



THE CITY OF SAN DIEGO

Report to the Hearing Officer

HEARING DATE: April 6, 2016 REPORT NO. HO 16-020
SUBJECT: JARVIS & SCOTT, PROCESS THREE
PROJECT NUMBER: [429363](#)
OWNER/APPLICANT: NSHE CA MAGIC, LLC/ Joseph Holasek

SUMMARY:

Issue: Should the Hearing Officer approve a Site Development Permit and Coastal Development Permit to demolish eight residential units and construct twelve residential units located at 2902-2912 Jarvis Street in the Peninsula Community area?

Staff Recommendation: APPROVE Site Development Permit No. 1510614 and Coastal Development Permit No. 1510615

Community Planning Group Recommendation: On September 21, 2015, the Peninsula Community Planning Board voted 11-0-0 to approve the project with no conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 7, 2016, and the opportunity to appeal that determination ended March 21, 2016.

BACKGROUND

The 0.36-acre site is comprised of two parcels located at 2902-2912 Jarvis Street (Attachments 1 & 2) in the RM-3-7 Zone, Geologic Hazard Category 31 (Liquefaction), Airport Influence Area (Review Area 2), Airport Approach Overlay Zone, FAA Part 77 notification area, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable 2), Community Plan Implementation Overlay Zone (Type B), Parking Impact Overlay Zone (Beach and Coastal Impact Area), within the North Bay Redevelopment Project Area, Peninsula Community Plan Area and Local Coastal Program. The RM-3-7 zoning designation is a multi-family residential zone that requires 1,000 square feet of lot area per dwelling unit. The community plan designates this site for Multi-Family development at 30-44 dwelling units per acre (DU/AC). The proposed 12 residential dwelling units are consistent with the zoning designation and the community plan.

The project is located on the northwest corner of Jarvis Street and Scott Street. The parcels were previously graded and developed with eight residential rental units constructed in 1948. Historical review of the property determined it does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. The adjacent properties are also in the RM-3-7 zone and are all developed with multi-family residential units, except for a property to the northwest which is in the CC-4-2 zone and is developed with a restaurant.

DISCUSSION

The project proposes to demolish eight existing residential units and construct four, three-story buildings, containing twelve residential rental units totaling 17,874 square feet. The 12-plex will be 30 feet in height. The two bedroom units will range between 1,483 and 1,495 square feet and include a two-car garage on the first floor. The site includes three visitor spaces and one motorcycle space for a total of 27 automobile and one motorcycle on-site parking spaces. Additionally, the four buildings are designed to include energy efficient mechanical/electrical systems and roof-mounted photovoltaic solar panels. The site was designed to have two bio-retention basins as required per the Storm Water Development Regulations effective February 16, 2016.

Public improvements include the reduction of the existing driveway to the City Standard 20 feet and closure of the non-utilized portions of the existing driveway with standard curb, gutter and sidewalk on Scott Street.

The 12-plex residential project is subject to Inclusionary Housing Regulations adopted by City Council May 2003. The project will be required to pay an inclusionary affordable housing fee per San Diego Municipal Code Section [142.1302](#) (Attachment 4, Condition 11).

The project requires a Coastal Development Permit for the demolition and construction of the new units due to its location within the Coastal Overlay Zone. A Site Development Permit is required because the site is located within the Type B area of the Community Plan Implementation Zone (CPIOZ-B). The CPIOZ-B encourages the following: building orientation to enhance pedestrian activity; building facades to be articulated with punched windows and window awnings; architectural themes incorporating elements reminiscent of the nautical, maritime, fishing, Portuguese heritage; use of wood; colors that are harmonious with the architectural theme selected; amenities such as outdoor patios, street furniture and boat related features. The project is consistent with the CPIOZ-B goals as the 12-plex includes vinyl windows, corrugated metal awnings, metal railings, a combination of blue Hardie siding (natural cedar that mimics wood) and tan plaster with white plaster details.

CONCLUSION

The project meets all applicable development regulations of the RM-3-7 Zone and is consistent with the recommended land use, design guidelines, and development standard in effect for this site per the adopted Peninsula Community Plan Area and Local Coastal Program.

ALTERNATIVES

1. Approve Site Development Permit No. 1510614 and Coastal Development Permit No. 1510615, PTS No. 429363, with modifications.
2. Deny Site Development Permit No. 1510614 and Coastal Development Permit No. 1510615, PTS No. 429363, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Edith Gutierrez, Development Project Manager

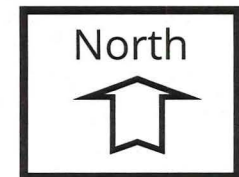
Attachments:

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



Location Aerial Photo

JARVIS & SCOTT 2902-2912 JARVIS STREET
PROJECT NO. 429363

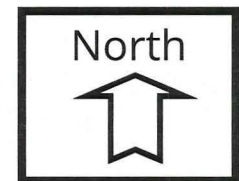


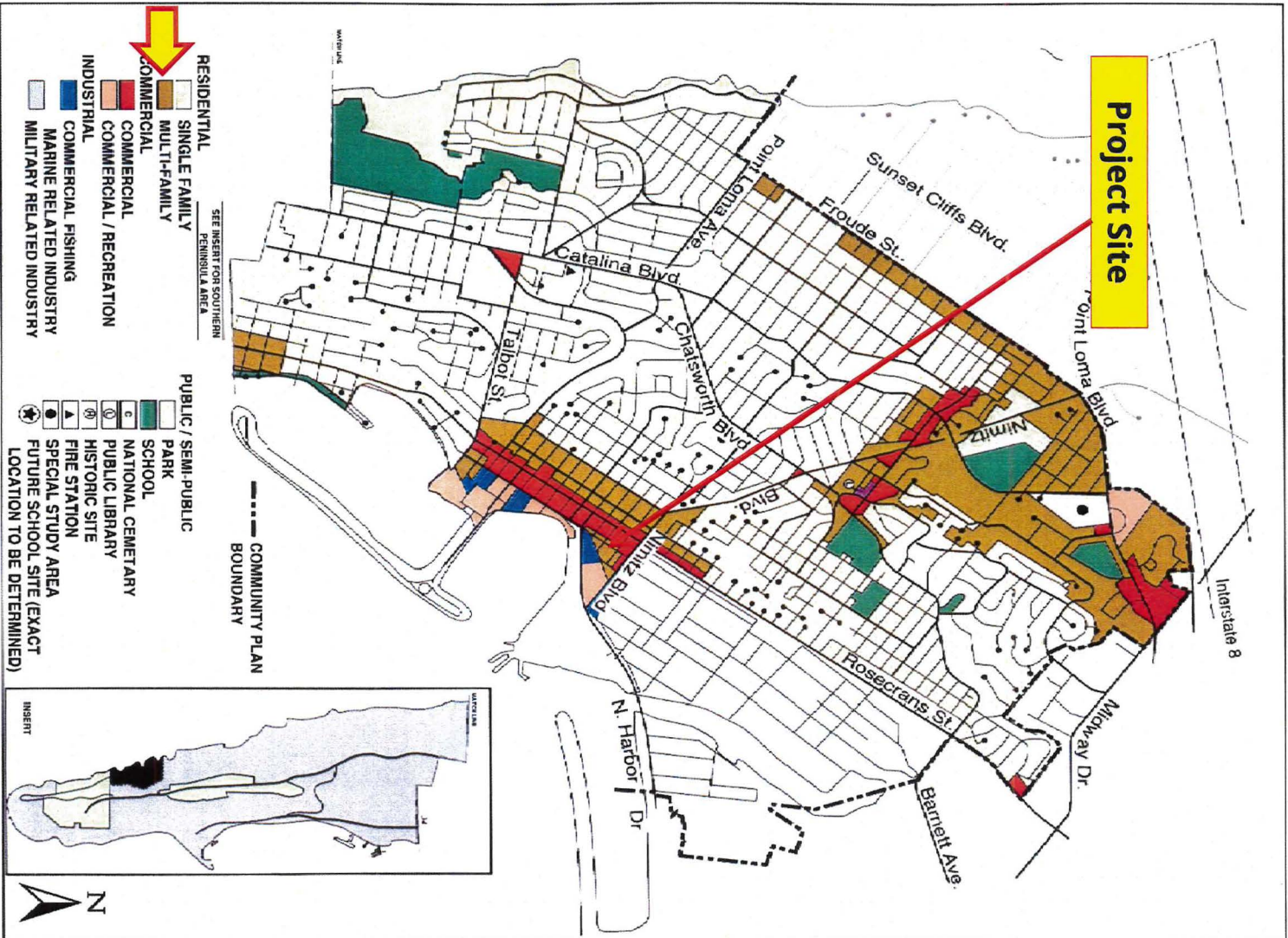
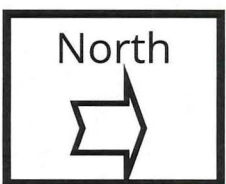


Project Site

Project Location Map

**JARVIS & SCOTT 2902-2912 JARVIS STREET
PROJECT NO. 429363**





Land Use Map

JARVIS & SCOTT 2902-2912 JARVIS STREET
PROJECT NO. 390943



figure
penw/ntspubl
4-4-00 JVA



PROJECT DATA SHEET

PROJECT NAME:	Jarvis & Scott – Project No. 429363	
PROJECT DESCRIPTION:	Demolish eight residential units and construct twelve residential units	
COMMUNITY PLAN AREA:	Peninsula	
DISCRETIONARY ACTIONS:	Site Development and Costal Development Permits	
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Family Residential; 30-44 dwelling units per acre	
ZONING INFORMATION:		
ZONE:	RM-3-7 Zone	
HEIGHT LIMIT:	30-foot maximum	
LOT SIZE:	1,000-square-foot minimum lot size	
FLOOR AREA RATIO:	1.8 Maximum	
FRONT SETBACK:	10 feet minimum	
SIDE SETBACK:	5 feet minimum/ 50% may abut Property Line	
STREETSIDE SETBACK:	10.5 minimum/ 50% of façade may encroach up to 5 feet	
REAR SETBACK:	5 feet minimum	
PARKING:	27 automobile parking spaces, one motorcycle space	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial; CC-4-2	Commercial; Restaurant
SOUTH:	Multi-Family Residential; RM-3-7	Multi-Family
EAST:	Multi-Family Residential; RM-3-7	Multi-Family
WEST:	Multi-Family Residential; RM-3-7	Multi-Family
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On September 21, 2015, the Peninsula Community Planning Board voted 11-0-0 to approve with no conditions	

HEARING OFFICER
 RESOLUTION NO. HO-XXXX
 SITE DEVELOPMENT PERMIT NO. 1510614
 AND COASTAL DEVELOPMENT PERMIT NO. 1510615
JARVIS & SCOTT - PROJECT NO. 429363

WHEREAS, NSHE CA MAGIC, LLC, Owner and JIM SEMAN Permittee, filed an application with the City of San Diego for a permit to demolish eight existing residential dwelling units and construction of twelve residential units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1510614 and 1510615), on portions of a 0.36-acre site;

WHEREAS, the project site is located at 2902 and 2912 Jarvis Street in the RM-3-7 Zone, Geologic Hazard Category 31 (Liquefaction), Airport Influence Area (Review Area 2), Airport Approach Overlay Zone, FAA Part 77 notification area, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable 2), Community Plan Implementation Overlay Zone (Type B), Parking Impact Overlay Zone (Beach and Coastal Impact Area), within the North Bay Redevelopment Project Area, Peninsula Community Plan;

WHEREAS, the project site is legally described as Lots 4-6, Block 92 of Roseville, Map No. 165, Filed October 14, 1964 as Instrument No. 187765;

WHEREAS, on April 6, 2016, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1510614 and Coastal Development Permit No. 1510615 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 7, 2016, 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 153332 (In-Fill) 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 City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated April 6, 2016.

FINDINGS:

Site Development Permit - Section 126.0504

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

The 0.36-acre site located at 2902-2912 Jarvis Street is in the RM-3-7 Zone, Geologic Hazard Category 31 (Liquefaction), Airport Influence Area (Review Area 2), Airport Approach Overlay Zone, FAA Part 77 notification area, Coastal Height Limit Overlay Zone, Coastal Overlay Zone

(Non-Appealable 2), Community Plan Implementation Overlay Zone (Type B), Parking Impact Overlay Zone (Beach and Coastal Impact Area), within the North Bay Redevelopment Project Area, Peninsula Community Plan Area and Local Coastal Program. The RM-3-7 zoning designation is a multi-family residential zone that requires 1,000 square feet of lot area per dwelling unit. The community plan designates this site for Multi-Family development at 30-44 dwelling units per acre (DU/AC).

The project proposes to demolish eight existing residential units and construct four, three-story buildings, containing twelve residential rental units totaling 17,874 square feet. The proposed 12 residential dwelling units are consistent with the zoning designation and the land use plan.

The site is located within the Type B area of the Community Plan Implementation Zone (CPIOZ-B). The CPIOZ-B encourages the building orientation to enhance pedestrian activity; building facades to be articulated with punched windows and window awnings; architectural themes incorporating elements reminiscent of the nautical, maritime, fishing, Portuguese heritage; use of wood; colors that are harmonious with the architectural theme selected; amenities such as outdoor patios, street furniture and boat related features. The project is consistent with the CPIOZ-B goals as the 12-plex includes vinyl windows, corrugated metal awnings, metal railings, a combination of blue Hardie siding (natural cedar that mimics wood) and tan plaster with white plaster details. The project will therefore not adversely affect the applicable land use plan.

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

The project proposes demolition of eight existing residential units and construction of four, three-story buildings, containing twelve residential rental units totaling 17,874 square feet. Public improvements include the reduction of the existing driveway to 20-feet and new curb, gutter and sidewalk on Scott Street. Additionally, the site was designed to have two bioretention basins as required per the Storm Water Development Regulations. The proposed development improvements will require ministerial building permits in compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. Public improvements require compliance with the appropriate public right-of-way permit. Permit conditions have been determined as necessary to avoid adverse impact upon the health, safety and general welfare of persons patronizing, residing or working within the surrounding area and therefore, the proposed project will not be detrimental to the public health, safety and welfare.

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

The project proposes to demolish eight existing residential units and construct four, three-story buildings, containing twelve residential rental units totaling 17,874 square feet. No deviations are proposed for this project.

The site located in the RM-3-7 zone designation allows multi-family residential, requiring 1,000 square feet of lot area per dwelling unit. The community plan designates this site for Multi-Family development at 30-44 dwelling units per acre (DU/AC). The proposed 12 residential dwelling units are consistent with the zoning designation and the community plan. The 12-plex will be 30 feet in height in compliance with the Coastal Height Limitation Overlay Zone (CHLOZ). Each unit will have a two-car garage, and the site will provide three visitor parking spaces and one motorcycle space for a total of 27 automobile and one motorcycle on-site parking spaces. The project is consistent with the CPIOZ-B goals as the 12-plex includes vinyl windows, corrugated metal awnings, metal railings, a combination of blue Hardie siding (natural cedar that mimics wood) and tan plaster with white plaster details consistent with the Peninsula Community Plan. The proposed 12-plex is consistent with the land use designation, the RM-3-7 zone, the CPIOZ-B goals, no deviations are requested, and therefore, the proposed development will comply with all applicable regulations of the Land Development Code.

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 0.36-acre site located at 2902-2912 Jarvis Street proposes demolition of eight existing residential units and construction of a residential 12-plex. The 12-plex consist of four, three-story buildings, containing twelve residential rental units totaling 17,874 square feet. The two bedroom units will range between 1,483 and 1,495 square feet and include a two-car garage on the first floor. The site includes three visitor parking spaces and one motorcycle space for a total of 27 automobile and one motorcycle on-site parking spaces. The structures will be 30 feet in height in compliance with the Coastal Height Limitation Overlay Zone (CHLOZ). The project site is located approximately 800 feet from the North San Diego Bay and the First Public Roadway on Scott Street. There is no public access identified on or around this project site. The proposed development would be located entirely within private property and will not encroach upon any existing or proposed physical access to the coast. There is no public view on or adjacent to the project site as identified within the Peninsula Community Plan and Local Coastal Land Use Plan. The project meets all development standards such as building setbacks, floor area ratio, and height limit. Therefore, the proposed residential 12-plex will not encroach upon any existing or planned physical accessway that is legally used by the public or any proposed public accessway identified in the Peninsula 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.

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

The project site is currently developed with eight residential units. The project site does not contain any form of environmentally sensitive lands. The project proposes to demolish eight existing residential units and construct 12 residential units. The 12-plex consists of four, three-story buildings, totaling 17,874 square feet. The environmental review determined that this project was Exempt under the California Environmental Quality Act (CEQA) Guidelines. The proposed 12-plex as proposed 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 site located in the RM-3-7 zone designation allows multi-family residential, requiring 1,000 square feet of lot area per dwelling unit. The community plan designates this site for Multi-Family development at 30-44 dwelling units per acre (DU/AC). The proposed 12 residential dwelling units are consistent with the zoning designation and the community plan. The two bedroom units will range between 1,483 and 1,495 square feet and include a two-car garage on the first floor. The site includes three visitor parking spaces and one motorcycle space for a total of 27 automobile and one motorcycle on-site parking spaces. The structures will be 30 feet in height in compliance with the Coastal Height Limitation Overlay Zone (CHLOZ). The project is consistent with the CPIOZ-B goals as the 12-plex includes vinyl windows, corrugated metal awnings, metal railings, a combination of blue Hardie siding (natural cedar that mimics wood) and tan plaster with white plaster details consistent with the Peninsula Community Plan. The project site is located approximately 800 feet from the North San Diego Bay and the First Public Roadway on Scott Street. There is no public access identified on or around this project site. The proposed development would be located entirely within private property and will not encroach upon any existing or proposed physical access to the coast. Therefore, the project was found to be in compliance with the City of San Diego adopted Peninsula Community Plan and the certified Local Coastal Program Land Use Plan

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 not located between the nearest public road and the sea or shoreline. The site is approximately 800 feet from the North San Diego Bay and the First Public Roadway on Scott Street. The site is not located in an area identified as containing any form of current or planned public access. The proposed 12-plex will be contained fully within private property. This project development will not negatively impact any form of public access. There are no public recreation facilities on or adjacent to the project site, therefore, the project as proposed conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1510614 and Coastal Development Permit No. 1510615 are hereby GRANTED by the HEARING OFFICER to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. Site Development Permit No. 1510614 and Coastal Development Permit No. 1510615, a copy of which is attached hereto and made a part hereof.

Edith Gutierrez
Development Project Manager
Development Services

Adopted on: April 6, 2016

IO#: 24005969

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005969

SITE DEVELOPMENT PERMIT NO. 1510614
 COASTAL DEVELOPMENT PERMIT NO. 1510615
JARVIS & SCOTT - PROJECT NO. 429363
 HEARING OFFICER

The Site Development Permit and Coastal Development Permit are granted by the Hearing Officer of the City of San Diego to NSHE CA MAGIC, LLC, Owner and, JIM SEMAN Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0504 and 126.0708. The 0.36-acre site is located at 2902 and 2912 Jarvis Street in the RM-3-7 Zone, Geologic Hazard Category 31 (Liquefaction), Airport Influence Area (Review Area 2), Airport Approach Overlay Zone, FAA Part 77 notification area, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable 2), Community Plan Implementation Overlay Zone (Type B), Parking Impact Overlay Zone (Beach and Coastal Impact Area), within the North Bay Redevelopment Project Area, Peninsula Community Plan Area and Local Coastal Program. The project site is legally described as: Lots 4-6, Block 92 of Roseville, Map No. 165, Filed October 14, 1964 as Instrument No. 187765.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish eight existing residential dwelling units and construct twelve residential units subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 6, 2016, on file in the Development Services Department.

The project shall include:

- a. Demolition of eight residential rental units;
- b. Construction of four, three-story buildings, containing 12 residential rental units totaling 17,874 square feet;
- c. Landscaping (planting, irrigation and landscape related improvements);

- d. Off-street parking;
- e. 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 April 21, 2019.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

AFFORDABLE HOUSING REQUIREMENTS:

11. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.). The project will be required to pay an inclusionary affordable housing fee per Chapter 14, Article 2, Division 13 of the San Diego Municipal Code (SDMC) prior to Building Permit issuance.

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
13. The project is not proposing to export material from the project site. However, any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the proposed sidewalk under drain.
15. Prior to the issuance of any building permit, the Owner/Permittee shall construct a current City Standard 20-foot wide concrete driveway and close the non-utilized portions of the existing driveway with current City Standard curb, gutter and sidewalk, adjacent to the site on Scott Street.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
18. 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.

LANDSCAPE REQUIREMENTS:

19. Prior to issuance of public improvement plans, landscape construction plans consistent with this development permit shall be submitted for approval. Improvement plans shall take into account a 40-square-foot permeable area around each required tree which is unencumbered by utilities.
20. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. In the event that the Landscape Plan and the Public Improvement Plan conflict, the Public Improvement Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A" Landscape Development Plan.
21. Prior to building permit issuance, landscape and irrigation plans substantially conforming to Exhibit "A" (Landscape Development Plan) shall be submitted to the Development Services Department for approval.

22. Any existing landscape to remain, as indicated on the approved plans, that is damaged during construction shall be replaced in kind to the satisfaction of the Development Services Department within 30 days of damage or final inspection.

PLANNING/DESIGN REQUIREMENTS:

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

24. There shall be compliance with the regulations of the underlying zone(s) 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.

25. 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.

26. All fences and retaining walls shall comply with the San Diego Municipal Code Section 142.0301.

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

TRANSPORTATION REQUIREMENTS

28. A minimum of 27 automobile spaces and 1 motorcycle space are required on-site 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 Development Services Director.

29. The "Den" area as shown on the Exhibit "A" shall not be converted to any other use including a bedroom at any time.

30. The restriction on the change of use for "Den" area shall be reflected and disclosed on any future lease agreement(s) of the dwelling units on this property.

31. The applicant shall provide and maintain a 10-foot x 10-foot visibility triangle area along the property line on both sides of the driveway on Scott Street. No obstacles higher than 36" shall be located within these areas (e.g. walls, landscaping, shrubs, etc).

32. The applicant shall provide and maintain a 25-foot x 25-foot visibility triangle area along the property line at the northwest corner of the intersection of Scott Street and Jarvis Street. No obstacles higher than 36" shall be located within this area (e.g. walls, landscaping, shrubs..etc).

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

33. All water and sewer facilities to be constructed within the public ROW or other public easement (including water services and sewer laterals) must be designed and constructed in accordance with criteria established in the most current version of all applicable City of San Diego Water and Sewer Facility Design Guidelines, regulations, standards, and practices pertaining thereto.

34. Prior to the issuance of any construction permit, the Owner/Permittee (or "Subdivider" for Maps) shall obtain a permit to install above ground private back flow prevention as required to protect all water service lines (domestic, fire, and irrigation) in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPD's are typically located on private property, in-line with the water service, and immediately adjacent to the right-of-way. The Public Utilities Department will not permit BFPDs to be located below grade or within the structure.

35. Before any construction permit can be issued under this development permit, the Owner/Permittee (or "Subdivider" for Maps) shall provide evidence of a City approved County recorded Encroachment Maintenance and Removal Agreement (EMRA) for any pre-existing or proposed encroachment within any public ROW or public easement contiguous to the property under review.

36. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten (10) feet of any sewer facilities or within five (5) feet of any water facilities.

GEOLOGY REQUIREMENT:

37. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

38. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

INFORMATION ONLY:

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

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

APPROVED by the Hearing Officer of the City of San Diego on April 6, 2016 and Resolution Number No. HO-XXXX.

SDP No. 1510614 & CDP No. 1510615 /PTS Approval No.: 429363

Date of Approval: April 6, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Edith Gutierrez
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.

NSHE CA MAGIC, LLC
Owner/Permittee

By _____
NAME
TITLE

JIM SEMAN
Owner/Permittee

By _____
Jim Seman
TITLE

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



THE CITY OF SAN DIEGO

Date of Notice: 3/7/16
NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION
DEVELOPMENT SERVICES DEPARTMENT
SAP No. 24005969

PROJECT NAME: Jarvis and Scott CDP/SDP

PROJECT NUMBER: PTS 429363

COMMUNITY PLAN AREA: Peninsula Community Plan Area

COUNCIL DISTRICT: 2

LOCATION: 2902 and 2912 Jarvis Street, San Diego, CA 92109

PROJECT DESCRIPTION: Site Development Permit (SDP) and Coastal Development Permit (CDP) to demolish eight residential rental units and to construct four, three-story buildings, containing twelve residential rental units totaling 22,486 square-feet. The project site is comprised of two parcels for a combined total of .361 acres within the RM-3-7 zone, Geologic Hazard Category 31 (Liquefaction), the Airport Influence Area (Review Area 2), the Airport Approach Overlay Zone, the FAA Part 77 notification area, the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2), the Community Plan Implementation Overlay Zone (Type B), the Parking Impact Overlay Zone (Beach and Coastal Impact Area), and the North Bay Redevelopment Project Area. The project site is currently developed and is surrounded by residential uses. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the new development.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15332 (In-Fill)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: Environmental Analysis Section, City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review and determined that this project meets the criteria set forth in CEQA State Guidelines, Section 1533 (In-Fill). The In-Fill exemption allows for projects to be exempt from CEQA if the following conditions apply: consistency with all City planning documents; the project is within City limits and is no more than 5 acres; has no habitat value; and would not result in traffic, noise, air quality or water quality impacts. Because the .361 site is on a completely developed site, is consistent with all planning documents and the administrative record demonstrates that the project would not result in significant effects relating to traffic, noise, air quality, water quality or any other issue area the In-fill exemption applies.

DEVELOPMENT PROJECT MANAGER:

Edith Gutierrez

MAILING ADDRESS:

1222 First Avenue, MS 501 San Diego, CA 92101

PHONE NUMBER:

(619) 446-5147

On 3/7/2016 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice and therefore the appeal period would end on 3/21/16. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



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

Community Planning Committee Distribution Form Part 2

Project Name: JARVIS & SCOTT CDP/SDP	Project Number: 429363	Distribution Date: 09/21/15
--	----------------------------------	---------------------------------------

Project Scope/Location:
**2902-2912 JARVIS ST.
 CDP & SDP (PROCESS 3). TO DEMOLISH EIGHT APARTMENT
 UNITS AND CONSTRUCT TWELVE 3-STORY UNITS
 TOTALING 22,564 SF**

Applicant Name: JOSEPH HOLASEK	Applicant Phone Number:
--	-------------------------

Project Manager:	Phone Number:	Fax Number: (619) 321-3200	E-mail Address:
------------------	---------------	-------------------------------	-----------------

Committee Recommendations (To be completed for Initial Review):

<input checked="" type="checkbox"/> Vote to Approve	Members Yes 11	Members No 0	Members Abstain
<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:
NONE

NAME: DON SEVRENS	TITLE: PCPB SECRETARY
--------------------------	------------------------------

SIGNATURE: Donald E. Sevrens	DATE: 09/21/2015
-------------------------------------	-------------------------

<i>Attach Additional Pages If Necessary.</i>	Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
--	--

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.



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

Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 Jarvis & Scott 429363

Project Address:
 2902/2912 Jarvis Street, San Diego, CA 92106

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

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

Additional pages attached Yes No

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: _____ Fax No: _____
 (_____)
 Signature : _____ Date: _____

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Project Title: JARVIS + SCOTT Project No. (For City Use Only) 429363

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

Legal Status (please check):

Corporation [X] 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): NHSE CA Magic, LLC
[X] Owner [] Tenant/Lessee
Street Address: 3025 Kona Way
City/State/Zip: San Diego
Phone No: (619) 222-2288 Fax No:
Name of Corporate Officer/Partner (type or print): Jim Seman
Title (type or print):
Signature : Date: 06-10-2015

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):
[] 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):
[] 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:



DESIGN INFORMATION

OWNER:
NHSE CA MAGIC, LLC
3025 KONA WAY
SAN DIEGO, CA 92106

SITE ADDRESS
2902/2912 JARVIS ST
SAN DIEGO, CA 92106

OCCUPANCY
R-3

USE
MULTI-FAMILY RESIDENCES

ZONING
RM-3-1 SEE A-2 + A-5 FOR ZONING ANALYSIS

COMMUNITY PLAN NAME:
PENINSULA OVERLAY ZONES:
AIRPORT APPROACH
RAA PART 11 NOTICING AREA
COASTAL HT LIMIT
COASTAL SAN DIEGO
COMMUNITY PLAN
IMPLEMENTATION OVERLAY B

ARCHITECT:
NOAA group
4990 N HARBOR DRIVE
SAN DIEGO, CA 92106
CONTACT: JOSEPH HOLASEK
EMAIL: jh@noaagroup.com
TEL: 619-297-8066
FAX: 619-297-8066

LANDSCAPE:
AHLES LANDSCAPE ARCHITECTURE
P.O. BOX 1503
RANCHO SANTA FE, CA 92067
CONTACT: STEVE AHLES
EMAIL: steve@ahlesland.com
TEL: 858-156-8963

CIVIL:
REC CONSULTANTS, INC.
2442 2ND AVE
SAN DIEGO, CA 92101
CONTACT: KEN DISCENZA
EMAIL: ken@rec-design-associates.com
TEL: 619-292-9200

SHEET INDEX

ARCHITECTURE	
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A-3A	2ND FLOOR PLANS - BLDG A
A-3B	2ND FLOOR PLANS - BLDG B
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A-9	SETBACK ANALYSIS

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L-1	LANDSCAPE GENERAL INFO
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CIVIL	
C-1	DRAINAGE AND GRADING
C-2	EROSION CONTROL
C-3	EXISTING TOPOGRAPHY

HISTORIC DESIGNATION

NONE

APN #S

530-165-16 + 11

LEGAL DESCRIPTION:

LOTS 4, 5 AND 6 IN BLOCK 92 OF ROSEVILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO 165, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ALSO AND EASEMENT AND RIGHT OF WAY FOR ALLEY PURPOSES OVER AND ACROSS THE SOUTHEASTERLY 10 FEET OF LOT 3 IN BLOCK 92 OF ROSEVILLE, TOGETHER WITH THE ADJOINING SAID LAND ON THE SOUTHWEST AS VACATED BY THE CITY OF SAN DIEGO BY DOCUMENT RECORDED OCTOBER 14, 1964 AS INSTRUMENT NO. 181165 OF OFFICIAL RECORDS

BUILDING AREA

GARAGE PKGS (A)7306 + (B)7306 +	4,612 SF
(PARKING NIC IN GFA CALCS)	
TOTAL PARKING SF:	4,612 SF
1ST FLOOR (A)1146 + (B)7260 +	2,406 SF
2ND FLOOR (A)3818 + (B)3856 +	1,734 SF
3RD FLOOR (A)2818 + (B)3856 +	1,734 SF
TOTAL GFA SF:	11,814 SF

FAR ANALYSIS

FAR = 1.8 X 15,125 = 28,322.50 SF
1/3 PERMITTED FLOOR AREA RESERVED FOR PARKING PER SDYC 191046 (1) X 1/3 X 28,322.50 SF
MAX FLR AREA = 28,312.50 SF ALLOWABLE
11,814 SF PROPOSED LESS THAN 18,815 SF ALLOWED, THEREFORE OK

LOT COVERAGE ANALYSIS

N/A

SITE AREA

PARCEL 1 - 8403 SF (0.193 AC) (2912 JARVIS ST)
PARCEL 2 - 13216 SF (0.303 AC) (2902 JARVIS ST)
TOTAL - 21619 SF (0.496 ACRES)

CONSTRUCTION TYPE:

V-B, SPRINKLERED

YEAR CONSTRUCTED:

1948

SCOPE OF WORK:

- DEMOLISH EXISTING 8-FLEX APARTMENT UNIT
- CONSTRUCT 12-FLEX APARTMENT BUILDING (4 - 3-FLEX BLDGS)
- COASTAL DEVELOPMENT PERMIT #
- SITE DEVELOPMENT PERMIT #
- PROJECT TO BE A SUSTAINABLE BUILDING PER INFO BULLETIN 538
- ENERGY EFFICIENT MECHANICAL AND ELECTRICAL SYSTEMS
- PHOTOVOLTAIC PANELS ON ROOF
- REDUCED LEVELS OF LIGHTING, HEATING AND COOLING.
- ENERGY EFFICIENT APPLIANCES & LTG.

PARKING ANALYSIS:

PER SECTIONS 142.0510, 142.0525 AND 142.0560 REQUIRED PARKING IS 225 PER 2-BEDROOM UNITS w/ MOTORCYCLES PER DWELLING UNIT. BICYCLES PARKING NOT REQUIRED PER 142.0525 (5) ALL DWELLING UNITS HAVE GARAGE ACCESSIBLE PARKING.

REQUIRED:
CAR: 225 PER 2BR DWELLING UNIT
12 UNITS X 2.25 = 27 SPACES REQUIRED.

MOTORCYCLE: 01 PER DWELLING UNIT, 12 UNITS X 01 = 12 SPACES REQUIRED.

BICYCLE: 0
PROVIDED:
CAR: 27 (225 PER DWELLING UNIT)
MOTORCYCLE: 1 SPACE

AREA OF LANDSCAPE:

1,421 SF.

BUILDING HEIGHT

MAX ALLOWABLE STRUCTURE HT 40'-0"
MAX ALLOWABLE COASTAL HT (PROP D) 30'-0"
PROPOSED HT - 29'-9" THEREFORE OK

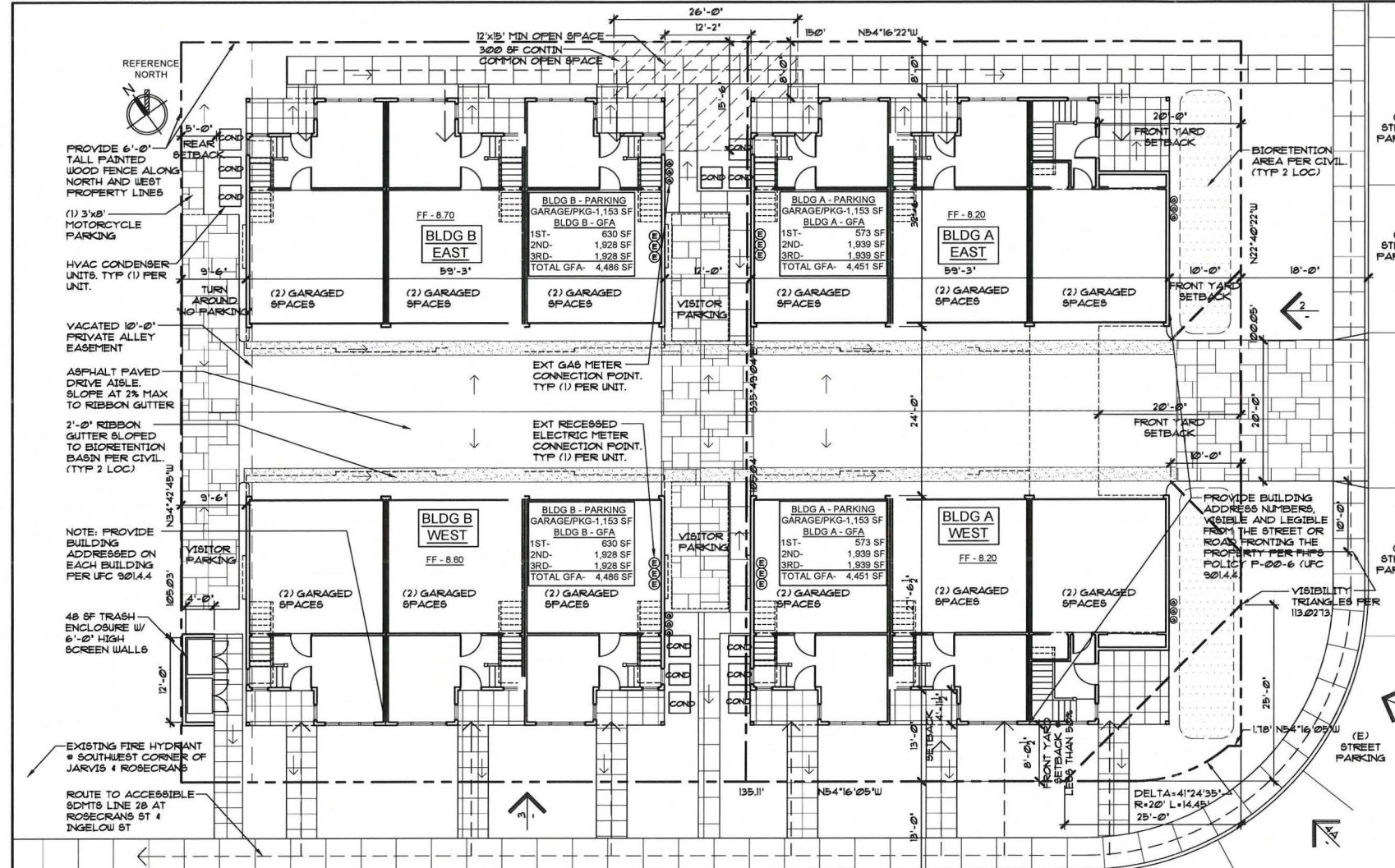
STREET PARKING:

11 EXISTING
12 PROPOSED

BUILDING CODES

ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THESE CODES AND ALL APPLICABLE LOCAL ORDINANCES. C.C.R. IS THE CALIFORNIA CODE OF REGULATIONS. THE GOVERNING CODES ARE

- 2013 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
- 2013 CALIFORNIA BUILDING CODE PART 2, TITLE 24, CCR
- 2013 CALIFORNIA ELECTRICAL CODE PART 3, TITLE 24, CCR
- 2013 CALIFORNIA MECHANICAL CODE PART 4, TITLE 24, CCR
- 2013 CALIFORNIA PLUMBING CODE PART 5, TITLE 24, CCR
- 2013 CALIFORNIA FIRE CODE PART 9, TITLE 24, CCR



1 SITE PLAN
SCALE: 1"=10'-0"



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



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



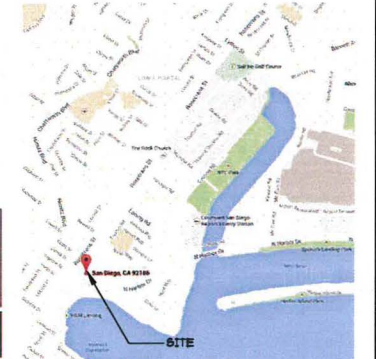
4 CORNER PERSPECTIVE



5 SCOTT STREET PERSPECTIVE



6 JARVIS STREET PERSPECTIVE



7 VICINITY MAP

Issue Dates	City Single Disciplinary
REVIEW	01-22-15
COMPLETENESS	06-10-15
PLANNING REVIEW	07-14-15
PLANNING RESUB	11-13-15
PLANNING RESUB	1-08-16

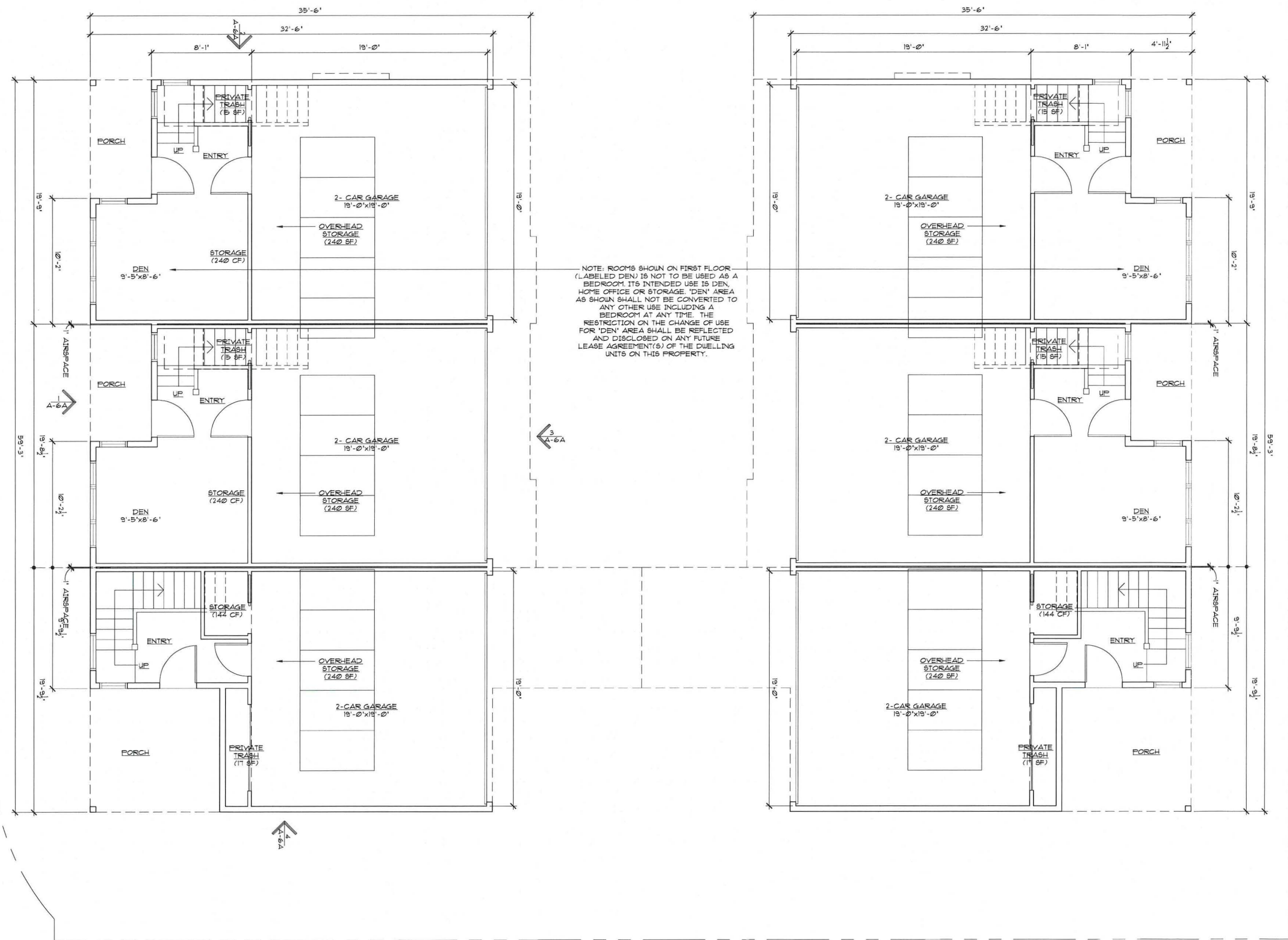
Revised	1-20-2016
Job Number	
Drawn By	
Checked	
Cad No.	

GEN INFO,
SITE PLAN,
Elevs &
SKETCHES

Scale 1"=10'-0"

A-1
SHEET 1 OF 18

C:\JARVIS - SCOTT\PLANNING\SHEETS\A-SITE.dwg 1-20-2016 - 1:44pm (chrisd)



O:\JARVIS - SCOTT\PLANNING\SHEETS\FLOOR PLANS-A.dwg 1-08-2016 - 2:23pm (chrisd)

1 FIRST FLOOR PLAN - BLDG A
SCALE: 1/4" = 1'-0"

JARVIS & SCOTT
2902 & 2912 JARVIS STREET
SAN DIEGO, CA 92109

Issue Dates	
CITY SINGLE DISCIPLINARY	
REVIEW	01-22-15
COMPLETENESS	06-10-15
PLANNING REVIEW	07-14-15
PLANNING RESUB	11-13-15
PLANNING RESUB	1-08-16

Revised	1-8-2016
Job Number	
Drawn By	
Checked	
Cad No.	

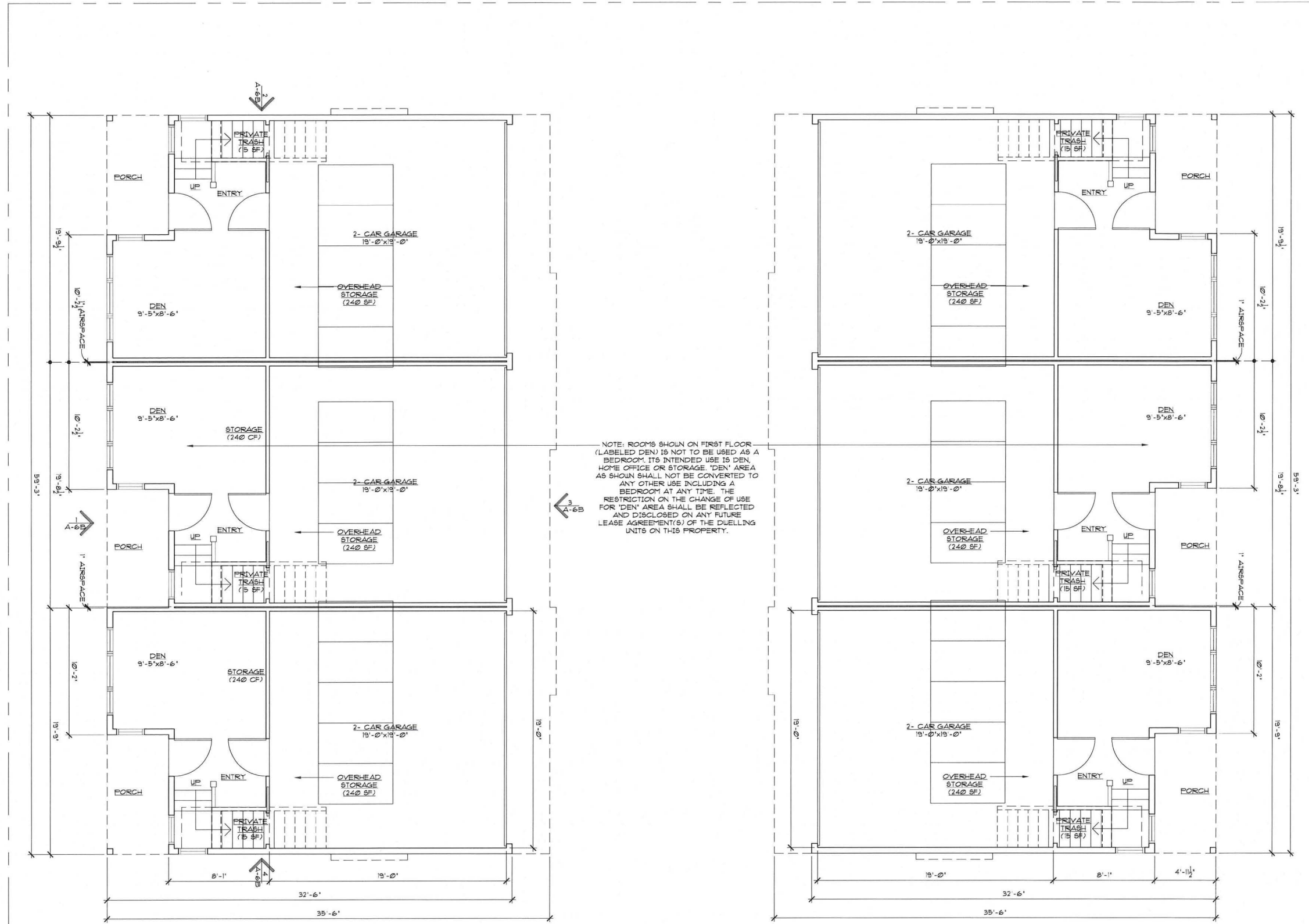
1ST
FLOOR PLANS
BLDG A

Scale 1/4"=1'-0"

A-2A

SHEET 2 OF 16

O:\JARVIS - SCOTT\PLANNING\SHETS\A-FLOOR PLANS-B.dwg 1-08-2016 - 2:21pm (chrisd)



1 FIRST FLOOR PLAN - BLDG B
SCALE: 1/4" = 1'-0"

JARVIS & SCOTT
2902 & 2912 JARVIS STREET
SAN DIEGO, CA 92109

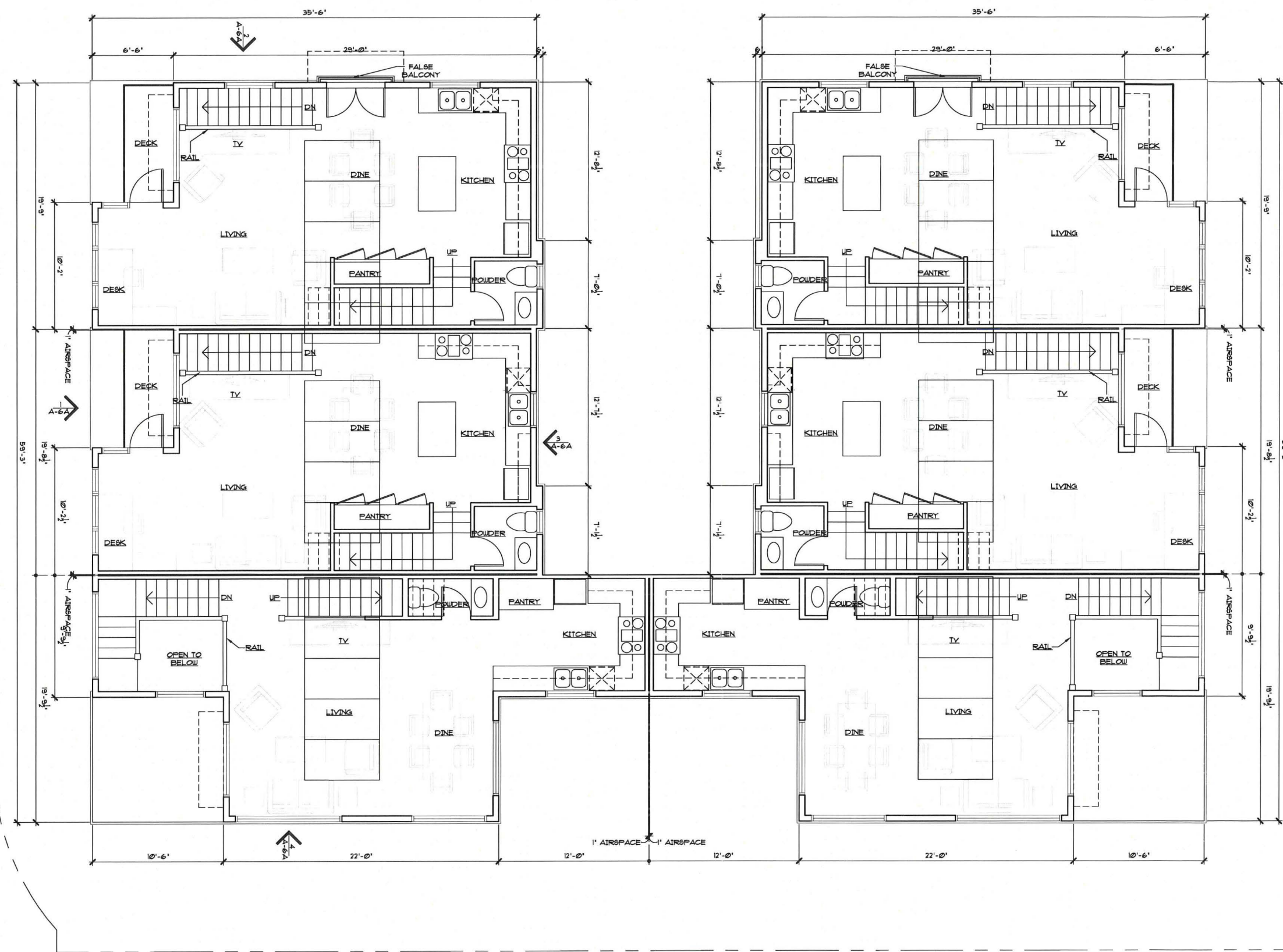
Issue Dates	
CITY SINGLE DISCIPLINARY	
REVIEW	01-22-15
COMPLETENESS	06-10-15
PLANNING REVIEW	07-14-15
PLANNING RESUB	11-13-15
PLANNING RESUB	1-08-16
Revised	1-8-2016
Job Number	
Drawn By	
Checked	
Cad No.	

1ST
FLOOR PLANS
BLDG B

Scale 1/4"=1'-0"

A-2B

SHEET 3 OF 16



O:\JARVIS - SCOTT\PLANNING\SHEETS\FLOOR PLANS 2ND-A.dwg 11-13-2015 - 9:48am (dent.2)

1 SECOND FLOOR PLAN - BLDG A
SCALE: 1/4" = 1'-0"

JARVIS & SCOTT
2902 & 2912 JARVIS STREET
SAN DIEGO, CA 92109

Issue Dates	
CITY SINGLE DISCIPLINARY	
REVIEW	01-22-15
COMPLETENESS	06-10-15
PLANNING REVIEW	07-14-15
PLANNING RESUB	11-13-15

Revised	11-13-2015
Job Number	
Drawn By	
Checked	
Cad No.	

2ND FLOOR PLANS BLDG A

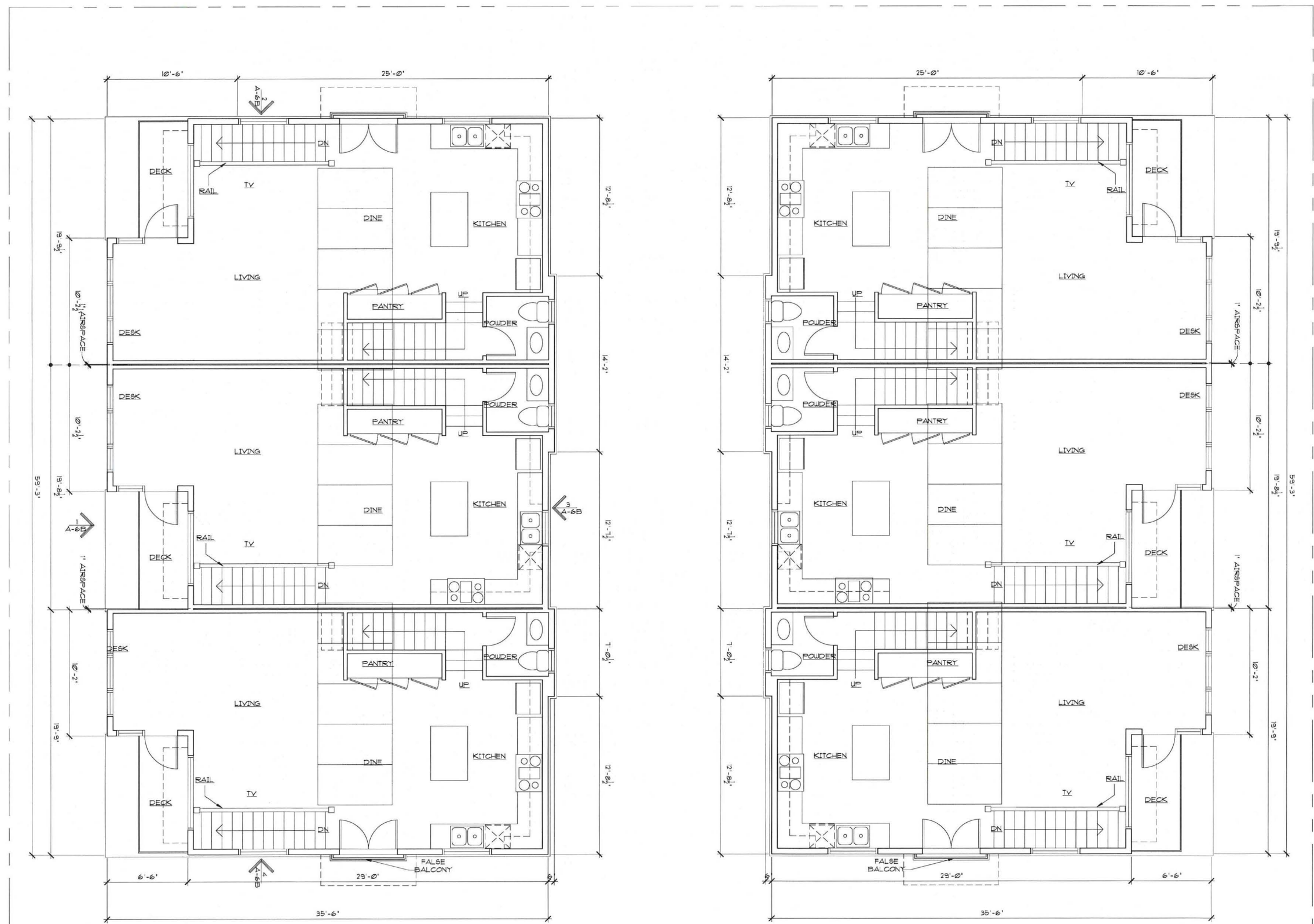
Scale 1/4"=1'-0"

A-3A

SHEET 4 OF 16



group
4990 N Harbor Drive
San Diego, CA 92106
tel: 619-297-8066
fax: 619-297-8066



1 SECOND FLOOR PLAN - BLDG B
SCALE: 1/4" = 1'-0"

JARVIS & SCOTT
2902 & 2912 JARVIS STREET
SAN DIEGO, CA 92109

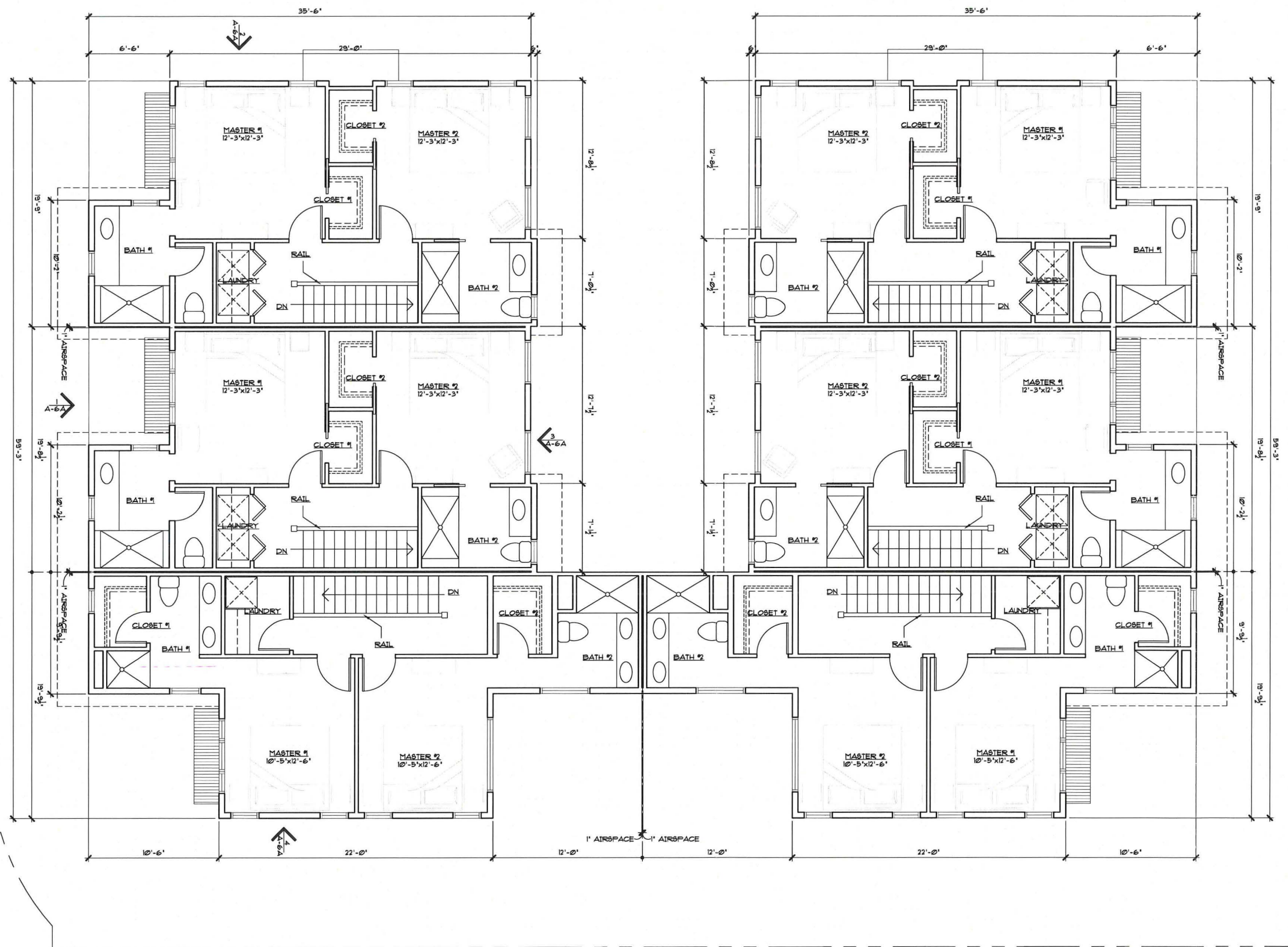
Issue Dates	
CITY SINGLE DISCIPLINARY	
REVIEW	01-22-15
COMPLETENESS	06-10-15
PLANNING REVIEW	07-14-15
PLANNING RESUB	11-13-15

Revised	11-16-2015
Job Number	
Drawn By	
Checked	
Cad No.	

2ND FLOOR PLANS
BLDG B

Scale 1/4"=1'-0"

A-3B
SHEET 5 OF 16



O:\JARVIS - SCOTT\PLANNING\3RD-A.dwg 11-13-2015 - 9:53am (dant_2)

1 THIRD FLOOR PLAN - BLDG A
SCALE: 1/4" = 1'-0"

JARVIS & SCOTT
2902 & 2912 JARVIS STREET
SAN DIEGO, CA 92109

Issue Dates	
CITY SINGLE DISCIPLINARY	
REVIEW	01-22-15
COMPLETENESS	06-10-15
PLANNING REVIEW	07-14-15
PLANNING RESUB	11-13-15

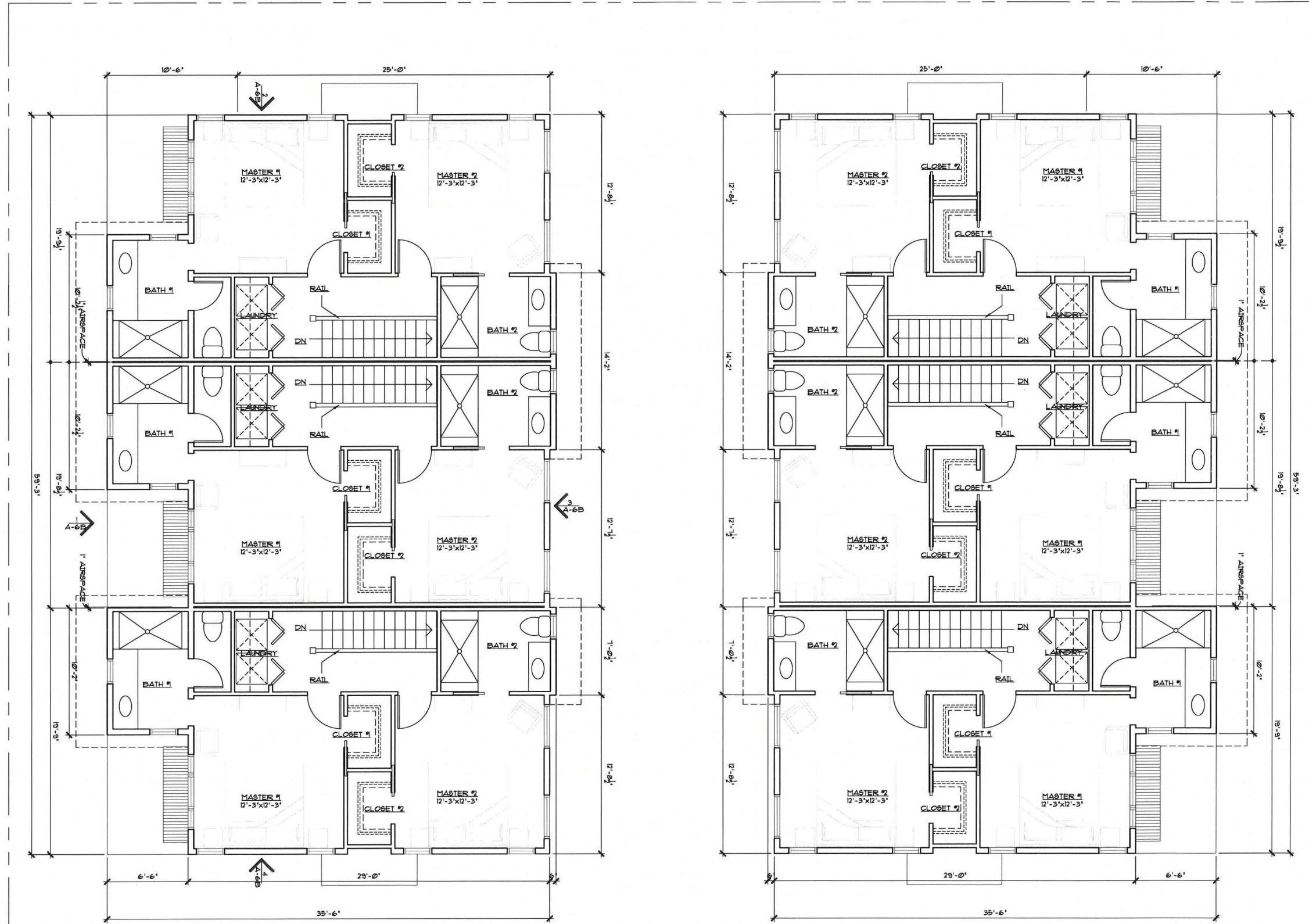
Revised	11-13-2015
Job Number	
Drawn By	
Checked	
Cad No.	

3RD
FLOOR PLANS
BLDG A

Scale 1/4"=1'-0"

A-4A

SHEET 6 OF 16



O:\JARVIS - SCOTT\PLANNING\3RD-FLOOR PLANS 3RD-B.dwg 11-13-2015 - 9:54am (dant_2)

1 THIRD FLOOR PLAN - BLDG B
SCALE: 1/4" = 1'-0"

JARVIS & SCOTT
2902 & 2912 JARVIS STREET
SAN DIEGO, CA 92109

Issue Dates	
CITY SINGLE DISCIPLINARY	
REVIEW	01-22-15
COMPLETENESS	06-10-15
PLANNING REVIEW	07-14-15
PLANNING RESUB	11-13-15

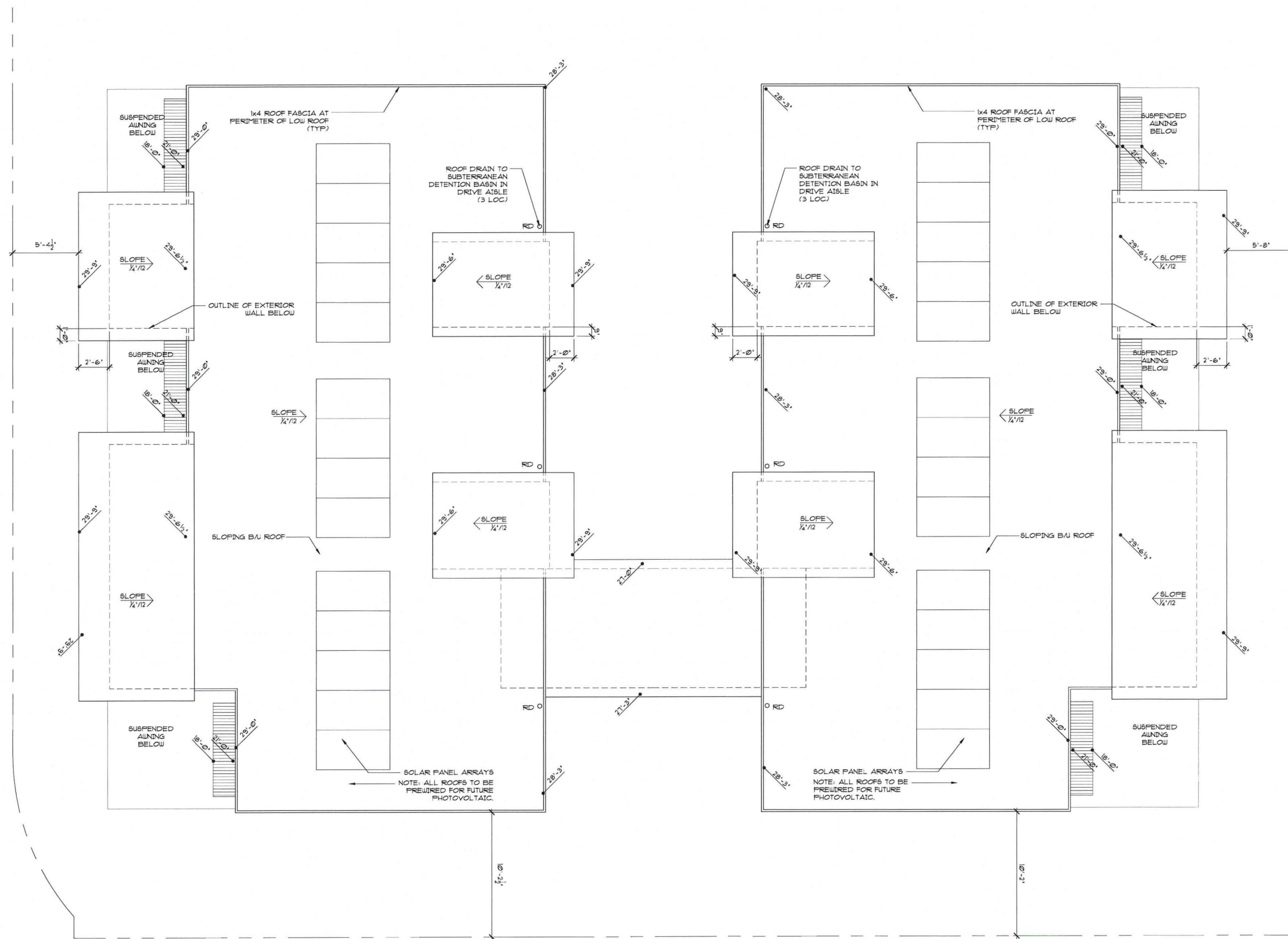
Revised	11-13-2015
Job Number	
Drawn By	
Checked	
Cad No.	

3RD
FLOOR PLANS
BLDG B

Scale 1/4"=1'-0"

A-4B

SHEET 7 OF 16



O:\JARVIS - SCOTT\PLANNING\SHEETS\A-FLOOR PLANS ROOF-A.dwg 1-08-2016 - 11:11am (chrisd)

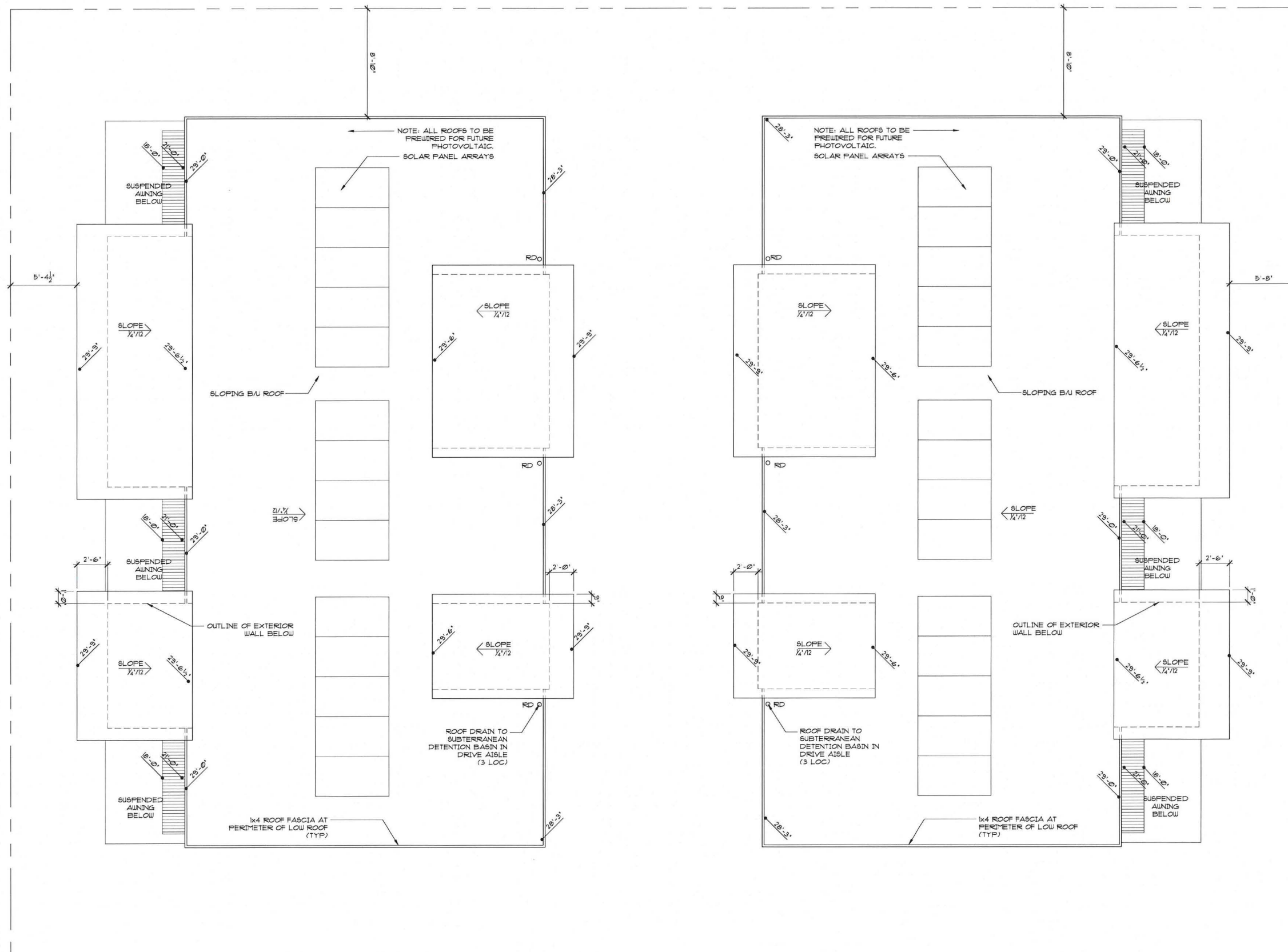
1 ROOF FLOOR PLAN - BLDG A
SCALE: 1/4" = 1'-0"

JARVIS & SCOTT
2902 & 2912 JARVIS STREET
SAN DIEGO, CA 92109

Issue Dates	
CITY SINGLE DISCIPLINARY	
REVIEW	01-22-15
COMPLETENESS	06-10-15
PLANNING REVIEW	07-14-15
PLANNING RESUB	11-13-15

Revised	1-8-2016
Job Number	
Drawn By	
Checked	
Cad No.	

ROOF PLAN BLDG A
Scale 1/4"=1'-0"
A-5A
SHEET 8 OF 16



O:\JARVIS - SCOTT\PLANNING\SHEETS\FLOOR PLANS ROOF-B.dwg 1-08-2016 - 11:10am (chissd)

1 ROOF FLOOR PLAN - BLDG B
SCALE: 1/4" = 1'-0"

JARVIS & SCOTT
2902 & 2912 JARVIS STREET
SAN DIEGO, CA 92109

Issue Dates	
CITY SINGLE DISCIPLINARY	
REVIEW	01-22-15
COMPLETENESS	06-10-15
PLANNING REVIEW	07-14-15
PLANNING RESUB	11-13-15
PLANNING RESUB	1-08-16

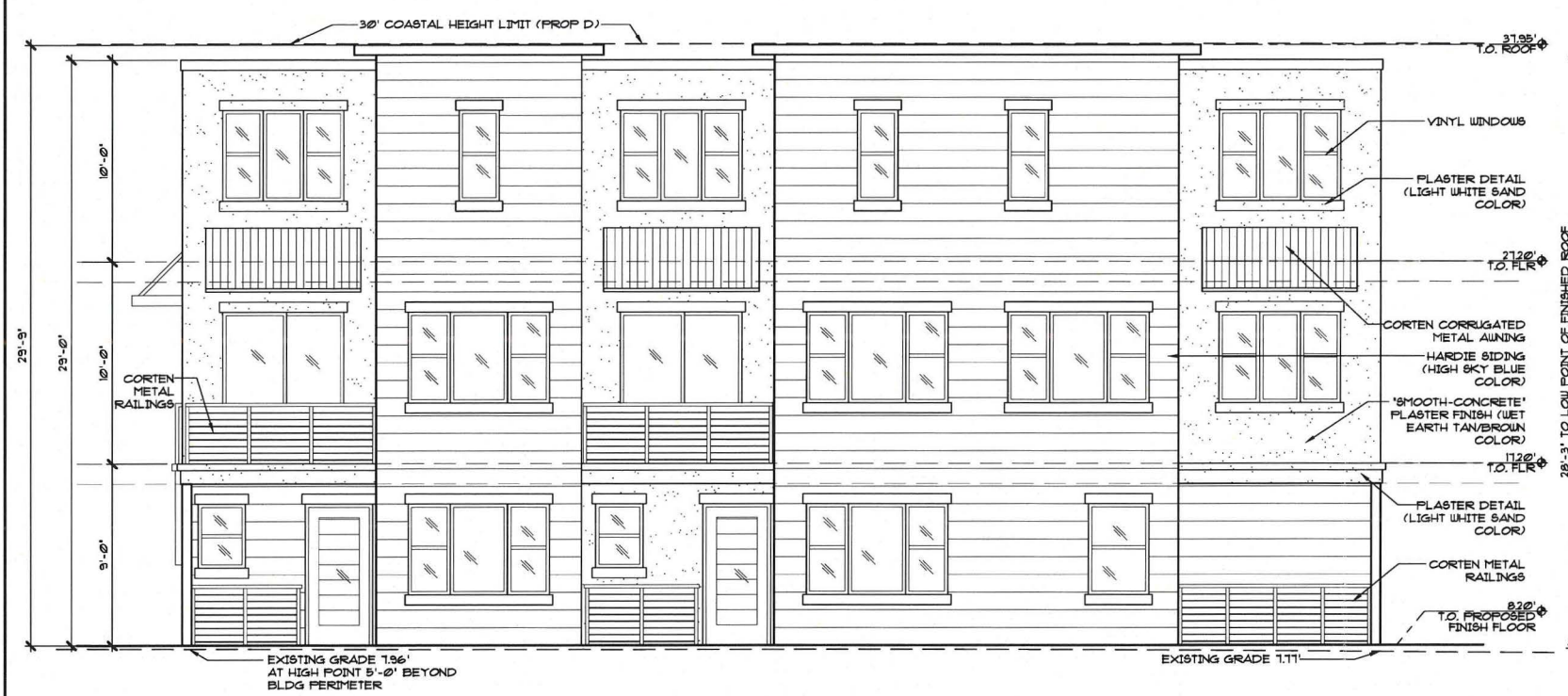
Revised	1-8-2016
Job Number	
Drawn By	
Checked	
Cad No.	

**ROOF PLAN
BLDG B**

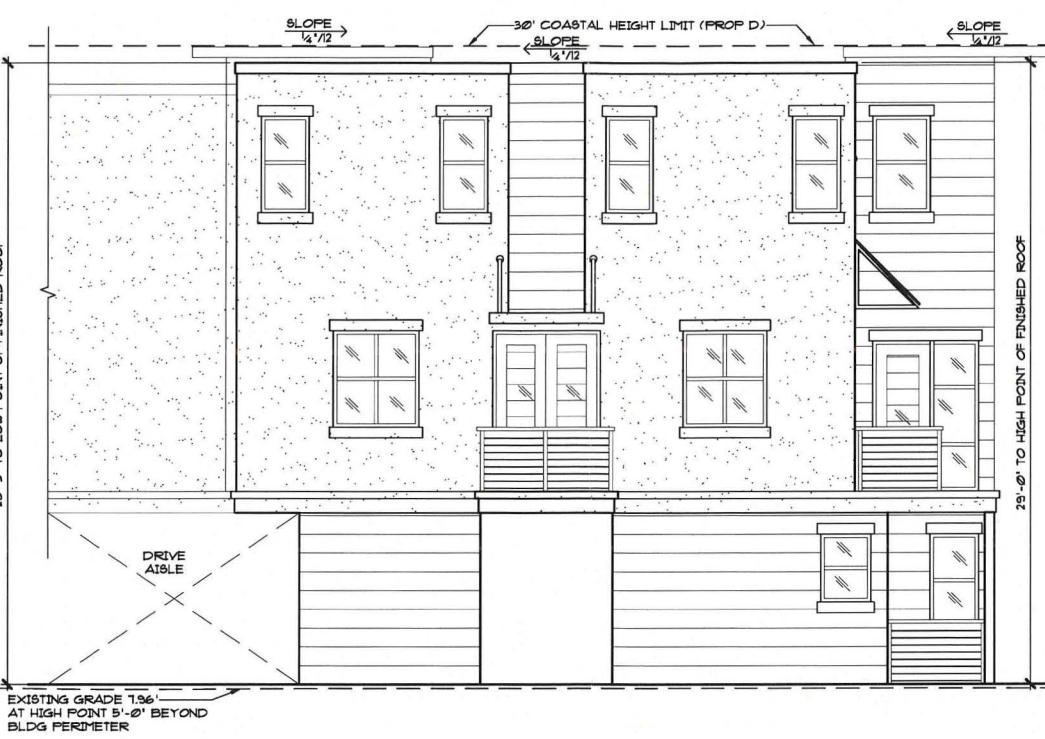
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A-5B

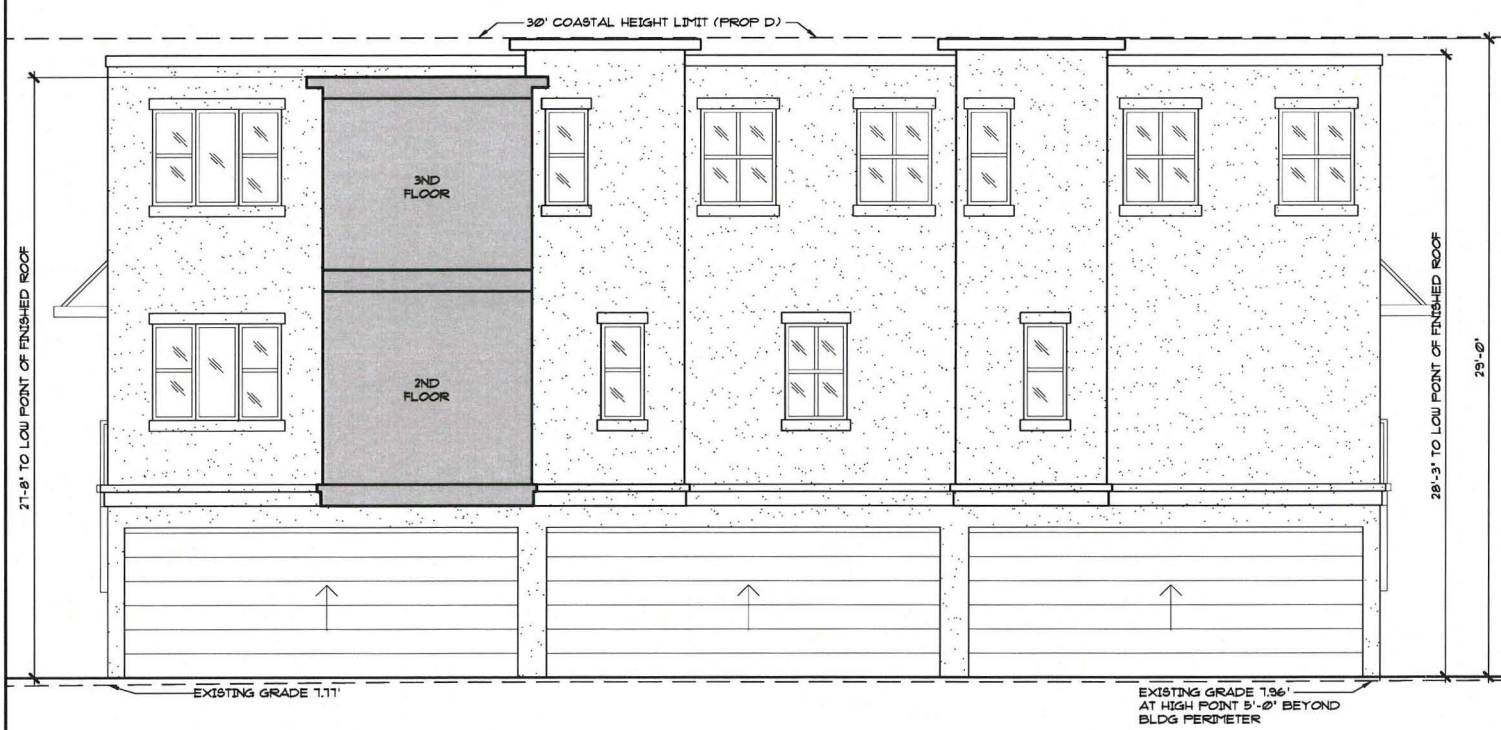
SHEET 9 OF 16



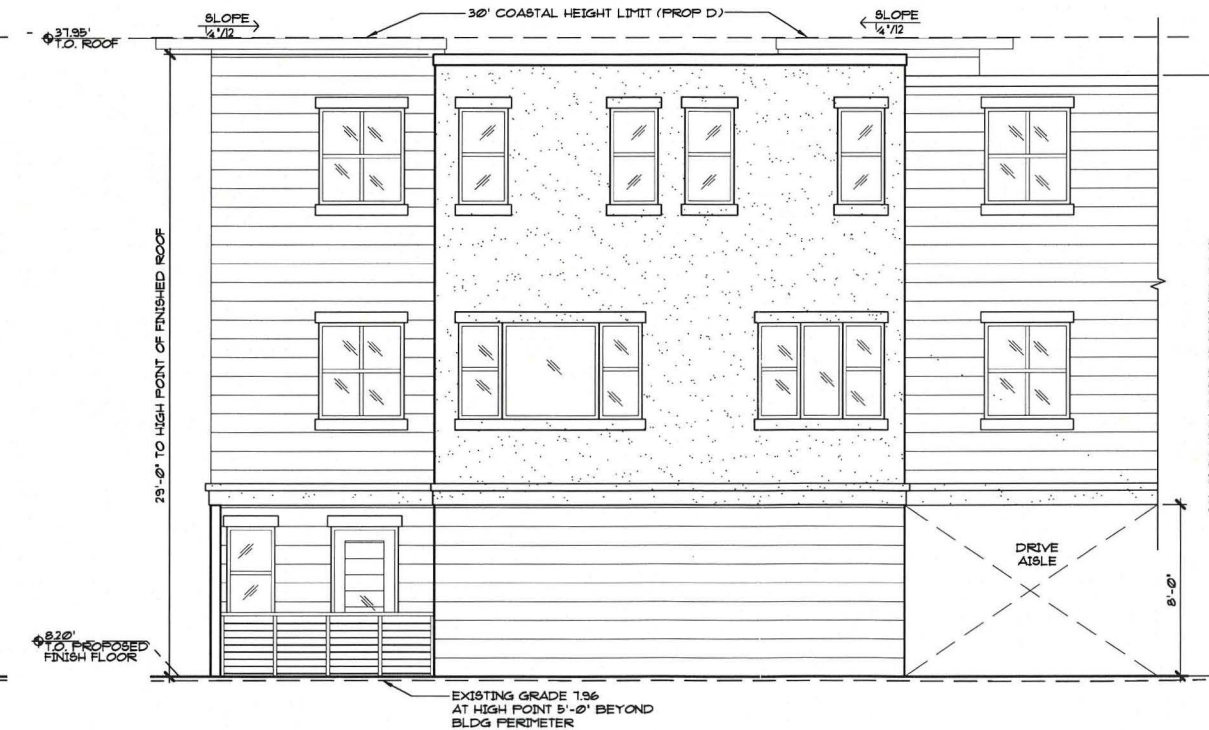
1 ENTRY ELEVATION - BLDG A
SCALE: 1/4" = 1'-0"



2 FRONT SIDE ELEVATION - BLDG A
SCALE: 1/4" = 1'-0"



3 REAR DRIVE AISLE ELEVATION - BLDG A
SCALE: 1/4" = 1'-0"



4 REAR SIDE ELEVATION - BLDG A
SCALE: 1/4" = 1'-0"

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JARVIS & SCOTT
2902 & 2912 JARVIS STREET
SAN DIEGO, CA 92109

Issue Dates	
CITY SINGLE DISCIPLINARY	01-22-15
REVIEW	01-22-15
COMPLETENESS	06-10-15
PLANNING REVIEW	07-14-15
PLANNING RESUB	11-13-15
PLANNING RESUB	1-08-16
Revised	1-20-2016
Job Number	
Drawn By	
Checked	
Cad No.	

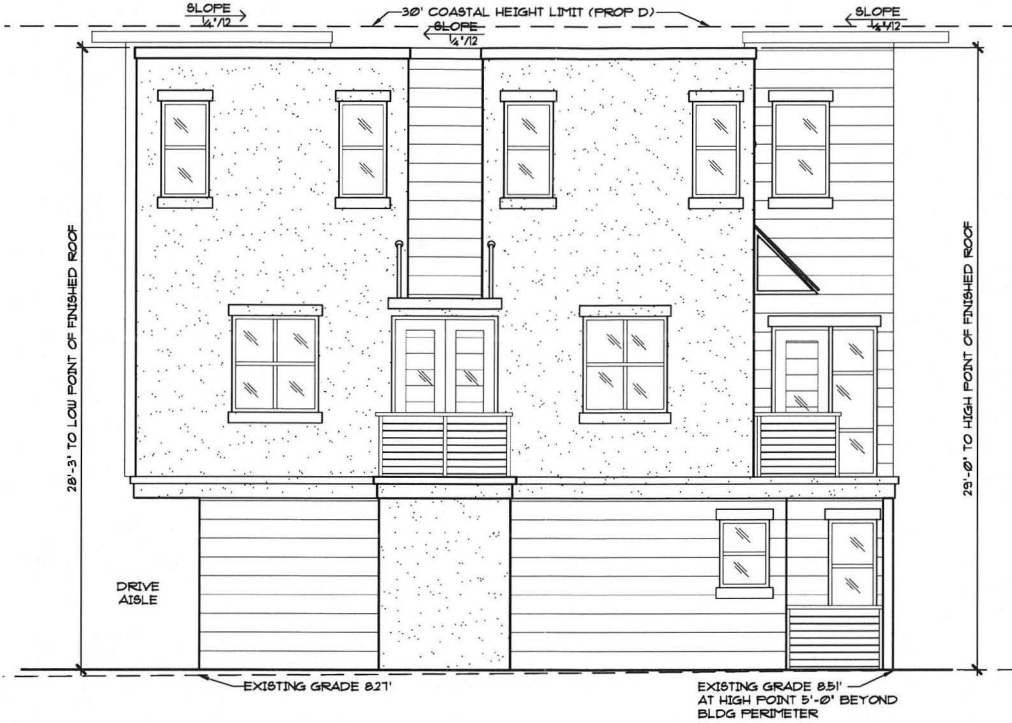
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BLDG A**

Scale 1/4"=1'-0"

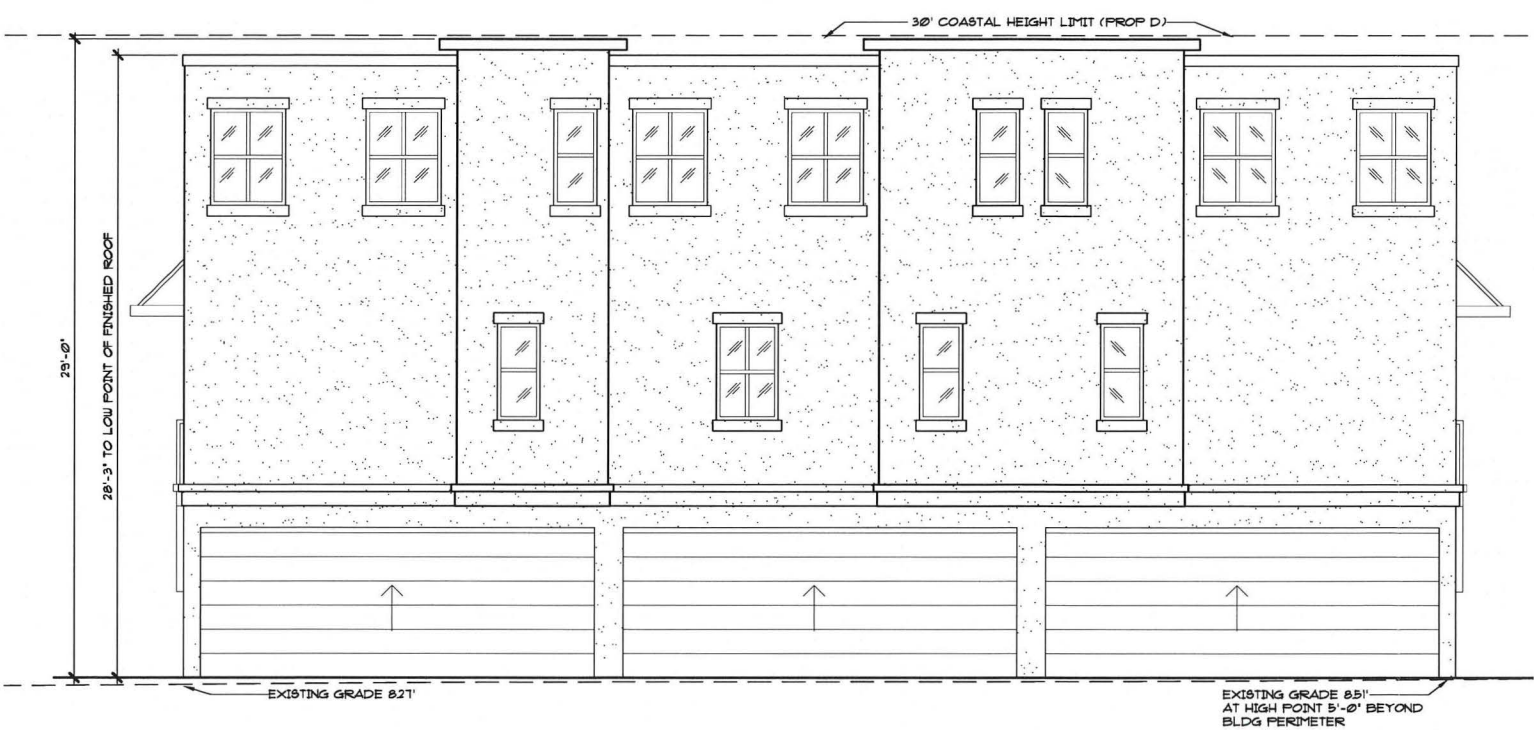
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SHEET 10 OF 16



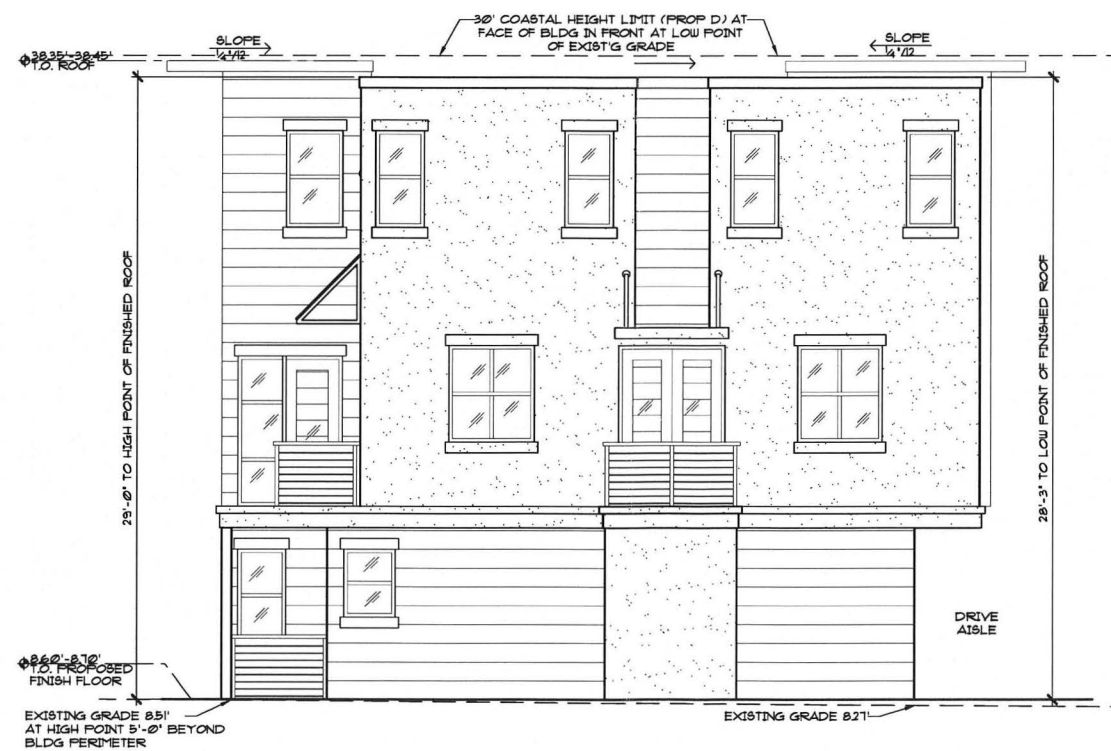
1 ENTRY ELEVATION - BLDG B
SCALE: 1/4" = 1'-0"



2 FRONT SIDE ELEVATION - BLDG B
SCALE: 1/4" = 1'-0"



3 REAR DRIVE AISLE ELEVATION - BLDG B
SCALE: 1/4" = 1'-0"



4 REAR SIDE ELEVATION - BLDG B
SCALE: 1/4" = 1'-0"

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JARVIS & SCOTT
2902 & 2912 JARVIS STREET
SAN DIEGO, CA 92109

Issue Dates	Disciplinary
CITY SINGLE REVIEW	01-22-15
COMPLETENESS	06-10-15
PLANNING REVIEW	07-14-15
PLANNING RESUB	11-13-15
PLANNING RESUB	1-08-16
Revised	1-20-2016
Job Number	
Drawn By	
Checked	
Code No.	

**ELEVATIONS
BLDG B**

Scale 1/4"=1'-0"

A-6B

SHEET 11 OF 16

Landscape Development Plan for: JARVIS AND SCOTT

2901 AND 2912 JARVIS STREET
San Diego, California

CA# 2538

DRAWING INDEX

SHEET	CONTENTS
L-1	TITLE SHEET, NOTES
L-2	PLANTING PLAN, LEGEND

CITY STANDARDS NOTES

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY ORDINANCE LANDSCAPE ARTICLES AND LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

LANDSCAPE REGULATION CONFORMANCE

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY ORDINANCE LANDSCAPE ARTICLES AND LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

LANDSCAPE REGULATION CONFORMANCE

LANDSCAPE IS SUBJECT TO CITY WIDE LANDSCAPE REGULATIONS AS THEY PERTAIN TO MULTIPLE DWELLING UNIT RESIDENTIAL DEVELOPMENT, AS WELL AS RECOMMENDATIONS FROM THE PENINSULA COMMUNITY PLAN.

PROJECT IS LOCATED IN THE ROSEVILLE NEIGHBORHOOD, WHICH IS PART OF STREET TREE DISTRICT 'A' OF THE PENINSULA COMMUNITY PLAN.

R-O-W PERMIT REQUIRED

A PUBLIC RIGHT-OF-WAY PERMIT IS REQUIRED FOR ANY PLANTING GREATER THAN 30 INCHES IN HEIGHT IN THE PUBLIC RIGHT-OF-WAY. THIS REQUIREMENT ALSO APPLIES TO LANDSCAPE BOULDERS LOCATED WITHIN THE RIGHT-OF-WAY.

CITY INSPECTION

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

EXISTING LANDSCAPE NOTE

NEW LANDSCAPING IS PROPOSED FOR ALL SITE AREAS NOT OTHERWISE DEVELOPED. NO EXISTING TREES OR OTHER VEGETATION WILL REMAIN.

CURB NOTE:

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

MINIMUM TREE SEPARATION DISTANCE

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

VERIFY MINIMUM SEPARATION DISTANCE IN FIELD PRIOR TO PLANTING. UPON IDENTIFICATION OF CONFLICT, CONTACT LANDSCAPE ARCHITECT AND ADJUST TREE LOCATION AS DIRECTED.

ROOT BARRIER

NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED BETWEEN ALL NEW STREET TREES PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED WITHIN 10 FEET OF THE PROPERTY LINE ALONG THAT STREET FRONTAGE (SDMC 142.0409(A)(1)).

DRAINAGE BEST MANAGEMENT PRACTICES

NO IRRIGATION RUN OFF SHALL DRAIN OFF SITE INTO THE PUBLIC RIGHT OF WAY, STREETS, DRIVES OR ALLEYS. NO CONNECTION SHALL BE MADE TO ANY STORM WATER SEWER SYSTEM WITHOUT PROPER BMP'S. ALL ROOF DISCHARGE TO BE TO SURFACE DRAINAGE. REFER TO STORM WATER POLLUTION PREVENTION PLAN

MAINTENANCE NOTE

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

CITY OF SAN DIEGO MULTI-FAMILY AREA AND POINT CALCULATIONS

STREET YARD AREA		
TOTAL STREET YARD AREA		2166
REQUIRED LANDSCAPE AREA	50.0%	1083
PROVIDED LANDSCAPE AREA		1383
POINTS		
REQUIRED POINTS	@ .05	106
REQUIRED TREE POINTS	@ .50%	56
PROVIDED TREE POINTS		510
REMAINING YARD AREA		
TOTAL YARD AREA		1578
REQUIRED LANDSCAPE AREA	160- 4 TREES AT 40 SF,	
REQUIRED LANDSCAPE POINTS		240
PROVIDED LANDSCAPE POINTS (TREES ONLY)		250

VEHICULAR USE AREAS- STREET YARD

(NONE)

VEHICULAR USE AREAS- NOT IN STREET YARD

3 SEPARATE VISITOR PARKING SPACES

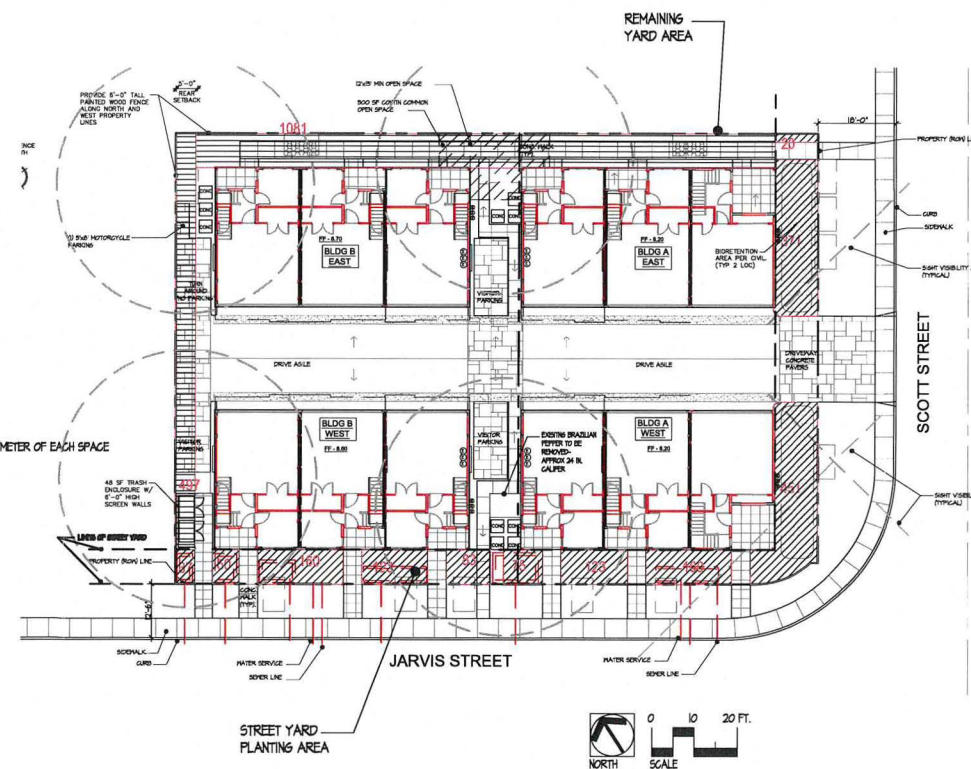
1 TREE PROVIDED WITHIN 30 FT. PERIMETER OF EACH SPACE

STREET TREES- JARVIS STREET

QUANTITY		
REQUIRED	140 FT. @ 1/50	5
PROVIDED		5

STREET TREES- SCOTT STREET

QUANTITY		
REQUIRED	104 FT. @ 1/50	3
PROVIDED		3
(LIMITED BY DRIVEWAY AND UTILITY IMPROVEMENTS)		



LANDSCAPE DEVELOPMENT PLAN FOR:

JARVIS AND SCOTT

2901 & 2912
Jarvis Street

San Diego
California, 92109

ALA PROJECT NO.: 1532

SHEET:

L-1

PREPARED BY:
NAME: AHLES LANDSCAPE ARCHITECTURE
PO BOX 150,
RANCHO SANTA FE, CA 92061
PHONE #: 858.756.8963

PROJECT ADDRESS:
2902 AND 2912 JARVIS STREET
SAN DIEGO, CA

PROJECT NAME:
JARVIS AND SCOTT

SHEET TITLE:
LANDSCAPE DEVELOPMENT PLAN

REVISION 14:	_____
REVISION 13:	_____
REVISION 12:	_____
REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	_____
REVISION 6:	_____
REVISION 5:	_____
REVISION 4:	_____
REVISION 3:	_____
REVISION 2:	26 JAN 16
REVISION 1:	22 OCT 15
ORIGINAL DATE:	4 JUN 15
SHEET	1 OF 2
DEP#	_____

AHLES
LANDSCAPE
ARCHITECTURE INC.
P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963
ala@ahlesland.com

CA# 2538

LANDSCAPE
DEVELOPMENT PLAN
FOR:

JARVIS AND
SCOTT

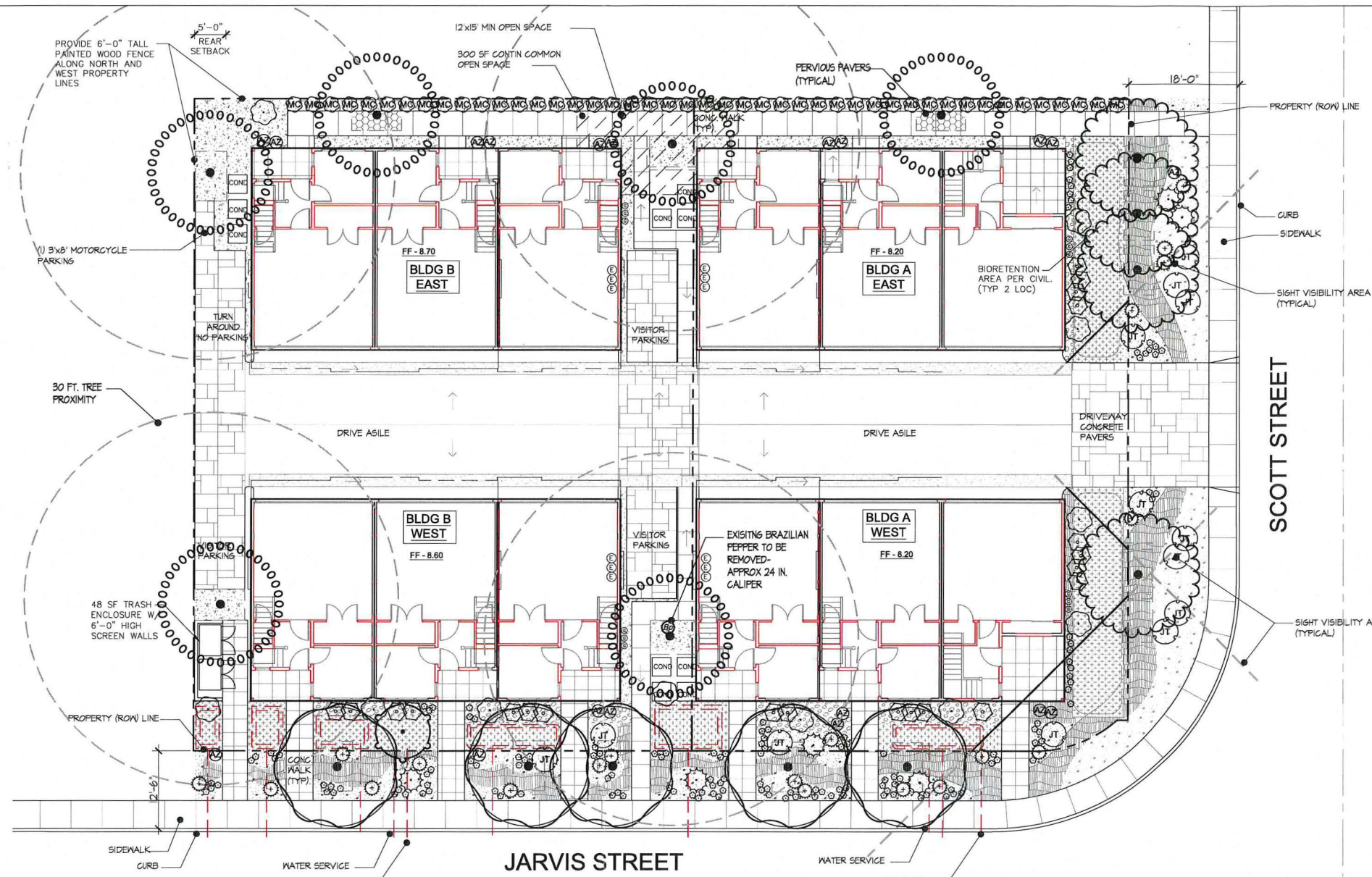
2901 & 2912
Jarvis Street

San Diego
California, 92109

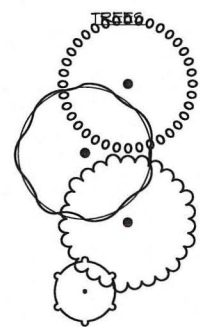
ALA PROJECT NO.: 1532

SHEET:

L-2



PLANT SCHEDULE



BOTANICAL NAME	CONT.	QTY.
ARBUTUS X 'MARINA' Arbutus Standard	36" BOX	6
CASSIA LEPTOPHYLLA Gold Medallion Tree OR DESIGNATED JARVIS ST STREET TREE	36" BOX	5
METROSIDEROS EXCELSUS New Zealand Christmas Tree OR DESIGNATED SCOTT ST STREET TREE	36" BOX	3
NERIUM OLEANDER 'RED' Red Oleander	15 GAL	1

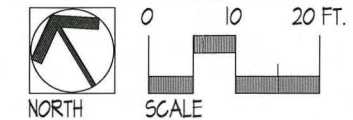
SHRUBS

BOTANICAL NAME	SIZE	QTY.
AEONIUM X 'ZWARTKOP' Zwartkop Aeonium	1 GAL	19
AGAVE ATTENUATA Agave	5 GAL	6
AGAVE X 'BLUE GLOW' Blue Glow Agave	5 GAL	20
CUPRESSUS S. 'TINY TOWER' TM Tiny Tower Italian Cypress	5 GAL	12
ECHEVERIA X 'IMBRICATA' Hen and Chicks	1 GAL	139
ELYMUS ARENARIUS Sand Ryegrass	5 GAL	21
JUNIPERUS S. 'TAMARISCIFOLIA NEW BLUE' New Blue Tamarix Juniper	5 GAL	13
MYRTUS COMMUNIS 'COMPACTA' Dwarf Myrtle	5 GAL	45

GROUND COVERS

BOTANICAL NAME	CONT.	SPACING	QTY.
CAREX FACHYSTACHYA Chamisso Sedge	1 GAL	18" o.c.	444
COBBLE 1-1/2 IN. MINUS BEACH COBBLE	2 IN. DEPTH		890 SF
DECOMPOSED GRANITE N/A N/A D.S.	2 IN. DEPTH		1,241 SF
GRAVEL 3/4 IN. MINUS TAN COLOR CRUSHED GRAVEL	2 IN. DEPTH		322 SF
SENECIO MANDRALISCAE 'BLUE CHALK STICKS' Senecio	FLAT	12" o.c.	907

LANDSCAPE DEVELOPMENT PLAN



PREPARED BY:	REVISION 14:
NAME: AHLES LANDSCAPE ARCHITECTURE	REVISION 13:
PO BOX 150,	REVISION 12:
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PHONE #: 858.756.8963	REVISION 10:
	REVISION 9:
PROJECT ADDRESS:	REVISION 8:
2902 AND 2912 JARVIS STREET	REVISION 7:
SAN DIEGO, CA	REVISION 6:
	REVISION 5:
PROJECT NAME:	REVISION 4:
JARVIS AND SCOTT	REVISION 3:
	REVISION 2: 26 JAN 16
SHEET TITLE:	REVISION 1: 22 OCT 15
LANDSCAPE DEVELOPMENT PLAN	ORIGINAL DATE: 4 JUN 15
	SHEET 2 OF 2
	DEP#