borne by the permittee.

29. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

30. Prior to the expiration date of the building permit associated with this review, all public water and sewer facilities necessary to serve the building (including water services and sewer laterals) must be connected and operational in a manner satisfactory to the City Engineer and Public Utilities Director.

ATTACHMENT 5

31. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain a building or misc/plumbing permit to install a private above ground backflow prevention device (BFPD) for each water service (domestic, fire, and/or irrigation) serving the property. BFPDs are typically located on private property, in-line with the service, and immediately adjacent to the Right-of-Way. The Public Utilities Department will not allow BFPDs to be located below grade or within a structure.

32. Prior to the issuance of any construction permit, existing public sewer laterals scheduled for reuse must be inspected by a California Licensed Plumbing Contractor using closed-circuit television (CCTV) to verify that the lateral is in good condition, free of all debris, and properly connected to a public sewer main. If the existing sewer lateral is determined to be unsuitable for reuse, the applicant will be required to abandon the existing sewer lateral and cap it at the property line.

33. Prior to the issuance of any construction permit, the Owner/Permittee shall file CC&Rs (written to the satisfaction of the City Engineer and Public Utilities Director) to provide for the future continuous operation and maintenance of all private water and/or sewer facilities that serve more than a single unit or lot.

34. All proposed public water and sewer facilities, including water services and sewer laterals, must be designed and constructed in accordance with the criteria as established in the most current version of the Public Utilities Department's Facility Design Guidelines, City regulations, City standards, and practices pertaining thereto.

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

36. No tree or shrub expected to exceed three (3) feet in height at maturity shall be planted or retained within five (5) feet of any public water facility, or within ten (10) feet of any public sewer facility.

37. All proposed public water and sewer facilities, including water services and sewer laterals, must be designed and constructed in accordance with the criteria as established in the most current version of the Public Utilities Department's Facility Design Guidelines, City regulations, City standards, and practices pertaining thereto.

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

39. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall

show, label, and dimension a 40 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

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

41. 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 Development Services Department. Construction plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

42. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

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

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

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

ATTACHMENT 5

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on May 12, 2016.

Permit Type/PTS Approval No.:
Date of Approval: _____

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

SANDRA TEASLEY
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.

Owner/Permittee

By _____
PM INVESTMENTS, LLC

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

PLANNING COMMISSION RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 1498805
DEL MAR 3
PROJECT NO. 331749

WHEREAS, PM INVESTMENTS LLC, Subdivider, and JAMES ALGERT, Algert Engineering, Engineer, submitted an application to the City of San Diego for a Tentative Map No. 1498805 for the construction of three condominium units. The 0.16-acre site is located at 4939 through 4941 Del Mar Avenue in the RM-2-4 Zone, Coastal Overlay Zone (appealable), located between the First Public Roadway (Cable Street) and the sea or the shoreline of any body of water, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone – Beach, Residential Tandem Parking Overlay Zone and the Airport Approach Overlay Zone. The site is within the Ocean Beach Precise Plan. The project site is legally described as portions of Lots 1 through 4 of Block 6, Ocean Beach Map No. 279; and

WHEREAS, the map proposes the Subdivision of a 6,800-square-foot site for a three unit condominium development; and

WHEREAS, on November 19, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15302 (New Construction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, this subdivision is a condominium project as defined in Section 4125 of the Civil Code of the State of California and is filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is three; and,

WHEREAS, the map proposes the subdivision of a 0.16-acre site into one (1) lot for a three unit residential condominium development.

WHEREAS, on May 12, 2016 the Planning Commission of the City of San Diego considered Tentative Map No. 1498805 and pursuant to Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1498805:

1. The proposed subdivision and its design or improvement is consistent with the policies, goals, and objectives of the applicable land use plan. (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).

The project proposes to construct two detached buildings containing three residential condominium units. The two unit building containing units A and B would be oriented towards Del Mar Avenue at the front of the lot. Unit A would be two stories above the subterranean garage. The adjoining Unit B is proposed as two stories with the lower level partially below grade. Unit C is proposed within a detached building at the rear of the lot with access to required parking off the paved alley within an attached, at grade, two car garage.

The RM-2-4 zone would permit four units at the site, calculated at one unit per 1,750 square feet of lot area. The property is designated for low to medium density development at a density range of 15 -29 dwelling units per acre within the Ocean Beach Precise Plan Local Coastal Program (OBPP LCP). A density range of two to six units would be allowed at the site. The project proposes three condominium units consistent with this zoning and the density range.

The OBPP LCP does not identify an existing or proposed physical accessway on or adjacent to the site, nor a public view corridor or scenic vista on or adjacent to the site. 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 the LCP land use plan. As no public views would be impacted, the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the OBPP LCP.

The Land Use Element of the OBPP LCP contains goals for residential developments in order to implement the guiding land use principle of maintaining the low-medium density and the pedestrian, small scale character of developments. The OBPP LCP states that this goal is exemplified by the mixture of varying types and styles that exist in established neighborhoods. The OBPP LCP acknowledges that there is no dominant architectural style but that several aspects of architecture should be utilized to create a quality design. The OBPP LCP further states that the floor area ratio regulation plays the most important role in regulating building bulk. The highest structure proposes two stories over below grade parking with a maximum building height of 30 feet. Developments within this block of Del Mar Avenue included a mixture of one, two and three story single-family and multi-family developments. The subject property is developed with existing structures and a retaining wall along the street and alley frontage which are in a state of disrepair. The structures and the street frontage retaining wall would be demolished for the proposed new construction.

The Plan's Urban Design Element's Residential Neighborhood Recommendations section encourage the use of balconies, decks, and landscaped front yards to engage the public right-of-way and facilitate a pedestrian scale. Gradual transitions between new residential structures and existing adjacent buildings are encouraged through the provision of side yard setbacks and upper story setbacks. The adjacent developments include two level, multi-family developments over parking or with parking at the rear of the building. The project proposes balconies, large decks, and landscape materials consistent with the Citywide landscape regulations. The project observes the required interior side and rear setbacks with the second story elements setback from the first level.

The project complies with all of the development regulations including the allowable .70 floor area ratio, coverage, building setbacks and structure height. The proposed coastal development includes a Planned Development Permit (PDP) for a deviation to maintain and widen an existing driveway (from 10 feet to the current standard of 20 feet) to access the subterranean garage for the two units facing Del Mar Avenue. The current regulations state that properties with access to an alley and at least 150 feet of total street frontage are allowed one driveway opening for each 150 feet of frontage. The site has a lot width of 68 feet as such, a curb cut would not be allowed by current standards however, the existing driveway is previously conforming. The PDP for the deviation can be supported as outlined in the PDP findings as such, the coastal development would comply with the regulations of the certified Implementation Program.

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

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

The project proposes to construct two detached buildings containing three residential condominium units. The two unit building containing units A and B would be oriented towards Del Mar Avenue at the front of the lot. Unit A would be two stories above the subterranean garage. The adjoining Unit B is proposed as two stories with the lower level partially below grade. Unit C is proposed within a detached building at the rear of the lot with access to required parking off the paved alley within an attached, at grade, two car garage.

The project complies with all of the development regulations of the RM-2-4 zone including the allowable .70 floor area ratio, coverage, building setbacks and structure height. The proposed development includes a Planned Development Permit for a deviation to maintain and widen an existing driveway (from 10 feet to the current standard of 20 feet) to access a subterranean garage for the front units facing Del Mar Avenue. The current regulations state that properties with access to an alley and at least 150 feet of total street frontage are allowed one driveway opening for each 150 feet of frontage. The site has a lot width of 68 feet as such, a curb cut would not be allowed by current standards however, the existing driveway is previously conforming. As the project complies with all development regulations with the exception of the request to maintain and widen the existing driveway and, the PDP for the deviation can be supported as outlined in the PDP findings. The project is also consistent with the environmentally sensitive lands regulations for coastal bluff properties, including the Coastal Bluff and Beaches Design Guidelines.

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.

3. The site is physically suitable for the type and density of development. (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The RM-2-4 zone would permit four units at the site, calculated at one unit per 1,750 square feet of lot area. The property is designated for low to medium density development at a density range of 15 -29 dwelling units per acre within the OBPP LCP. A density range of two to six units would be allowed at the site. The project proposes three condominium units consistent with this zoning and the density range. The site is previously disturbed and developed with an existing buildings and a retaining wall which would be demolished. The project required the submission of several technical reports prepared by individuals licensed by the state to practice in their technical specialty. These technical reports included a water quality technical report and a drainage study. Review of these technical reports when considered in total indicates the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The City of San Diego, as Lead Agency, through the Development Services Department, conducted an environmental review of this site in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The project was determined to be exempt pursuant to CEQA Guidelines Section 15303 (New Construction). This project will not result in new significant impacts or substantial changed circumstances to the environment. The proposed development occurs within City limits and is substantially surrounded by similar development. The project site has no value as habitat for endangered, rare or threatened species. The site does not contain and is not adjacent to the Multi-Habitat Planning Area, environmentally sensitive lands or other areas that would support fish or wildlife since there is no habitat present. Therefore, 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.

5. The design of the subdivision or the type of improvement will not detrimental to the public health, safety, and welfare. (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The design of the subdivision and its related site improvements will comply with City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area in relation to the subdivision of land. Such conditions have been determined by the decision maker as necessary to avoid adverse impacts upon the public health, safety and welfare. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code, and the Municipal Code regulations governing the construction and continued operation of the development apply to this site to prevent adverse effects to those persons or other properties in the vicinity. Prior to the actual construction of the project, City staff will review construction plans against the Uniform Building Code to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare. Therefore, the design of the subdivision and the type of improvements will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The project site contains a five-foot wide utility easement and a six-foot wide sewer easement. These easements would not be impacted by the proposed project. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The proposed building as designed includes building materials, architectural treatments, placement, site orientation and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities. The units have been designed to include window treatments throughout the facades which will provide for natural light to permeate through the units. The structures incorporate extended roof eaves on each building to enhance window shading. In addition, the potential and opportunity exists to incorporate sustainable building techniques that utilize photovoltaic systems (solar panels) to generate a portion of the project energy needs. The units will have the opportunity to perform remodels through the building permit process, which would include building materials, placement and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The proposed subdivision will create a condominium development which will facilitate additional housing in the community. All public utilities are available to the project site. Balanced needs for public facilities were taken into consideration with the development of the Ocean Beach Precise Plan Local Coastal Program. Therefore, approval of the tentative map will not impact the housing needs within the region, and those needs are balanced against the needs for public services and available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 1498805 is hereby granted to PM INVESTMENTS LLC, subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED;
Development Services Department

By _____
Sandra Teasley
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24003945

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 1498805
DEL MAR 3
PROJECT NO. 331749
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire_____.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted,
3. Prior to the expiration of the Tentative Map, a Parcel Map shall be recorded in the Office of the San Diego County Recorder.
4. 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.
5. This Tentative Map shall conform to the provisions of Coastal Development Permit No. 1159397, Planned Development Permit No. 1639712, and Site Development Permit No. 1695872.
6. 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

7. 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.

ATTACHMENT 7

8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
9. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
10. The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.
11. 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

12. A Parcel Map is required to consolidate the existing lots into one lot and to subdivide the ownership interest as a condition of the tentative map.
13. Prior to recordation of the Parcel Map, the existing easements per documents recorded January 2, 1941 in Book 1120, Page 74 and recorded August 4, 1941 in Book 1221, Page 131, both of O.R. shall be quitclaimed.
14. Prior to recordation of the Parcel Map, the existing easements per documents recorded January 2, 1941 in Book 1120, Page 74 and recorded August 4, 1941 in Book 1221, Page 131, both of O.R. shall be quitclaimed.
16. 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.
17. 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 conversion of grid-to-ground distances shall be shown on the map.

INFORMATION

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

Internal Order No. 24003945

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project No.: 331749

Project Title: Del Mar 3

Project Location-Specific: 4939 – 4941 Del Mar Avenue, San Diego, California 92107

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

Description of nature and purpose of the Project: A TENTATIVE MAP, PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT and COASTAL DEVELOPMENT PERMIT to create three condominiums. The project would also demolish three existing structures, and construct a three-unit condominium with a subterranean garage on a 6,800-square-foot lot. Additionally, a deviation is being requested for alley access and to retain the existing driveway. Various site improvements would also be constructed that include associated hardscape and landscape. The project is located at 4939 - 4941 Del Mar Avenue in the RM-2-4 zone (Residential – Multiple Unit, permits a maximum density of 1 dwelling unit for each 1,750 square feet of lot area). Furthermore, the project is located in the Coastal Overlay Zone, Coastal Height Limitation Zone, First Public Roadway, Airport Influence Area (San Diego International Airport, Review Area 2), Federal Aviation Administration Part 77 Noticing Area (San Diego International Airport – Lindbergh Field, and North Island Naval Air Station), Airport Approach Overlay Zone (San Diego International Airport), Existing Historic District, Parking Impact Overlay Zone (Coastal and Beach), Residential Tandem Parking Overlay Zone, and Ocean Beach Precise Plan. (LEGAL DESCRIPTION: The southeasterly 68 feet of Lots 1, 2, 3, and 4 in Block 67 of Ocean Beach according to Map No. 279.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Eric Myrmel
 PM Investments, LLC
 1995 Froude Street
 San Diego, California 92107
 (619) 252-2444

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: 15303 (New Construction or Conversion of Small Structures)

Reasons why project is exempt: The City of San Diego conducted an environmental review, which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15303 that consists of construction and location of limited numbers of new, small facilities or structures, including a duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption

applies to apartments, duplexes and similar structures designed for not more than six dwelling units. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply.

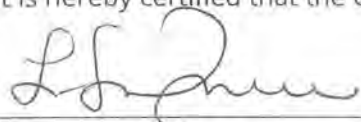
Lead Agency Contact Person: Lindsey H. Sebastian

Telephone: (619) 236-5993

If filed by applicant:

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

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

 Sr. Planner
Signature/Title

November 19, 2015
Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Project Title:

Project No. (For City Use Only)
331749

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

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print):
Eric Myrmel

Owner Tenant/Lessee

Street Address:
1995 Froude Street

City/State/Zip:
San Diego, CA. 92107

Phone No: _____ Fax No: _____
619 252-2444

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

Title (type or print):
RMO

Signature:  Date: 7/15/13

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):
Charlie Pendrell

Owner Tenant/Lessee

Street Address:
4949 Del Mar Ave.

City/State/Zip:
San Diego, CA. 92107

Phone No: _____ Fax No: _____
775 750-5691

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

Title (type or print):
Partner

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____



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

Community Planning
 Committee
 Distribution Form Part 2

Project Name: DEL MAR 3	Project Number: 331749	Distribution Date:
-----------------------------------	----------------------------------	--------------------

Project Scope/Location:

Applicant Name: ERIC MYRMEL	Applicant Phone Number: (619) 252-2444
---------------------------------------	--

Project Manager: SANDRA TEASLEY	Phone Number:	Fax Number: (619) 321-3200	E-mail Address: steasley@sandiegop.gov
---	---------------	--------------------------------------	--

Committee Recommendations (To be completed for Initial Review):

<input checked="" type="checkbox"/> Vote to Approve	Members Yes 10	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued

CONDITIONS:

NAME: JOHN AMBSET	TITLE: CHAIR
--------------------------	---------------------

SIGNATURE:	DATE: 06.22.15
------------	-----------------------

Attach Additional Pages If Necessary.

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

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

SHEET INDEX

A-1 SITE PLAN PROJECT DATA	A-10 SECTION C
A-2 GRADING PLAN TOPOGRAPHICAL SURVEY	A-11 LANDSCAPE PLAN
A-3 SUBGRADE PARKING (UNITS) BASEMENT PLAN	A-12 FOUNDATION PLAN
A-4 FIRST FLOOR PLAN	A-13 FIRST STORY FRAMING DETAILS, 2D SECTION
A-5 SECOND FLOOR PLAN	A-14 ROOF FRAMING
A-6 ELEVATIONS - WEST (UNITS A, C) NORTH (UNITS A, B, C)	A-15 DETAILS
A-7 ELEVATIONS - SOUTH (UNITS C) EAST (UNITS A, B, C)	
A-8 ELEVATIONS - NORTH (UNITS C) SOUTH (UNITS A, C) ROOF PLAN	
A-9 SECTIONS (A) (B)	

PROJECT SUMMARY

PROPERTY ADDRESS: 4139, 4941 DEL MAR AVE. SANDIEGO, CA 92107

LEGAL DESCRIPTION: THE SOUTHWESTLY 68 FT. OF LOTS 12, 13, AND 14 IN BLOCK 67 OF OCEAN BEACH, ACCORDING TO MAP NO. 0279.

ACCESSORS PARCEL NO: 418-152-07-00

OWNER/AGENT: FM INVESTMENTS, L.L.C. 1995 FROUDE ST. SAN DIEGO, CA 92107

TEL NO: (619) 252-2444

LOT SIZE: 6800 sq ft

BASE ZONE: RM-2-4 480/150 = 3.88 UNITS ALLOWED

COMMUNITY PLAN: OCEAN BEACH CORE 23

TYPE OF CONSTRUCTION: N

OCCUPANCY CLASS: R-3 SING. FAM.

BUILDING CODE: CBC 2010

SOILS CONDITION: UNDISTURBED

OVERLAY ZONE: AIRPORT ENVIRONMENTAL PARKING IMPROVEMENTS (AP) ZONE

PROJECT SCOPE: AIRPORT APPROX. 1/2 MILE (APPROX. 0.8 KM) FROM THE AIRPORT TO THE OCEAN BEACH COMMUNITY CENTER. THE PROJECT WILL PROVIDE PARKING SPACES FOR THE AIRPORT AND THE COMMUNITY CENTER.

ALLOWABLE F.A.R.: 6800 sq ft x 70% = 4760 sq ft

CALCULATIONS	UNIT A	UNIT B	UNITS C	TOTAL
SUBGRADE LEVEL	2222 sq ft	638.58 sq ft	0	0
FIRST STORY	771.88 sq ft	639.33 sq ft	119.5 sq ft	2,730.71 sq ft
2ND STORY	685.0 sq ft	0	119.25 sq ft	2,025.25 sq ft
TOTAL				4,755.96 sq ft

REBID F.A.R.: 69.9%

GEOLOGICAL HAZARD CATEGORY: 52 AND 43

CASUAL DAMAGE PERMIT REQUIRED

RESIDENTIAL PARKING REQUIRMENT: 2.5 x 3 UNITS = 7.5 PARKING SPACES PROVIDED = 8

NOTE: STREET HEALTH SAFETY CODE SR 17219 BALK USE OF CHLORINATED FORMALDEHYDE (CFR) FOR INTERIOR WATER SUPPLY

NOTE: THE HIGHEST PART OF THE ROOF EQUIPMENT OR ANY PART, FIRE ARMS OR FIRE PROTECTION SHALL NOT EXCEED 30" ABOVE GRADE (OR 1533NS)

NOTE: IF THE BLDG. INTERIOR SURFACES ARE EXPOSED TO SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF FOUNDATION BEHAVIOR, A SOILS OR GEOLOGIC REPORT AND THE RESUBMITTAL OF PLANS TO CHECK TO VERIFY COMPLIANCE MAY BE REQUIRED

NOTE: THE STRUCTURE WILL BE LOCATED ENTIRELY ON NATIVE UNDISTURBED SOIL

NOTE: STORAGE AREA REQUIRMENT COMPLIANCE ACHIEVED BY 20 X 10 X 8 STORAGE SYSTEM WITH 100% OVERHEAD STORAGE PROVIDED ABOVE SUBGRADE PARKING

NOTE: BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM STREET LEVEL FROM THE PROPERTY SHALL BE PROVIDED (PER CITY PUBLIC PLANS (MFC 90144))

NOTE: LOCATIONS OF UTILITIES WITHIN 60 FT. DEL MAR AVE 75 FT. WEST FROM AND UNDER CELESTIAL CABLE AND DEL MAR SEC COVERED

NOTE: NEAREST BUS STOP @ CORNER OF DEL MAR AVE

NOTE: THE PROPERTY ACCOMMODATES TWO SINGLE FAMILY RESIDENCES AND ONE ACCESSORY STRUCTURE.

- 4941 UNIT #12, GARAGE BELOW 1179 sq ft with 515 sq ft GARAGE
- 4139 UNIT 1950 795 sq ft
- UNIT 1970 252 sq ft

BASIS OF DESIGN

FRESH LOADS	FLOOR	10 PSF	10 PSF
ROOF	10 PSF	20 PSF	
DECK	10 PSF	20 PSF	
CEILING	5 PSF	10 PSF	

SEISMIC ZONE Z=40
SOILS BEARING CAPACITY: 2000 PSF
WIND: 70 MPH.
SEISMIC COEFFICIENT: V=0.28 (ULTIMATE PER E-W) AND V=0.65 (ULTIMATE PER N-S DIRECTION)
SOILS PROFILE = Sd, Iq=1.3

WATER SYSTEM NOTES

- PERMANENT VACUUM BREAKERS SHALL BE INSTALLED WITH ALL FEED HOUSE BLENDS.
- PROVIDE ULTRA LOW FLOW TOILETS AND A MAX 2.2 GPM FLOW OF FACETS
- SHOWER HEADS TO HAVE MAX 2.5 GPM FLOW
- SHOW MINIMUM CLEARANCES OF 15" FROM THE CENTER LINE OF WATER CLOSERS AND 24" IN FRONT OF WATER CLOSERS.
- DIMENSION SHOWER STALLS (IF HOT TUBS) INDICATE ON THE PLANS IF PRE-FAB.

NOTE: THERE IS A SDRG EXHIBENT AND A SEWER EXHIBENT ALONG THE SOUTHERLY STREET PROPERTY LINE

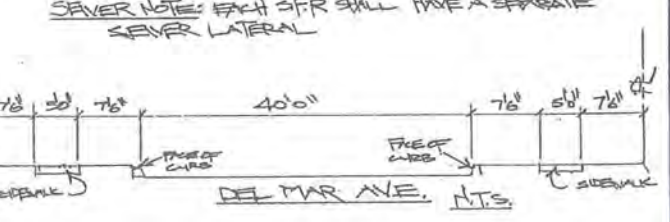
ADDITIONAL NOTES

- THERE ARE NO ACCESSORY USES OR STRUCTURES
- THERE ARE NO ARCHITECTURAL PROJECTIONS OR EXHIBENTS
- AS SHOWN: ALLEY HAS NO OBSTRUCTIONS OVER 30" DEL MAR AVE. GARAGE DRIVEWAY HAS NO VERTICAL OBSTRUCTIONS BOTH WAYS.
- DRIVEWAY LENGTH COMPLIANCE ACHIEVED VIA LDC SEC. 12.0520 FOOTING 1. SINGLE DWELLING UNITS THAT DO NOT FRONT DRIVEWAY 20' FEET FROM THE BACK OF THE SUBURB. THAT PORTION OF THE DRIVEWAY MOST NEAR THE SUBURB. SHALL PROVIDE TWO ADDITIONAL PARKING SPACES. THESE PARKING SPACES MAY BE ON STREET ADJUTING THE SUBURB. PROPERTY BUT SHALL COMPLY TO SEC. 12.0520 (A) THIS PROJECT HAS TWO ON STREET PARKING SPACES AND IT MEETS THE FULL PARKING REQUIRMENT BY 2.5 SPACES.
- PRIOR TO THE BEGAINING OF ANY CONSTRUCTION THE OWNER/PERMITEE SHALL:

NOTE: DEMOLITION REQUESTED AND GRANTED BY DEPARTMENT OF PUBLIC WORKS TO ALLOW RECONSTRUCTION OF EXISTING DEL MAR ST. PARKING SPACES TO PROVIDE THE FULL COMPLIANCE REQUIRED BY THE CITY PARKING SPACES. EXISTING ALLEYS COMPRISES 10' CURBOUT, 1' DEPTH AND 1' DEPTH. THESE ALLEYS ARE TO BE DEMOLISHED AND REPLACED BY A 20' DIA. DRIVEWAY TO CURB SIDE PARKING SPACES AND/OR GARAGES.

NOTE: ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 dBC IN ALL REAR HABITABLE ROOMS.

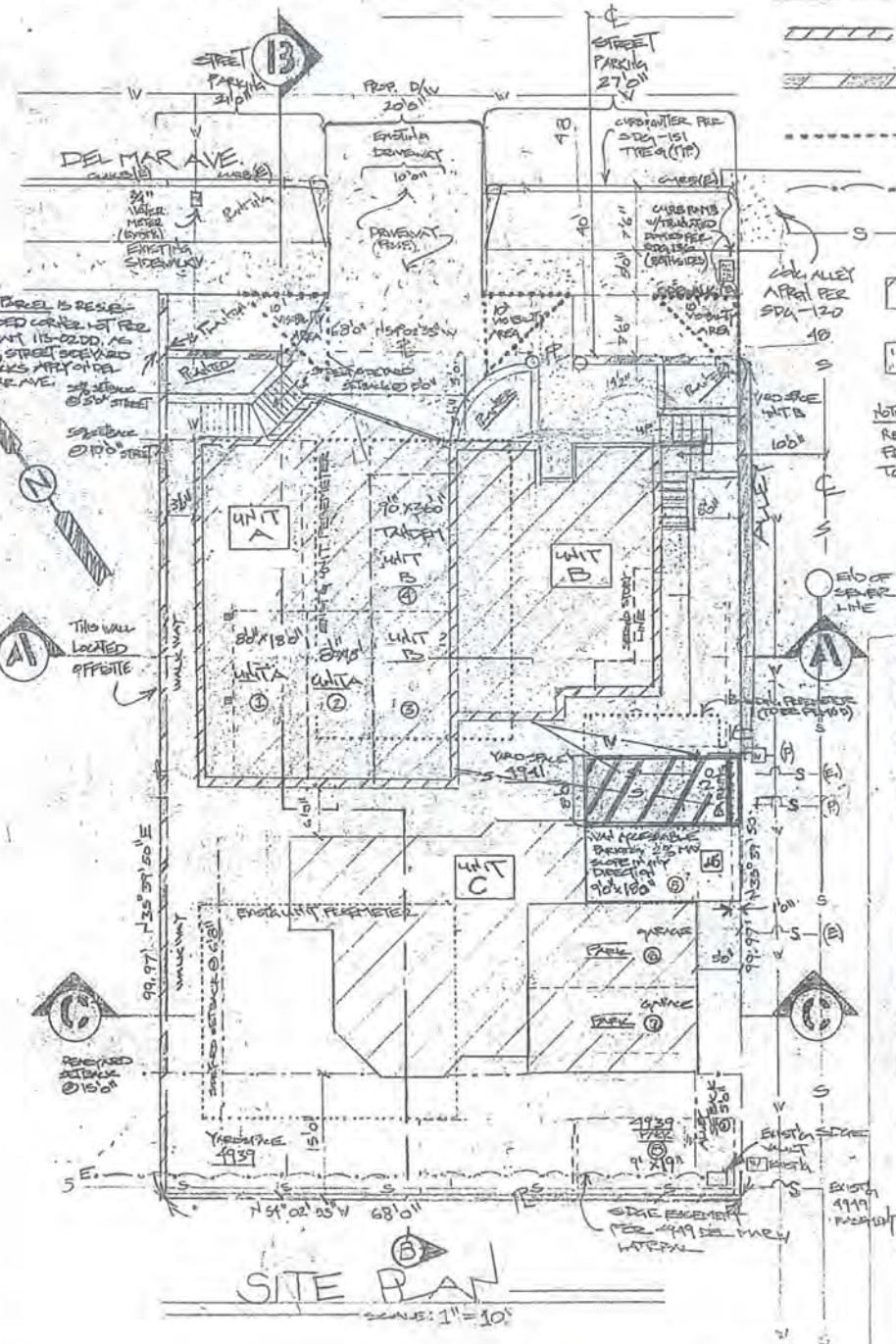
SEWER NOTE: EACH SFR SHALL HAVE A SEPARATE SEWER LATERAL



LEGEND

- CONCRETE ARCH WALL (PROP)
- CONCRETE STRUCTURAL RETAINMENT WALL (PROP)
- CONCRETE FINISH WALL (EXIST & UNDISTURBED)
- EXISTING BUILDING FOOTPRINT (TO BE REMOVED)
- UNDERGROUND ELECTRICAL
- SEWER LATERAL (WATER SUPPLY)
- PROPOSED S.F.R.'S
- C-TREE

NOTE: PARKING SPACES NO. 5, 6, 7, 8 REQUIRE 180" DEPTH. 190" DEPTH IS PROVIDED ALLOWING ALLEY BACKOUT TO BE 21'0" MIN.



REVISIONS	BY

PROJECT SUMMARY
SITE PLAN INDEX

VICINITY MAP

Prepared By: **ERIC MIRMEL**

Name: **ERIC MIRMEL**

Address: **1995 FROUDE ST. SAN DIEGO, CA 92107**

Phone: **(619) 252-2444**

Project Address: **4139-41 DEL MAR AVE. SAN DIEGO, CA 92107**

Project Name: **DEL MAR 3**

Sheet Title: **SITE PLAN PROJECT SUMMARY**

Original Date: **JULY 18, 2013**

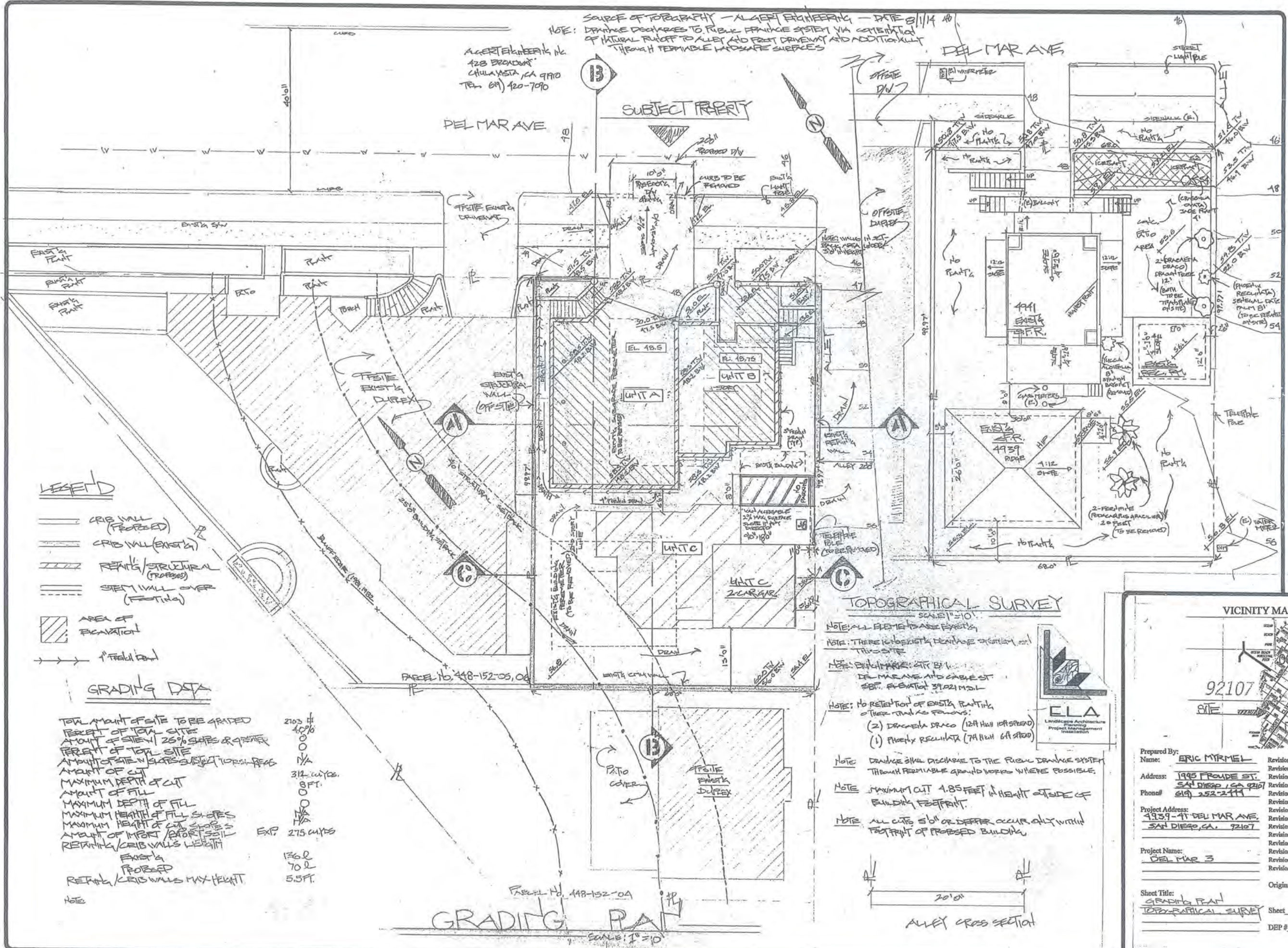
Original Date: **JULY 15, 2013**

Sheet **1** of **11**

DEP #

AGERT ENGINEERS INC.
428 BROADWAY
CHULA VISTA, CA 92010
TEL: (619) 420-7090

NOTE: SOURCE OF TOPOGRAPHY - ALBERT ENGINEERING - DATE 8/1/14
NOTE: DRAINAGE DISCHARGES TO PUBLIC DRAINAGE SYSTEM VIA COMBINATION OF NATURAL RUNOFF TO ALLEY AND FRONT DRIVEWAY AND ADDITIONAL DRAINAGE THROUGH PERMISSIBLE LANDSCAPE SURFACES



REVISIONS	BY

TOPOGRAPHICAL SURVEY

GRADING PLAN

VICINITY MAP

92107

Prepared By: **ERIC MYRMEL**

Name: **ERIC MYRMEL**

Address: **1995 FROUDE ST. SAN DIEGO, CA 92107**

Phone: **619 252-2444**

Project Address: **4939-41 DEL MAR AVE SAN DIEGO, CA 92107**

Project Name: **DEL MAR 3**

Sheet Title: **GRADING PLAN TOPOGRAPHICAL SURVEY**

Sheet **2** of **11**

Original Date: **1/16/14**

Revision 14

Revision 13

Revision 12

Revision 11

Revision 10

Revision 9

Revision 8 **2/19/14**

Revision 7 **11/11/13**

Revision 6 **7/11/13**

Revision 5 **4/20/13**

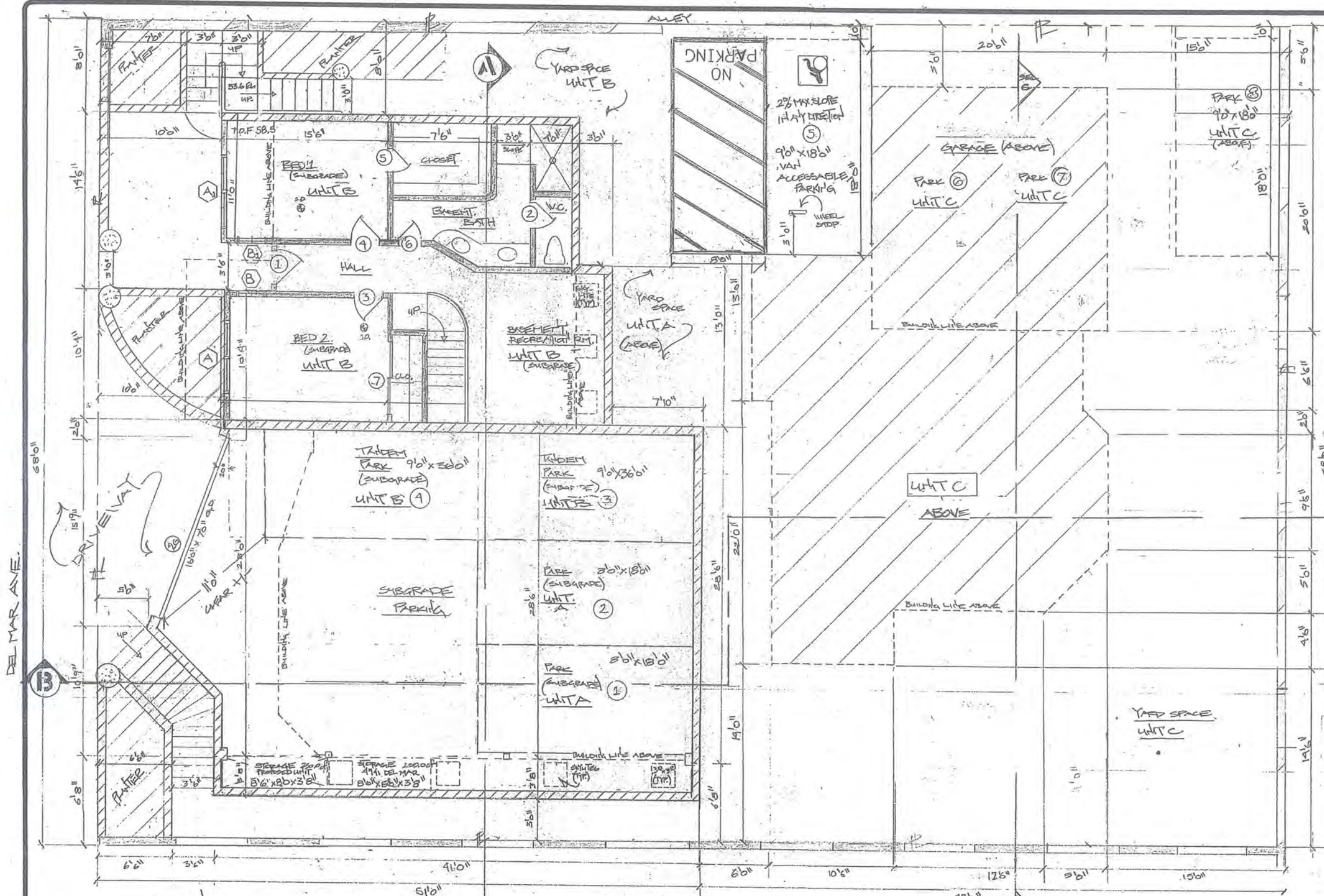
Revision 4 **3/28/13**

Revision 3 **2/20/14**

Revision 2 **6/30/14**

Revision 1 **1/16/14**

DEP #



NOTE: TWENTY-ONE FEET BACK
OUT AREA ACHIEVED
BY 20' ALLEY WIDTH
PLUS 1' FROM BACK
LINE OF 18' PARKING
BAYS @ NO. 5 AND 8

REVISIONS	BY

SUBGRADE PARKING LEVEL
4959
BASEMENT LEVEL
FRAMED UNIT

LEGEND

- EXIST. RETAINING/CRISP WALL (OFFSITE)
- EXIST. RETAINING/STRUCTURAL WALL (OFFSITE)
- PROPOSED WOOD FRAME WALL
- PROPOSED RETAINING/STRUCTURAL WALL
- BUILDING LINE ABOVE (SEE SHEET 4)
- WOOD FENCE
- CONCRETE PLASTER

SUBGRADE PARKING PLAN

SCALE: 1/4" = 10'

SUBGRADE UNIT B FLOOR PLAN

VICINITY MAP



Prepared By: **ERIC MYRMEL**

Name: **ERIC MYRMEL**

Address: **1995 FROUDE ST. SAN DIEGO, CA 92167**

Phone: **(619) 252-2444**

Project Address: **1939-41 DEL MAR AVE SAN DIEGO, CA 92107**

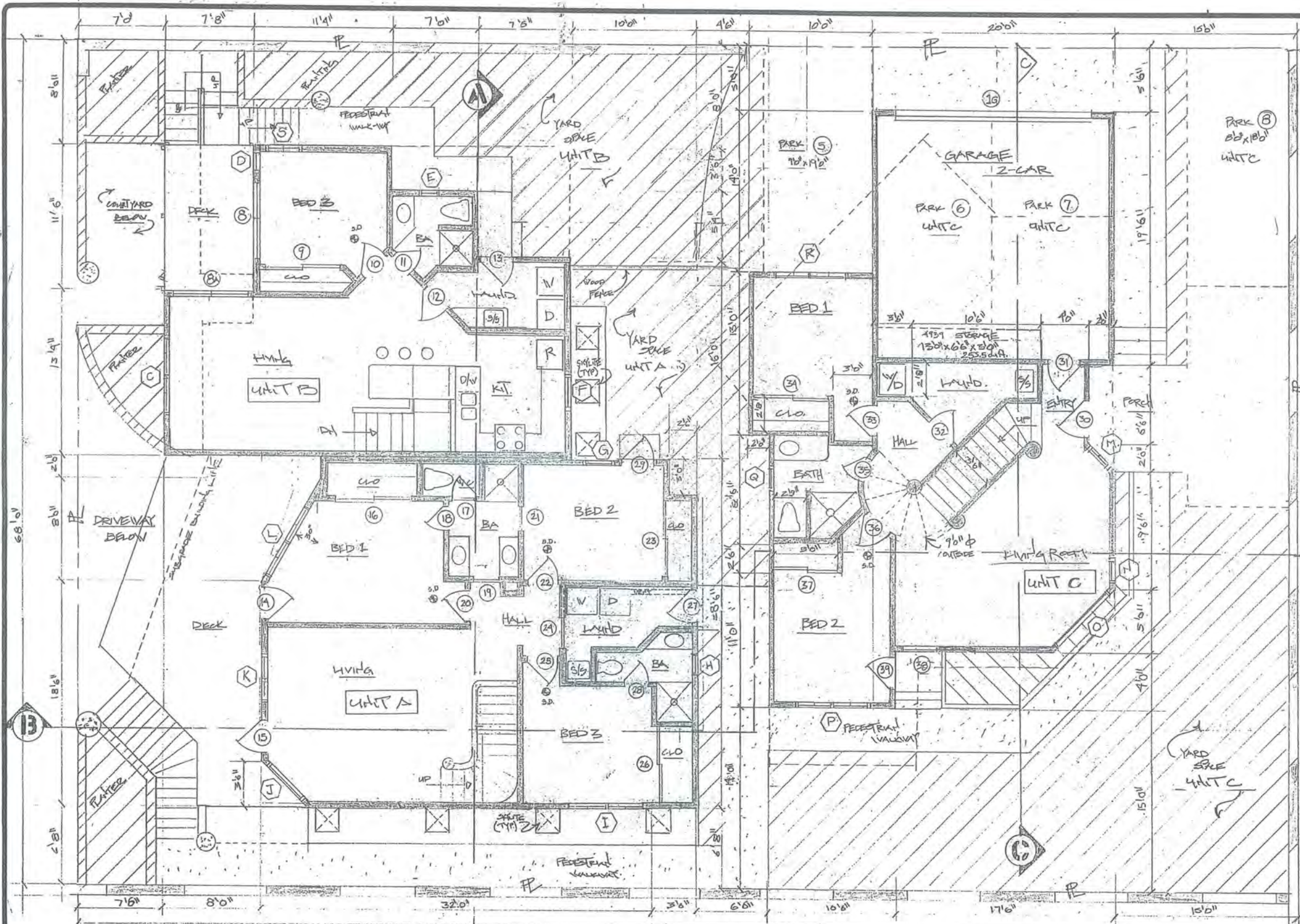
Project Name: **DEL MAR 3**

Sheet Title: **SUBGRADE PARKING AND BASEMENT - UNIT B**

Sheet: **3** of **11**

DEP #

Revision 14	
Revision 13	
Revision 12	
Revision 11	
Revision 10	
Revision 9	
Revision 8	
Revision 7	2/21/10
Revision 6	11/11/09
Revision 5	7/11/09
Revision 4	1/20/09
Revision 3	3/20/08
Revision 2	8/20/07
Revision 1	8/11/07



REVISIONS	BY

FIRST STORY PLAN

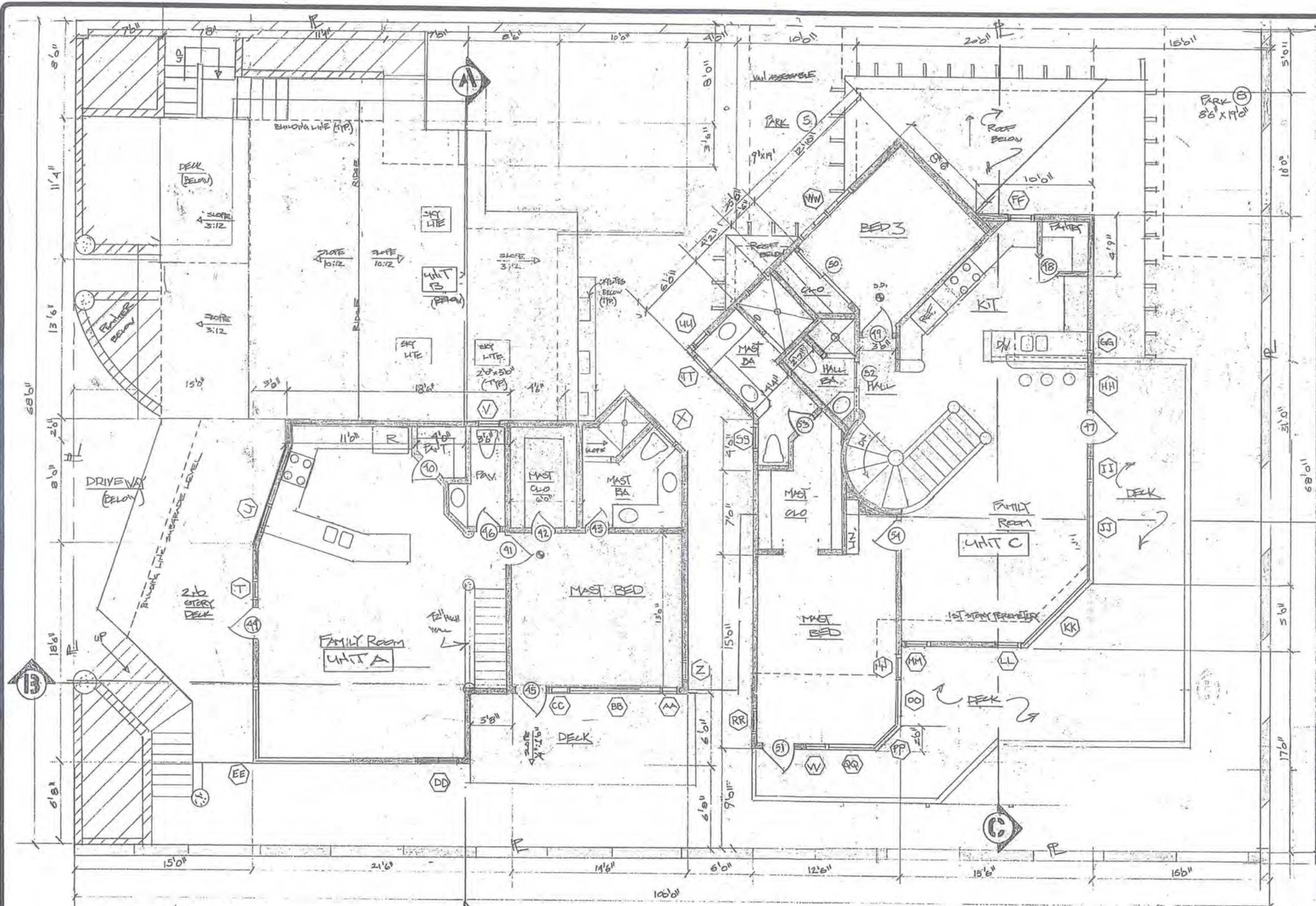
UNIT A - 971.88 sq ft
 UNIT B - 637.35 sq ft
 UNIT C - 1119.5 sq ft (including garage)
 2730.71 sq ft TOTAL



- LEGEND**
- PROPOSED WOOD FRAMED WALL
 - EXISTING RETAINING/STRUCTURAL WALL (OFF-SITE)
 - PROPOSED CORE/RETAINING WALL
 - EXISTING RETAINING/STRUCTURAL WALL (ON-SITE)
 - PARTITION
 - PLASTER INTERIOR - LIGHT WEIGHT PLASTER
EXTERIOR - CONCRETE

FIRST STORY PLAN
 SCALE: 1/4" = 1'-0"

Prepared By:	ERIC MYRMEL	Revision 14
Name:	ERIC MYRMEL	Revision 13
Address:	1995 FROUDE ST. SAN DIEGO, CA 92167	Revision 12
Phone#:	619 252-2444	Revision 11
Project Address:	1939-41 DEL MAR AVE SAN DIEGO, CA 92107	Revision 10
Project Name:	DEL MAR 3	Revision 9
Sheet Title:	FIRST STORY PLAN	Revision 8
		Revision 7
		Revision 6
		Revision 5 2/23/16
		Revision 4 7/15/15
		Revision 3 4/22/15
		Revision 2 8/21/14
		Revision 1 6/30/14
Original Date:		
Sheet:	4	of 11
DEP#:		



REVISIONS	BY

SECOND STORY PLAN

UNIT A = 885 sq ft 2nd story
 UNIT C = 1140.25 sq ft
 2025.25 TOTAL

LEGEND

- PROPOSED 2x4 WOOD FRAMED WALL
- EXIST'G RETAINING/STRUCTURAL WALL (OFFSITE)
- PROPOSED C/P/S/RETAINING WALL
- EXIST'G RETAINING/STRUCTURAL WALL (ON SITE)
- PARTING
- PLASTER INTERIOR - LIGHTWEIGHT PLASTER
EXTERIOR - CONCRETE

SECOND STORY PLAN
 SCALE: 1/4" = 1'-0"

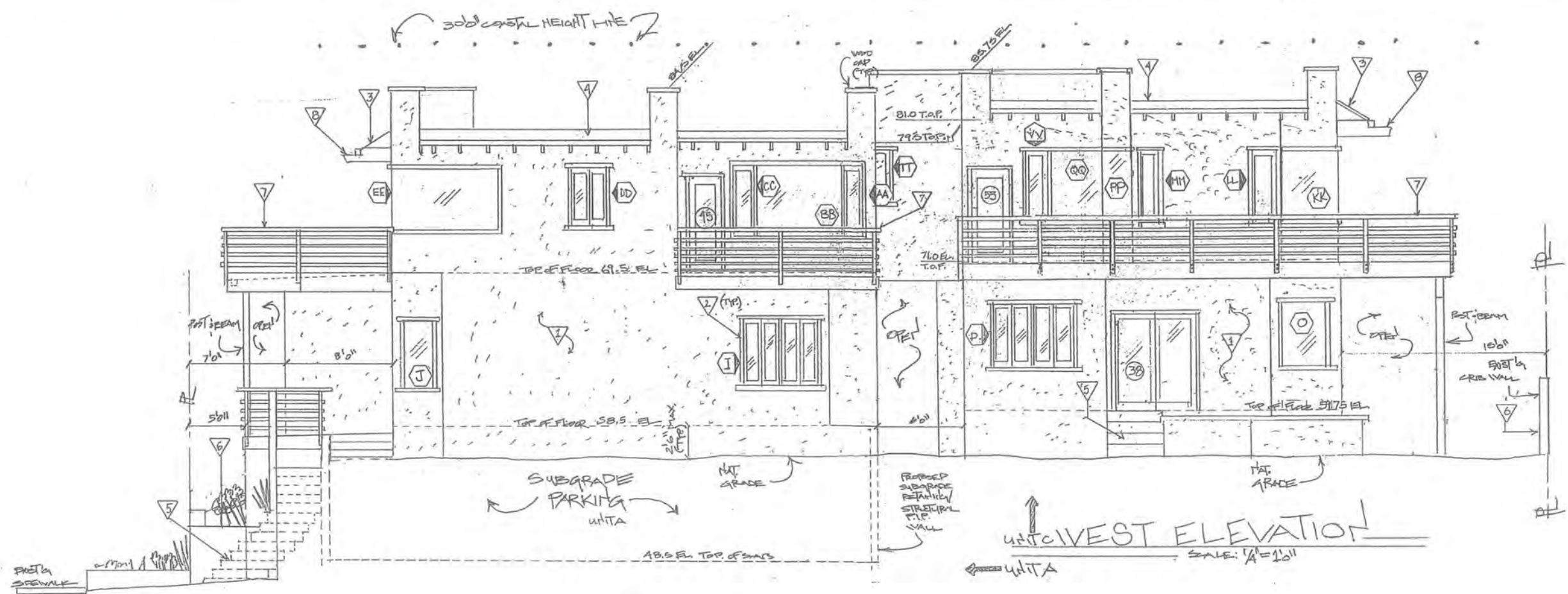
VICINITY MAP



Prepared By:	ERIC MIRMEL	Revision 14
Name:	ERIC MIRMEL	Revision 13
Address:	1995 FROUDE ST. SAN DIEGO, CA 92107	Revision 12
Phone#:	619 252-2111	Revision 11
Project Address:	1939-41 DEL MAR AVE. SAN DIEGO, CA 92107	Revision 10
Project Name:	DEL MAR 3	Revision 9
Sheet Title:	SECOND STORY PLAN	Revision 8
Original Date:	6/30/14	Revision 7
Sheet	5 of 11	Revision 6
DEP #		Revision 5
		Revision 4 2/22/16
		Revision 3 1/20/15
		Revision 2 8/21/14
		Revision 1 6/30/14

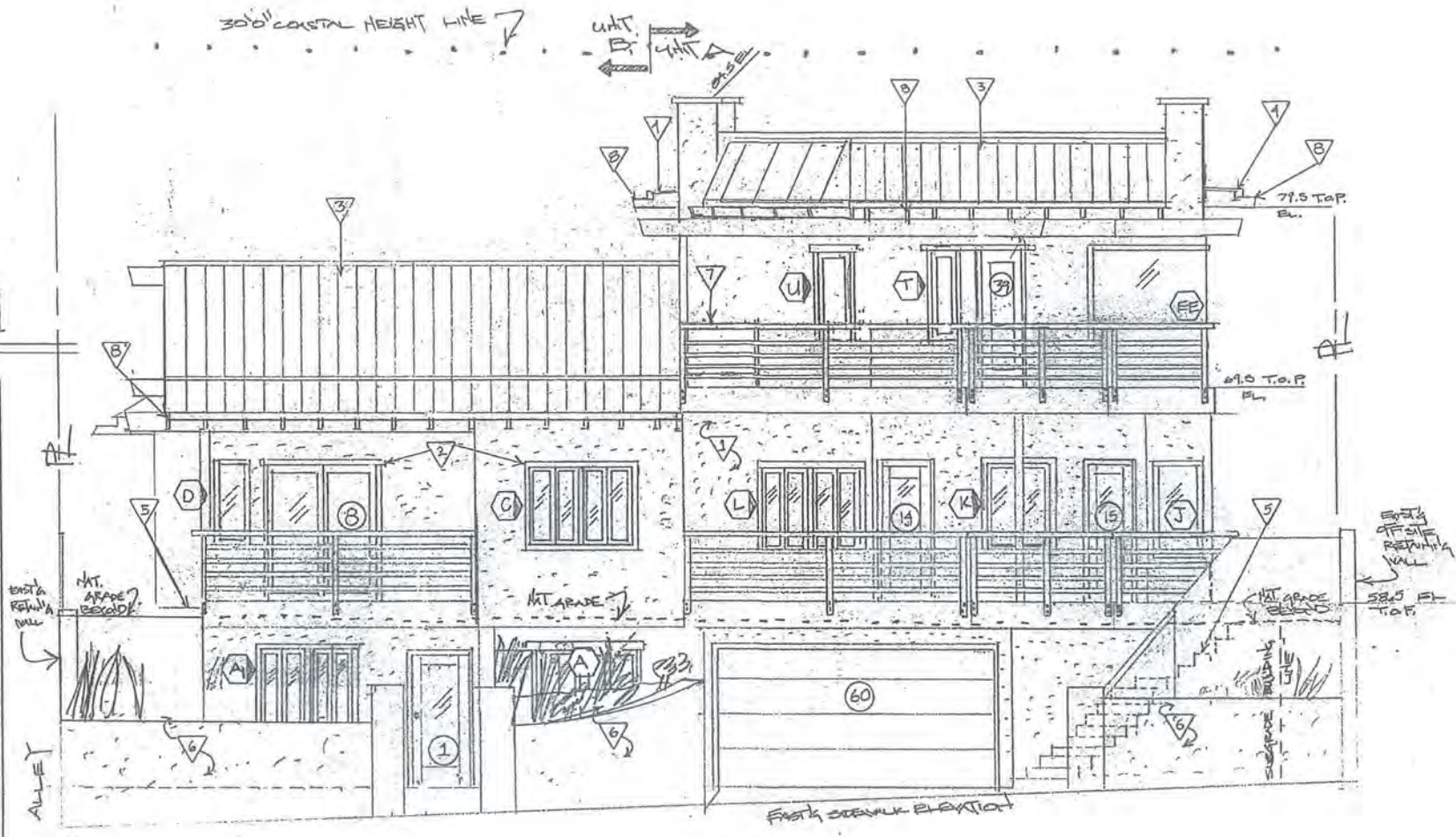
REVISIONS	BY

WEST ELEVATION 4939, 4941 DEL MAR
 NORTH ELEVATION 4941 & PROP. UNIT



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

- KEYNOTES**
- ▷ EXTERIOR ELEVATION KEYNOTES
1. ACRYLIC EXTERIOR PASTER SMOOTH SURFACE
 2. WOOD DOORS & WINDOWS (TYPICAL)
 3. 10" x 12" METAL STRIP SEAM (ROOF OVER WOOD FRAM)
 4. 1/4" x 12" TORCH DOWN ROOF OVER WOOD FRAM
 5. CONC. LANDING / STEPS (7.5" RISE TO 10" MIN. RUN)
 6. STUCCO OVER CONC. RETAINING WALL
 7. RAIL SYSTEM: 3x VERT. BALUSTRADES @ 30" OC MIN. W/ 3x6 HORIZONTAL RAILS
 8. 3x10 CORBELLED & SANDBLASTED LOGGERS W/ INSET GUTTER
 9. WOOD FENCE
 10. RAISED WOOD DECK



Prepared By: **ERIC MYRMEL**

Name: **ERIC MYRMEL**

Address: **1995 FROUDE ST. SAN DIEGO, CA 92107**

Phone: **619 252-2444**

Project Address: **4939-41 DEL MAR AVE. SAN DIEGO, CA. 92107**

Project Name: **DEL MAR 3**

Sheet Title: **WEST ELEVATION UNIT A & C NORTH ELEVATION UNIT A & D**

Original Date: **1/5/14**

Revision 14

Revision 13

Revision 12

Revision 11

Revision 10

Revision 9

Revision 8

Revision 7

Revision 6

Revision 5: 2/22/14

Revision 4: 7/11/13

Revision 3: 4/23/13

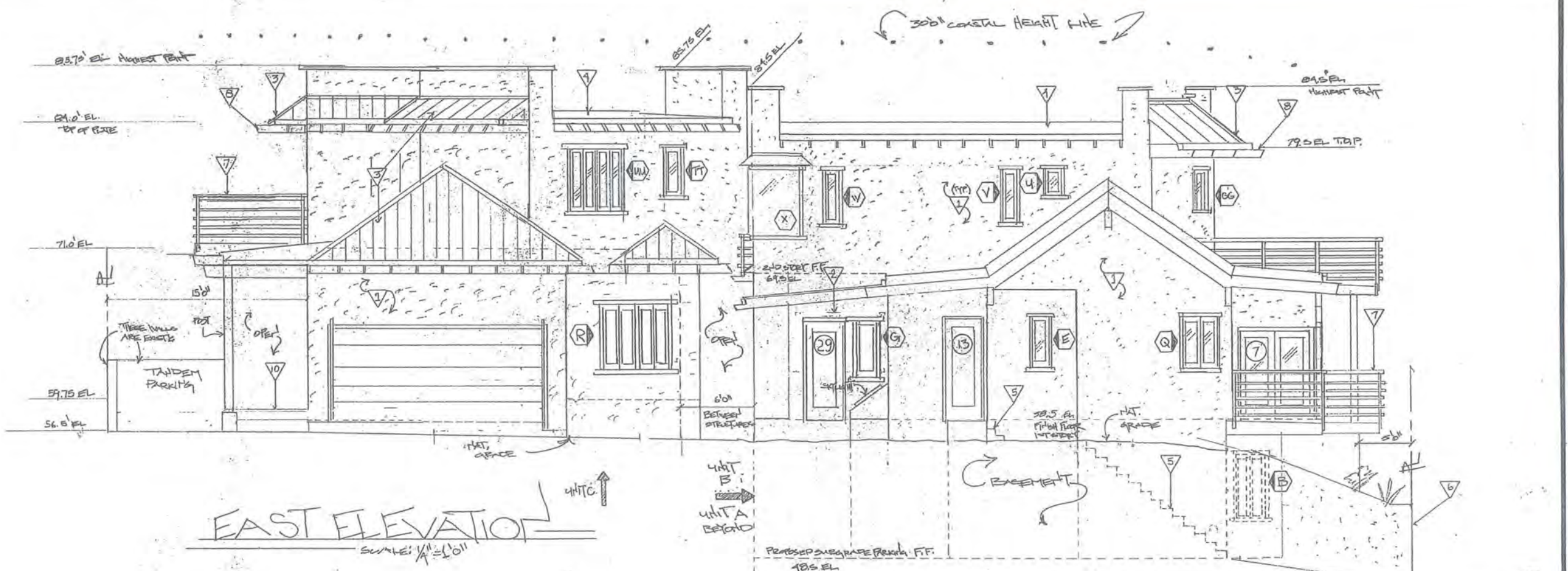
Revision 2: 8/29/14

Revision 1: 5/1/14

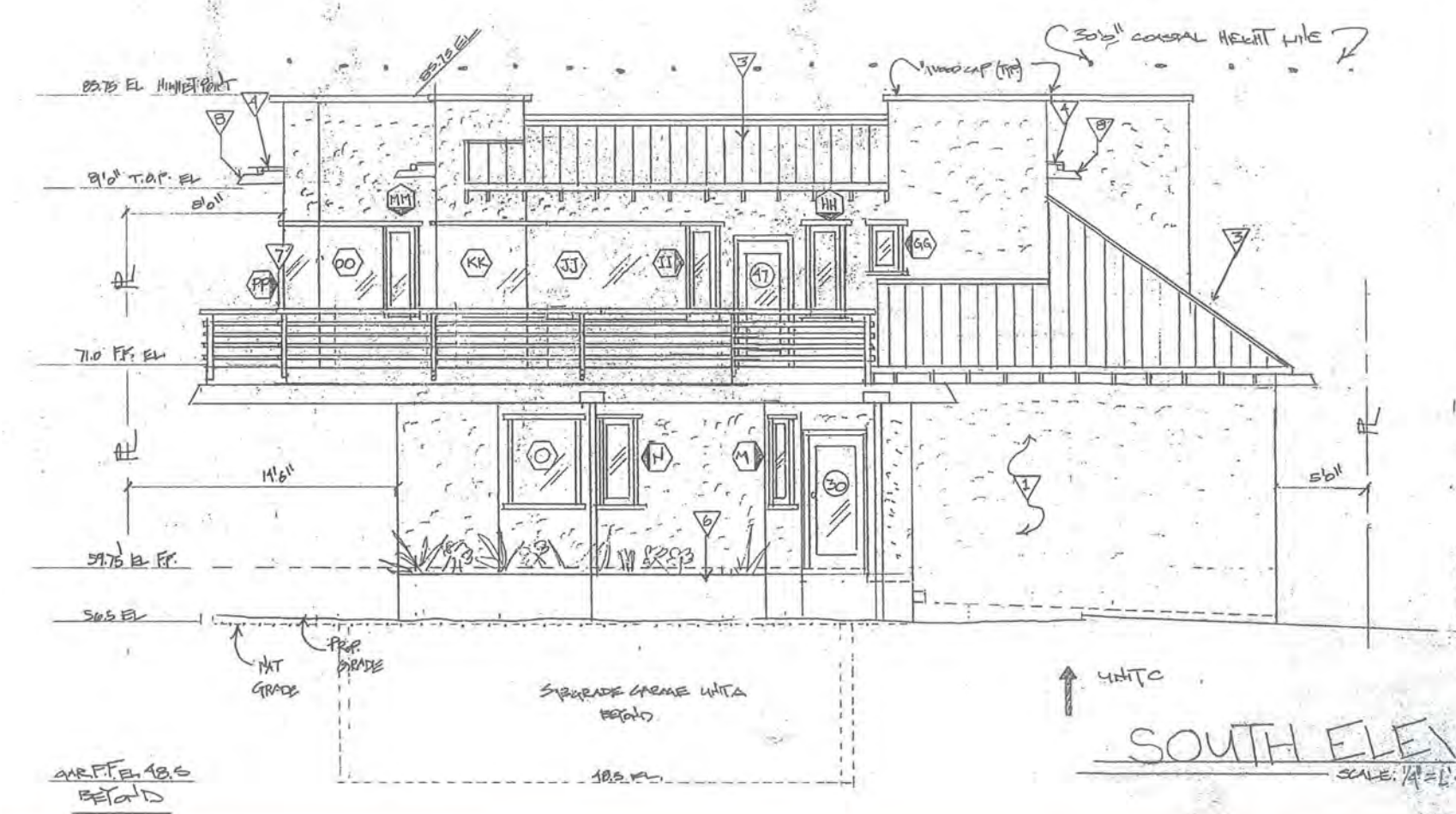
Sheet **6** of **11**

DEP #

REVISIONS	BY



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



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

- KEYNOTES**
EXTERIOR ELEVATION KEYNOTES
1. ACRYLIC EXTERIOR ROOFER SMOOTH SURFACE
 2. WOOD DOORS & WINDOWS (TYPICAL)
 3. 10/12 METAL SIDING SEMI ROOFING OVER WOOD FRAMING.
 4. 1/2" TYP DOWN ROOFING OVER WOOD FRAMING
 5. CONCRETE LANDING/SEPS (TYPICAL W/ 10" MIN. RAIL)
 6. STUCCO OVER CON. RETAINING WALL
 7. RAILING SYSTEM: 3" X 4" BALUSTRADES @ 36" OC, MID W/ 3/8" HORIZONTAL RAILS
 8. 3" X 10" CORBELED T&G - GRATED WALKWAYS W/ INSET GRATE
 9. REPAIRS
 10. PAVED WOOD DECK

EAST ELEVATION 4939, REP. UNIT
SOUTH ELEVATION 4939 DEL MAR

VICINITY MAP



Prepared By: ERIC MYRMEL

Name: ERIC MYRMEL

Address: 1995 FROUDE ST. SAN DIEGO, CA 92107

Phone: 619 252-2444

Project Address: 4939-41 DEL MAR AVE. SAN DIEGO, CA 92107

Project Name: DEL MAR 3

Sheet Title: SOUTH ELEVATION UNIT C, EAST ELEVATION UNIT A, UNIT B, UNIT A

Original Date: 7/1/14

Revision 14

Revision 13

Revision 12

Revision 11

Revision 10

Revision 9

Revision 8

Revision 7

Revision 6

Revision 5: 7/22/14

Revision 4: 7/11/14

Revision 3: 7/23/14

Revision 2: 8/21/14

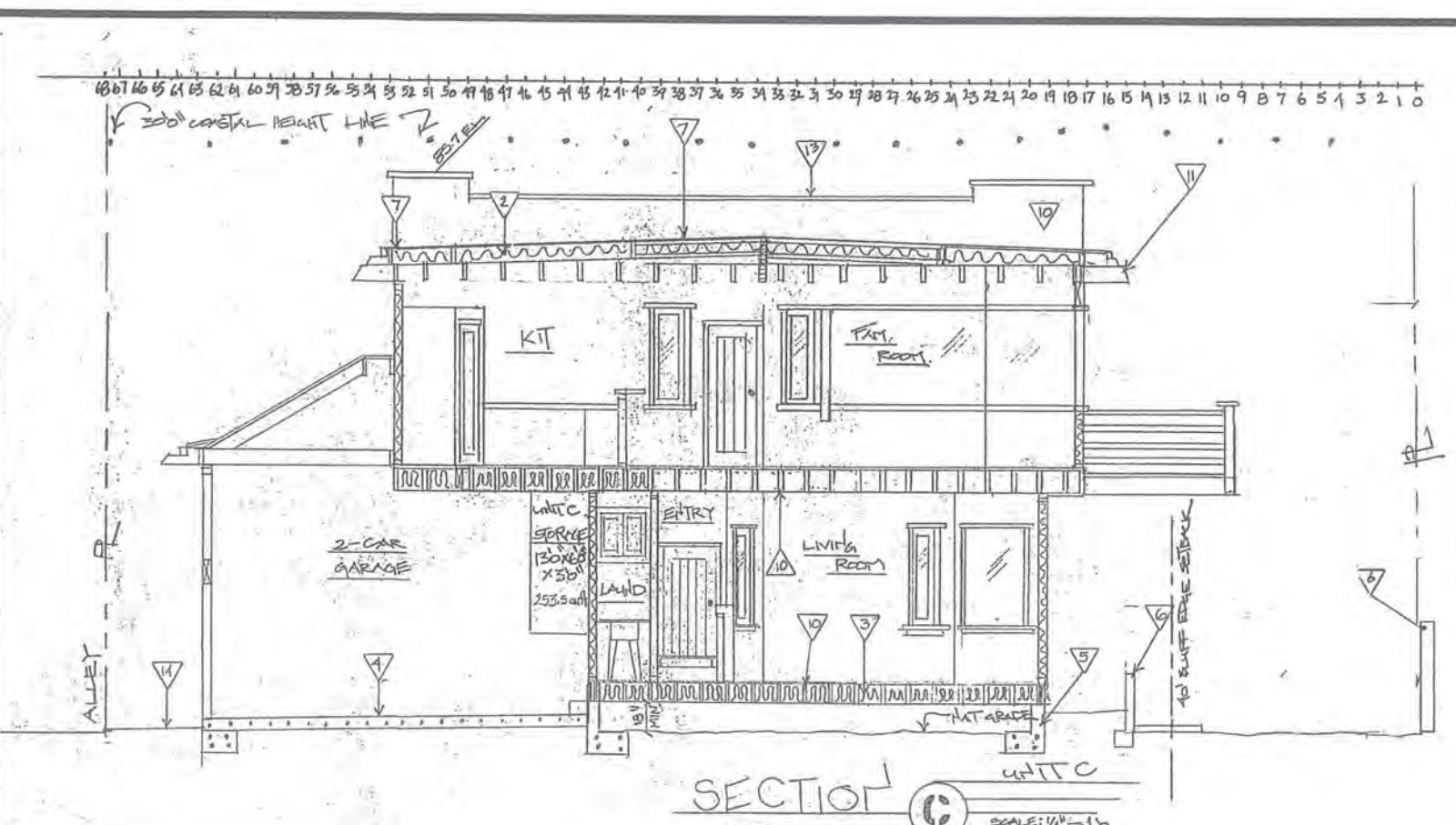
Revision 1: 8/1/14

Sheet 7 of 11

DEP #

SYMBOL	WINDOW		GLASS					FRAME MAT.
	WIDTH	HEIGHT	TYPE	FINED	DOUBLE HUNG	SINGLE HUNG	SLIPCASE	
⊕	6"	4"					AL	
⊖	6"	4"					AL	
⊙	2"	4"					AL	
⊗	2"	4"					AL	
⊕	6"	4"					AL	
⊖	1"	4"					AL	
⊙	16"	3"					AL	
⊗	6"	3"					AL	
⊕	2"	4"					AL	
⊖	1"	4"					AL	
⊙	6"	4"					AL	
⊗	4"	5"					AL	
⊕	4"	5"					AL	
⊖	6"	5"					AL	
⊙	2"	5"					AL	
⊗	6"	5"					AL	
⊕	2"	3"					AL	
⊖	6"	4"					AL	
⊙	2"	5"					AL	
⊗	2"	3"					AL	
⊕	2"	3"					AL	
⊖	2"	3"					AL	
⊙	10"	3"					AL	
⊗	16"	5"					AL	
⊕	16"	5"					AL	
⊖	7"	5"					AL	
⊙	16"	5"					AL	
⊗	36"	5"					AL	
⊕	8"	5"					AL	
⊖	6"	5"					AL	
⊙	2"	3"					AL	
⊗	1"	3"					AL	
⊕	2"	5"					AL	
⊖	16"	5"					AL	
⊙	16"	5"					AL	
⊗	4"	5"					AL	
⊕	2"	5"					AL	
⊖	40"	5"					AL	
⊙	16"	5"					AL	
⊗	16"	3"					AL	
⊕	16"	3"					AL	
⊖	16"	5"					AL	
⊙	6"	4"					AL	

SYMBOL	DOOR		TYPE	FRAME MAT.	HARDWARE
	SIZE	FINISH			
⊕	3'0"	7'0"	1 3/4"		
⊖	2'2"	7'0"	1 3/8"		
⊙	2'6"	7'0"	1 3/8"		
⊗	2'8"	7'0"	1 3/8"		
⊕	2'2"	7'0"	1 3/8"		
⊖	2'2"	7'0"	1 3/8"		
⊙	6'0"	6'8"	-		
⊗	6'0"	6'8"	-		
⊕	6'0"	6'8"	-		
⊖	2'6"	7'0"	1 3/8"		
⊙	2'2"	7'0"	1 3/8"		
⊗	2'6"	7'0"	1 3/8"		
⊕	2'8"	7'0"	1 3/4"		
⊖	2'8"	7'0"	1 3/4"		
⊙	3'0"	7'0"	1 3/4"		
⊗	6'0"	6'8"	-		
⊕	2'0"	7'0"	1 3/8"		
⊖	2'2"	7'0"	1 3/8"		
⊙	2'2"	7'0"	1 3/8"		
⊗	2'6"	7'0"	1 3/8"		
⊕	2'2"	7'0"	1 3/8"		
⊖	2'6"	7'0"	1 3/8"		
⊙	6'0"	6'8"	-		
⊗	2'6"	7'0"	1 3/8"		
⊕	2'6"	7'0"	1 3/8"		
⊖	2'8"	7'0"	1 3/4"		
⊙	2'0"	7'0"	1 3/8"		
⊗	2'8"	7'0"	1 3/8"		
⊕	2'8"	7'0"	1 3/4"		
⊖	2'8"	7'0"	1 3/4"		
⊙	2'8"	7'0"	1 3/4"		
⊗	2'8"	7'0"	1 3/4"		
⊕	2'0"	7'0"	1 3/8"		
⊖	2'8"	7'0"	1 3/4"		
⊙	2'0"	7'0"	1 3/8"		
⊗	2'6"	7'0"	1 3/8"		
⊕	2'6"	7'0"	1 3/8"		
⊖	2'8"	7'0"	1 3/4"		
⊙	16'0"	7'0"	-		
⊗	16'0"	7'0"	-		



- 86
- 85
- 84
- 83
- 82
- 81
- 80
- 79
- 78
- 77
- 76
- 75
- 74
- 73
- 72
- 71
- 70
- 69
- 68
- 67
- 66
- 65
- 64
- 63
- 62
- 61
- 60
- 59
- 58
- 57
- 56
- 55
- 54
- 53
- 52
- 51
- 50
- 49
- 48
- 47
- 46
- 45

REVISIONS	BY

SECTION C

- ### SECTION KEYNOTES
- INSTALL R-13 BATT @ ALL PER 1 METER WALLS PER TITLE 24 SECS.
 - INSTALL R-30 BATT @ ALL ROOF JOIST PER TITLE 24 SECS.
 - INSTALL R-19 BATT @ ALL SUB-GRADE CEILING AND FLOOR W/ LIVING AREA ABOVE.
 - REINFC CONC GARAGE SLAB
 - CONC STEM WALL PER STRUCT.
 - CONC / MASONRY RETAINING WALL
 - TRENCH ROOF SYSTEM
 - METAL STAINLESS SEAM 10:12 PITCH ROOF SYSTEM
 - STREET CONC PAD FTGS
 - ENGINEER'D WD FLOOR SYSTEM
 - 3X EXPOSED FRAM MEMBERS
 - CONC. RETAINING / STREET WALL
 - BRACKET WALL W/ 3X WD CAP
 - CONC DRIVEWAY

VICINITY MAP

92107
SITE

Prepared By: **ERIC MIRMEL**

Name: **ERIC MIRMEL**

Address: **1985 FROUDE ST. SAN DIEGO, CA 92107**

Phone: **(619) 252-2444**

Project Address: **1985 FROUDE ST. SAN DIEGO, CA. 92107**

Project Name: **DEL MAR 3**

Sheet Title: **SECTION C**

Original Date: **10/11**

Sheet **10** of **11**

DEP #

UNIT ADDRESS
UNIT FLOOR

D - DOUBLE CASSEMENT
R - RIGHT HAND SWING
L - LEFT HAND SWING
DD - TWO PAIR DOUBLE CASSEMENTS

Finish

1. 2 COATS EMULSION LATEX
2. 2 COATS BATT SEMENT-GLOSS

NOTES

1. DOUBLE PANE
2. 20 MIN FIRE
3. SELF-CLOSING
4. POCKET DOOR

HARDWARE

1. DISOUBUT & LOCKSET AS PER LOCAL CODES W/ 2 3/4" SCHEDULE
2. LOCKSET
3. PASSAGE LOCKSET
4. PRIVACY LOCKSET
5. PULLS

LANDSCAPE NOTES:

- THE OVERALL LANDSCAPE CALCULATIONS TO PROVIDE AN ATTRACTIVE SITE ENVIRONMENT AND STREET ENHANCEMENT FOR THE PROPOSED RESIDENTIAL DEVELOPMENT.
- THE CONCEPTUAL PLANTING DESIGN WILL INCLUDE A SELECTION OF PLANT MATERIALS FOR THE PLANTING AREAS AND THE SPECIES ARE PER THE CITY OF SAN DIEGO STANDARDS. PLANT MATERIALS INCLUDING TREES, SHRUBS AND GRASS COVER, WILL BE PROVIDED WITH PLANTING WHILE PROVIDING FLOWER COLOR AND COMPATIBILITY WITH ADJACENT PLANT MATERIAL.
- THE STREETSCAPE PLANTING SHALL INCLUDE ONE PLANTING AREA: TREES & SHRUBS ALONG DEL MAR AVE.
- ALL PLANTINGS ARE SHOWN SCHEMATICALLY. FINAL LOCATIONS OF THE PLANTINGS SHALL BE ADJUSTED ON SITE TO MEET CITY OF SAN DIEGO STANDARDS.
- IRRIGATION: THE IRRIGATION SYSTEMS USED ON THE PROJECT WILL BE PERMANENT, BELOW GRADE AND AUTOMATICALLY CONTROLLED. THE SYSTEMS WILL BE DESIGNED TO PROMOTE WATER CONSERVATION. ALL SYSTEMS SHALL PROVIDE ADEQUATE COVERAGE TO ALL PLANT MATERIAL. IF PERMANENT IRRIGATION SYSTEMS ARE REQUIRED, THE DESIGN OF THESE SYSTEMS WILL CONFORM TO ALL REQUIREMENTS, REGULATIONS AND POLICIES OF THE CITY OF SAN DIEGO.
- MAINTENANCE AND INSTALLATION: IRRIGATION AND PLANTING SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND ALL OTHER APPLICABLE REGIONAL STANDARDS.

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	QUANTITY - SIZE
TREES		
CP	COCCO PALMOSA (8'-10' SPREAD) CROWN PALM (DOMINANT TREEMATERIAL 20" DB) 8'-10	100% 10 BTH
A	ACROTYCHOLIX (8'-10' SPREAD) KING PALM (DOMINANT TREEMATERIAL)	100% 10 BTH
DD	DRACAENA DRACO (DRAGON TREE 12' H, 10' SPREAD)	ENET 15" TRUNK
SHRUBS		
HF	HOWEA FORSTERIANA PARADISE PALM (6'-8' SPREAD) (DWARF HEAVY SET SMALL SCALE PALM)	100% 6 BTH
BR	BRACHYCARPA RECURVATA BOTTLE PALM (6'-8' SPREAD) (PLANTING PALM - LIGHT STRUCTURE)	100% 6 BTH
RI	RAPHIDOLEPS INDICA MOUNTAIN THORN (12'-15' SPREAD)	100% 6 BTH
0	AGANTHUS AFRICANUS (BLUE LILY OF THE LILY) EVERGREEN PERENNIAL ACCENTING SHRUB	100% - 1 GAL
	MAHUA DOMESTICA HEAVENLY BAMBOO (EVERGREEN UPRIGHT ACCENTING SHRUB)	100% - 1 GAL
GROUND COVER		
	GARZANIA MITEUNA 'ORANGE' ORANGE TRAILING GARZANIA (GROUND COVER) NOT IRRIGATED	100% FLATS @ 12" OC.
	3" RIVER ROCK	
	DECORATIVE DG, BARK, ROCK	NOT IRRIGATED
	BUCHLOE DACTYLODES SEED BUFFALO GRASS (GRASS GROUND COVER) NOT IRRIGATED	
	CONCRETE	
PAVERS:		
	PERIMETER 2 3/4" x 6"	

LANDSCAPE CALCULATIONS

NOTES: TOTAL AREA LANDSCAPED 57%
FRONT 908 sq ft
REAR 2979 sq ft
TOTAL SPFT 3887 sq ft
TOTAL LAND AREA 200 sq ft
PERCENT TOTAL LAND AREA 200/3887 = 5%

STREET TREES:	QUANTITY	SIZE	PROVIDED	EXCESS
TOTAL DISTANCE	6800	1.0'		
ROAD LEAF TREES REQUIRED	3.0	ea		
PLANTINGS PROVIDED	4.0	ea		
PLANTS PROVIDED	200.00			
PLANTS NEEDED	578.00			EXCESS PLANTS PROVIDED 142.20

STREET YARD:	QUANTITY	SIZE	PROVIDED	EXCESS
TOTAL AREA	908.00	sq ft		
PLANTING AREA REQUIRED	511.80	sq ft		
PLANTINGS PROVIDED	272.1	sq ft		
PLANTING AREA AS HARDSCAPE				EXCESS AREA PROVIDED 239.70 sq ft EXCESS PLANTS PROVIDED 237.76 sq ft

REMAINING YARD:	QUANTITY	SIZE	PROVIDED	EXCESS
TOTAL AREA	2979.00	sq ft		
PLANTING AREA REQUIRED	140.00	sq ft		
PLANTINGS PROVIDED	66.00	sq ft		
PLANTING AREA AS HARDSCAPE				EXCESS AREA PROVIDED 1009.00 sq ft EXCESS PLANTS PROVIDED 327.00 sq ft PLANTS ACHIEVED THROUGH TREES 270.00

VEHICULAR USE ALONG STREET YARD:	QUANTITY	SIZE	PROVIDED	EXCESS
TOTAL AREA	158.00	sq ft		
PLANTING AREA REQUIRED	46.00	sq ft		
PLANTINGS PROVIDED	7.70	sq ft		
PLANTING AREA AS HARDSCAPE				EXCESS AREA PROVIDED 145.00 sq ft EXCESS PLANTS PROVIDED 112.10 sq ft

VEHICULAR USE REMAINING YARD:	QUANTITY	SIZE	PROVIDED	EXCESS
TOTAL AREA	109.00	sq ft		
PLANTING AREA REQUIRED	80.00	sq ft		
PLANTINGS PROVIDED	5.45	sq ft		
PLANTING AREA AS HARDSCAPE				EXCESS AREA PROVIDED 958.00 sq ft EXCESS PLANTS PROVIDED 186.55 sq ft

HYDROZONE MAP

LEGEND

- LOW WATER USE
- OFF-STEP
- DECORATIVE DG, BARK, ROCK NOT IRRIGATED
- BUFFALO GRASS NOT IRRIGATED
- CONCRETE



WATER BUDGET CALCULATIONS

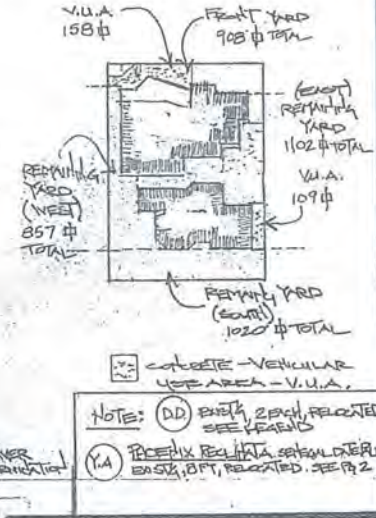
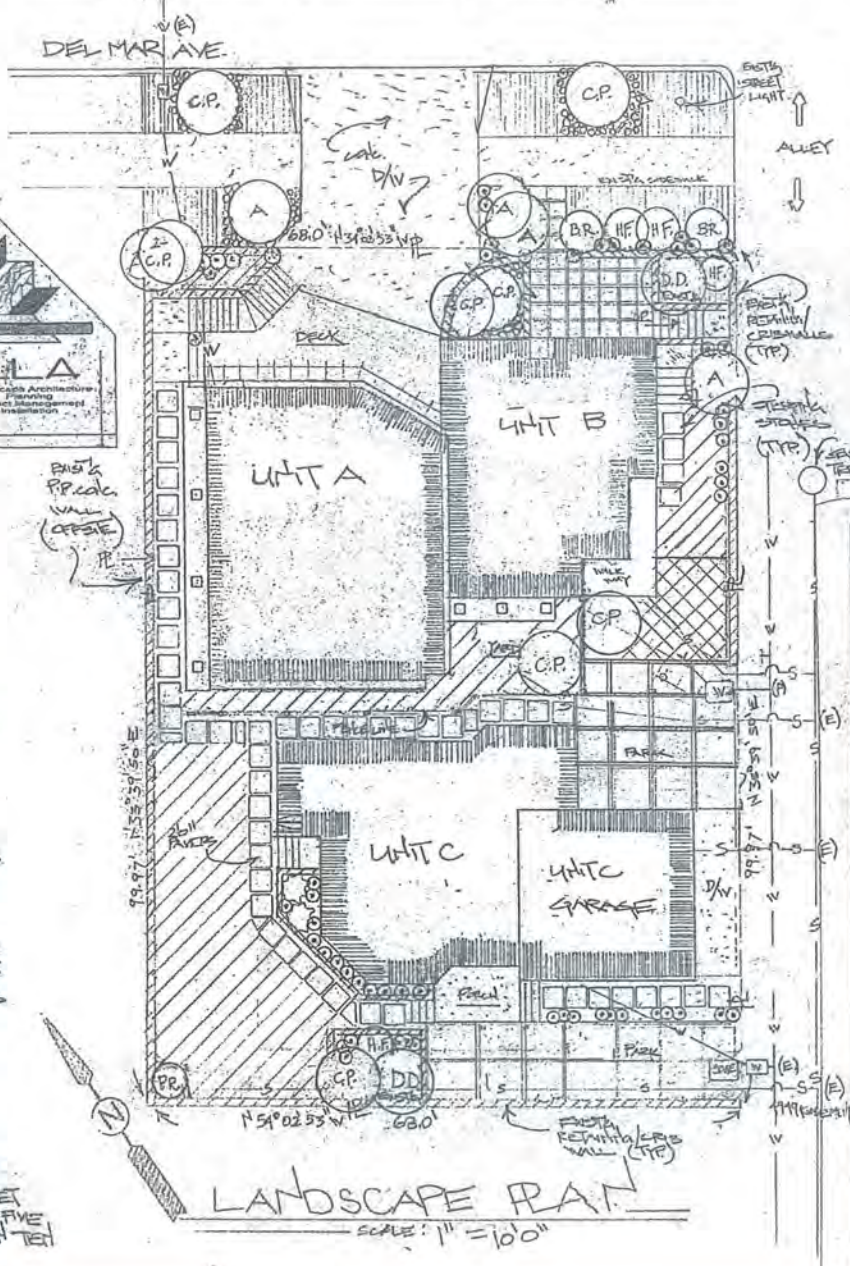
Category	Rate	Volume	Cost
Low Water Use (0.5)	\$0.03	507.00	\$15.21
Medium Water Use (2.4 - 0.8)	\$0.03	465.00	\$13.95
High Water Use (2.5 - 1.0)	\$0.03	465.00	\$13.95
Low Water Use (0.5) low volume sprinklers	\$0.03	465.00	\$13.95
Low Water Use (0.5) Jorndor	\$0.03	465.00	\$13.95
Total			\$61.01

LEGEND

- WOOD FENCE
- RAISED WOOD DECK
- PERMEABLE SECTIONED CONC.
- CONCRETE

NOTES

- MINIMUM TREE SEPARATION DISTANCE CHART
- MINIMUM DISTANCE TO STREET TREE TRAFFIC SIGNALS (SEASIDE) - 20 FT
- UNDERGROUND UTILITY LINES - 5 FT
- ABOVE GROUND UTILITY STRUCTURES - 10 FT
- DRIVEWAYS (ENTRANCES) - 10 FT
- INTERSECTION (INTERSECTING CURBS LINES OF TWO STREETS) - 25 FT
- NOTE: RET BARRIERS SHALL BE INSTALLED FOR ALL TREES WITHIN 5 FT OF ANY HARDSCAPE PAVEMENT. CURBS, RET BARRIERS SHALL BE INSTALLED FLUSH WITH IMPROVEMENTS AND SHALL NOT BE INSTALLED AROUND THE RET BALL.
- NOTE: IRRIGATION: AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION SELECTED.
- NOTE: LONG TERM MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE DESIGNATED OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF WEEDS AND LITTER. ALL PLANT MATERIAL SHALL BE SATISFACTORILY PLANTED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- NOTE: ALL BMPs REQUIRED BY CITY OF SAN DIEGO SEWAGE TREATMENT STANDARDS (MAY 2002) SHALL BE IN PLACE.
- NOTE: NO TREES OR SHRUBS EXCEEDING THREE (3) FEET IN HEIGHT AT ANY TIME SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY PUBLIC WATER FACILITY OR WITHIN TEN (10) FEET OF ANY PUBLIC SEWER FACILITY.



VICINITY MAP



Prepared By: ERIC MYRMEL

Name: ERIC MYRMEL

Address: 1995 FROUDE ST. SAN DIEGO, CA 92107

Phone: 619 252-2444

Project Address: 4939-41 DEL MAR AVE. SAN DIEGO, CA 92107

Project Name: DEL MAR 3

Sheet Title: LANDSCAPE PLAN

Scale: 1" = 10'

Revision	Date	Description
1	Aug 28, 2014	
2	APR 20, 2015	
3	JULY 21, 2015	
4	JULY 20, 2015	
5	11/11/16	
6	6/16/2017	
7	6/16/2017	
8	6/16/2017	
9	6/16/2017	
10	6/16/2017	
11	6/16/2017	
12	6/16/2017	
13	6/16/2017	
14	6/16/2017	

Original Date: JULY 15, 2013

Sheet: 11 of 11

DEP #

LANDSCAPE PLAN

