



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: April 6, 2016 REPORT NO. HO 16-027  
HEARING DATE: April 13, 2016  
SUBJECT: Hornblend St. Townhomes CDP/TM, Process Three Decision  
PROJECT NUMBER: [425967](#)  
OWNER/APPLICANT: Tourmaline Properties, Inc. / Dan Linn, Architect

### SUMMARY:

Issue: Should the Hearing Officer approve the construction of four residential condominium units located at 1641-1643 Hornblend Street within the Pacific Beach Community Planning Area?

### Staff Recommendations:

1. Approve Coastal Development Permit No. 1490273; and
2. Approve Tentative Map No. 1490275.

Community Planning Group Recommendation: On August 26, 2015, the Pacific Beach Planning Group voted 8-7-0 to recommend approval without conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (l) (Existing Facilities - Demolition and Removal) and 15303 (b) (New Construction or Conversion of Small Structures). This project is not pending an appeal of the Environmental Determination. The Environmental Determination for this project was made on July 9, 2015 and the opportunity to appeal that determination ended July 23, 2015.

### BACKGROUND

The project site is located at 1641-1643 Hornblend Street, between Ingraham and Jewell Streets (Attachment 1). The 0.143-acre site is in the RM-2-5 and Coastal (Non-Appealable) Overlay zones of the Pacific Beach Community Plan (Attachment 2). The RM-2-5 zone allows multi-family residential development at a density of one dwelling unit per 1,500 square feet of lot area. The site is designated by the community plan for Residential uses at a density range of 14-29 dwelling units per acre (du/ac), allowing four units to be built on the 0.143-acre property, or 28 du/ac (Attachment 2). The surrounding area is primarily developed with single and multi-story, multi-family residential development along Hornblend Street. A church and preschool are located to the north across the street and residential development across the alley to the south (Attachment 3).

## DISCUSSION

The project proposes to demolish two dwelling units and construct a three-story, 7,146-square-foot, four-unit condominium building (attached duplexes) with four attached one-car garages and four surface parking spaces accessed from the alley. The proposed demolition, construction, and subdivision require a Coastal Development Permit pursuant to San Diego Municipal Code (SDMC) Section [126.0702](#). A Tentative Map is required in accordance with SDMC Section [144.0210](#) for the creation of four residential condominium interests. Public improvements include replacing the existing driveway with new curb, gutter, landscaping, and a street light.

The Tentative Map proposes to create four residential condominium units and waive the requirement to underground off-site, overhead utilities. Off-site, overhead utilities are across the alley to the south of the project site. The project qualifies for a waiver from the requirement to underground these facilities in accordance with SDMC [144.0242](#) in that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. Onsite utilities, as conditioned by this permit, must be underground to the satisfaction of the City Engineer.

The proposed residential condominiums would meet the goals of the Pacific Beach Community Plan by providing the appropriate residential density of 28 du/ac. Another goal of the community plan is to maintain a "street friendly" character to multi-family development. With parking accessed from the alley, the front driveway of the project will be removed and replaced with city standard curb, gutter, sidewalk, and landscaping; which provides a more pedestrian friendly environment along the street frontage. Additionally, the design of the building reduces its perceived mass through the varied use of materials and offsetting planes. Finally, a new street light will be constructed in the public right-of-way on Hornblend Street, which provides for a safer "street friendly" character to the development, meeting the policies, goals, and objectives of the applicable land use plan.

## CONCLUSION

Staff has reviewed the proposed project and determined it complies with all adopted City Council policies and regulations of the San Diego Municipal Code. Staff has provided draft findings and draft conditions to support approval of the project (Attachments 5-8). Staff recommends the Hearing Officer approve the project as proposed.

## ALTERNATIVES

1. Approve Coastal Development Permit No. 1490273 and Tentative Map No. 1490275, with modifications.
2. Deny Coastal Development Permit No. 1490273 and Tentative Map No. 1490275, if the findings required to approve the project cannot be affirmed.

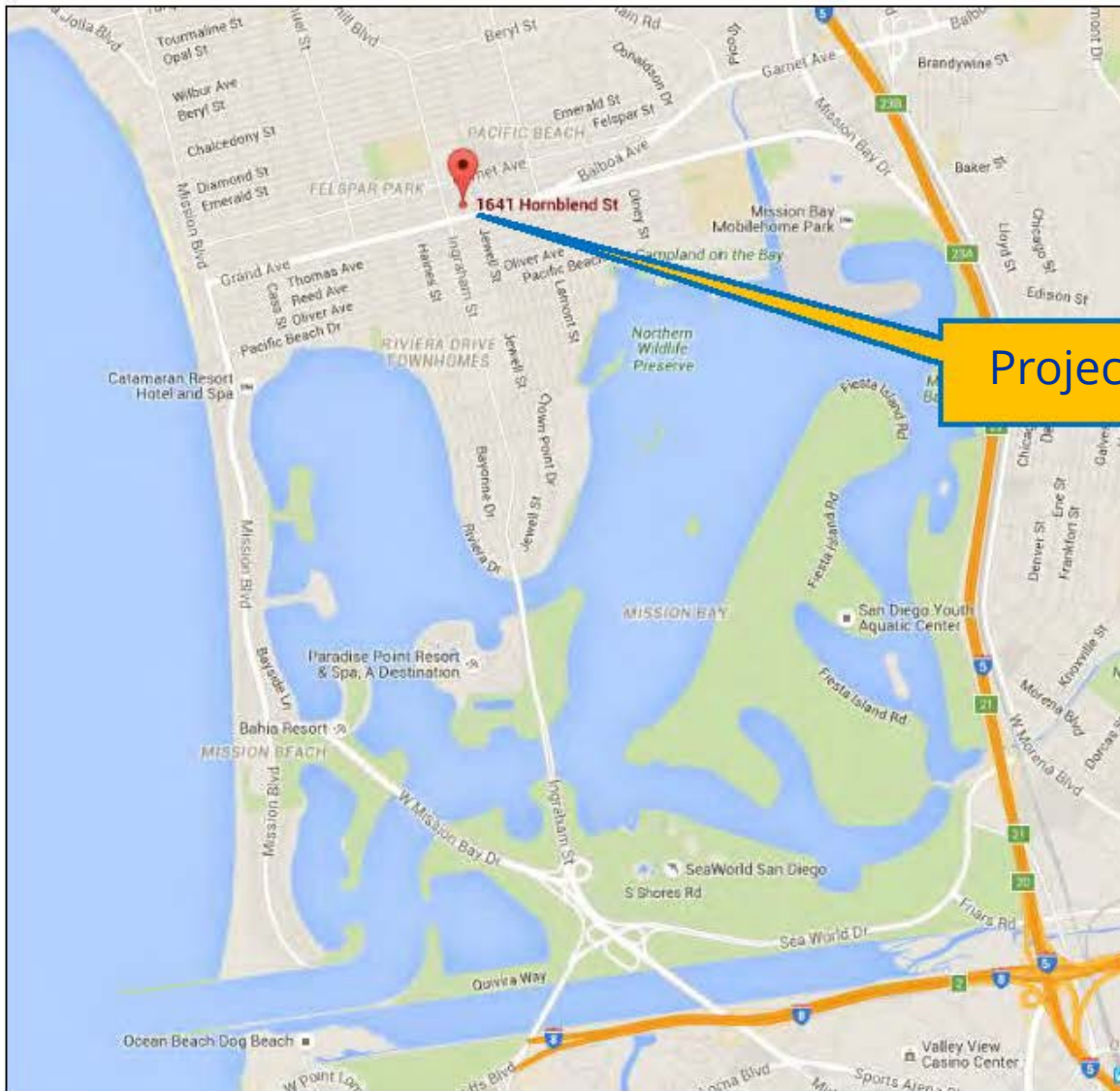
Respectfully submitted,

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Francisco Mendoza, Development Project Manager

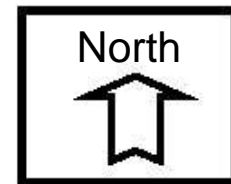
Attachments:

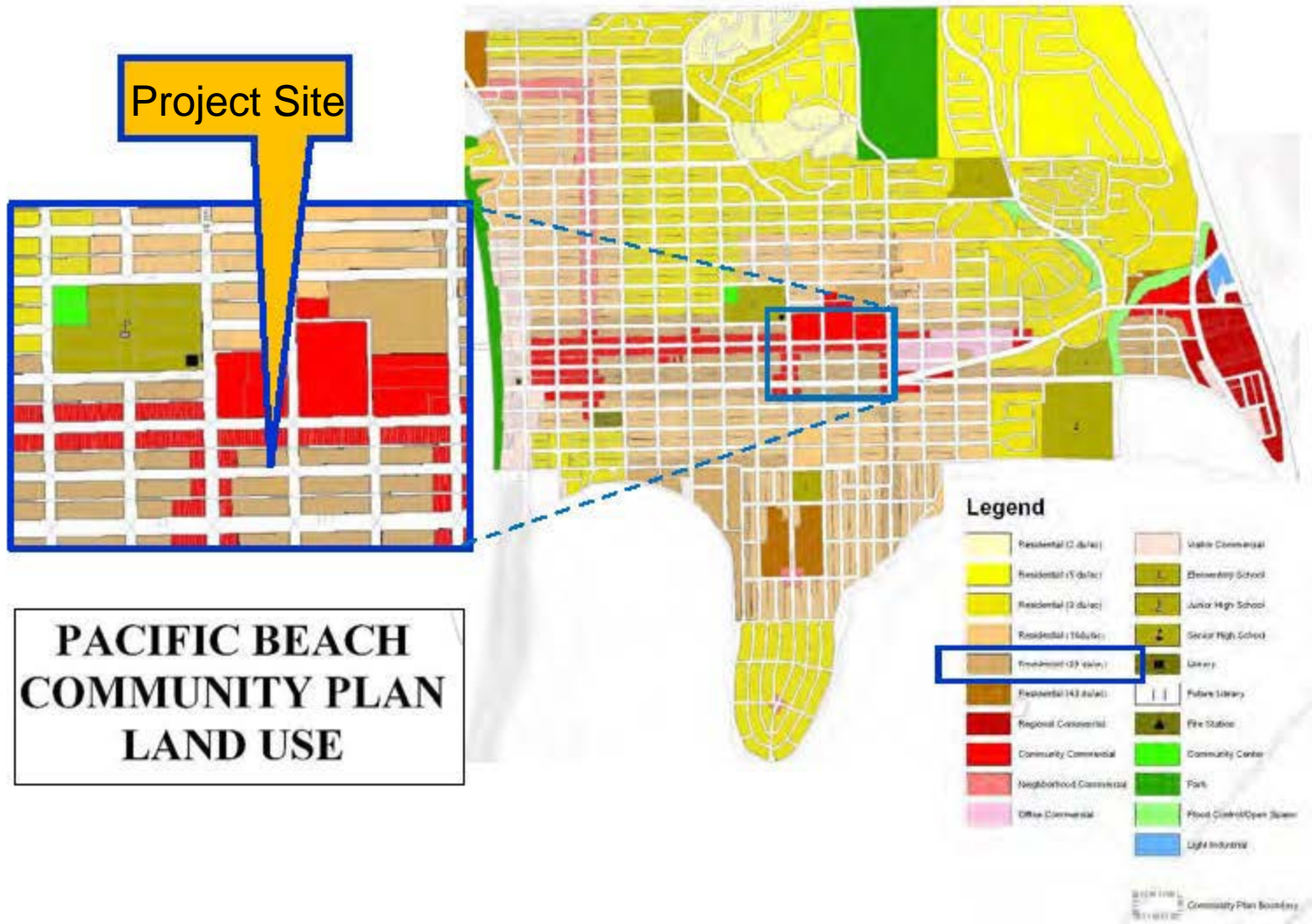
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution
8. Draft Map Conditions
9. Environmental Exemption
10. Community Planning Group Recommendation
11. Ownership Disclosure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



## Project Location Map

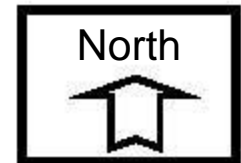
Hornblend Townhomes CDP TM / 1641 – 1643 Hornblend Street  
PROJECT NO. 425967

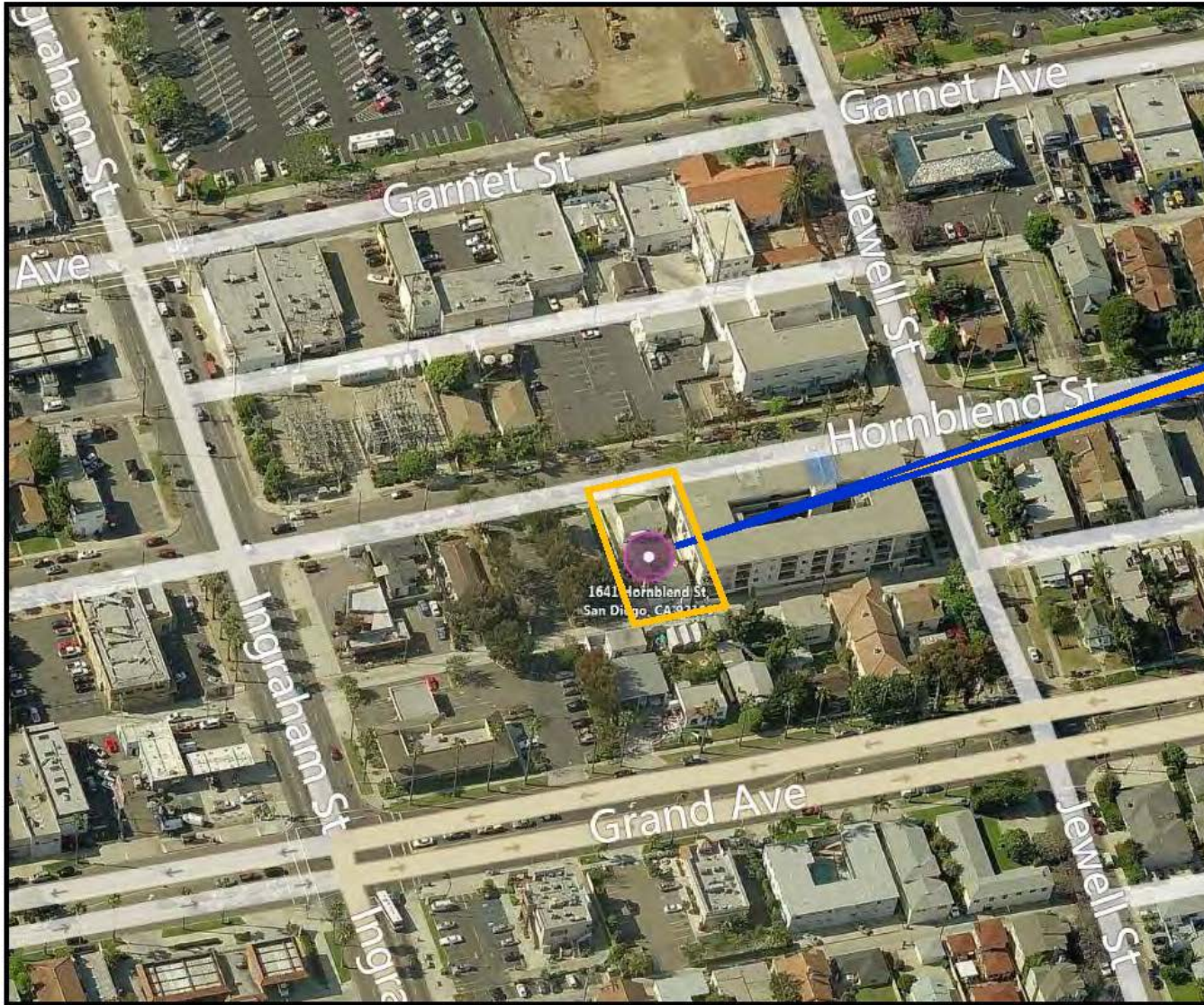




## Land Use Map

Hornblend Townhomes CDP TM / 1641 – 1643 Hornblend Street  
PROJECT NO. 425967





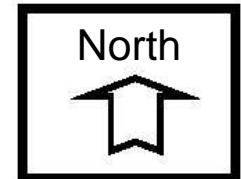
Project Site

1641 Hornblend St  
San Diego, CA 92116



## Aerial Photograph

Hornblend Townhomes CDP TM / 1641 - 1643 Hornblend Street  
PROJECT NO. 425967



# PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Hornblend St Townhomes CDP/TM	
<b>PROJECT DESCRIPTION:</b>	A four-unit, 7,146-square-foot residential condominium building	
<b>COMMUNITY PLAN AREA:</b>	Pacific Beach	
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit, Tentative Map	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Residential Multi-Family	
<b>ZONING INFORMATION:</b>		
<b>ZONE:</b>	RM-2-5 (1 du per 1,500 sq ft lot area)	
<b>HEIGHT LIMIT:</b>	30'-0" Coastal Height Limit	
<b>LOT SIZE:</b>	0.143	
<b>FLOOR AREA RATIO:</b>	1.35 Max (1.14 Provided)	
<b>FRONT SETBACK:</b>	15/20 feet (min/std)	
<b>SIDE SETBACK:</b>	5 feet	
<b>STREETSIDE SETBACK:</b>	n/a	
<b>REAR SETBACK:</b>	15 feet	
<b>PARKING:</b>	8	
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential;RM-2-5	Institutional; Church Preschool
<b>SOUTH:</b>	Residential;RM-2-5	Residential;single- and multi-family
<b>EAST:</b>	Residential;RM-2-5	Residential;single- and multi-family
<b>WEST:</b>	Residential;RM-2-5	Residential; multi-family
<b>DEVIATION REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On August 26, 2015, the Pacific Beach Planning Group voted 8-7-0 to recommend approval without conditions..	

HEARING OFFICER RESOLUTION NO. HO-XXXX  
COASTAL DEVELOPMENT PERMIT NO. 1490273  
**HORNBLEND ST TOWNHOMES CDP/TM - PROJECT NO. 425967**

WHEREAS, TOURMALINE PROPERTIES, INC., a California corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish two dwelling units and construct a four-unit residential condominium building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1490273), on portions of a 0.143-acre site;

WHEREAS, the project site is located at 1641-1643 Hornblend Street in the RM-2-5, Coastal Overlay, Coastal Height Limitation Overlay, and the Parking Impact Overlay Zones of the Pacific Beach Community Planning area;

WHEREAS, the project site is legally described as Lots 11 and 12 in Block 236 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Maps thereof No. 697 and 854, filed in the Office of the county Recorder of San Diego County, January 8, 1892 and September 28, 1898, respectively.

WHEREAS, on July 9, 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 15301(l) (Existing Facilities - Demolition and Removal) and 15303(b) (New Construction or Conversion of Small Structures); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on April 13, 2016, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1490273 pursuant to the Land Development Code of the City of San Diego;

NOW THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated April 13, 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 Pacific Beach Community Plan/Local Coastal Program does not identify an existing or proposed public accessway adjacent or across the site, nor a view corridor or view shed on or adjacent to the site. The site is located approximately 1.04 miles east of the Pacific Ocean and 3,000 feet northwest of the shoreline of Mission Bay. The project is designed to observe setbacks and height limitations of local coastal program land use plan. Therefore, the project will enhance and protect public views to and along the ocean and other scenic coastal areas as specified within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan.



- 2. The proposed coastal development will not adversely affect environmentally sensitive lands.** The site is not within nor adjacent to a Multiple Habitat Planning Area and does not contain any other type of Environmentally Sensitive Lands as defined in San Diego Municipal Code Section 113.0103. The City of San Diego conducted the appropriate environmental review under the State of California Environmental Quality Act (CEQA) and U.S. guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15301(l) (Existing Facilities - Demolition and Removal) and 15303(b) (New Construction or Conversion of Small Structures). Therefore, the 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 Pacific Beach Community Plan designates the site for Residential at a density range of 14-29 dwelling units per acre (du/ac). The 0.143-acre lot can accommodate four units, or 28 du/ac. The project site is also within the RM-2-5 zone which allows one dwelling per 1,500 square feet of lot area. The 6,250-square-foot lot can accommodate four dwelling units based on the zone. The project conforms to the density and use of the land use plan. No deviations or variances were requested. The project conforms to the land use regulations of the certified Implementation Program including compliance with the San Diego Municipal Code development regulations: including, but not limited to, height, setbacks, landscaping, and floor area ratio. Therefore, the 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 site is located approximately 1.04 miles east of the Pacific Ocean and 3,000 feet northwest of the shoreline of Mission Bay. The project is not located between the nearest public roadways and the sea or shoreline.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1490273 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1490273, a copy of which is attached hereto and made a part hereof.

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Francisco Mendoza  
Development Project Manager  
Development Services

Adopted on: April 16, 2016  
IO#: 24005913

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24005913

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1490273  
**HORNBLEND STREET TOWNHOMES CDP/TM - PROJECT NO. 425967**  
HEARING OFFICER

This Coastal Development Permit No. 1490273 is granted by the Hearing Officer of the City of San Diego to Tourmaline Properties, Inc., a California corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.143-acre site is located at 1641-1643 Hornblend Street in the RM-2-5, Coastal Overlay, Coastal Height Limitation Overlay, and the Parking Impact Overlay Zones of the Pacific Beach Community Plan and Local Coastal Program. The project site is legally described as Lots 11 and 12 in Block 236 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Maps thereof No. 697 and 854, filed in the Office of the county Recorder of San Diego County, January 8, 1892 and September 28, 1898, respectively.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish two dwelling units and construct a four-unit residential condominium building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 13, 2016, on file in the Development Services Department. The project shall include:

- a. Demolish two existing dwelling units;
- b. Construct a 7,146-square-foot, four-unit, residential condominium building;
- 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 28, 2019.
2. This Coastal Development Permit No. 1490273 shall conform to the provisions of Tentative Map No. 1490275.
3. 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).

8. 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.

9. 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.

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

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

**AFFORDABLE HOUSING REQUIREMENTS:**

12. 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.).

**ENGINEERING REQUIREMENTS:**

13. 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 Municipal Code, into the construction plans or specifications.
14. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan. The Water Pollution Control Plan shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards.
15. Prior to the foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a licensed Land Surveyor, certifying the pad elevation based on USGS datum is consistent with Exhibit "A," satisfactory to the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer, for private walks, trees, landscaping, and irrigation within the Hornblend Street public right-of-way.
17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Hornblend Street.
18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, closure of the existing driveway on Hornblend including restoration of the curb and gutter per SDG-151 and removal of concrete from parkway area.

**LANDSCAPE REQUIREMENTS:**

19. Prior to the issuance of any building permit, landscape and irrigation plans substantially conforming to Exhibit "A," (Landscape Development Plan) shall be submitted to the Development Services Department for approval.
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 Exhibit "A."

**PLANNING/DESIGN REQUIREMENTS:**

21. 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.

22. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.

23. 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**

24. No fewer than eight (8) off-street parking spaces and two (2) bicycle spaces shall be permanently maintained on the property within the approximate location shown on the Exhibit "A." All on-site parking stalls and aisle widths shall be in compliance with requirements of the San Diego Municipal Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the San Diego Municipal Code.

25. The room identified on the Exhibit "A" as the "den" shall not be converted to any other use including a bedroom, at any time, unless otherwise authorized by the appropriate City decision maker in accordance with the San Diego Municipal Code.

26. The room identified on the Exhibit "A" as the "den" shall be reflected and disclosed in any and all future sale, lease, and or rental agreement(s) of the dwelling units on this property.

#### **PUBLIC UTILITIES DEPARTMENT REQUIREMENTS**

27. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate above ground private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. Back flow prevention devices 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 permit the required black flow prevention devices to be located below grade or within the structure.

28. Utilization of existing sewer laterals is at the sole risk and responsibility of the Owner/Permittee to ensure the laterals are functional and connected to a public sewer facility. Prior to connecting to any existing sewer lateral, the lateral shall be inspected using a closed-circuit television by a California-licensed Plumbing Contractor to verify the lateral is in good working condition and free of all debris.

29. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

30. All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
31. All on-site water and sewer facilities shall be private.
32. 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.
33. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities.

**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 13, 2016 and HO-XXXX.

Coastal Development Permit No. 1490273  
Date of Approval: April 13, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Francisco Mendoza  
Development Project Manager

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



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

**Tourmaline Properties, Inc.**  
**a California Corporation**  
Owner/Permittee

By \_\_\_\_\_  
Benjamin Ryan  
President

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

HEARING OFFICER RESOLUTION NUMBER HO-XXXX

TENTATIVE MAP NO. 1490275  
HORNBLEND TOWNHOMES CDP/TM - PROJECT NO. 425967

WHEREAS, Tourmaline Properties, Inc., A California corporation, Subdivider, and Vernon Franck, Surveyor, submitted an application to the City of San Diego for a tentative map (Tentative Map No. 1490275) and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 1641-1643 Hornblend Street, between Ingraham and Jewell Streets, in the RM-2-5, Coastal Overlay, Coastal Height Limitation, and Parking Impact Overlay Zones within the Pacific Beach Community Planning area. The property is legally described as Lots 11 and 12 in Block 236 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Maps thereof No. 697 and 854, filed in the Office of the county Recorder of San Diego County, January 8, 1892 and September 28, 1898, respectively.

WHEREAS, the Map proposes the Subdivision of a 0.14-acre-site into one lot, for a four-unit condominium creation; and

WHEREAS, on July 9, 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 15301(l) (Existing Facilities - Demolition and Removal) and 15303(b) (New Construction or Conversion of Small Structures); 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, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is four; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) based on the fact that the conversion involves a short span of overhead facility less than a full block in length and would not represent a logical extension to an underground facility; and

WHEREAS, on April 13, 2016, the Hearing Officer of the City of San Diego considered Tentative Map No. 1490275, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code sections 125.0440, 144.0240, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1490275:

**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.** The project proposes to create four condominiums located at 1641-1643 Hornblend Street in the RM-2-5 zone of the Pacific Beach Community Plan. The community plan designates the site for Residential use at a density range of 14-29 dwelling units per acres (du/ac). The 0.143-acre site can accommodate four units based on the land use plan, or 28 du/ac. The proposed residential condominiums would meet the goals of the Pacific Beach Community Plan by providing the appropriate residential density. A goal of the community plan is to maintain a "street friendly" character to multi-family development. With parking accessed from the alley, the front driveway of the project will be removed and replaced with city standard curb, gutter, sidewalk, and landscaping, which provides a more pedestrian friendly environment along the street frontage. Additionally, the design of the building reduces its perceived mass through the varied use of materials and offsetting planes. Finally, a new street light will be constructed in the public right of way on Hornblend street. The proposed residential condominiums and improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

**2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.** The 0.143-acre site can accommodate four units based on the RM-2-5 zone density limit of 1 dwelling unit per 1,500 square feet of lot area. The four-unit residential condominium development complies with the applicable zoning and development regulations of the Land Development Code, including compliance with the regulations including but not limited to height, setbacks, landscape, and, floor area ratio. No deviations or variances are proposed. Therefore the subdivision complies with the applicable zoning and development regulations of the Land Development Code.

**3. The site is physically suitable for the type and density of development.** The 0.143-acre lot is relatively level and previously graded and located in an urbanized and developed area of the City. The site has frontage along Hornblend Street, with access to parking from the abutting alley. Adjacent to the site are one and two-story single family and multi-family developments of similar topography and density. Therefore, the site is physically suitable for the type and density of the development.

**4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The project is located within an urbanized and built environment where there are no watercourses, wildlife, or habitat on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

**5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.** The project has been reviewed and determined to be in compliance with the San Diego Municipal Code and Subdivision Map Act. The Tentative Map includes conditions and corresponding approvals to require undergrounding new onsite utilities, storm water and construction water runoff control, adequate parking, and public improvements in order to achieve compliance with the regulations of the San Diego Municipal Code. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15303 of the State CEQA Guidelines. Therefore the project will not be detrimental to the public health, safety, and welfare.

**6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.** The proposed subdivision does not contain or propose any new easements for the development. Hornblend Street fronts the property to the north and residential uses surround the property. A new street tree, street light, and sidewalk curb and gutter fronting the property are required, which facilitates pedestrian use of the right-of-way. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.** The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and provide natural heating and cooling for each dwelling unit. Each unit is exposed on at least two sides (north and south) allowing for passive heating through daylight openings. Those openings also provide for passive cooling through cross-ventilation of the interior spaces. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.** The Pacific Beach Community Plan promotes new development to provide a variety of housing types to achieve a greater opportunity of housing that is both affordable and accessible by everyone. The Subdivider will comply with the Affordable Housing Regulations by paying an in-lieu fee. The addition of four residential condominium units increases the supply of housing in the region. The subdivision and the associated increase in the need for public services and the available fiscal and environmental resources are balanced by existing public transit in the immediate area, the proximity of shopping, essential services, and recreation in the immediate neighborhood. Therefore, the housing needs of the region are balanced against the needs for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 1490275, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to Tourmaline Properties, Inc. subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Francisco Mendoza  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Conditions  
Internal Order No. 24005913

HEARING OFFICER  
CONDITIONS FOR TENTATIVE MAP NO. 1490275,  
HORNBLEND TOWNHOMES CDP / TM - PROJECT NO. 425967

ADOPTED BY RESOLUTION NO. HO-XXXX ON APRIL 13, 2016

**GENERAL**

1. This Tentative Map will expire on April 28, 2019.
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.
3. Prior to the Tentative Map expiration date, a Parcel Map to consolidate the existing two lots into one lot 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. 1490273.
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.

**AFFORDABLE HOUSING REQUIREMENTS**

7. Prior to the recordation of the Parcel Map, the Subdivider shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

**ENGINEERING**

8. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
9. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider will be required to install a new street light adjacent to the site on Hornblend Street.
10. The Subdivider shall provide a letter, agreeing to prepare Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
11. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. Back flow prevention devices shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required black flow prevention devices to be located below grade or within the structure.
12. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
13. 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.
14. 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**

15. A Parcel Map is required to consolidate the existing two lots into one lot and to subdivide the ownership interest as a condition of the tentative map.
16. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
17. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

18. 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.

#### **PUBLIC UTILITIES DEPARTMENT**

19. Prior to Recordation of the Parcel Map, the Subdivider shall sign and provide to the City a letter acknowledging the Subdivider's obligation and intent to create, via CC&Rs on each dwelling unit title, provisions for the continuous future operation and maintenance of the development's private sewer main in a manner satisfactory to the Public Utilities Director and the City Engineer.
20. All proposed public water and sewer facilities must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
21. All on-site water and sewer facilities shall be private.
22. 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.
23. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities.

#### **INFORMATION**

- The approval of this Tentative Map by the Hearing Officer 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. 24005913

## 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 92101-2422

OFFICE OF PLANNING AND RESEARCH  
 1400 TENTH STREET, ROOM 121  
 SACRAMENTO, CA 95814

FROM: CITY OF SAN DIEGO  
 DEVELOPMENT SERVICES DEPARTMENT  
 1222 FIRST AVENUE, MS 501  
 SAN DIEGO, CA 92101

PROJECT NO.: 425967

PROJECT TITLE: Hornblend St Townhomes

PROJECT LOCATION-SPECIFIC: The project is located at 1641-1643 Hornblend Street, San Diego, CA 92109 in the RM-2-5 zone within the Pacific Beach Community Planning Area.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit (CDP) and Tentative Map (TM) to demolish two existing residences and construct two, three story residential condominium buildings (four units) totaling 7,146 square foot (sq ft) with four attached garages and four surface parking spaces on an existing .143 acre lot. The proposed condominium building complies with height and bulk regulations and is located on a project site that is currently developed and all public utilities are in place to serve a four unit condominium building.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Daniel Linn, Daniel Linn Architects, 5732 Bellevue Avenue, San Diego, CA 92037 (858-459-8108).

## 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: Sections 15301(l) (Existing Facilities) and 15303 (b) (New Construction)  
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego has determined the project meets the categorical exemption criteria set forth in the CEQA State Guidelines Sections 15301(l) (Existing Facilities) and 15303(b) (New Construction). 15301(l) allows for the demolition and removal of a duplex and Section 15303(b) allows for construction of a multi-family residential structure. Since the project would demolish an existing duplex and construct two new residential duplex condominium units in a residential zone on a site lacking sensitive environmental resources the exemptions do apply and the exceptions listed in CEQA Section 15300.2 would not apply.

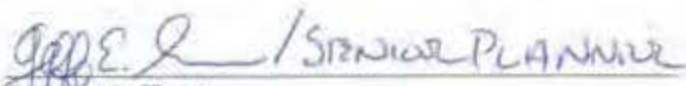
LEAD AGENCY CONTACT PERSON: de Freitas

TELEPHONE: (619) 446-5187

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.  
 2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?  
 YES  NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

  
 SIGNATURE/TITLE

7/8/15  
 DATE

CHECK ONE:

 SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

 SIGNED BY APPLICANT



# Pacific Beach Planning Group

[www.pbplanning.org](http://www.pbplanning.org)

**Pacific Beach Taylor Library**  
**4275 Cass Street, San Diego, CA 92109**  
**Wednesday, August 26, 2015: 6:30-8:30 pm**  
**MINUTES**

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**Item 1 - 6:35 Call to Order, Quorum**

Absent: Brian Curry, Deborah Conca, Eve Anderson, Karen Sumek

**Item 2 Current Agenda - Modifications and Approval**

Consent Item: Sprint Wesley Palms PTS 417284

Only a formality. Approved by consent.

**Item 3 July 22, 2015 Minutes - Modifications and Approval**

Approved 12-4. No: Wilding, Ferraco, Gordon.

**Item 4 – 6:40 Chair’s Report**

Presenter: Henish Pulickal, Vice Chair

Presentation on driverless cars and need to consider new technology and innovation.

1. Public transit: Please consider new technology and innovation before voting for and approving more train tracks. We’ve had trains for hundreds of years, and they’ve served their purpose. But to have plans to build new train tracks over the next 10, 20, 50 years is like planning to put typewriters in all schools. Driverless cars are the most exciting transportation tech coming out in the next few years.
  - Car-sharing users have already reduced car ownership by nearly 50% across 20 metro areas in the US and Canada per UC Berkley study.
  - These same car-sharing companies (Uber) and car companies (Tesla and all the major manufacturers) are investing billions in driverless technology. Currently, many higher end models being sold currently have the ability for driverless highway driving and parallel parking.
  - We use our cars only 4% of the time. The rest of the time they are idle/parked.
  - Both Google and Tesla predict that “true autonomous driving” will be available by 2020.
  - Uber CEO has already stated that he plans to have a fleet of self-driving cars in the near future.
  - Price Waterhouse Coopers and the NHTSA predicts that the number of vehicles on the road will decrease by 99%, from 245m currently to 2.4 million.
  - With reduced traffic and vehicles, does installing railroad tracks make sense? Would it be a better use of funds to update infrastructure to accommodate driverless cars? Wouldn’t this be many times cheaper?
  - Toyota has driverless busses in operation since 2001 at a Japanese Theme Park
  - London has been testing a 10 passenger driverless shuttle since February.
  - Minneapolis has already installed lane assist systems to help with snowplows currently and driverless buses in the near future.
  - 4 states already allow public testing of driverless cars: CA, MI, FL, and NV
  - Action item: Read and keep up to date on current public transportation options, especially driverless cars and Elon Musk’s Hyperloop. Press the issue with our government officials and SANDAG.
  - Worth thinking about: What will reduced car ownership and reduced traffic do to our current traffic and parking concerns? What will happen to parking lots, car dealerships, auto factories and other space dedicated to servicing the 245m vehicles on the road now. You might never have to go to the DMV again. So please think twice about railroad propositions for our city, state and country.

We need to think of modern solutions. NHTSA predicts 245 million cars will drop to 2.4 million cars.

Item 5 – 6:50                    **Non-Agenda Public Comments** (Note: 2 minutes maximum per speaker)

Issues *not* on Agenda and within the jurisdiction of Pacific Beach Planning Group.

Scott Chipman: Continuing concerns over pot shops and the public process. A current pot shop at 1737 Garnet Avenue (in the alley) is making \$15,000 to \$20,000 a week and using very large ads to promote their non-approved business.

Baylor Triplett: Mark your trash cans! Recycle bins are being stolen. It now costs \$70 for a replacement. Mark your cans with spray paint.

Chris Olson: Self-driving cars will improve safety. An App can be used to get a car from a driverless pod, driverless taxis, etc. will reduce traffic 30% in the future, and will reduce the need for more roadways and parking.

Shaun Wample: LJCPA Ad Hoc Committee on Residential Single Family Zoning: in favor of thoughtful, proactive development. There is a citizen petition on [change.org](http://change.org) regarding changing neighborhoods. Developers gutting buildings is a major problem. “Mansion-ization,” bulk, and scale is out of character with the neighborhood. The developer is doing 10 projects in North PB, also.

Sara Berns: Heart of PB Walk on 9/9 and PB Fest on 10/3.

Jim Morrison: In favor of a rail line that would be used between La Jolla and PB. A street car would be more romantic than a trolley. Also, very disappointed with the new shopping center.

Item 6 – 6:54                    **City Sewer Replacement Projects (Information Item)**

Presenters: Clint Carney &/or Paula Roberts (Humanability for City of San Diego)

Clint Carney and Dan Tittle: 9 areas in the community are going to have sewer line updating. Concern about wasting water during this severe drought. When new water lines are installed, the pipes must be flushed for 3 days (federal guidelines). It looks bad, so in order to not send the wrong message, the water is being dumped into the sewer system. However, it must be treated. Yost Street is a really small project. Should take 2-3 weeks. Irrigation water is labeled non-potable, but you can drink it.

Item 7 – 7:02                    **Spectrum Act / Cell Phone Towers (Information Item)**

Presenter: David N. Haney, research scientist

There is a major, and growing, problem with cell phone towers. Types of pollution: visual, noise, and microwave. Crown Castle, Inc. is installing these towers all over PB. Based on the current FCC Order and the Spectrum Amendment from Development Services, these devices can be installed pretty much wherever the wireless industry wants. If a permit application from a wireless company identifies the effort as Spectrum on City Form DS-420, then it is automatically approved with NO REVIEW and NO NOTIFICATION. San Diego seems to not be concerned. The city has allowed new cell towers in the “public right of way” and has sold spots in public parks. Suggestion: do not allow towers in residential neighborhoods or near schools.

According to a FCC order, anything in the public domain can be a spot for cell towers. These emit 3,000 micro watts per square meter. The federal government has blocked cities from using health concerns as a reason to stop installation of these cell towers. There are 10 cell phone towers between Nautilus and La Jolla Blvd.

Scott: let’s kick this to a subcommittee and make it an action item for our next meeting.

Item 8 – 7:24                    **Government Offices Report**

Presenter: Liezl Mangonon (Not in attendance.)

Item 9 – 7:25                    **Development Subcommittee (Action Items)**

Presenter: Chris Olson

1. 1314 PB Drive. Project Name Raybon Duplex , #396445, Description – CDP (process 2) to demolish two residences and construct a 4,172 sq ft duplex on a 2,870 lot zoned RM-2-5. *Subcommittee recommends motion to approve.*

\*Postponed vote & discussion because architect not in attendance.

2. 1270 Emerald St. Project Name –Emerald Street Residence # 420989, Description – Process 2 CDP to demolish existing residence and construct a 3,263 sq ft residence with 357 sq ft detached garage on a 6,250 sq ft site zoned RS-1-7. *Subcommittee recommends motion to approve.*

\*Scored very high on the PBPG Checklist. Main entrance off the street, 3 bedrooms & an office, bonus room, stone siding/stucco/cedar. Chris motioned to approve, Jim seconded. Yes - 12; No - 2. Mike vetoed for not enough parking.

3. 1641-1643 Hornblend. Hornblend Townhomes, 425967 Description – CDP and tentative map to demolish 2 existing residences and construct a 7,146 sq ft 4 unit residential condominium building on a 6243 sq ft lot zoned RM-2-5. *Subcommittee recommends motion to deny the project as presented.*

\*All 4 entrances are on the side; Chris asked the City for more guidance. There are only places for 2 trash bins. Agreement to expand to 4. Will meet drainage requirements. Driveway too narrow? Overall meets regulations (need 28 feet turning radius).

Scott: there seem to be a lot of “open site issues.” City requirements should be cleared first. Paula: projects are designed to “the letter of the law.” Projects should embrace eco district’s goals/standards.

Jim: with den + office + bedrooms - should equal more PARKING.

Chris: it’s a problem to have the entries on the side, not the front. Never see neighbors. (For a condo, 3 bedrooms requires 2.5 parking spaces.)

Motion to approve - Jim 1st, Scott 2nd. 7 yes, 7 no, Vice Chair breaks the tie with a yes. No - Amy, Baylor, Chris, Harry, Joe, Pat, Paula.

4. 1116, 1118, 1122 Oliver. d. Project Name Oliver Ave Residence #347782 –, Description –CDP Build 3 – 2331 sq ft homes on 2 legal lots zoned RM 1-1. *Subcommittee recommends motion to approve.*

\*Wants to build on the 3 original lots, (width: 25 feet each). (If the project isn’t approved for the 3 lots, then PBPG doesn’t approve.) Garage - 2 walls and 75% open. IF enclosed, will exceed the limits of the code. Parking quantity should not be a problem. All 3 units are different colors. The Middle house is different. The doors face the street. The trash/recycle areas are enclosed for each house.

Chris: not in favor of them all looking the same.

Paula: roofs slope to the west.

Jim: likes the open garages.

Motion to approve the project WITH the city’s OK of 3 lots. Amy 1st, Jim 2nd. 7-5  
No - Amy, Baylor, Chris, Joe, Michael.

#### Item 10 – 8:20 **Other Subcommittees and Reports**

Traffic & Parking: informational meeting re deco bikes.

Mike Beltran: get rid of Deco Bikes on the boardwalk! The city is asking for alternative locations. BID is offering 3 alternative locations.

1. at the end of Reed
2. at the end of Diamond & Ocean
3. at the end of Grand in front of the Shore Club.

Scott: there is a petition with 3,000 names who are against the Deco Bike placement on the boardwalk. This was never approved by the coastal commission.

Joe: motion to extend the meeting by 15 minutes. Yes - 10, no - 1, abstain 1.

Joe: Deco bike stands will become an eyesore as the metal deteriorates.

Sara: The above alternative locations were based on meetings at Beautiful PB.

Tony: People ARE using these bikes on the boardwalk. (FYI - Freedom Bikes sells bikes.)

Mike: is mad because there have been NUMEROUS meetings talking to Deco Bikes, who went against the community’s wishes. Deco Bikes is not the right company.

Code Compliance: Thanks to Lisa Johnson; PROW all of the information. We should do this again.

8:35 North PB Lifeguard Station: Scott Chipman - voted to accept.

8:39 Mission Gateway: Scott Chipman - Think globally on the \$400,000 grant. The Mission Bay Park Committee is weak & ineffective. An outside consultant has been selected.

Special Events: Debbie Conca

Communications Subcommittee: Baylor Triplett

Item 11 – 8:46 **Adjournment**

Next Meeting: Wednesday, September 23, 2015, 6:30-8:30 pm (General Meeting)

Project Title: <b>HORNBLAND ST. TOWNHOMES</b>	Project No. (For City Use Only): <b>425967</b>
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**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

Corporation   
  Limited Liability -or-   
  General) What State? **CA**   
 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):  
**TOURMALINE PROPERTIES, INC**

Owner     Tenant/Lessee

Street Address:  
**944 ARCHER ST**

City/State/Zip:  
**SAN DIEGO, CA 92109**

Phone No: **858/431-6102**    Fax No: \_\_\_\_\_

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

Title (type or print):  
**PRES**

Signature:     Date: **5/19/15**

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: \_\_\_\_\_

**GRADING NOTES**

Total amount of site to be graded	2680 s.f. (foundations)
Percent of total site graded	37
Area of 25% or greater slope	0
Amount of cut	52 cu. yd. (footings)
Amount of fill	0
Max. hgt. of cut slope	0
Amount of export	52 cu. yd (subject to compaction)
Retaining walls	0

**PLANNING NOTES**

1. Trash/recycle cans to be kept in enclosure slab area per site plan.
2. There are no proposed or existing easements.
3. Plans have been designed to comply with disabled access requirements.
4. There are no existing or proposed bus stops.
5. No exterior mechanical equipment exists (gas meters to be screened by landscaping).
6. Provide recycle storage in cabinets of each kitchen of min. 2.5 cu. ft.
7. Provide non-recycle trash storage in each kitchen of min. 2.5 cu. ft.
8. Provide building address numbers that are visible and legible from the street for each unit.
9. Dwellings are for sale.

**ENGINEERING NOTES**

1. IF EXISTING IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY ARE DAMAGED DURING CONSTRUCTION, THE REQUIRED PERMITS FOR THE REPLACEMENT OR REPAIR OF THE DAMAGE SHALL BE OBTAINED.
2. ALL EXCAVATED MATERIAL SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), 2003 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY REGIONAL STANDARDS COMMITTEE.
3. PRIOR TO THE FOUNDATION INSPECTION, AN ELEVATION CERTIFICATE SIGNED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR SHALL BE SUBMITTED CERTIFYING THE PAD ELEVATION, BASED ON USGS DATUM 1, IS CONSISTENT WITH EXHIBIT 'A', SATISFACTORY TO THE CITY ENGINEER.
4. DRAINAGE SHOWN IS MINIMUM REQUIREMENT (1%).
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR ANY ONGOING PERMANENT BMP MAINTENANCE.
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CH. 14, ART. 2, DIV. 1 (GRADING REGULATIONS) OF THE SDMC, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX OF THE CITY'S STORM WATER STANDARDS.
8. TOPOGRAPHY BASED UPON SURVEY BY METROPOLITAN MAPPING (VERNON FRANCK PLS 7927), DATED APRIL 2015.
9. SEE SHEET L1 FOR SITE PERMITS/UTILITY NOTES.
10. ANY AND ALL WORK IN THE RIGHT-OF-WAY TO BE DONE UNDER SEPARATE PERMIT(S).
11. NO GRADING IS PROPOSED.
12. The Owner/Permittee shall apply for a plumbing permit for the installation of appropriate above ground private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPD's are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The PUD will not permit the required BFPD's to be located below grade or within the structure.

**SPRINKLER NOTES**

1. The submit of residential fire sprinkler plans required by Section R313 of the 2013 California Residential Code or when required by Section 903 of the 2013 California Building Code has been deferred.
  2. In construction, plans for fire sprinkler plans shall be submitted not less than 30 calendar days prior to installation or prior to requesting a foundation inspection when the submit of fire sprinkler plans is deferred. A framing/rough inspection shall not be requested prior to approval of the fire sprinkler plans.
  3. After the building permit has been issued, the owner shall be responsible for any costs incurred as a result of changes to the design of the fire sprinkler system which produce a higher GPM and a larger meter size requirement.
- Owner Signature: \_\_\_\_\_
4. Water meters for combined domestic water and fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the Building Official.

note: This project proposes to export 52 cubic yards of material from this site. All export material shall be discharged to a legal disposal site. The approval of this project does not allow processing and sale of the material. All such activities require a separate conditional use permit.

**IMPERVIOUS AREAS on LOT**

Existing impervious areas (house, slabs, walks, etc) 1600 s.f.  
Proposed impervious areas: 4890 s.f.

Difference (increase): 3290 s.f.  
Percentage Increase: 3290/1600 = 205%

**TOTAL DISTURBED AREA of LOT** (Lot area = 6243 s.f.)

(new installations on entire site: structures, walks, slabs, landscape)  
100% of lot: 6243 s.f.  
(including 1081 s.f. of new landscape area: 17% of lot)

**HOUSE NUMBERS: TO BE VISIBLE AND LEGIBLE**

NOTE: ALL REQUIRED PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.

NOTE: A SEPARATE DEMO PERMIT IS REQUIRED TO REMOVE THE EXISTING STRUCTURES.

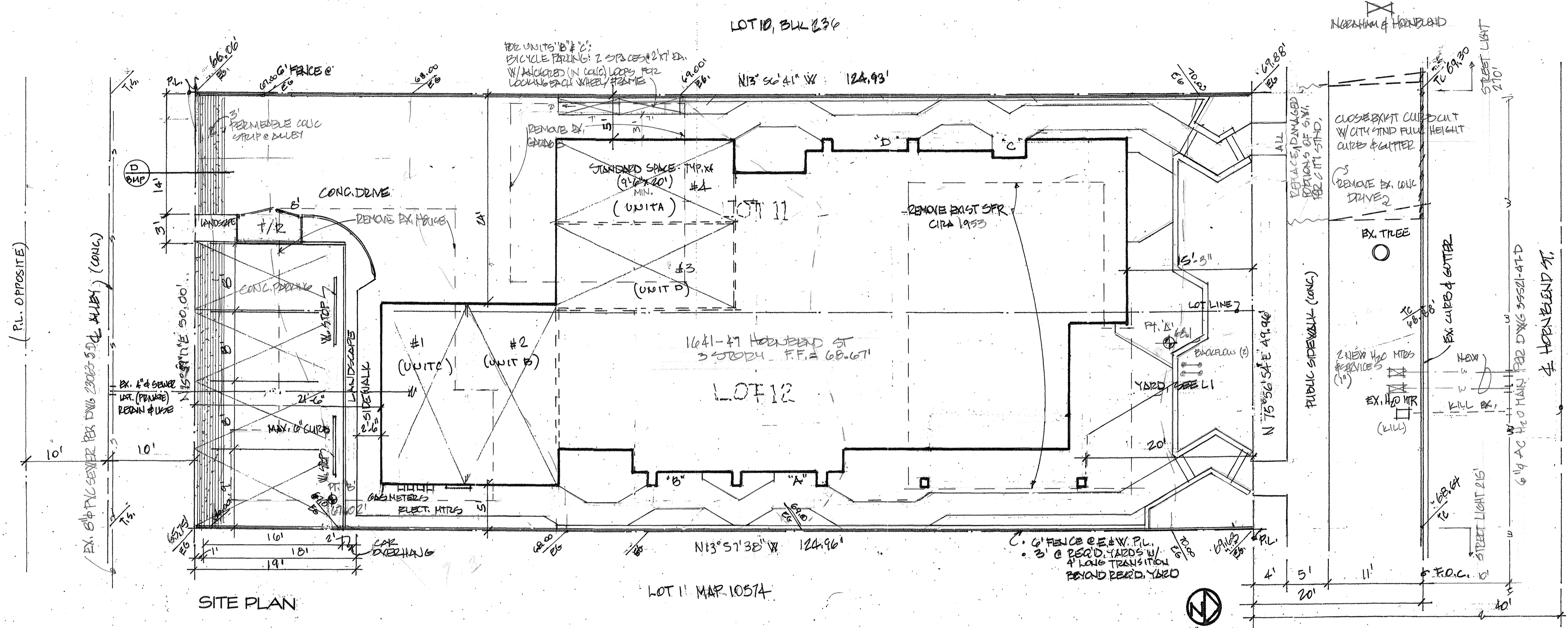
**BUILDING HEIGHT NOTES**

1. MAXIMUM OVERALL HEIGHT = 31'-0" (change in elevation within footprint and to 5' out on low side = 13") (see A5)
  2. PLUMB HEIGHT: MAX = 29'-11" (see A6)
  3. HIGH POINT AT 5' FROM BLDG = 63.1' (see further notes on sheet T or SITE PLAN)
- LOW POINT AT 9' FROM BLDG = 67.02'  
HIGH POINT ON BLDG = 97.87'

**BACKFLOW PROTECTION**

1. PROVIDE APPROVED BACKFLOW DEVICE FOR THE WATER SERVICE TO THE BUILDING.
2. ASSEMBLY FOR DOMESTIC METER TO BE "RP" PER CITY STD. DRWG. SDWV-37.
3. LOCATE ASSEMBLY DOWNSTREAM FROM METER PRIOR TO THE FIRST USE OF THE WATER.
4. DEVICE TO BE LOCATED ON PRIVATE PROPERTY, LOCATE IN SCULPTURE OR NEXT TO THE BUILDING OUTSIDE OF ANY EASEMENTS (SEE PLAN).

Note: Builders constructing new for-sale residential units must provide a checklist of universal accessibility features to potential purchasers of a home. (Assembly Bill 1400 (Chapter 648 of Statutes of 2003) adopted Section 17959.6 of the Health and Safety Code, effective January 26, 2006.) (New Issue)  
Note: Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabetical letters. Numbers shall have a minimum stroke width of 0.5 inch and be a minimum of 4 inches high for single family dwellings and duplexes and 12 in. high for all others. (IF) CBC 501.2 and municipal code)

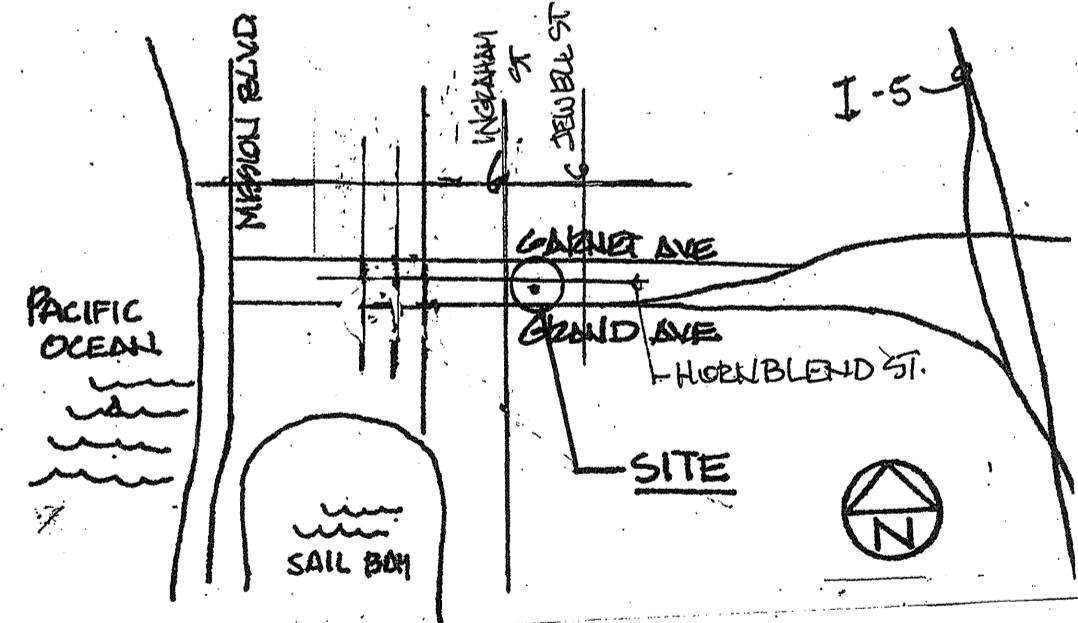


SITE PLAN

BASIS OF ELEVATIONS  
CITY OF SAN DIEGO BENCHMARK: BRASS PLUG (NEB) TOP OF CURB, NW CORNER JEWELL AND GARNET STREETS ELEVATION: 74.26 DATUM: NAVD 29 (M.S.L.)

NOTE: Point 'A': High point @ existing grade within 5' of building  
Point 'B': Low point @ existing grade within 5' of building  
\* OR FINISH GRADE, WHICHEVER IS LOWER

**VICINITY MAP**



**PROJECT DATA**

SCOPE OF WORK: REMOVE EXISTING DWELLING UNIT (UNDER DEMO PERMIT), CONSTRUCT TWO, THREE STORY, DUPLEX CONDOMINIUM BUILDINGS (W/ FIREWALL SEPARATION) W/ 4 ATTACHED GARAGE SPACES AND 4 SURFACE PARKING SPACES. (SEE "CBC NOTES" THIS SHEET)

APN: 424-012-08-00  
LEGAL: LOTS 11 & 12, BLOCK 236 PACIFIC BEACH, MAP 854 & 691

ZONE: RM-2-5 LOT AREA: 6243 S.F. COVERAGE: N/A  
BUILDING AREAS: (SQ.FT.) (SEE TABLE ON A1 FOR PER UNIT AND PER FLOOR DATA)

LIVING: GFA 6310 CBC 5885  
GARAGE: GFA 876 CBC 790  
DECK: <1190 (NON-GFA)

FAR ALLOWED: 135 w/ 1,0125 LIVING AREA (6321 S.F.) 3375 PARKING (2107)  
FAR ACTUAL: 114 w/ 1,011 LIVING (6310 S.F.) AND 13 PARKING (836 S.F.)

ALLOWABLE AREAS: R3/ V8 (SPRINKLERED); UNLIMITED PER 2013 CBC TABLE 503.  
U OCCUPANCY: UP TO 1000 S.F. PER CBC 406.1 (836 ACTUAL)

OCCUPANCY CLASS: R3 AND U  
CONSTRUCTION TYPE: V8 SPRINKLERED

ZONING OVERLAYS: COASTAL (CITY), COASTAL HEIGHT LIMIT, PARKING PERMITS REQUIRED: CDP, DEMO (SEPARATE), BUILDING (NO GRADING PROPOSED)

CODES IN EFFECT: 2013 CBC, CRC, CPC, G-M, CFC, 2010 NEC, CAC TITLE 24

PARKING REQUIREMENTS:  
4 UNITS @ 2 BEDROOMS EACH = 4 x 2 = 8 SPACES  
PARKING PROVIDED: 8 SPACES  
BICYCLE PARKING FOR EACH UNIT IS PROVIDED WITHIN EACH UNIT'S ASSIGNED GARAGE

CBC NOTES:  
1. PER SINGLE DISCIPLINE REVIEWS 145868 AND 169948, THIS DESIGN MEETS THE REQUIREMENTS FOR CBC SEC 1109A.2.1 BY THE USE OF GARAGE #2 AND THE FIRST FLOOR OF UNIT #2.  
2. PER SDR 169948, THIS DESIGN CREATES TWO DUPLEX UNITS BY THE USE OF THE TWO HOUR FIREWALL (PER CBC 705.1) AS SHOWN ON THE PLANS THUS RESULTING IN AN R3 OCCUPANCY CLASSIFICATION.  
3. PER CBC TABLE 704.8 NOTE 'g', PROTECTED AND UNPROTECTED EXTERIOR WALL ARE UNLIMITED IN R3 OCCUPANCIES WITH FIRE SEPARATIONS GREATER THAN 5 FEET. ALL SEPARATIONS IN THIS PROJECT ARE EQUAL TO OR GREATER THAN 5'-0".

**DRAWING INDEX**

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A2	SECOND FLOOR PLAN		
A3	THIRD FLOOR PLAN		
A4	ROOF PLAN	ME-1	FIRST FLOOR MECH/ELECT. PLAN
A5	EXTERIOR ELEVATIONS	ME-2	SECOND FLOOR MECH/ELECT. PLAN
A6	EXTERIOR ELEVATIONS, BUILDING SECTION	ME-3	THIRD FLOOR MECH/ELECT. PLAN
A7	DETAILS	ME4-5	T&E
A8	SCHEDULES: DOOR & WINDOW		
A9	DETAILS: WALL SECTION	L1	LANDSCAPE PLANTING PLAN
A10	DETAILS: WALL SECTION	L2	IRRIGATION PLAN
A11	PENETRATION NOTES	L2-3	LANDSCAPE DETAILS
		BMP	CONSTRUCTION & POST CONSTRUCTION BMP'S
S1	STRUCTURAL NOTES		
S2	FOUNDATION PLAN & NOTES	TM	MAP
S3	SECOND FLOOR FRAMING PLAN		
S4	THIRD FLOOR FRAMING PLAN		
S5	ROOF FRAMING PLAN		

**PROJECT PRINCIPALS**

**OWNER:**  
TOURMALINE PROPERTIES  
944 ARCHER STREET  
SAN DIEGO, CA  
92109

**ARCHITECT:**  
DAN LINN  
5732 BELLEVUE AVE  
LA JOLLA, CA 92037  
858/459-8108

**LANDSCAPE ARCHITECT:**  
OUTSIDE DIMENSIONS  
STEVEN AMES  
15748 PASEO PENASCO  
ESCONDIDO, CA 92025  
619/977-2943

**CIVIL ENGINEERING/SURVEYOR:**  
METROPOLITAN MAPPING  
VERNON FRANCK PLS 7927  
3712 30th ST.  
SAN DIEGO, CALIFORNIA 92104  
619/584-6091

**PREPARED BY:** DANIEL LINN ARCHITECT  
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**PROJECT ADDRESS:** 1641-1647 HORNBLEND STREET,  
SAN DIEGO, CALIFORNIA 92109

**PROJECT TITLE:** HORNBLEND STREET TOWNHOMES  
**SHEET TITLE:** T1 TL1  
**ORIGINAL DATE:** 3/2015  
**PROJECT NUMBER:** \_\_\_\_\_  
**SHEET 1 OF \_\_\_\_\_**

REVISION 1: 8/10/15 REVISION 4: \_\_\_\_\_  
REVISION 2: 7/15/15 REVISION 5: \_\_\_\_\_  
REVISION 3: 7/16/15 REVISION 6: \_\_\_\_\_

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**HORNBLEND STREET TOWNHOMES**  
FOUR TOWNHOME DWELLINGS  
1641-1647 HORNBLEND STREET  
SAN DIEGO, CALIFORNIA 92109



UNIT FLOOR AREA TABULATIONS

	UNIT 1	2	3	4	TOTAL
1 <sup>ST</sup> FLOOR	437	361	685	371	1854
2 <sup>ND</sup> FLOOR	700	789	506	797	2792
3 <sup>RD</sup> FLOOR	434	474	228	490	1626
LIVING TOTAL	1571	1568	1395	1619	6310
DECKS (OPEN SPACE)	238	384	165	403	1190
GARAGES	231	226	208	211	876

GREEN CODE NOTES

- 16 "Automatic fire extinguishers installed at the time of final inspection shall be weather-based." (CGBCS 4.504.1)
- 17 "Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency." (CGBCS 4.408.1)
- 18 "A minimum of 50 percent of the construction waste generated at the site is diverted to recycle or salvage per CGBCS Section 4.408.1 and City ordinance."
- 19 "Before final inspection, a complete operation and maintenance manual shall be provided to the building occupant or owner. Contractor or owner shall submit an affidavit that confirms the delivery of the maintenance manual." (CGBCS 4.410.1)
- 20 "Duct openings and other related air distribution component openings shall be covered during construction." (CGBCS 4.504.1)
- 21 "Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits." (CGBCS 4.504.2.1) (New Issue)
- 22 "Paints, stains and other coatings shall be compliant with VOC limits." (CGBCS 4.504.2.2)
- 23 "Aerosol paints and coatings shall be compliant with product weighted MFR limits for VOC and other toxic compounds." (CGBCS 4.504.2.3)
- 24 "Documentation shall be provided to verify that compliant VOC limit finish materials have been used. A letter from the contractor and/or the building owner certifying what material has been used and its compliance with the Code must be submitted to the building inspector." (CGBCS 4.504.2.4)
- 25 "Carpet and carpet systems shall be compliant with VOC limits. A letter from the contractor and/or the building owner certifying what material has been used and its compliance with the Code must be submitted to the building inspector." (CGBCS 4.504.3)
- 26 "Fifty percent of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) Low-emitting Materials List or be certified under the Resilient Floor Covering Institute (RFCI) Floor Score program." (CGBCS 4.504.4)
- 27 "Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. A letter from the installer and/or the building owner certifying what material has been used and documenting its compliance with the Code must be submitted to the building inspector." (CGBCS 4.504.5)
- 28 "Framing shall not be enclosed when visible signs of water damage shall not be installed. Walls and floor enclosures. Moisture content shall be verified by either a probe type or contact type moisture meter. A certificate of compliance indicating date of test, location and results issued by the framer subcontractor or General Contractor must be submitted to the building inspector." (CGBCS 4.505.3)
- 29 "Exhaust fans which terminate outside the building are provided in every bathroom that contains a shower or tub. Unless remedying an environment of a whole house ventilation system, fans must be controlled by a humidistat which can adjust fan speed from 50 to 100 percent."
- 30 "Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input."
- 31 "Per 2010 Green Code Sec 4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances."

PLAN NOTES: (TYP)

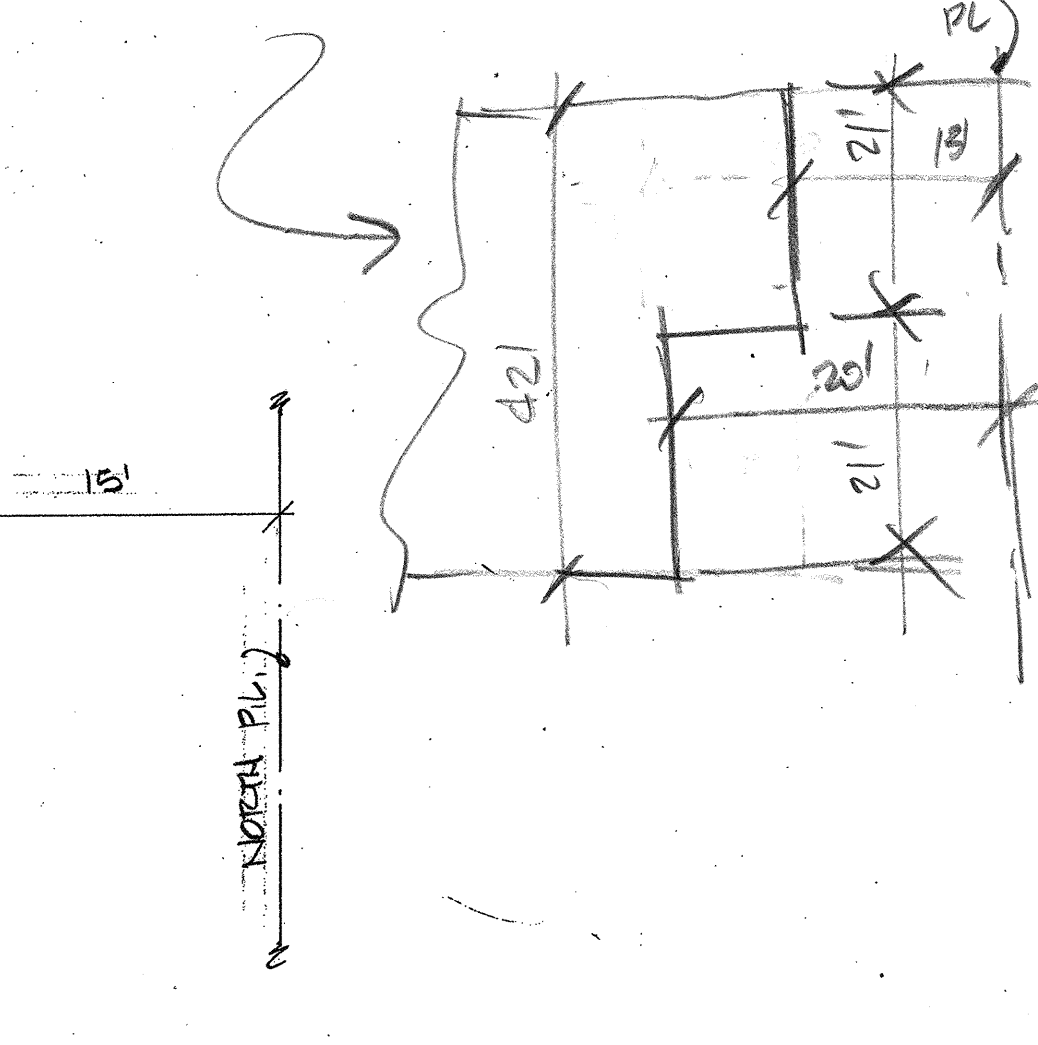
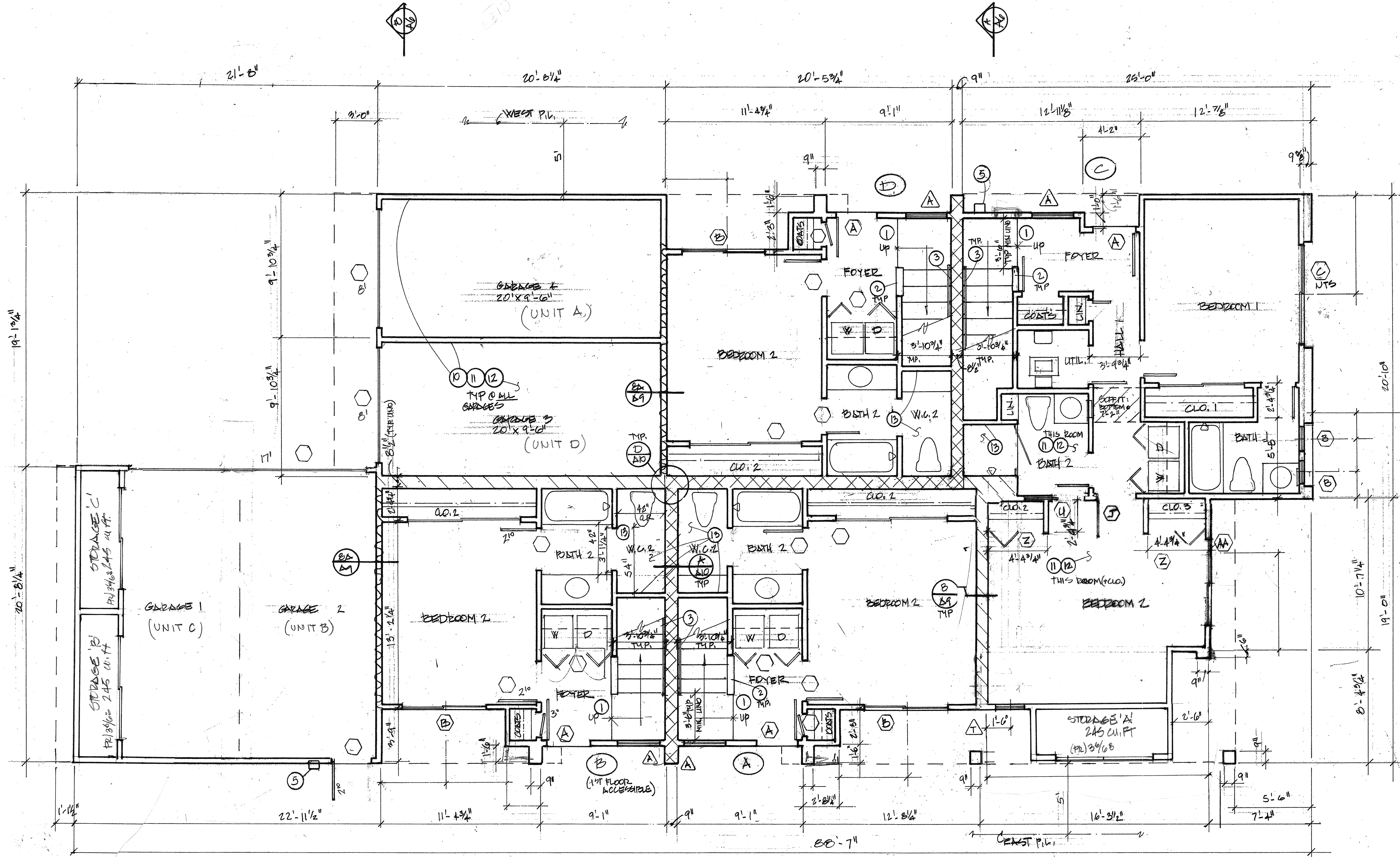
- 1 STAIRS: 14" R @ 7 7/8" EA. RUN = 10'4 1/4" NOSE (UNI.D) WITH 1/2" RCTED, MIN. HEADROOM = 6'8", MIN. W = 36" OR 42" PLAN.
- 2 GLUED/SCREW @ 4" ABOVE TREAD/NOSE, MAX. BALLUSTRA SPACING = 4"
- 3 HANDRAIL @ 4" @ 4" ABOVE TREAD/NOSE, MAX. BALLUSTRA SPACING = 4", BETWEEN RAIL TO WALL OR POST, RAIL D = MAX 1 1/2"
- 4 METAL FIREPLACE W/ 1/2" NON-COMBUSTIBLE HEARTH, BY CESSA/FMI, 1/2" @ 1/2" (OR EQ.) INSUL. FR. MFG. SPEC.
- 5 FIRE EXTINGUISHER IN GEM-1 RECESSED CAB. IN WALL @ 10' @ 2'
- 6 MAINTAIN ONE-HOUR RATING (IN BATED WALLS) BEHIND FIREPLACES, TUBS, MED. CABINETS, CHASES, SFPITS, ETC.
- 7 SEE SHIT. A10-12 FOR ELECTRICAL & PLUMBING PENETRATION NOTES
- 8 MAINTAIN 7' MIN. CUS. HEIGHT IN HALLS, KITCHENS, BATHS (MIN) MAINTAIN MIN. 7' CUS. CLR. NOT IN ALL HABITABLE ROOMS.
- 9 SEE SHIT. A9 FOR DRAFT & FIRESTOP NOTES
- 10 3/8" TYPE 'X' GYP. BD. ON ALL WALLS OF ALL GARAGES (EA. FACE)
- 11 2 1/2" TYPE 'X' GYP. BD. OF RESIL. CHANNEL (2 1/2" @ 24" CL) AT CL @ 5' MIN
- 12 HORIZ. SEP. ONE HOUR RATED FLOOR/CLG. (READ ONLY BETWEEN DIFFERENT UNITS) PER
- 13 3/8" TYPE 'X' GYP. BD. ON CLG./WALLS @ LIN. & CLG. FRONTS (UNDER STAIR DECKS)
- 14 DECK FINISHES: "DEC-O-TEX" ELASTOMERIC COATING 100/100 (150/100) 9' x 4" T&G PLYWOOD W/ BLOCKED EDGES, CASSIA ROOFING & WATERPROOFING
- 15 STAIRS: 16" R @ 7 7/8" EA. RUN = 10'4 1/4" NOSE, W = 42"

SET BACK NOTES:

FRONT = 15' MIN. / 20' END (50%/50%)  
 CLOG ENVEL = 4'2" @ 4' @ DE TARDOS 50' LOT W  
 1<sup>ST</sup> FLOOR @ 15' = 20' 10" 3  
 1<sup>ST</sup> FLOOR @ 20' = 21' 2" 3" "OK"

WALL LEGEND - TYPICAL

- DOUBLE 2x4 @ 2 1/2" TYPE 'X' GYP. BD. EA. FACE (1 HOUR) TWO HOUR RATED "FIREWALL"
- DOUBLE 2x4 @ 2 1/2" TYPE 'X' GYP. BD. EA. FACE (1 HOUR) ONE HOUR RATED
- 2x4 @ 16" @ 16" N.R. UNO
- 2x4 @ 16" @ 16" N.R. UNO
- 2x4 @ 16" @ 16" TYPE 'X' EA. FACE (1/2" GEM. PLASTER & BKT. (1 HOUR) AS OCCURS)



FIRST FLOOR PLAN

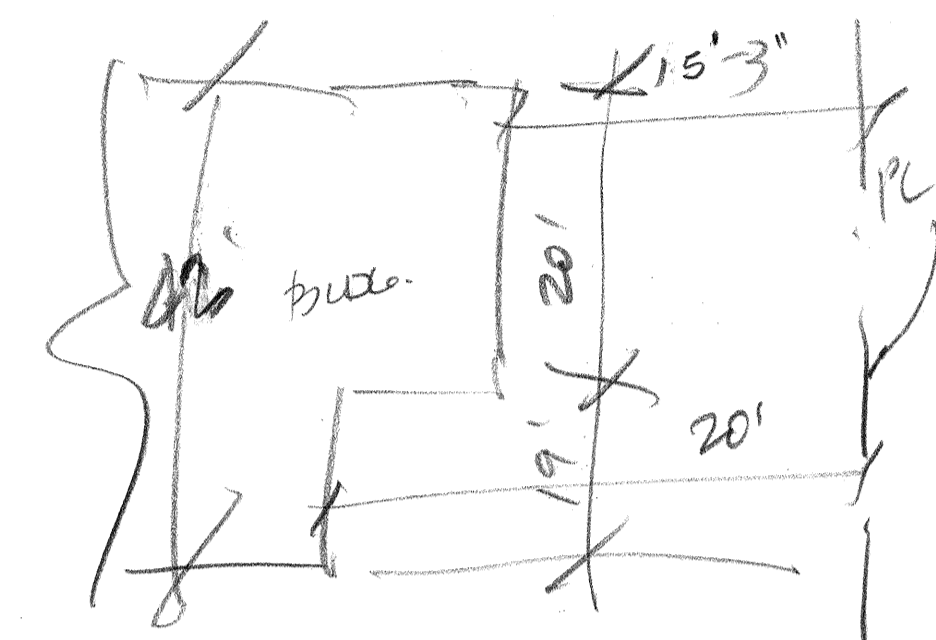
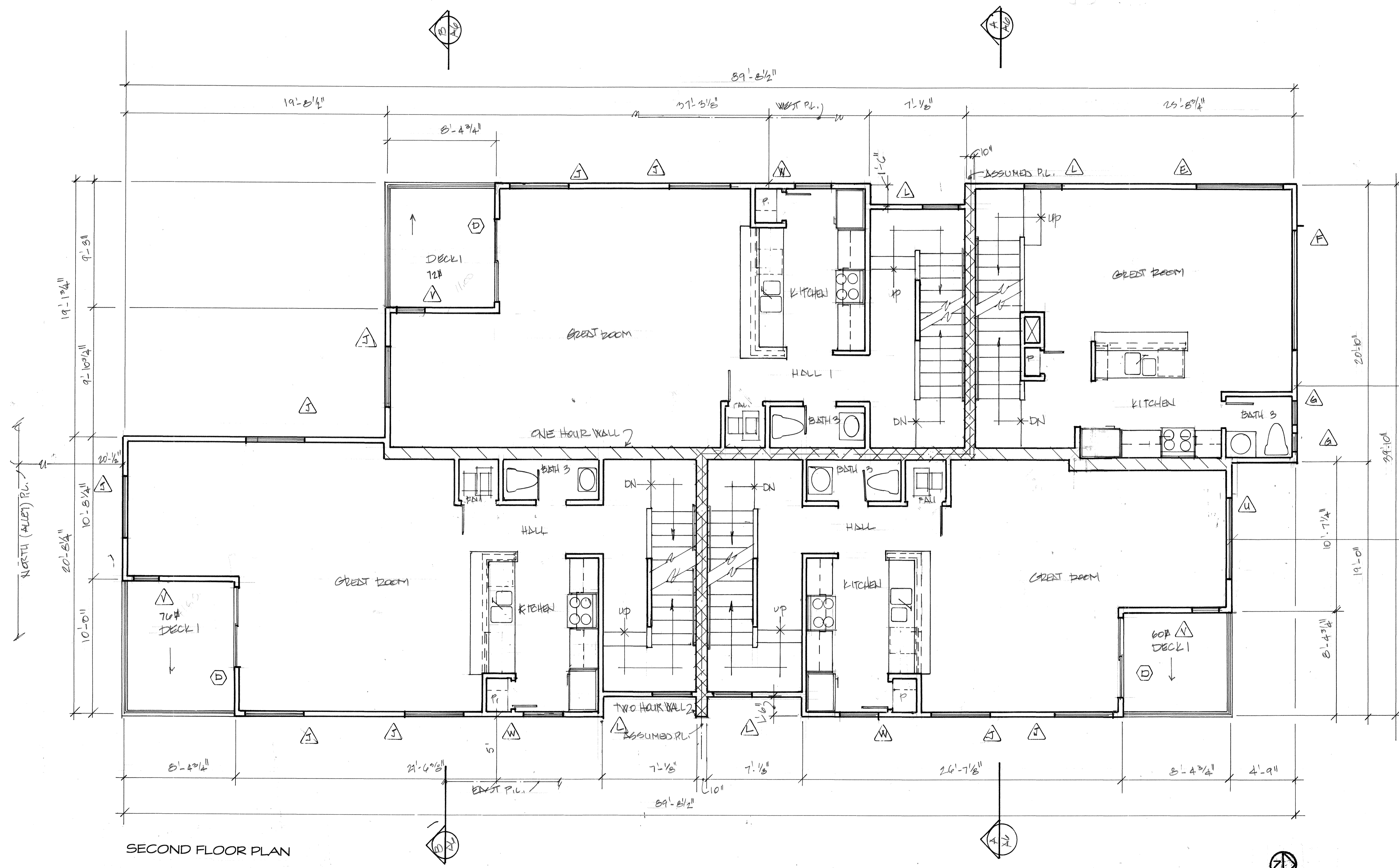
SEE MEI FOR ENCL. & CO. DETAILERS

PREPARED BY: DANIEL LINN ARCHITECT  
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 LA JOLLA, CA 92037  
 PROJECT ADDRESS: 1641-1647 HORNBLEND STREET,  
 SAN DIEGO, CALIFORNIA 92109  
 PROJECT TITLE: HORNBLEND STREET TOWNHOMES  
 SHEET TITLE: 1<sup>ST</sup> FLOOR PLAN  
 ORIGINAL DATE: 5/20/15  
 PROJECT NUMBER: \_\_\_\_\_  
 SHEET 2 OF \_\_\_\_\_  
 REVISION 1: 8/20/15 REVISION 4: \_\_\_\_\_  
 REVISION 2: 10/15/15 REVISION 5: \_\_\_\_\_  
 REVISION 3: 11/16/15 REVISION 6: \_\_\_\_\_

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**HORNBLEND STREET TOWNHOMES**  
 FOUR TOWNHOME DWELLINGS  
 1641-1647 HORNBLEND STREET  
 SAN DIEGO, CALIFORNIA 92109

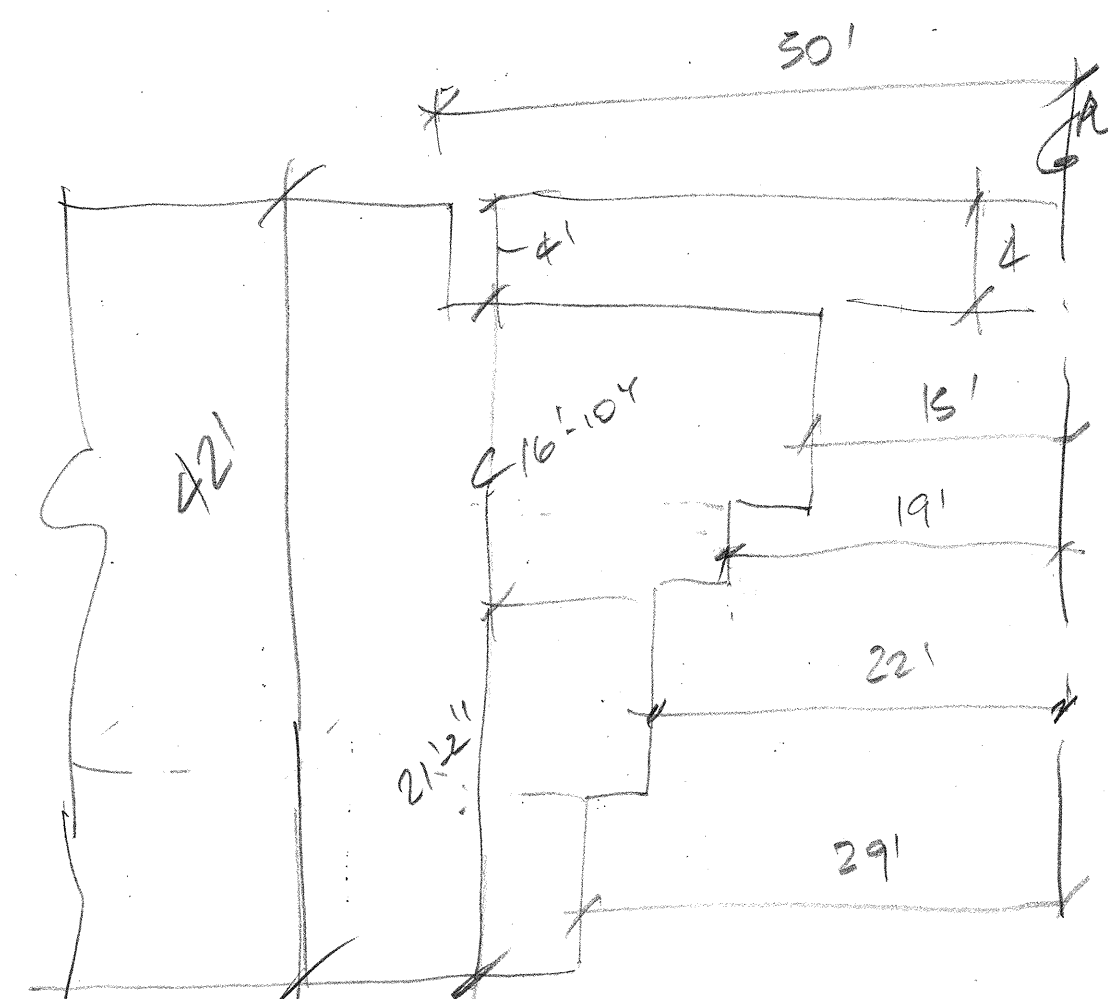
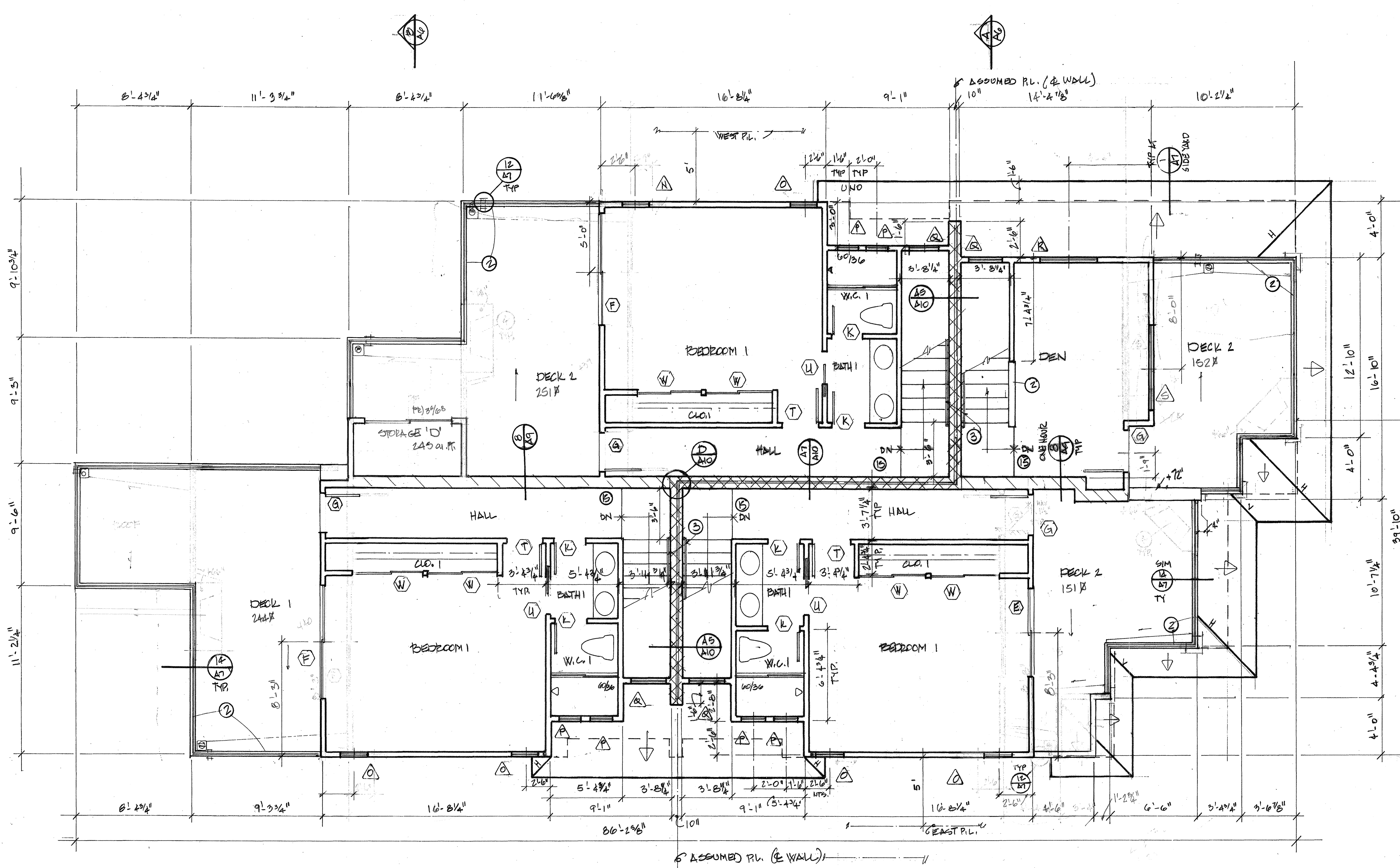
A1



SETBACK @ FRONT: (42' BUDGET ENVELOPE)  
 @ 20' (STD): 21'-2" 75%  
 @ 15' (MIN.): 20'-10" < 50%

SECOND FLOOR PLAN

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 PROJECT ADDRESS: 1641-1667 HORNBLEND STREET,  
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 PROJECT TITLE: HORNBLEND STREET TOWNHOMES  
 SHEET TITLE: 2ND FLOOR PLAN  
 ORIGINAL DATE: 5/2013  
 PROJECT NUMBER: \_\_\_\_\_  
 SHEET 3 OF \_\_\_\_\_  
 REVISION 1: 2/15/15 REVISION 4: \_\_\_\_\_  
 REVISION 2: \_\_\_\_\_ REVISION 5: \_\_\_\_\_  
 REVISION 3: \_\_\_\_\_ REVISION 6: \_\_\_\_\_



SET BACK @ FRONT (BLDG. LEVEL = 42')  
 @ 20' OR MORE (STND) = 25'-2 1/2" 750%  
 @ 15'-20' (MIN.) = 16'-10" < 50%

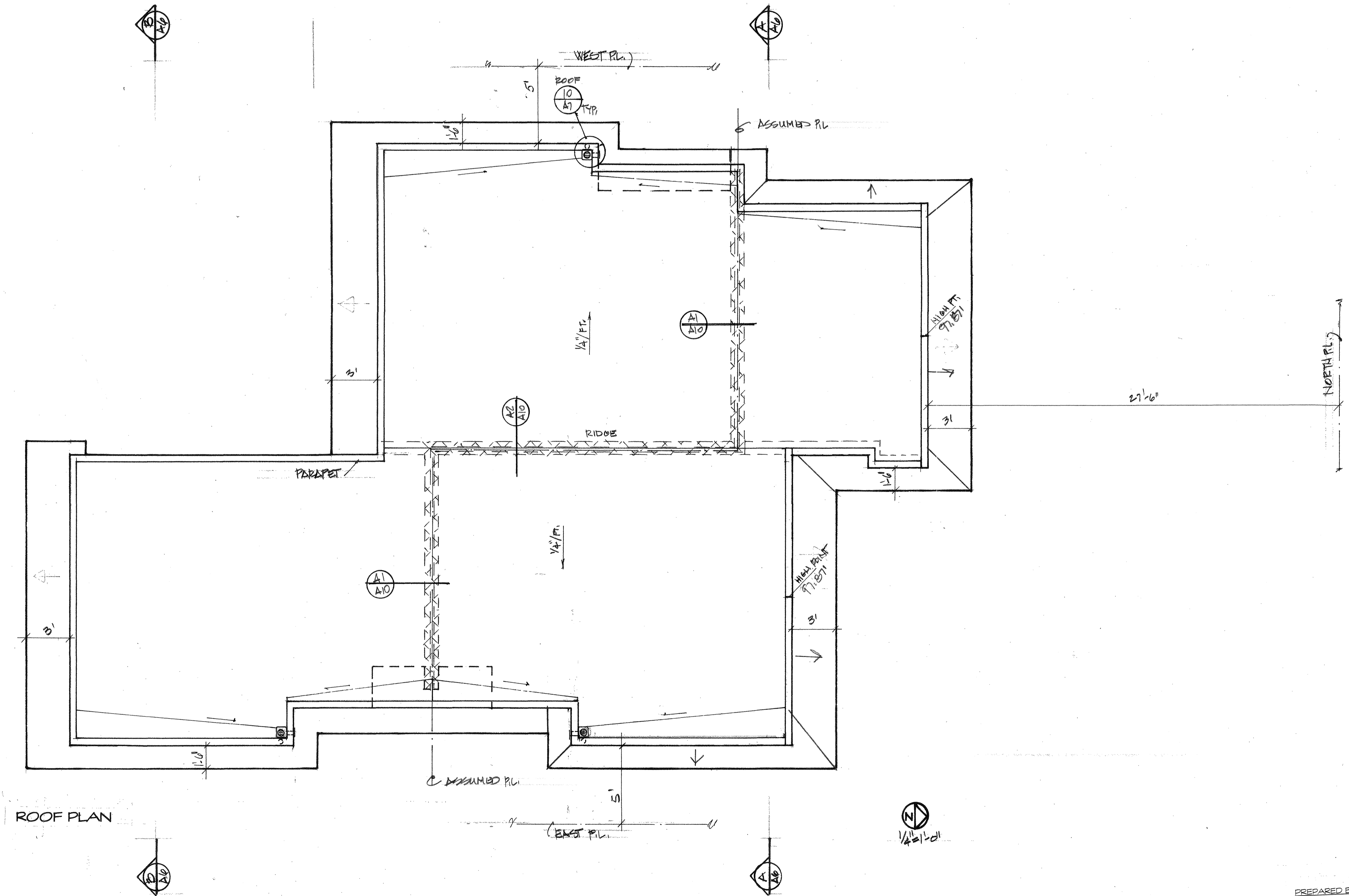
**THIRD FLOOR PLAN**

- SEE ALL FLOOR PLAN NOTES: (X) & WALL LEGEND
- SEE MBS FOR SMOKE & CO DETECTORS

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PROJECT ADDRESS:	1641 - 1667 HORNBLEND STREET SAN DIEGO, CALIFORNIA 92109
PROJECT TITLE:	HORNBLEND STREET TOWNHOMES
SHEET TITLE:	THIRD FLOOR PLAN
ORIGINAL DATE:	5/2/15
PROJECT NUMBER:	121815
SHEET # OF:	1
REVISION 1:	5/2/15
REVISION 2:	12/18/15
REVISION 3:	
REVISION 4:	
REVISION 5:	
REVISION 6:	

**ROOF NOTES**

- 1 SLOPED ROOF: PITCHES TO BE 2 / 12 UNO
- 2 "FLAT" ROOFS TO SLOPE MIN. 1/4" PER FT.
- 3 ROOFING MATERIAL: AT 2 / 12 ROOFS AND FASCIA PER PLAN: STANDING SEAM METAL, CLASS 'A' RATED ASSEMBLY, INSTALL PER MFG. SPEC. AND LOCAL CODE. ROOFING OVER 1 LAYER OF 30# BUILDING PAPER OR PER MFG. SPEC.
- 4 "FLAT ROOF: 3-PLY BUILT-UP ROOFING, CLASS 'A' RATED ASSEMBLY OR SINGLE PLY 'TORCH-DOWN' BY DIBTEN, ICBO NER455 OR EQUAL, CLASS 'A' RATED ASSEMBLY
- 5 ALL PENETRATIONS TO BE TOWARDS REAR OF BUILDINGS
- 6 ALL PENETRATIONS TO BE FULLY FLASHED/COUNTER FLASHED WITH 16 OZ. COPPER
- 7 ALL VALLEYS TO BE FLASHED W/ 16 OZ. COPPER
- 8 PROVIDE ROOF DRAINS TO DOWNSPOUTS AND OVERFLOWS TO DAYLIGHT AT "FLAT" AREAS PER PLAN
- 9 DECK COATING: 'DEX-O-TEX' (ICC/ESR 1757) OR EQUAL. INSTALL PER MFG. SPEC AND LOCAL CODE



ROOF PLAN

**Daniel Linn architect**  
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 656 459-8108 fax 656 459-8118

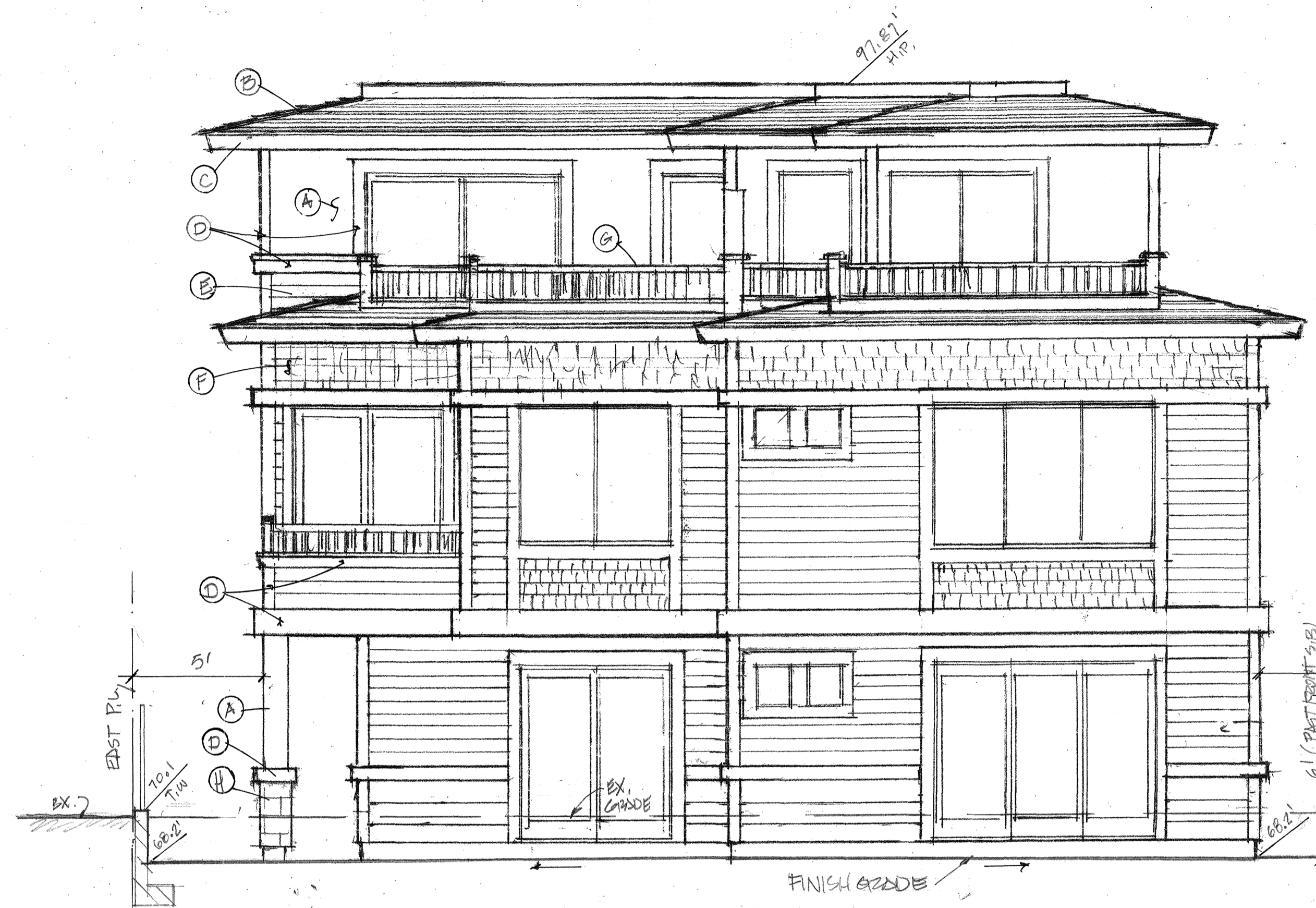
**HORNBLEND STREET TOWNHOMES**  
 FOUR TOWNHOME DWELLINGS  
 1641-1647 HORNBLEND STREET  
 SAN DIEGO, CALIFORNIA 92109

PREPARED BY: DANIEL LINN ARCHITECT  
 5732 BELLEVUE AVE  
 LA JOLLA, CA 92037  
 PROJECT ADDRESS: 1641-1647 HORNBLEND STREET,  
 SAN DIEGO, CALIFORNIA 92109  
 PROJECT TITLE: HORNBLEND STREET TOWNHOMES  
 SHEET TITLE: \_\_\_\_\_  
 ORIGINAL DATE: \_\_\_\_\_  
 PROJECT NUMBER: \_\_\_\_\_  
 SHEET \_\_\_\_\_ OF \_\_\_\_\_  
 REVISION 1 1 REVISION 4 \_\_\_\_\_  
 REVISION 2 ralis REVISION 5 \_\_\_\_\_  
 REVISION 3 \_\_\_\_\_ REVISION 6 \_\_\_\_\_

**A4**

ELEVATION LEGEND - TYP.

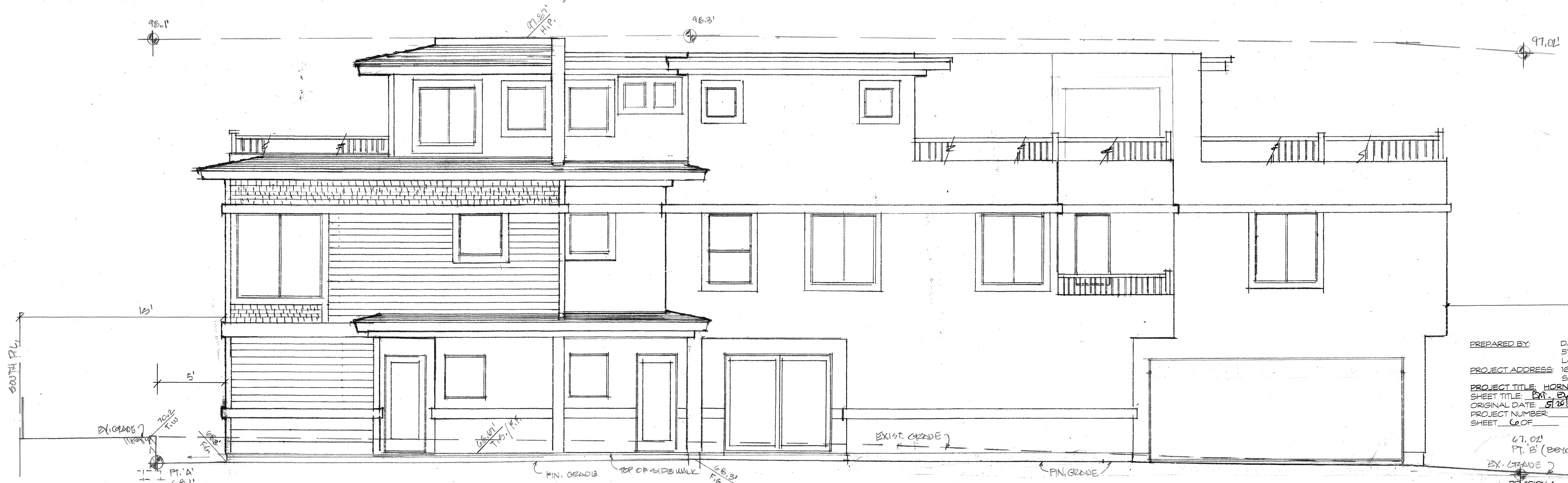
- (A) STUCCO: 3/8" MIN. "SAND" FINISH, COLOR BY OWNER
- (B) CONSTRUCTION JOINT: ALUMINUM REGLET
- (C) VENEER STONE: "EL DORADO STONE" PER MFG. SPEC
- (D) SIDING: SHIP LAP WOOD SIDING
- (E) GUTTER/DRAIN: METAL BRUSHED W/ WOOD CAP
- (F) ROOFING: STANDING SEAM METAL
- (G) FASCIA: METAL TO MATCH ROOFING
- (H) TRELLIS: WOOD TRELLIS



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

PREPARED BY: DANIEL LINN ARCHITECT  
 5732 BELLEVUE AVE  
 LA JOLLA, CA 92037  
 PROJECT ADDRESS: 1641 - 1847 HORNBLEND STREET,  
 SAN DIEGO, CALIFORNIA, 92109  
 PROJECT TITLE: HORNBLEND STREET TOWNHOMES  
 SHEET TITLE: EX. ELEV.  
 ORIGINAL DATE: 5/20/15  
 PROJECT NUMBER:  
 SHEET: 6 OF 6

67.02'  
 PT. B' (BEYOND)  
 EX. GRADE

REVISION 1 \_\_\_\_\_ REVISION 4 \_\_\_\_\_  
 REVISION 2 \_\_\_\_\_ REVISION 5 \_\_\_\_\_  
 REVISION 3 \_\_\_\_\_ REVISION 6 \_\_\_\_\_

**Daniel Linn architect**  
 5732 Bellevue Avenue La Jolla, CA 92037  
 858 459-8108 fax 858 459-8118

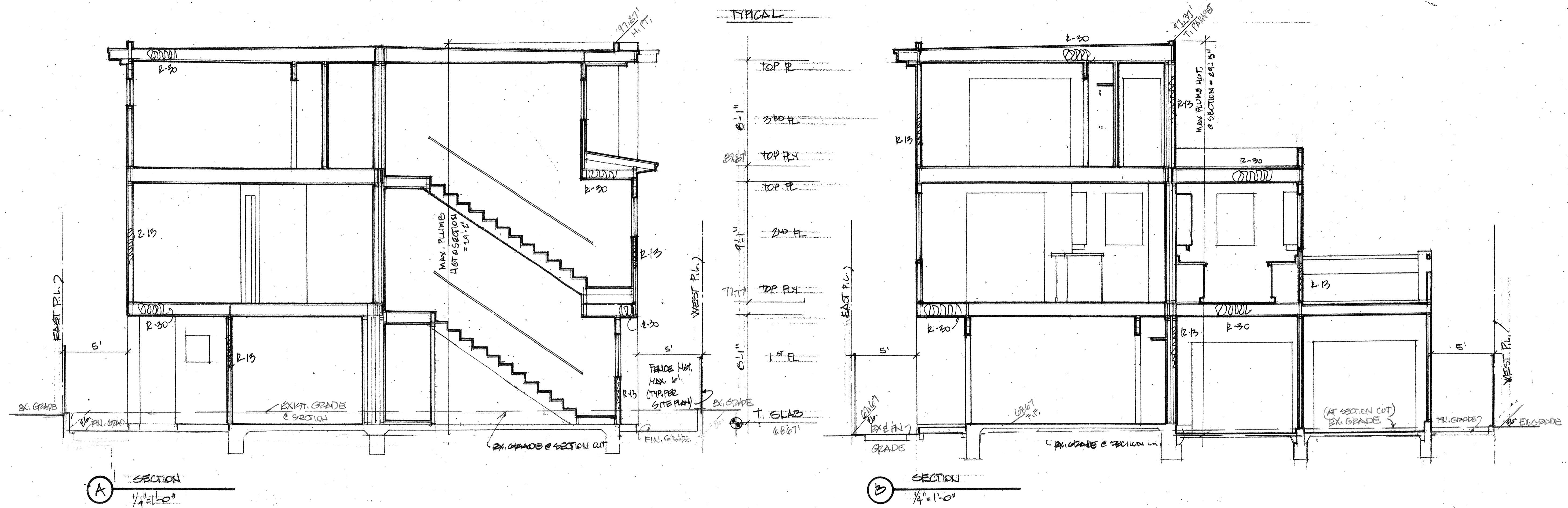
HORNBLEND STREET TOWNHOMES  
 FOUR TOWNHOME DWELLINGS  
 1641-1847 HORNBLEND STREET  
 SAN DIEGO, CALIFORNIA 92109

SOUTH RL. (ALLEY)

A5

Daniel Linn architect  
5732 Bellevue Avenue  
La Jolla, CA 92037  
858-459-8108 fax 858-459-8118

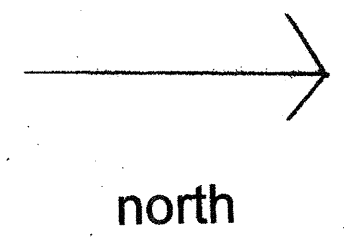
HORNBLEND STREET TOWNHOMES  
FOUR TOWNHOME DWELLINGS  
1641-1667 HORNBLEND STREET  
SAN DIEGO, CALIFORNIA, 92109



REVISION 1	REVISION 4
REVISION 2	REVISION 5
REVISION 3	REVISION 6

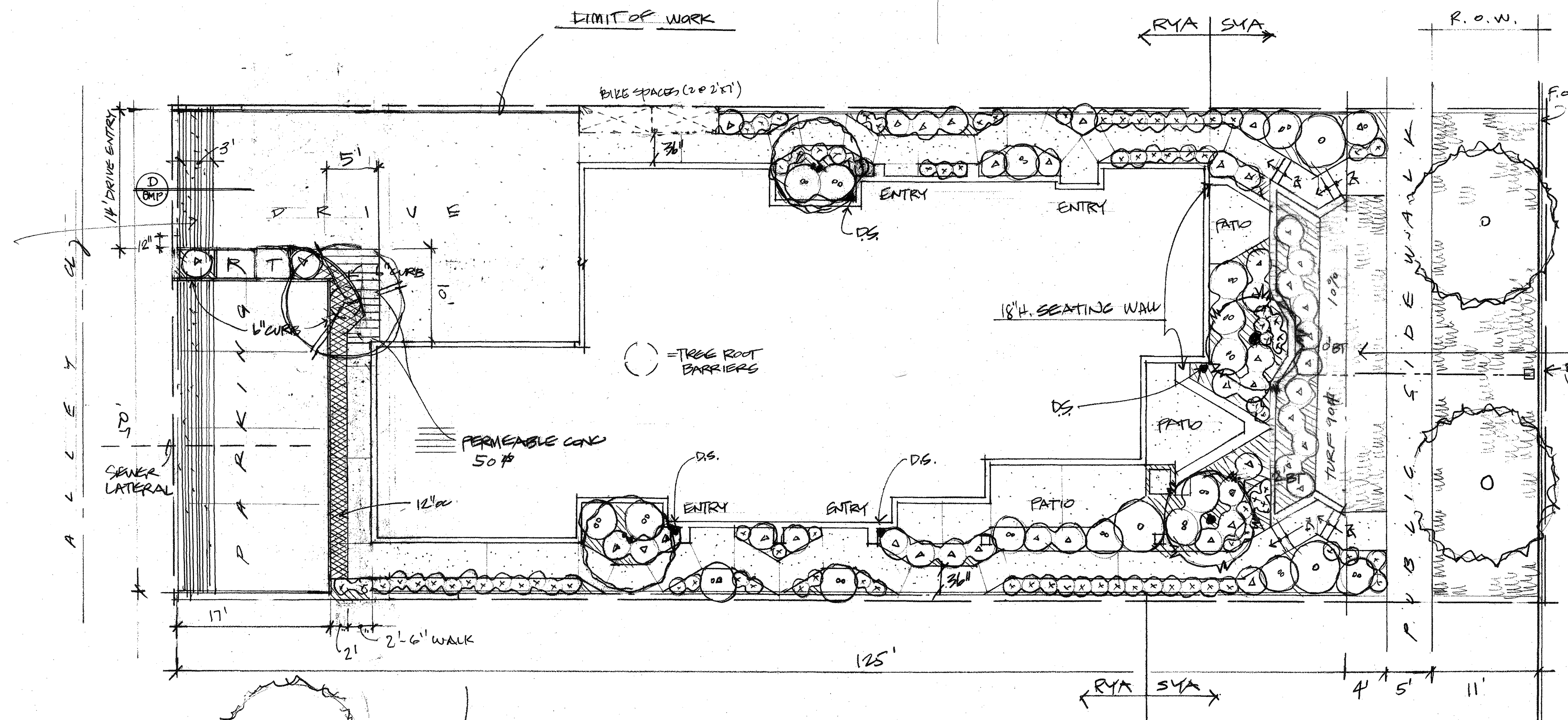
PREPARED BY: DANIEL LINN ARCHITECT  
5732 BELLEVUE AVE.  
LA JOLLA, CA 92037  
PROJECT ADDRESS: 1641-1647 HORNBLEND STREET,  
SAN DIEGO, CALIFORNIA, 92109  
PROJECT TITLE: HORNBLEND STREET TOWNHOMES  
SHEET TITLE: EX. & FIN. GRADES  
ORIGINAL DATE: 8/24/15  
PROJECT NUMBER:  
SHEET 7 OF 7

A6



landscape development plan

V.U.A. 1334: #  
.05/A = 67 AS  
ACH. 94 PS



S.Y.A. REQ.	
AREA TOTAL	918
REQ. LANDSCAPE	459
HARDSCAPE	201
ACHIEVED	717
S.Y. PLANT PTS REQ.	46
ACHIEVED	151
R.Y.A. REQ.	60 PTS
ACHIEVED	176

SYMBOL	FORM/FUNCTION	QUAN	BOTANICAL	COMMON	SIZE	MATURE HT.	SPREAD
	Street Tree	(2)	Jacaranda	Jacaranda	24" bx	25'	18'
	Palm	(2)	COCOS PALMOSA	QUEEN PALM PERLAN		40'	8'
	Patio Tree	(1)	Bauhinia	Orchid	24" bx	15'	12'
	Vertical Evergreen	(2)	Eriobotrya	Loquat	24" bx	15'	12'
	Vertical Evergreen	(2)	Tristania Conferta	Brisbane Box	24"	18'	12'
<b>SHRUBS/GROUND COVER</b>							
	Background/Screen	(3)	Leptospermum	var: 'Ruby Glow'	15G	6'	4'
	Background/Screen		Phormium Tenax	Flax	15G	6'	5'
	Background/Screen		Photinia	Photinia	15G	6'	5'
	Mounding	(18)	Raphiolepis Indica	var: 'Jack Evans'	5G	4'	4'
	Mounding		Pittosporum Tobira	var: 'Variegatta'	5G	4'	4'
	Mounding		Cistus	Rockrose	5G	4'	4'
	Low Mounding	(25)	Lavandula Dentata	Lavendar	5G	3'	3'
	Low Mounding		Raphiolepis Indica	var: 'Ballerina'	5G	3'	3'
	Low Mounding		Trachelospermum Jas.	Star jas. (bush form)	1G	2'	3'
	Low Mounding		Lantana mont.	Purple Lantana	1G	2'	3'
	Perennial Color	(15)	Agapanthus	Lily of the Nile	1G	1.5'	1.5'
	Perennial Color		Hemerocallis	Daylily	1G	1.5'	1.5'
	Turf		Marathon II	Fescue Grass	Sod		
	Mulch			Shredded bark mulch	Min. 2" deep all planter areas		
	GROUND COVER	(10)	AJUGA REPTANS	CARPET BUDLE	13"	6"	12"

NOTE: D.S. = DOWNSPOUT LOCATION  
SURFACE DRAIN TO STREET/ALLEY

**design statement:**  
property located at 1641 Hornblend Street, San Diego CA. having a Coastal Development (Discretionary) Permit required shall have Landscape Planning developed in accordance with City and Regional Stds. Street Trees shall be Jacaranda as approved species within the Pacific Beach Community Street Plan, District 3.  
No Existing Specimen Tree or Plant Materials are on site. All existing plant material located within the area defined as "Limit Of Work" shall be removed and replaced with size and kind described on planting plan. An Automatic Irrigation System shall be installed as per SD LTM to ensure healthy growth. All Plant materials chosen shall enhance the Architecture and be of a low maintenance and low water use variety. Irrigation system for all Planting areas shall be drip type for water conservation.

NOTE: ALL LANDSCAPE TREES SHALL BE PROVIDED WITH 400 FT ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA MIN DIM 1.5

Note: All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development manual Landscape Standards and all other landscape related City and Regional Standards.

Note: All landscape installation shall be maintained in accordance with the City of San Diego's Land Development Manual Landscape Standards.

Note: Maintenance: All required landscape areas shall be maintained by the owner. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

Note: Root barriers shall be placed at all trees within 5' of walks or driveways.

Note: If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired or replaced in kind and of equivalent size per the approved plans

**MINIMUM TREE SEPARATION DISTANCES**

Improvement	Min. distance to street tree
SEWER LINES	10'
Traffic signal/stopsign	20'
Underground utility lines	5'
Above ground utility structures	10'
Driveway entries	10'
Intersecting curbs of 2 streets	25'

Note: Irrigation: An irrigation system shall be provided as required for proper irrigation, development and maintenance of the vegetation. The design shall provide adequate support for the vegetation selected.

Note: Irrigation systems are to be installed as shown on the plans and in accordance with the criteria and standards of the City of San Diego Landscape Ordinance section 142.0403 and the City of San Diego Land Development Manual Landscape Standards.

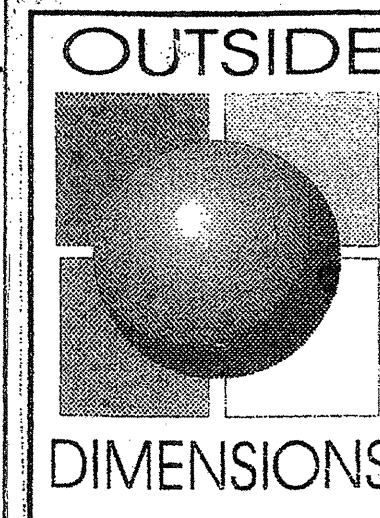
Prepared by: **OUTSIDE DIMENSIONS**  
15748 Paseo Penasco  
Escondido, CA 92025

Contact: Steven Ames  
Cell: 619/977-2943  
E-mail: stevesgotwood@aol.com

Project Name: \_\_\_\_\_  
Project Address: \_\_\_\_\_  
Sheet Title: **SAN DIEGO, CA LANDSCAPE DEV. PLAN**

Rev #2: 11/25/16  
Rev. 2: 10/10/15  
Rev. 1: 8/17/15  
Orig date: 4/20/15  
Sheet \_\_\_\_\_ of \_\_\_\_\_  
Dep# \_\_\_\_\_

**HORNBLEND STREET TOWNHOMES**  
Four Townhome Dwellings  
1641 Hornblend Street, San Diego, Ca



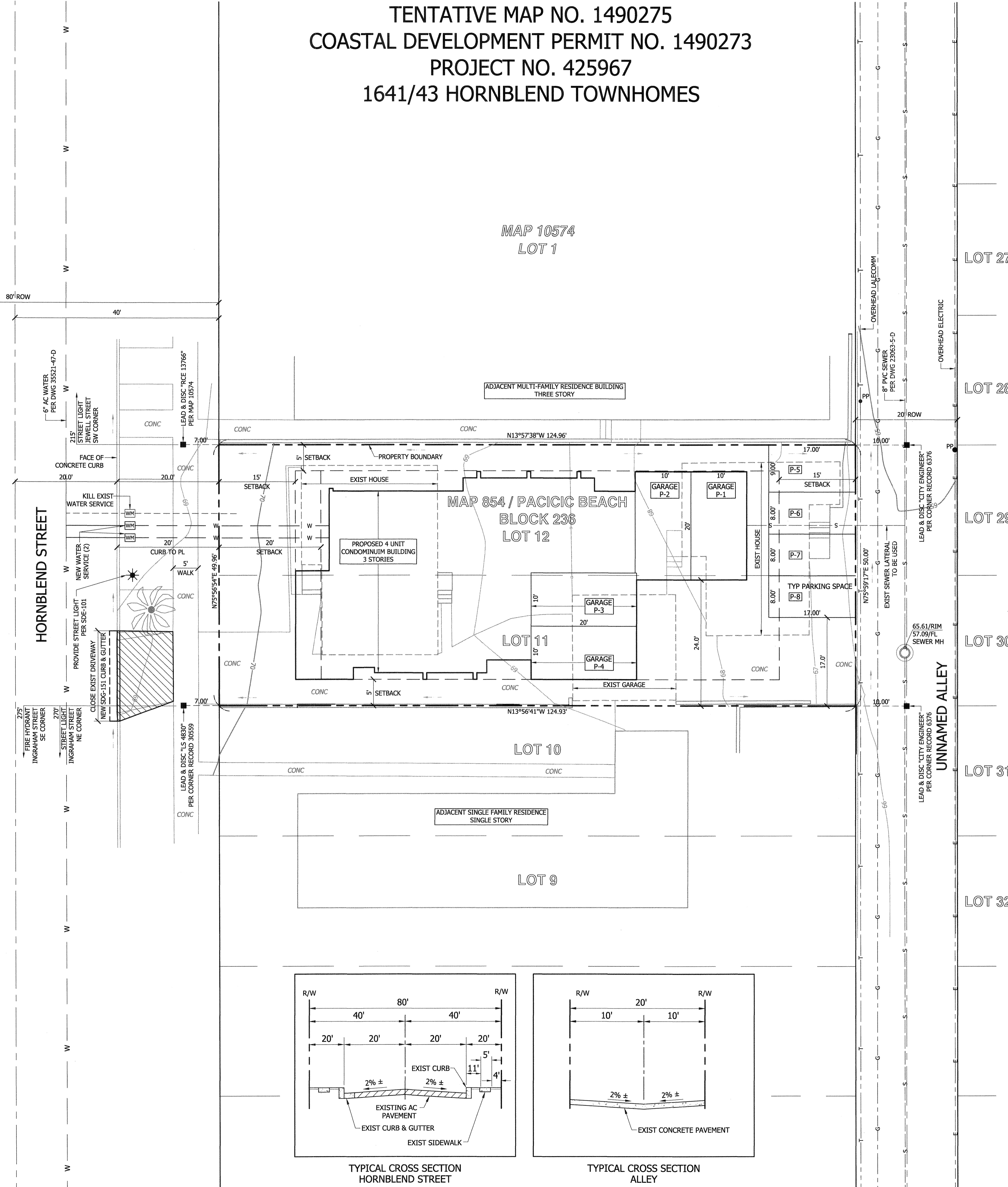
landscape design  
phone 619/977-2943  
fax 619/977-2943  
15748 Paseo Penasco  
Escondido, CA 92025

Date: 4/20/15  
Scale: 1/8" = 1'-0"  
Drawn: Steven  
Rev:

**L-1**

TENTATIVE MAP NO. 1490275  
 COASTAL DEVELOPMENT PERMIT NO. 1490273  
 PROJECT NO. 425967  
 1641/43 HORNBLEND TOWNHOMES

MAP 10574  
 LOT 1



**LEGEND: EXISTING FEATURES**

---	PROPERTY LINE
---	RIGHT OF WAY (ROW)
---	CENTER LINE
---	LOT LINE
---	FENCE WOOD
---	FENCE WOOD-CHAIN LINK
---	EDGE OF CONCRETE
---	OVERHEAD ELECTRIC LINE
---	SEWER LINE
---	WATER LINE
---	6" CMU WALL
---	CONCRETE SURFACE
---	GROUND COUNTOUR (5' INTERVAL)
---	GROUND COUNTOUR (1' INTERVAL)
---	(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)
---	BOUNDARY LINE DATA
---	SPOT ELEVATION (EXIST)
---	FOUND BOUNDARY MONUMENT
---	SURFACE FLOW

**ABBREVIATIONS**

APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
EL	ELEVATION
EXIST	EXISTING
FL	FLOWLINE
PP	UTILITY POLE
PS	PARKING SPACE
ROW	RIGHT OF WAY
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
WM	WATER METER

**EXISTING FRANCHISE UTILITY TABLE**

(TYPE)	(STATUS)
ELECTRIC	OVERHEAD
TELEPHONE	OVERHEAD
CABLE TELEVISION	OVERHEAD

**DEVELOPMENT SUMMARY**  
 COASTAL DEVELOPMENT PERMIT  
 TENTATIVE PARCEL MAP (FOR CONDOMINIUM PURPOSES)  
 TOTAL NUMBER OF EXISTING LOTS = 2  
 TOTAL NUMBER OF PROPOSED LOTS = 1

**SITE ADDRESS**  
 1641/43 HORNBLEND STREET STREET, SAN DIEGO, CA 92109  
 BETWEEN INGRAHAM STREET AND JEWELL STREET

**SITE AREA:** 6,250 SF / 0.143 ACRES

**GROSS FLOOR AREA:** 6,099 SF

**EXISTING AND PROPOSED ZONING**  
 BASE ZONE: RM-2.5  
 COMMUNITY PLAN: PACIFIC BEACH COMMUNITY PLAN

**OVERLAY ZONES**  
 COASTAL HEIGHT LIMIT  
 COASTAL (CITY)  
 PARKING IMPACT

**BUILDING SETBACKS**  
 FRONT YARD: STANDARD 20', MINIMUM 15' (MAX 50% OF BUILDING ENVELOPE WIDTH)  
 SIDE YARD: 4'  
 REAR YARD: 15'

**OFF-STREET PARKING SPACE REQUIREMENTS**  
 PARKING REQUIRED: 4 UNITS @ 2BR EACH (4 x 2) = 8 SPACES  
 PARKING PROVIDED: 8 SPACES

**DEVELOPMENT NOTES**  
 THIS IS A MAP OF 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 4.

**MONUMENTATION NOTES**  
 ALL PROPERTY CORNERS ARE SET AND A LOT CONSOLIDATION PARCEL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS WILL BE SET OR SHOWN ON THE MAP.

**REFERENCE DRAWINGS**  
 MAPS 697 & 854 (PACIFIC BEACH)  
 CORNER RECORD 30559

- NOTES**
- THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
  - EXISTING DRAINAGE PATTERNS SURFACE FLOW TO HORNBLEND STREET AND CONCRETE ALLEY
  - THE SUBDIVIDER SHALL INSTALL APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, IRRIGATION, AND FIRE) ADJACENT TO THE PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
  - THERE ARE NO KNOWN EASEMENTS ON THIS SITE.
  - THE PROJECT IS TO BE CONSTRUCTED/NEW CONSTRUCTION.

**PROJECT DATA**  
 NUMBER OF RESIDENTIAL UNITS: 4  
 TOTAL FLOOR AREA OF RESIDENTIAL UNITS: 6,099 SF

NUMBER OF STORIES: 3  
 NUMBER OF BUILDINGS: 1  
 EXISTING USE: MULTI-FAMILY RESIDENTIAL  
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL  
 EXISTING ZONING: RM-2.5  
 YEAR OF CONSTRUCTION: NEW CONSTRUCTION

**PROJECT SOILS CONDITION**  
 EXISTING DEVELOPED SITE

**PROJECT PERMITS REQUIRED**  
 TENTATIVE PARCEL MAP  
 LOT CONSOLIDATION PARCEL MAP FOR CONDOMINIUM PURPOSES  
 COASTAL PERMIT (CITY)

**PROJECT ADDRESS**  
 1641/43 HORNBLEND STREET STREET, SAN DIEGO, CA 92109

**PROJECT OWNER**  
 TOURMALINE PROPERTIES, INC.  
 944 ARCHER STREET, SAN DIEGO, CA 92109

BEN RYAN, PARTNER DATE

**LEGAL DESCRIPTION**  
 LOTS 11 AND 12, IN BLOCK 236 OF PACIFIC BEACH, ACCORDING TO MAPS THEREOF NO. 697 AND 854, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 8, 1892 AND SEPTEMBER 28, 1898, RESPECTIVELY.

**SOURCE OF TOPOGRAPHY**  
 FIELD SURVEY BY METROPOLITAN MAPPING, APRIL, 2013

**BASIS OF ELEVATIONS**  
 CITY OF SAN DIEGO BENCHMARK DESCRIPTION: BRASS PLUG (NEBP)  
 TOP OF CURB, NORTHEAST CORNER JEWELL STREET & GARNET AVENUE  
 ELEVATION: 74.267 FEET M.S.L. DATUM: NAVD 29 (M.S.L.)

**BASIS OF BEARINGS**  
 THE CENTERLINE OF GRAND AVENUE PER PARCEL MAP NO. 19074  
 I.E., N75°53'43"E

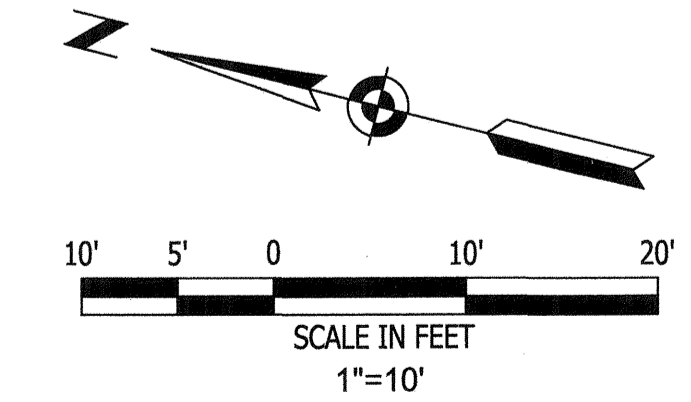
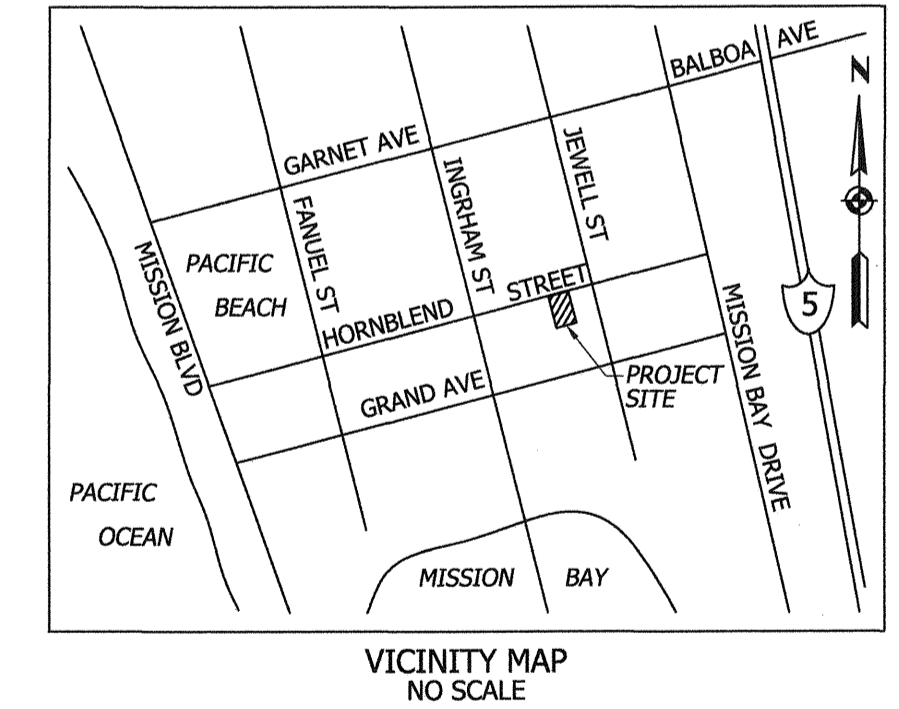
**COORDINATES**  
 NAD 27: 230-1695 CCS 83: 1870-6255

**ASSESSOR'S PARCEL NUMBER**  
 APN 424-012-08

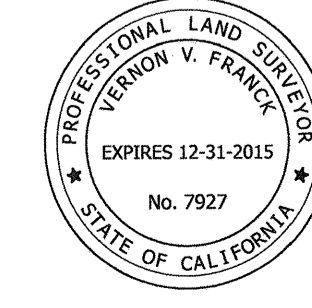
**PROJECT NAME**  
 1641/43 HORNBLEND TOWNHOMES

**SHEET TITLE**  
 TENTATIVE MAP NO. 1490275  
 COASTAL DEVELOPMENT PERMIT NO. 1490273

PTS NO. 425967 I.O. NO. 24005913 SHEET 1 OF 1



PREPARED BY:  
 METROPOLITAN MAPPING  
 3712 30TH STREET  
 SAN DIEGO, CA 92104  
 TAL: 619-564-6091  
 FAX: 619-330-1830  
 email: metromap.sd@gmail.com



VERNON V. FRANCK, PLS 7927 DATE

