



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: September 27, 2017 REPORT NO. HO-17-062  
HEARING DATE: October 4, 2017  
SUBJECT: Edgeworth TM/SDP. Process Three Decision.  
PROJECT NUMBER: [486903](#)  
OWNER/APPLICANT: Fahrzin Hemmati, Owner/Mehrdad Hemmati, Applicant.

### SUMMARY

Issues: Should the Hearing Officer approve the subdivision of one lot, with an existing single dwelling unit, into two lots with the construction of a 3,531-square-foot single dwelling unit with attached companion unit on one lot and the construction of a 653-square-foot detached companion unit on the lot with the existing dwelling unit located at 5122 Edgeworth Road within the Pacific Beach Community Plan area?

### Staff Recommendations:

1. Approve Tentative Map No. 1717598; and
2. Approve Site Development Permit No. 1719630.

Community Planning Group Recommendation: On May 24, 2017, the Pacific Beach Planning Group voted 9-3-1 to recommend approval of the proposed project with one suggested condition.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction). The project site has been previously disturbed and there is an existing residence on the parcel. A biological resources report was conducted and it was determined that impacts to sensitive biological resources were minimal and did not exceed the thresholds as described in the City's CEQA Significance Determination Thresholds. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 29, 2017, and the opportunity to appeal that determination ended July 17, 2017.

## BACKGROUND

The 0.97-acre site is located east of Kate O. Sessions Memorial Park, south of the intersection of Soledad Mountain Road and Edgeworth Road. The site is within the RS-1-4, Coastal Height Limitation Overlay, Very High Fire Severity Overlay Zones, and is designated as a protected single-family area within the Pacific Beach Community Plan area (Attachments 1-3).

The project site slopes from 260 feet above mean sea level (MSL) on the northwestern portion of the site, into a deep crevice/canyon on the southeast corner of the lot at 180 feet above MSL. The subject site was graded in 1965 as part of the Harbor Crest Subdivision. The Land Development Code's Steep Hillside Guidelines define steep hillsides as natural gradient of at least 25 percent. Steep hillsides are located on the property, however, a 50-foot-wide water easement that transects the site separates natural, steep hillsides and previously graded areas. As the project is proposed on portions of the site that were previously graded, the steep hillside development regulations do not apply. The project site contains Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources (Coastal Diegan Sage Scrub) and is adjacent to Multiple Habitat Planning Area (MHPA).

## DISCUSSION

Project Description: The project proposes the subdivision of the 0.97-acre site into two lots- 1) a 0.27-acre lot containing the existing dwelling and a proposed detached 653-square-foot companion unit, and 2) a 0.70-acre lot with a new dwelling and attached companion unit. Because of the project's location adjacent to Kate O. Sessions park and within the Very High Fire Severity Overlay Zone, the proposed project features 1-hour fire-rated construction in addition to Brush Management Zones.

Environmental Analysis: The project site has been previously disturbed and there is an existing residence on the parcel. Although the site contains Environmentally Sensitive Lands (ESL) in the form of sensitive habitat and is adjacent to the Multi-Habitat Planning Area (MHPA), impacts to sensitive biological resources were determined not to be significant. This determination was based on a biological technical report that showed that the impacts to sensitive habitat (Diegan Coastal Sage Scrub) were under the 0.1-acre threshold as described in the City's CEQA Significance Determination Thresholds. Due to the project's adjacency to the MHPA, a Site Development Permit is required, and includes conditions for compliance with the applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City's Multiple Species Conservation Program (MSCP). Therefore as previously stated the impacts were determined not to be significant and the project qualified to be Exempt from CEQA pursuant to Section 15303.

Community Planning Group Recommendation: On May 24, 2017, the Pacific Beach Planning Group recommended approval with a condition that short term rentals not be allowed on the property. The City does not restrict Short Term Vacation rentals in RS Zones and therefore, staff did not add this condition of approval to the draft permit.

Community Plan Analysis: The Pacific Beach Community Plan (PBCP) serves as the City's adopted land use plan for this community and contains the more detailed area-specific land use recommendations required by the General Plan. The PBCP designates the project site for residential

development, identified as a Protect Single Family area, with a residential density of 2-5 dwelling units per acre (du/ac). The proposed project meets this range at 2.06 du/ac.

A goal of the residential element of the PBCP aims to ensure that properties reflect the scale and character of established neighborhoods. The character of the neighborhood along Edgeworth Road is a mixture of building forms, masses, and articulation of structures. Existing residential housing in the vicinity of the project site is a blend of residential development types, including single story dwellings from the 1960s to three-story dwellings from the 2000s. Surrounding development includes a variety of architectural styles from Craftsman to Contemporary. The proposed development's contemporary style is reflective of the architectural design and scale characteristic of the project vicinity, and is consistent with the General Plan and PBCP goals encouraging neighborhood "compatibility and continuity."

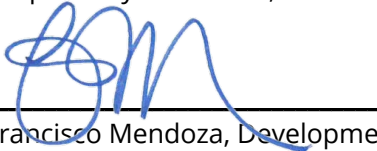
The site contains Environmentally Sensitive Lands (ESL) in the form of sensitive biology and steep hillsides. The project does not impact those resources, which meets the PBCP's goal of preserving significant environmental resource areas, specifically Kate Sessions Park and its sensitive habitat. To continue to preserve these resources, the project proposes a Covenant of Easement over the identified areas.

Conclusion: The proposed project meets all applicable regulations and policy documents, and staff supports a determination that the project is consistent with the recommended land use, design guidelines, and development standards in effect for this site pursuant to the adopted Pacific Beach Community Plan, San Diego Municipal Code, and the General Plan. Staff has prepared draft findings and draft conditions of approval, and recommends approval of the project as proposed.

#### ALTERNATIVES

1. Approve Tentative Map No. 1717598 and Site Development Permit No. 1719630, with modifications.
2. Deny Tentative Map No. 1717598 and Site Development Permit No. 1719630, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

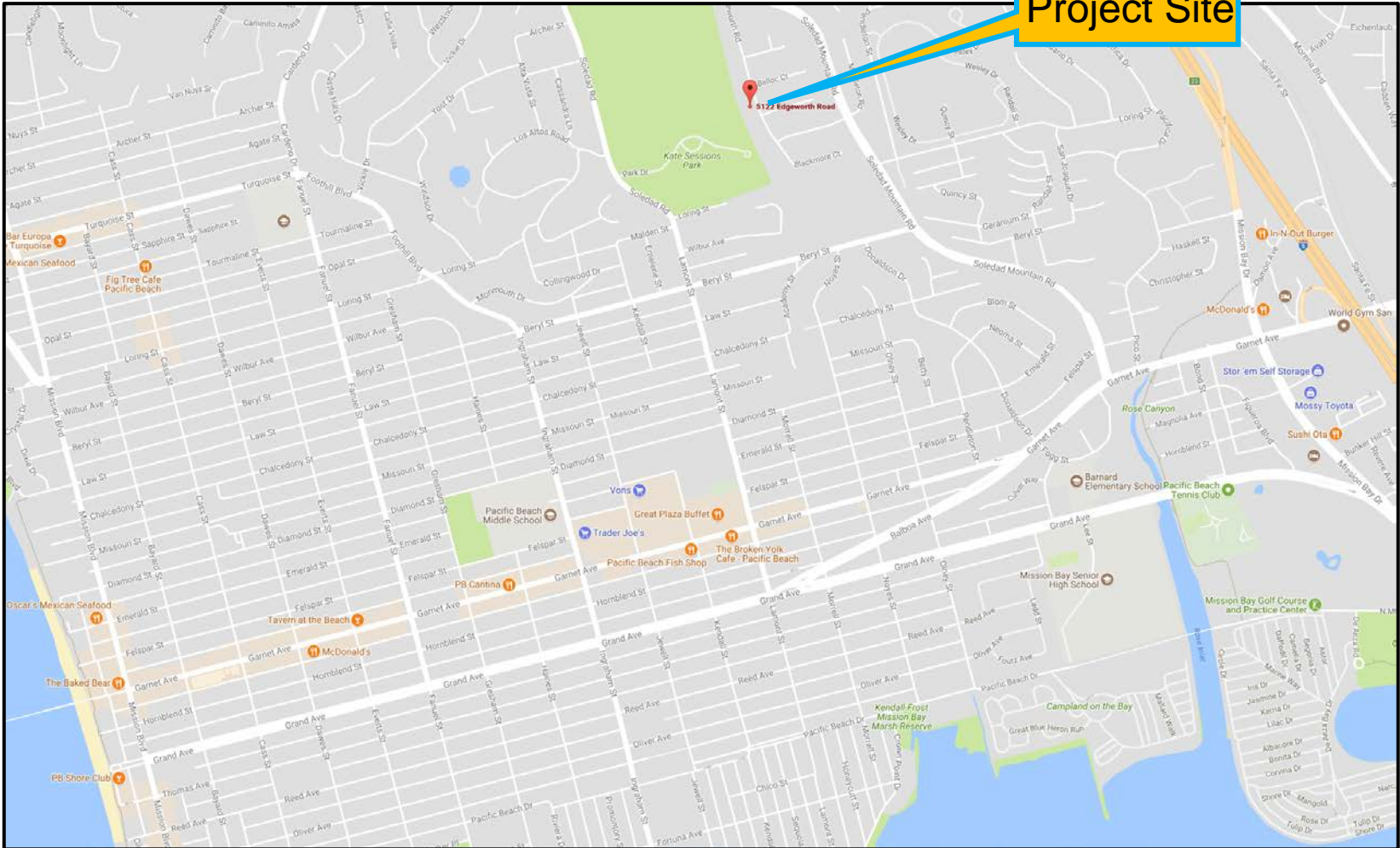


Francisco Mendoza, Development Project Manager

#### Attachments:

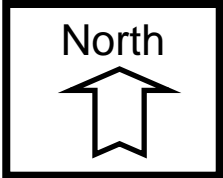
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|-----------------------------------|---|
| 1. Project Location Map           | 7. Draft Permit with Conditions             |
| 2. Community Plan Land Use Map    | 8. Draft Map Conditions                     |
| 3. Aerial Photograph              |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

**Project Site**

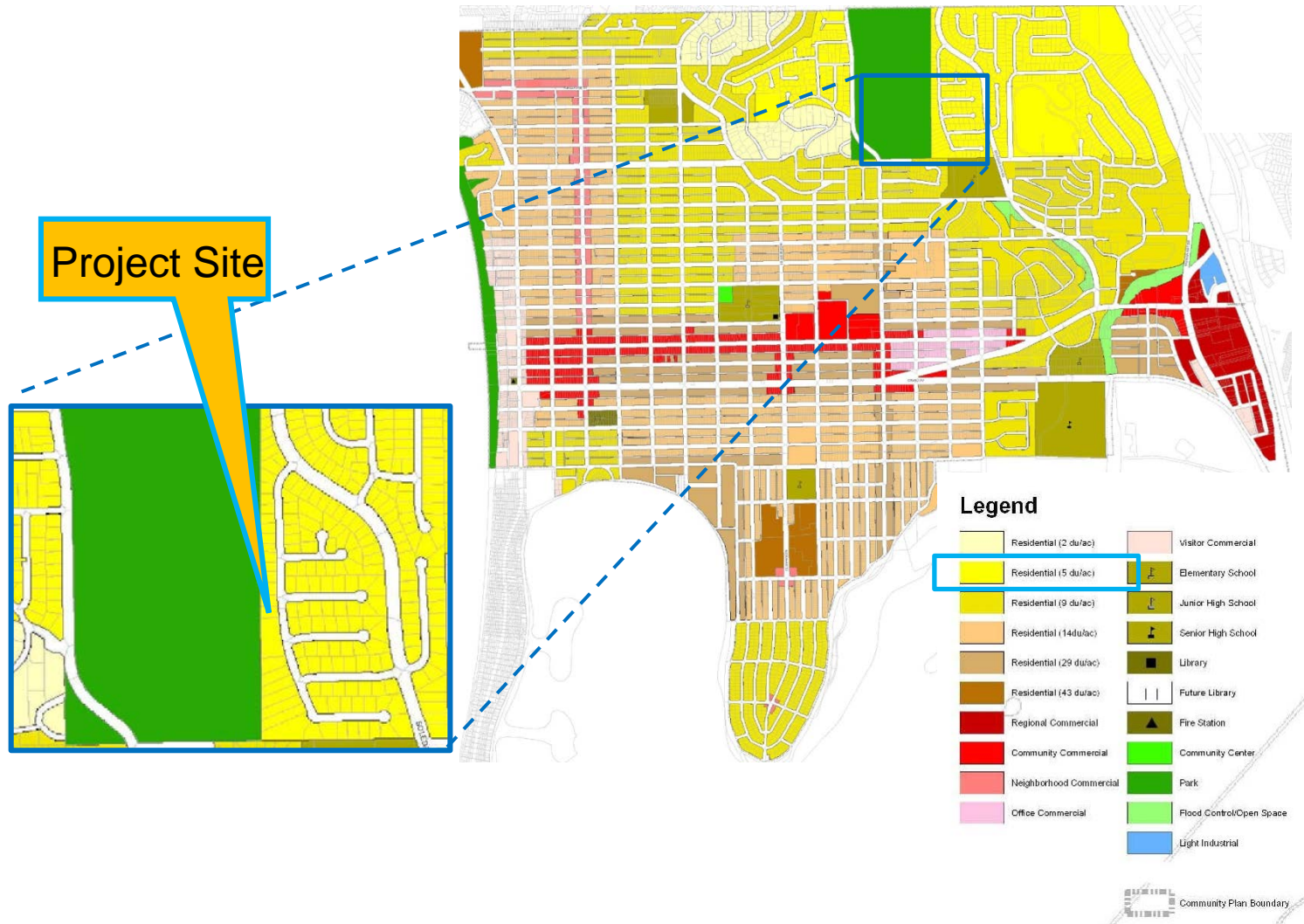


# Project Location Map

Edgeworth TM/SDP - 5122 Edgeworth Road  
Project No. 486903

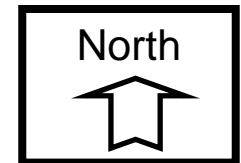






# Land Use Map

Edgeworth TM/SDP - 5122 Edgeworth Road  
 Project No. 486903





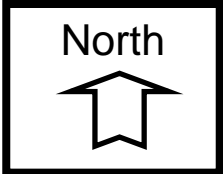


Project Site



## Aerial Photograph

Edgeworth TM/SDP - 5122 Edgeworth Road  
Project No. 486903



<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Edgeworth TM/SDP	
<b>PROJECT DESCRIPTION:</b>	Subdivision of Two Lots. Construction of 1 detached Companion unit and Construction of a second dwelling unit with attached Companion unit.	
<b>COMMUNITY PLAN AREA:</b>	Pacific Beach	
<b>DISCRETIONARY ACTIONS:</b>	Site Development Permit / Tentative Map	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Residential - Single Family Protected	
<b>ZONING INFORMATION:</b>		
<b>ZONE:</b>	RS-1-4 (minimum 10,000-sf lots)	
<b>HEIGHT LIMIT:</b>	24' or 30' (Coastal Height Limitation Overlay)	
<b>LOT SIZE:</b>	0.70-acre and 0.27-acre (11,740-sf)	
<b>FLOOR AREA RATIO:</b>	0.15 and 0.35	
<b>FRONT SETBACK:</b>	20 feet	
<b>SIDE SETBACK:</b>	5 feet	
<b>STREETSIDE SETBACK:</b>	N/A	
<b>REAR SETBACK:</b>	20 feet	
<b>PARKING:</b>	2 per dwelling +1 for companion unit (6 provided)	
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential; RS-1-4	Single Dwellings
<b>SOUTH:</b>	Residential; RS-1-4	Single Dwellings
<b>EAST:</b>	Residential; RS-1-4	Single Dwellings
<b>WEST:</b>	Open Space; OP-1-1	Open Space; Kate O. Sessions Memorial Park
<b>DEVIATION REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On May 24, 2017, the Pacific Beach Community Planning Board voted 9-3-1 to recommend approval of the project with one suggested condition.	

HEARING OFFICER RESOLUTION NO. HO-\_\_\_\_\_  
SITE DEVELOPMENT PERMIT NO. 1719630  
**EDGEWORTH TM/SDP - PROJECT NO. 486903**

WHEREAS, FAHRZIN HEMMATI, an Individual, Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide into two lots and construct an additional dwelling unit and companion unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1719630), on portions of a 0.97-acre site;

WHEREAS, the project site is located at 5122 Edgeworth Road, in the RS-1-4 and Coastal Height Limitation Overlay Zones of the Pacific Beach Community Plan area.

WHEREAS, the project site is legally described as Lot 78 of Harbor Crest No. 3, according to Map No. 5541, filed in the Office of County Recorder of San Diego County March 1, 1965;

WHEREAS, on June 29, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on October 4, 2017, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1719630, 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 October 4, 2017.

**SITE DEVELOPMENT PERMIT [SDMC Section 125.0504]**

**1. Findings for all Site Development Permits:**

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

The Edgeworth project proposes the subdivision of the 0.97-acre site into two lots- 1) a 0.27-acre lot containing the existing dwelling and a proposed detached 653-square-foot companion unit, and 2) a 0.70-acre lot with a new 3,531-square-foot single dwelling unit with attached companion unit. The Pacific Beach Community Plan (PBCP) serves as the City's adopted land use plan for this community and designates the project site for residential development, identified as a Protect Single Family area, with a residential density of 2-5 dwelling units per acre (du/ac). The proposed project meets this range at 2.06 du/ac.

A goal of the residential element of the PBCP aims to ensure that properties reflect the scale and character of established neighborhoods. The character of the neighborhood along Edgeworth Road is a mixture of building forms, masses, and articulation of structures. Existing residential housing in the vicinity of the project site represents a blend of residential development types, including single story dwellings from the 1960s to three-story dwellings from the 2000s. Surrounding developments include a variety of architectural styles including Ranch, Georgian, Contemporary and Modern styles. The proposed development is reflective of the architectural design and scale characteristic of the project vicinity, and is consistent with the General Plan and PBCP goals encouraging neighborhood "compatibility and continuity." Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The City of San Diego as Lead Agency under the California Environmental Quality Act determined that this project would not result in any significant effects on the environment. Although the site contains Environmentally Sensitive Lands (ESL) in the form of sensitive habitat and is adjacent to the Multi-Habitat Planning Area (MHPA), impacts to sensitive biological resources were determined not to be significant. This determination was based on a biological technical report that showed that the impacts to sensitive habitat (Diegan Coastal Sage Scrub) were under the 0.1-acre threshold as described in the City's CEQA Significance Determination Thresholds.

The proposed development has been designed to conform with the City of San Diego's codes, policies, and regulations whose primary focus is the public's health, safety and welfare. The proposed development will construct necessary sewer and water facilities to serve the occupants. All structures constructed will be reviewed by City staff for compliance with all relevant and applicable building, electrical, mechanical, and fire codes to assure the structures will meet or exceed the current City regulations. The proposed development has been reviewed by City staff and is consistent with the City's policies and requirements. Additionally, the permit controlling the development contains conditions addressing the project compliance with the City's regulations and policies, and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project site is zoned RS-1-4, and the development will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire code requirements. Environmentally sensitive lands in the form of sensitive habitat and steep hillsides are located on site, however, no development will occur within the steep hillside areas. Drainage from the site will be directed away from any steep

hillside area and directed onto Edgeworth Road with gutter system and underdrain pipes designed to carry surface drainage runoff. The project complies with all of the development regulations in effect for the site including but not limited to setbacks, landscaping, floor area ratio, height and parking. No deviations are proposed. Therefore, the proposed development complies with the applicable regulations.

**2. Supplemental Findings – Environmentally Sensitive Lands**

**a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to Environmentally Sensitive Lands.**

Environmentally sensitive lands (ESL) in the form of sensitive habitat and steep hillsides are located on site, however, no development will occur within the steep hillside areas. The proposed new dwelling unit will be built on previously graded portions of the site. Drainage from the site will be directed away from any steep hillside area onto Edgeworth Road with gutter system and underdrain pipes designed to carry surface drainage runoff, minimizing disturbances to the ESLs. Due to the project's adjacency to the Multiple Habitat Planning area (MHPA), the Permit controlling the development includes conditions for compliance with the applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City's Multiple Species Conservation Program (MSCP), minimizing disturbances to sensitive habitat. As the site is previously graded, and the project designed to minimize disturbances to ESLs, the site is physically suitable for the proposed development and the development will result in minimum disturbance to Environmentally Sensitive Lands.

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

The proposed development will be constructed on previously graded portions of the site, which minimizes the alteration of natural land forms. Drainage from the site will be directed away from any steep hillside area onto Edgeworth Road with gutter system and underdrain pipes designed to carry surface drainage runoff, which reduces risk from erosional forces and flood hazards. The project implements a Brush Management Zone 1 with a modified Brush Management Zone 2, which results in a reduced risk from fire hazards. Based on the review of geotechnical reports provided by the geotechnical consultant, the project will not result in undue risk from geologic forces. Additional geotechnical review meeting City performance standards will be provided with the construction applications and plans for the improvement of the site in accordance with City regulations. As the project implements these design features and safety measures, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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



Environmentally sensitive lands (ESL) in the form of sensitive habitat and steep hillsides are located on site, however, no development will occur within the steep hillside areas. The proposed development will be constructed on previously graded portions of the site adjacent to steep hillsides. Drainage from the site will be directed away from any steep hillside area onto Edgeworth Road with gutter system and underdrain pipes designed to carry surface drainage runoff, preventing any adverse impacts on the adjacent steep hillsides.

Due to the project's adjacency to the Multiple Habitat Planning area (MHPA), the Permit controlling the development includes conditions for compliance with the applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City's Multiple Species Conservation Program (MSCP), minimizing disturbances to sensitive habitat. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent Environmentally Sensitive Lands.

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

The subject property is not located within the Multiple Habitat Planning Area of the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. Due to the project's adjacency to the Multiple Habitat Planning area (MHPA), the Permit controlling the development includes conditions for compliance with the applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City's MSCP. In particular, these conditions assure lighting, drainage, landscaping, grading, access, and noise will not adversely affect the adjacent MHPA. Therefore, the proposed development will be consistent with the City Of San Diego's MSCP Subarea Plan.

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

The subject property is located 1.6 miles from the nearest public beach. Therefore, the proposed development will not contribute to the erosion of the public beaches or adversely impact local shoreline sand supply.

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

Impacts to sensitive habitat were under the 0.1-acre threshold as described in the City's CEQA Significance Determination Thresholds, therefore, mitigation was not required and this finding not applicable.

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

## ATTACHMENT 5

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1719630 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. 1719630, 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: October 4, 2017

IO#: 24006679

fm 7-17-17

HEARING OFFICER RESOLUTION NUMBER HO-\_\_\_\_\_

TENTATIVE MAP NO. 1717598  
EDGEWORTH TM/SDP - PROJECT NO. 486903

WHEREAS, FAHRZIN HEMMATI, an Individual, Subdivider, and MEHRDAD HEMMATI, Engineer, submitted an application to the City of San Diego for a Tentative Map (Tentative Map No. 1717598).

WHEREAS, the project site is located at 5122 Edgeworth Road, in the RS-1-4, Coastal Height Limitation Overlay, and Very High Fire Severity Overlay Zones of the Pacific Beach Community Plan area.

WHEREAS, the project site is legally described as Lot 78 of Harbor Crest No. 3, according to Map No. 5541, filed in the Office of County Recorder of San Diego County March 1, 1965; and

WHEREAS, the Map proposes the Subdivision of a 0.97-acre site into two lots for residential development; and

WHEREAS, on June 29, 2017, the City of San Diego, as Lead Agency made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, on October 4, 2017, the Hearing Officer of the City of San Diego considered Tentative Map No. 1717598, pursuant to San Diego Municipal Code section 125.0440, 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. 1717598:

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

The Edgeworth project proposes the subdivision of the 0.97-acre site into two lots- 1) a 0.27-acre lot containing the existing single family development, and 2) a 0.70-acre lot for single-family, residential development. The Pacific Beach Community Plan (PBCP) serves as the City's adopted land use plan for this community and designates the project site for residential development, identified as a Protect Single Family area, with a residential density of 2-5 dwelling units per acre (du/ac). The proposed project meets this range at 2.06 du/ac and would allow only single family residential development. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The subdivision is designed to meet the regulations of the RS-1-4 and Very High Fire Severity Zones of the Land Development Code. Lot sizes are designed to minimum size requirements and a deviation is not requested. Therefore, the subdivision complies 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 0.97-acre site is located east of Kate O. Sessions Memorial Park, and designated for residential development between 2-5 dwelling units per acre (du/ac). Existing topography slopes downward, ranging from 260 feet above mean sea level (MSL) on the northwestern portion of the site, into a deep crevice/canyon on the southeast corner of the lot at 180 feet MSL. The subject site was graded in 1965 as part of the Harbor Crest Subdivision and does not contain steep slopes where the new structures are proposed. Steep slopes are located on the property, however, a 50-foot-wide water easement transects the site, limiting the area of development to previously graded areas. The proposed subdivision will create two lots that meet the type and density as recommended in the community plan, therefore, the site is physically suitable for the proposed type and density of development.

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

Environmentally sensitive lands (ESL) in the form of sensitive habitat and steep hillsides are located on site, however, the design of the subdivision is such that no development will occur within the steep slope areas. The proposed improvements will be built on previously graded portions of the site. Drainage from the site will be directed away from any steep hillside area onto Edgeworth Road with gutter system and underdrain pipes designed to carry surface drainage runoff, minimizing disturbances to the ESLs. Due to the project's adjacency to the Multi-Habitat Planning area (MHPA), the Permit controlling the development includes conditions for compliance with the applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City's Multiple Species Conservation Program (MSCP), minimizing disturbances to sensitive habitat. As the site is previously graded, and the project designed to minimize disturbances to ESLs, the design of the subdivision and its proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The proposed subdivision has been designed to conform with the City of San Diego's codes, policies, and regulations whose primary focus is the public's health, safety and welfare. The proposed development will construct necessary sewer and water facilities to serve the occupants. All improvements will be reviewed by City staff for compliance with all relevant and applicable building, electrical, mechanical, and fire codes to assure the structures will meet or exceed the current City regulations. The proposed subdivision has been reviewed by City staff and is consistent with the City's policies and requirements. Additionally, the permit controlling the development contains conditions addressing the project compliance with the City's regulations and policies, and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

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

The design of the subdivision is such that the project will not conflict with a 50-foot-wide water easement transecting the site. Development on the site is limited outside the easement area, and any surface improvements (landscape, irrigation, etc.) will require an Encroachment Maintenance and Removal Agreement with the City to avoid conflicts. Therefore, the design of the subdivision will not conflict with the easements acquired by the public at large for access through or use of the 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 of a 0.97-acre parcel into one additional lot for residential development 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 preserving environmentally sensitive lands. With the independent design of the proposed

subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide, for the extent feasible, 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 (PBCP) recommends new development to provide a variety of housing to accommodate the needs of a variety of households. Balanced needs for public facilities were taken into consideration with the development within the PBCP and the projected build-out with the applied zone designations. Existing facilities, including sewer, water, and other utilities are in place. Public transportation and amenities (shopping, groceries, employment, etc) are located within the PBCP or near transit lines. The subdivision of this parcel into one additional residential lot is consistent with what was anticipated in the community plan. Environmentally Sensitive Lands are also present on the site. The project design has taken into account the best use of the land to minimize grading and preserve sensitive lands. The project will not impact environmental resources on site and will preserve these resources through a covenant of easement in favor of the City of San Diego. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine 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 and found that the subdivision of one lot into one additional lot for private development is consistent with 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 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. 1717598, is hereby granted to Fahrzin Hemmati, 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. 24006679



**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**

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INTERNAL ORDER NUMBER: 24006679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1719630  
**EDGEWORTH TM/SDP - PROJECT NO. 486903**  
HEARING OFFICER

This Site Development Permit No. 1719630 is granted by the HEARING OFFICER of the City of San Diego to FAHRZIN HEMMATI, an Individual, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 125.0504. The 0.97-acre site is located at 5122 Edgeworth Road in the RS-1-4 and Coastal Height Limitation Overlay Zones of the Pacific Beach Community Plan area. The project site is legally described as: Lot 78 of Harbor Crest No. 3, according to Map No. 5541, filed in the Office of County Recorder of San Diego County March 1, 1965.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a second dwelling and companion unit, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 4, 2017, on file in the Development Services Department.

The project shall include:

- a. Construction of the following:
  - LOT A: A 653-square-foot companion unit, detached from existing dwelling unit.
  - LOT B: A 4,552-square-foot dwelling unit, with 341-square-foot attached companion unit.
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 19, 2020.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required

to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

**MULTI-HABITAT LAND USE ADJACENCY REQUIREMENTS:**

11. The following permit conditions are required to be placed on the construction documents and plans:

Prior to issuance of any construction permit, Development Services Department (DSD)/Land Development Review (LDR), and/or Multi-Species Conservation Plan (MSCP) staff shall verify the Owner/Permittee has accurately represented the project's design in the Construction Documents (CDs) in conformance with the associated discretionary permit conditions and Exhibit "A," and also the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines (LUAG). The applicant shall provide an implementing plan and include references in the Construction Documents of measures below under the **bolded heading** of each item.

- **Grading/Land Development/MHPA Boundaries** - Prior to issuance of any construction permit or notice to proceed, DSD/LDR, and/or MSCP staff shall verify MHPA boundaries

onsite and adjacent properties are delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the approved development/construction footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.

- **Drainage** - Prior to issuance of any construction permit or notice to proceed, DSD/LDR, and/or MSCP staff shall verify all new and proposed parking lots, staging areas, and developed areas in and adjacent to the MHPA are designed so they do not drain directly into the MHPA. All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- **Toxics/Project Staging Areas/Equipment Storage** - Prior to issuance of any construction permit or notice to proceed, DSD/LDR, and/or MSCP staff shall verify projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: *"All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."*
- **Lighting** - Prior to issuance of any construction permit or notice to proceed, DSD/LDR, and/or MSCP staff shall verify lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.
- **Barriers** - Prior to issuance of any construction permit or notice to proceed, DSD/LDR, and/or MSCP staff shall verify construction and new development within or adjacent to the MHPA includes barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Invasives**- Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify no invasive, non-native plant species are being introduced into areas within or adjacent to the MHPA.
- **Noise** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify (due to the site's location adjacent to or within the MHPA) where the Qualified Biologist has identified potential nesting habitat for listed avian species, that construction noise that exceeds the maximum levels (60 dB or greater at the beginning edge

of the habitat) allowed shall be avoided during the breeding seasons for the following: CA gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species, USFWS protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring. If species are present or assumed present because surveys are not performed, then appropriate design measures shall be utilized to reduce noise impacts to 60dB or below at the edge of the occupied habitat.

**CLIMATE ACTION PLAN REQUIREMENTS:**

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

**ENGINEERING REQUIREMENTS:**

13. The project proposes to export 106 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrains in the Edgeworth Road Right-of-Way.

15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of current City Standard 25-foot-wide driveway, adjacent to the site on Edgeworth Road, satisfactory to the City Engineer.

16. 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 SDMC, into the construction plans or specifications.

17. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**GEOLOGY REQUIREMENTS:**

18. Prior to the issuance of any construction permits (either grading or building), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

**LANDSCAPE REQUIREMENTS:**

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

20. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

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

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

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

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

24. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A," on file in the Development Services Department.

25. The Brush Management Program shall be based on a standard Zone One of 35 feet in width and a Zone Two of 65 feet in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under §142.0412(f), §142.0412(i), and §142.0412(j). Zone One shall measure 35 feet in width with a corresponding Zone Two of 10 feet to 65 feet in width, extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit "A." Where the full brush management zones cannot be provided, openings along the brush side of the habitable structures, plus a 10-foot perpendicular return along adjacent wall faces, shall be



upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

26. Prior to issuance of any grading permit, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

27. Prior to issuance of any Building Permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A," on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

28. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

29. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

**PLANNING/DESIGN REQUIREMENTS:**

30. 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.

31. 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:**

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

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

33. 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 of the existing unused water and sewer service adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

34. Prior to the issuance of any building permits, the Owner/Permittee 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.

35. The Owner/Permittee shall be responsible for any damage caused to City of San Diego water facilities in the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code Section 142.0607. In the event that any such facility loses integrity, the Owner/Permittee shall repair or reconstruct any damaged public water facility in a manner satisfactory to the Director of Public Utilities and the City Engineer.

36. The Owner/Permittee shall process Encroachment Maintenance and Removal Agreements for all acceptable encroachments into the water easement.

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

38. Prior to Final Inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on October 4, 2017 and [Approved Resolution Number].

**ATTACHMENT 7**

Site Development Permit No. 1719630  
Date of Approval: October 4, 2017

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.

**Fahrzin Hemmati**  
Owner/Permittee

By \_\_\_\_\_  
Fahrzin Hemmati

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

HEARING OFFICER

CONDITIONS FOR TENTATIVE MAP NO. 1717598, EDGEWORTH TM/SDP - PROJECT NO. 486903  
ADOPTED BY RESOLUTION NO. HO-\_\_\_\_\_ ON OCTOBER 4, 2017.

**GENERAL**

1. This Tentative Map will expire October 19, 2020.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Subdivision shall conform to the provisions of Site Development Permit No. 1719630.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**ENGINEERING**

6. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
7. 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.

8. Prior to the recordation of the Map, the Subdivider shall provide Covenants, Conditions, and Restrictions (CC&Rs) for the operation and maintenance of all private water and sewer facilities, in a manner satisfactory to the Public Utilities Director and the City Engineer. The CC&Rs shall provide that no amendment may be made regarding this requirement without the approval of the City of San Diego.
9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
10. 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.
11. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

**MAPPING**

12. Prior to the expiration of the Tentative Map, if approved, a Parcel Map subdividing the 0.966-acre property into two (2) parcels shall be recorded in the office of the County Recorder.
13. "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].
14. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
15. 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.

**LANDSCAPE/BRUSH MANAGEMENT**

16. Prior to recordation of the Parcel Map, the Owner/Permittee/Subdivider shall identify on a separate sheet titled 'Non-title Sheet' the brush management areas in substantial conformance with Exhibit "A." These brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the 'Non-Title Sheet' to identify the hatched areas: "Indicates fire hazard zone(s) per §142.0412 of the Land Development Code.

**PLANNING**

17. Prior to recordation of the Parcel Map, the Owner/Permittee/Subdivider shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area as shown on Exhibit "A" for sensitive biological resources, in accordance with San Diego Municipal Code Section 143.0141, satisfactory to the Development Services Department.

**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. 24006679



THE CITY OF SAN DIEGO

Date of Notice: June 29, 2017

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24006679

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**PROJECT NAME/NUMBER:** Edgeworth /486903

**COMMUNITY PLAN AREA:** Pacific Beach Community Planning Area

**COUNCIL DISTRICTS:** 2

**LOCATION:** 5122 Edgeworth Road, San Diego, CA

**PROJECT DESCRIPTION:** Tentative Map and Site Development Permit for the subdivision of one lot with an existing single dwelling unit into two lots; the construction of a 3,531-square-foot single dwelling unit with companion unit on the new subdivided lot; and the construction of a 653-square-foot companion unit for the existing dwelling unit; for a total of 8,681 square feet located at 5122 Edgeworth Road. The 0.97-acre site is in the RS-1-4 zone of the Pacific Beach community plan area within Council District 2. The project site has been previously developed and consist of the existing residence and various landscape and hardscape improvements.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego, Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Section 15303 (New Construction)

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego, Development Services Department

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review and determined that the project would qualify for a CEQA exemption pursuant to CEQA Section 15303. The section applies to projects that consist of the construction of a limited number of new small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the of the structure. The project site has been previously disturbed and there is an existing residence on the parcel. A biological resources report was conducted and it was determined that no impacts to sensitive biological resources would occur. Based upon review

by City staff it was determined that a CEQA exemption was appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

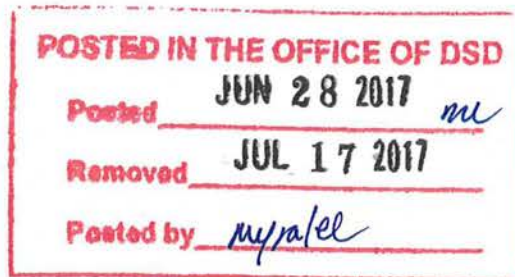
**DEVELOPMENT PROJECT MANAGER:** Francisco Mendoza  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER:** (619) 446-5433

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On June 29, 2017 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice and therefore the appeal would end on May 14, 2017. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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







# Pacific Beach Planning Group

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

**Pacific Beach Taylor Library**  
**4275 Cass Street, San Diego, CA 92109**  
**Wednesday, May 24, 2017: 6:30-9:00 pm**  
**MINUTES – FINAL**

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## Item 1 - Call to Order, Quorum

Members Present: Baylor Triplett, Ed Gallagher, Ben Ryan, Jason Legros, Karl Rand, Henish Pulickal, Steve Pruett, Jim Morrison, Chris Olson, R.J. Kunysz, Eve Anderson, Liz Segre, Michael Martin, Paula Gandolfo

Members Absent: Marcia Nordstrom, Peter Lee, Amy Gordon, Kristen Victor, Tony Franco

Recorder of These Minutes: Liz Segre

## Item 2 - Non-Agenda Public Comments (2 minutes maximum per speaker)

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

Chris Olson – Said the Century 3 (C-3) breakfast would be on Thursday 7-9 am; topic was Pacific Beach EcoDistrict. Brian Curry was to speak at the breakfast. Other speakers would include Michael Prinz and Kristen Victor. Was to be held in Balboa Park in House of Hospitality. Olson invited all to attend.

Jason Legros – Commented on the COW training. Felt it was better than the electronic version. There was extensive Q&A. Said that language translation services are available for planning group meetings; contact the planning department for information. Said the question was raised of what the circumstances are for when the planning group's recommendations aren't followed. Said the City does look closely at our votes and the reputation of our group. For example, they value our input if we seem well informed on the issues at hand and if we provide good reasons for "no" votes.

George Katakaidis – Spoke about the Lil' Farmers Café, which is a new business in PB (on Garnet Street). They offer acai bowls and organic foods. He'd like to participate regularly in our meetings. Eve Anderson said he'd like to run for our final open commercial seat.

Marcella Bothwell – Said the San Diego Lifeguard Breakfast would be at 6 am on June 9 at Mission Bay Yacht Club. Also announced the June 24 PB Town Council annual wine and beer tasting fundraiser at the Woman's Club's Hornblend Hall.

Don Gross – Spoke about the mosquito treatment area in PB and the fish release on June 1 at 3 pm at CP park. Commented on pursuit of happiness, PB problems – felt pessimistic about the future of our community.

## Item 3 - Current Agenda - Modifications and Approval

Rearranged a couple of agenda items.

Someone moved to accept the modified agenda; someone seconded. **APPROVED** 13-0-0

**Item 4 – April 26, 2017 Minutes - Modifications and Approval**

Corrected a typo on the January 2017 minutes: 8" vs. 8'.

Someone moved to accept the minutes; someone seconded. **APPROVED** 13-0-0

**Item 5 – PBPG Chair's Report (Information Item)**

Presenter: Henish Pulickal

Pulickal asked for feedback and advice from PBPG board members and from the public. Prefers calls during business hours. Emails anytime.

Said we need to start our meetings on time. Procured a better projector for our meetings; Michael Martin will manage the projector during meetings. Pulickal said that at Community Planners Committee meetings they use timers on the screen, and he'd like to do that to keep things moving during our meetings.

He'd like to change our discussion method during presentations. He'd like presenters to speak uninterrupted and then ask each board member for comments/questions.

Said that COW is valuable training, but if necessary should at least do E-COW. Legros said if you don't do COW training, you are legally liable for your actions while on the board. Also mentioned the Brown Act, which says you must not discuss agenda items with board members outside of the official meetings. Anderson said that if we are sued the City would not indemnify us if we break these rules.

Pulickal mentioned the C-3 breakfast that Olson had announced earlier. Said it would be very worthwhile, if only to see Balboa Park so early in the morning, when it's not crowded!

**Item 6 – Councilmember Zapf Representative (Information Item)**

Presenter: James McGuirk

McGuirk passed out Zapf's newsletter. Said homelessness is a big issue and will only get worse. The City Council is forming the Select Committee on Homelessness, which is supposed to update the City's Comprehensive Homeless Council Policy, which hasn't been updated since the mid-'90s.

On May 1 the City Council began reviewing the budget, finishing this process in mid-May. The next step would be to provide recommendations to the Mayor's office.

McGuirk said we are losing police officers, who are underpaid here compared with officers in other places.

Discussed the Get It Done app, which you can download on your phone. The app lets you report issues, such as graffiti and potholes, that need to be addressed. You can even take a photo of the problem and geo-locate it through the app. The idea is to help the City's fix-it crews be more efficient. Zapf has asked the Mayor to put more money into that app.

Last year PBPG approved four roundabouts: three on Crown Point Drive and one on Foothill.

Talked about the Summer Reading Book Drive, which is underway. Zapf's office is helping the City's Public Library department to collect books for kids to read over the summer.

Mentioned Zapf's participation in Arbor Day celebration, with replanting of 23 trees next to Crown Point Junior Music Academy.

Legros commented that the Get It Done app may not be effective. McGuirk said Zapf's office is asking the City for \$500,000 to tackle the issues with the app. Said the app is effective for items like potholes, graffiti and tree trimming but maybe not so effective for other issues. Zapf's office would like the app to be more effective. The City is collecting the data produced by the app. Also, if you have an issue to raise with the City, you can always contact McGuirk.

Don Gross and Jim Morrison wondered how the roundabouts gained approval; would like pedestrian crosswalks. McGuirk said the neighbors expressed interest in the roundabouts.

Joe Wilding asked about graffiti on green fences at construction sites, which seems to persist for long periods of time. Can't the City keep up on this? Seems easy to just paint over it with green paint. McGuirk said he has contacted two of the construction outfits on this and asked for results.

Someone asked if the City could present data from the Get It Done app to various planning groups around San Diego. McGuirk said yes.

Someone asked about cars running red lights at two intersections. Could the City have two officers there? The tickets they issue could pay for their salaries. McGuirk said he'd relay the message to SDPD and also see if Officer Larry Hesselgesser could attend PBPG meetings.

Don Gross asked if bike lanes can be included in the planned roundabouts.

**Item 7 – Mayor Faulconer Representative (Information Item)**

Presenter: Anthony George

George did not attend this meeting.

**Item 8 – Climate Action Campaign (Action Item)**

Presenter: Alicia Race

*Motion to send a letter in support of Community Choice Energy to Mayor Faulconer and San Diego City Councilmembers*

Race did not present this topic; Bill Powers spoke instead. Said the 2000-2001 energy crisis resulted in communities being allowed to choose their energy. Now, Sempra Energy has created an unregulated affiliate to lobby against community choice energy.

Powers wanted a motion by the PBPG board to send the above-mentioned letter of support to the Mayor and the City Council. Paula Gandolfo so moved, and Jim Morrison seconded.

The City just completed a technical feasibility study on this.

SDG&E would do the billing. The City would choose the energy options. This would be a city-wide power authority.

SDG&E's lobbyists argue that a smaller customer base means less infrastructure commitment.

Ed Gallagher said he was concerned about a lack of competition, as we saw happen in the past.

Dan Parson asked what about gas? Powers said this proposal is strictly about electricity.

Pulickal said he had a draft of the letter already.

The motion to send the letter was **APPROVED 13-0-1** (Pulickal abstained).

**Item 9 – Code Compliance (Information Item)**

Presenter: Jason Legros

*Subcommittee update including potential new PROW walk.*

The next Code Compliance committee meeting would be on June 7 at 5 pm at Taylor Library.

Eve Anderson spoke about the Public Right of Way (PROW) program; said our business district should be implementing this. For example, some businesses have too many signs out front.

Anderson called for representatives from Discover PB, beautifulPB, and PB Town Council to attend the meeting and take an interest in the PROW issue. Said that around 115 infractions were found during a recent check of the business district. She found a spot where a wheelchair would not be able to pass by a tree. Urged everyone to attend that June 7 meeting.

**Item 10 – Traffic & Parking (Information Item)**

Presenter: Chris Olson

*Subcommittee update: potential name change.*

Chris Olson said he had a Powerpoint presentation to show us but it wasn't available at this meeting. Said the PB Parking District wants all Pacific Beach residents to fill out a survey at [www.pbparking.org](http://www.pbparking.org) on parking, bike lanes, traffic circulation, etc.

The subcommittee met on May 15 at 6 pm at St. Andrew's by the Sea Episcopal Church. (They meet there on the third Monday of each month.) Discussed the Get It Done app and how to use it. People thought it was great (unlike feedback from earlier in this PBPG meeting). Olson said that if you use the app and the problem isn't solved, then contact him and the subcommittee.

They discussed the subcommittee's mission statement and the EcoDistrict. For the mission statement, they want to keep the language simple and not too technical. Would like to rename the group as the Streets and Sidewalks Committee. There was a feeling that the words "traffic" and "parking" were too negative.

They'd like to create a plan for a bike boulevard/complete street on Law, Fanuel, or other street.

Regarding the idea of a traffic circle on Foothill: The City Council wants their input on this. They will look at the idea of traffic signals, too.

Pulickal said that pedestrian-friendly goals are very worthwhile pursuing.

Don Gross said at the subcommittee meeting that pedestrians should be considered the number one priority.

Wilding asked why cyclists don't consider using quieter side streets, such as La Jolla Hermosa, instead of the busier streets.

Gallagher said the survey doesn't actually mention the possibility of closing a street.

Olson said the committee took a year to create that survey – considered many different ways of wording things.

Anderson said we should ask Bird Rock businesses about effectiveness of the traffic circles.

Someone not on the Board said that when we consider traffic circles, we should pay attention to maintenance and the fact that you have to remove parking spaces to maintain sightlines.

Another attendee said a developer in Bird Rock had to pay for the construction of one or more of those roundabouts.

**Item 11 – CRMS (Action Items)**

Presenter: Karl Rand

- a. **American Lung Association of California** Presentation on proposed policy to restrict number of permits for Hookah Lounges under California Tobacco Control Program.  
Presenters: Debra Kelley and Brianna Roepke.  
*Motion to implement a conditional use permit restricting the number of hookah lounges under a California Tobacco Control Program contract.*  
**This was not presented at this meeting.**

- c. **Project: 532670** – Wilbur Ave Homes (730 & 732) Condo Conversion  
**Description** – Conversion of two existing residential units to condominiums

Rand and the subcommittee recommended unanimously this conversion to condo ownership. Robert Bateman presented. Construction is about 90-95% completed. The subcommittee vote was conditional on the condos not being used as short-term vacation rentals. Each of the two condos would have two bedrooms (before, the structure had four bedrooms). There would be three parking spots. Paula Gandolfo asked if the units would be available as low-income housing. The answer was no.

Jim Morrison moved to approve. RJ Kunysz seconded. **APPROVED** 12-1-1

Gandolfo opposed; cited a lack of affordability.

- b. **Project: 486903** - 5122 Edgeworth Road Project  
**Description** – Subdivide one lot into two; remodel existing single dwelling; add a companion unit; and construct one additional dwelling on a 0.97-acre site.

The presenter was Mehrdad Hemmati. Property is located at the edge of Kate Sessions Park. Need to change the existing driveway. Envisions the separate companion unit being used by a caregiver.

Karl Rand said that at the subcommittee meeting, a member of the public said the neighborhood is subject to a CC&R that says this is a single lot and must stay that way. Other objections: style and character of the proposed structures; water runoff and erosion issues; insufficient setback from sidewalk. The vote at that meeting was 4-0-2. One of the abstentions was re: the CC&R. Karl asked Pancho Mendoza about the CC&R -- he said the project was cleared except there was no documentation of the environmental impact items. A hearing officer would review the developer's point of view and our opinion as well.

Ed Gallagher said access to Kate Sessions Park was there in times past, but perhaps that was trespassing. Asked if there was an easement.

**At 8:25 Eve Anderson moved to extend the meeting for 20 minutes, and Jim Morrison seconded. Motion passed 11-1.**

The City's standard is to look at square footage of the lot and determine the ratio of building to property. Karl pointed out that the usable part of the property is roughly half of the lot. And it's very steep in the back, dropping off into a canyon.

This property is an exception to the steep slope regulations because of how long ago it was that the developer graded it. So it was grandfathered in.

The small structure can't be rented out.

Karl said the CC&R can/should be considered by the PBPG.

Jason asked if there's documentation that the original owner wanted to develop this lot. Hemmati said yes.

Neighbors said:

Matt P. - This house will be too big and dominating, considering the square footage of the lot.

Randy Nichol - Not just code issues, but the character and scale of the structure. It's too bulky. Fears there's an investor mentality at work here. Said Hemmati is not a resident. The structure is three stories. Nobody else is doing three stories. Nichol wants the buildings to fit into the neighborhood better.

Nancy - Objects to the change from one residence to four. Means more cars on the street. Objects to the "thing" to be built on the top. Wants the house to look more like a regular house.

Another attendee asked: Why are the neighbors objecting to the modernity of the design? And you can't see that the shape of the house is a triangle from the front.

Catherine B. - Lives to the south of the property. Says the builder rents out the home and doesn't live there, so she questions his honesty re: saying he will not be renting it out.

Attendee who's an architect defended the person who designed the structure. Can understand why they don't live there, if the neighbors don't like them. Pro-diversity of home styles.

Chris Olson moved to accept the project. Steve Pruett seconded.

Ed Gallagher said he doesn't understand the objections to the appearance of the proposed structure.

Ben Ryan asked the developer if he would remove the roof over the stairwell (the "thing" previously mentioned by Nancy).

Olson agreed with Gallagher. Sees a lot of comparable structures around.

Jason Legros asked if removing the roof deck make this more palatable to neighbors. Most said yes.

Steve Pruett said he sees a lot of modern houses around, and that horse has left the barn.

Liz Segre agreed with Pruett and said she likes modern houses and doesn't understand the issue the neighbors have with this structure. She likes the roof deck, too.

Eve Anderson was concerned with STVRs and whether the new structures would be rented out in that fashion. Hemmati said no.

RJ Kunysz said that a compromise on the design would be smart. Wondered if there'd be a problem with erosion because of the steep slope to the park.

Jim Morrison said that because of the neighbors' reaction and the CC&R, he feels the project should be scaled back by half.

Paula Gandolfo admired the modern design but felt Hemmati should work on building trust with the neighbors. Hemmati said he can't live there, but his son lives there, and Hemmati visits often.

Anderson wanted to add a stipulation to the motion of there being no STVRs and to remove the full roof deck from the design.

Chris Olson agreed to modify his motion to accept the project but with no STVRs (roof deck would still be accepted).

**APPROVED 9-3-1.**

Rand abstained because he wanted more info on the CC&R, water runoff, and steep slope.

Morrison voted no because of the large scale of the project and the input from other residents.

Gandolfo voted no because of input from other residents.

Legros voted no because of the proposed roof deck.

## Item 12 – Other Subcommittees and Reports

**The following reports were not made:**

Pacific Beach Community Parking District: Chris Olson

Special Events: Ed Gallagher, Michael Martin  
Communications: Baylor Triplett  
STVR: Karl Rand

Item 13 – **Adjournment at 9:00 pm**

**Next PBPG Meeting:** Wednesday, June 28, 2017 6:30-8:30 pm

\*If additional accessible accommodations need to be made, please contact the Chairperson, Henish Pulickal, at [henish.pulickal@gmail.com](mailto:henish.pulickal@gmail.com) or 858.380.8765\*





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

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> 5122 Edgeworth	<b>Project Number:</b> 486903	<b>Distribution Date:</b>
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**Project Scope/Location:**  
5122 Edgeworth – Subdivide one lot into two; remodel existing single residence and add a companion unit; construct one additional residence on a 0.97 acre lot.

<b>Applicant Name:</b> Mehrddad Hemmati	<b>Applicant Phone Number:</b> (858) 945-0896
--	--

<b>Project Manager:</b> Francisco Mendoza	<b>Phone #:</b> (619) 446-5433	<b>E-mail Address:</b> fmendoza@sandiego.gov
--	-----------------------------------	---

**Committee Recommendations (To be completed for Initial Review):**

D Vote to Approve	Members Yes	Members No	Members Abstain
<b>O Vote to Approve</b> With Conditions Listed Below	Members Yes <b>9</b>	Members No <b>3</b>	Members Abstain <b>1</b>
<b>D Vote to Approve</b> With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<b>O Vote to Deny</b>	Members Yes	Members No	Members Abstain

<b>CJ No Action (Please specify, e.g., Need further Information, Split vote, Lack of quorum, etc.)</b>	<b>CJ Continued</b>
--	---------------------

**CONDITIONS:**  
Property must not be used as a short term vacation rental.

<b>NAME:</b> Karl Rand	<b>TITLE:</b> Chair, CRMS Subcommittee
---------------------------	---

<b>SIGNATURE:</b> 	<b>DATE:</b> 6/16/17
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<b>Attach Additional Pages If Necessary.</b>	<b>Please return to:</b> Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
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Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).  
Upon request, this information is available in alternative formats for persons with disabilities.



# Ownership Disclosure Statement

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

**Project Title** EDGEWORTH RD **Project No. For City Use Only** 486903

**Project Address:**  
5122 EDGEWORTH RD  
SD CA 92109

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

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

Additional pages attached  Yes  No

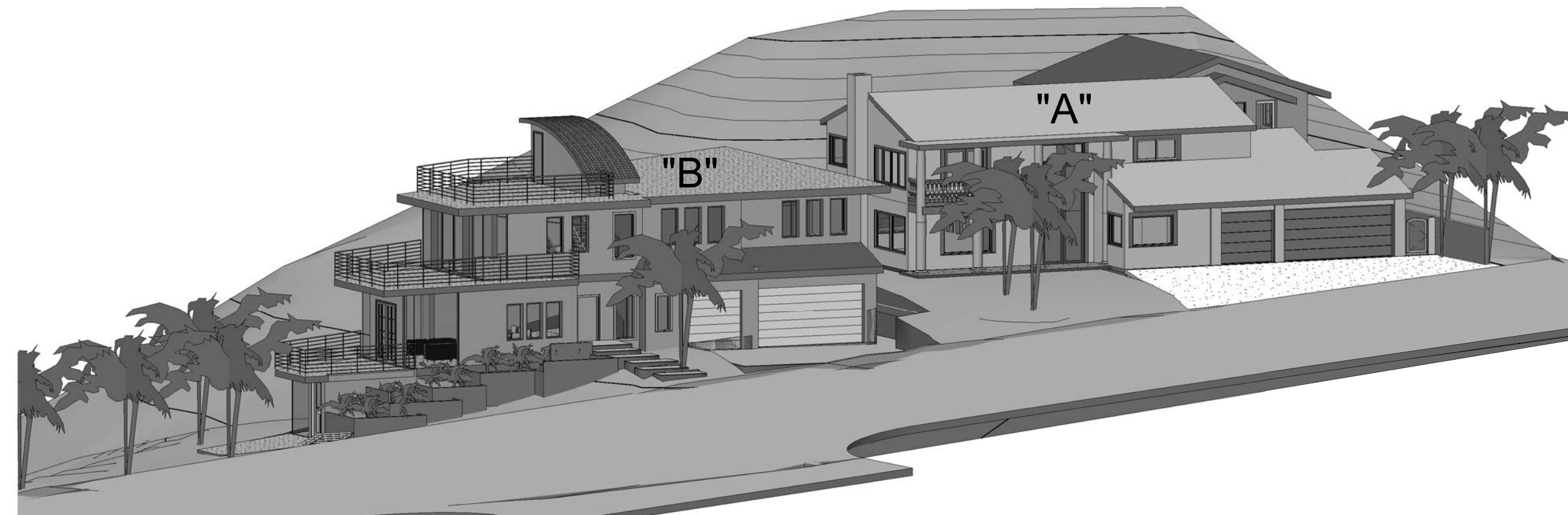
Name of Individual (type or print):  
FAHRZIN HEMMATE  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: 2000 COLONY ST #4  
 City/State/Zip: MOUNTAIN VIEW CA 94043  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature: [Signature] Date: 6/3/16

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

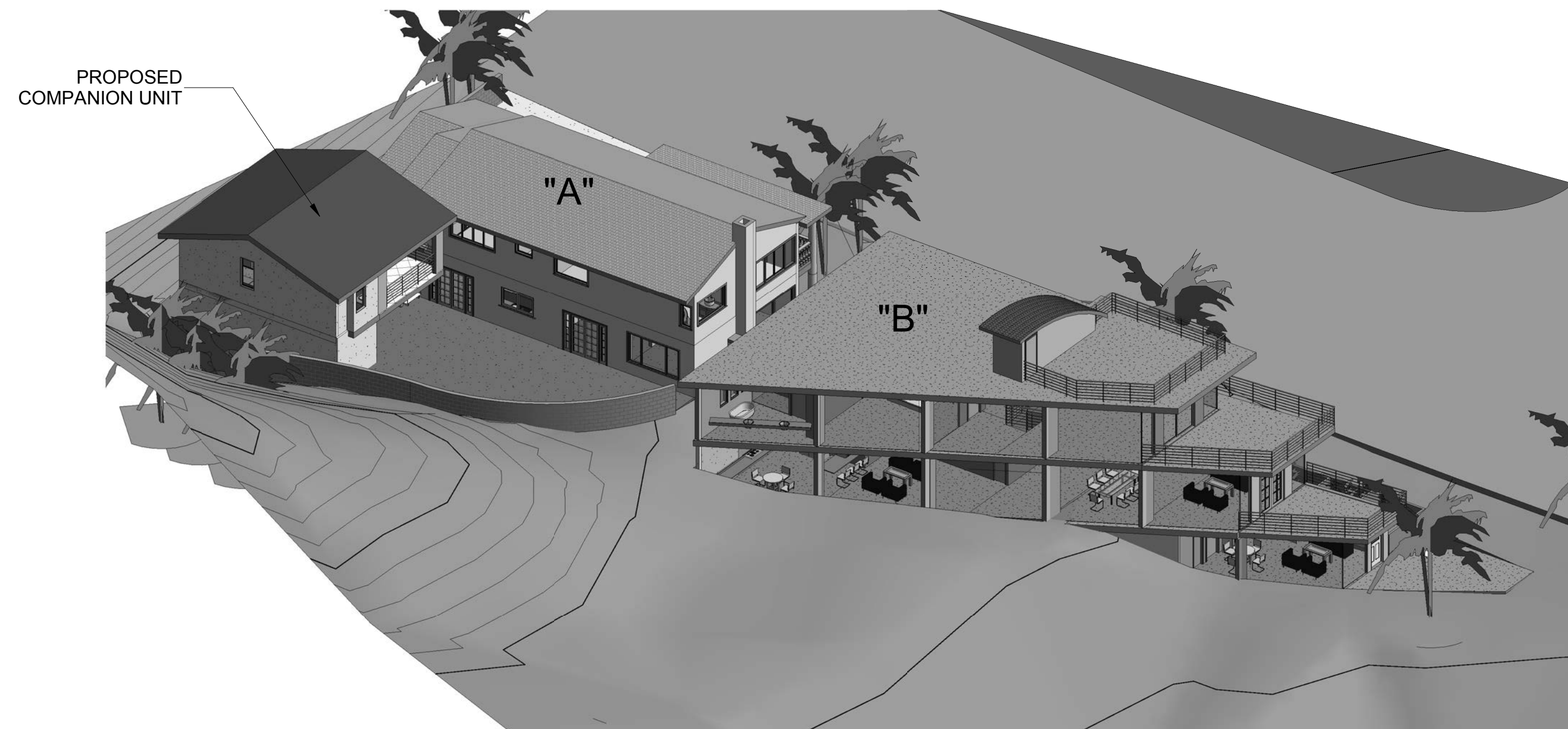
Name of Individual (type or print):  
 \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print):  
 \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
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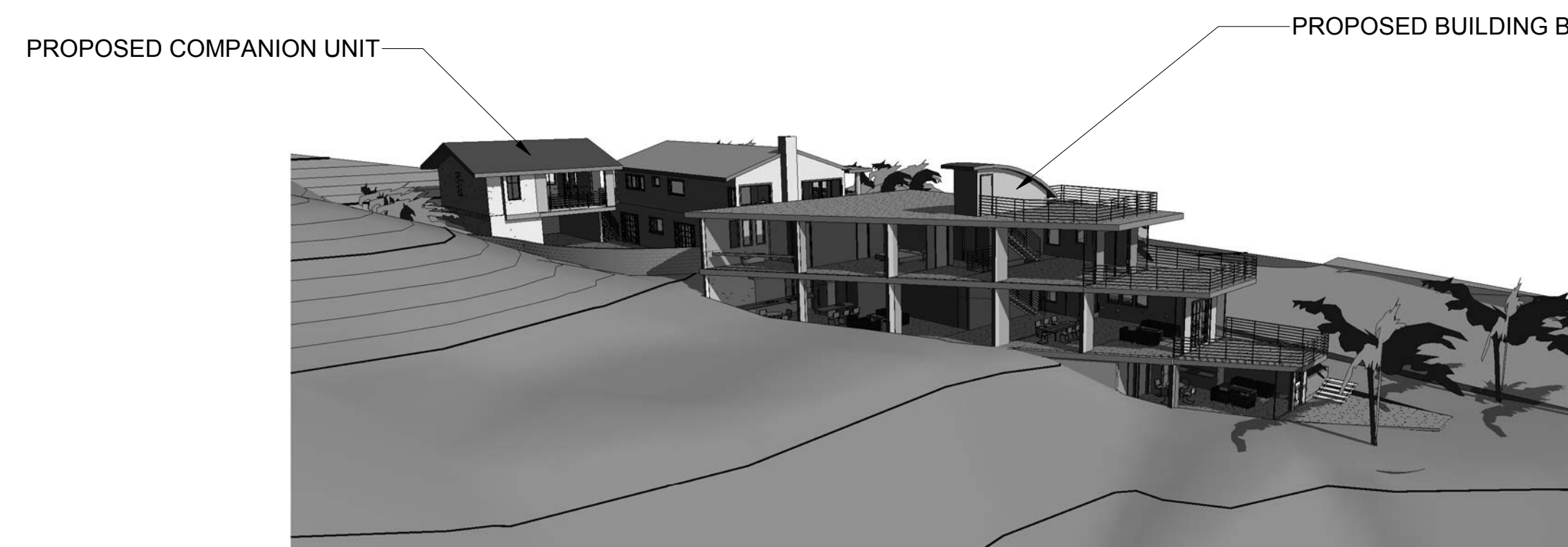
PERSPECTIVES



3 EAST 3D  
A101 SCALE



4 WEST 3D  
A101 SCALE



1 RENDERING  
A101 SCALE

DEVELOPMENT SUMMARY

AREA SCHEDULE A (GROSS BUILDING)	
BUILDING A	AREA
A-EXISTING 3 CAR GARAGE	598 SF
A-EXISTING BUILDING MAIN LEVEL	1532 SF
A-EXISTING SECOND LEVEL	1346 SF
A-EXISTING BUILDING A TOTAL	3476 SF
COMPANION ADDITION	653 SF
EXT AND ADDITION BUILDING A - TOTAL	4129 SF
BUILDING A - F.A.R. (ALLOWED=.45)	0.35

AREA SCHEDULE (GROSS BUILDING)	
BUILDING B	Area
B-3 CAR GARAGE	631 SF
B- 1ST LEVEL	1682 SF
B- SECOND LEVEL	1915 SF
B-COMPANION LEVEL	341 SF
B- PROPOSED BUILDING "B" TOTAL	4552 SQFT
B- PROPOSED F.A.R (ALLOWED=.45)	0.15

BUILDING "A" 3,531 SQFT WITH 598 S.F. THREE CAR GARAGE ATTACHED

BUILDING "B" 3,929 SQFT WITH 623 S.F. THREE CAR GARAGE ATTACHED

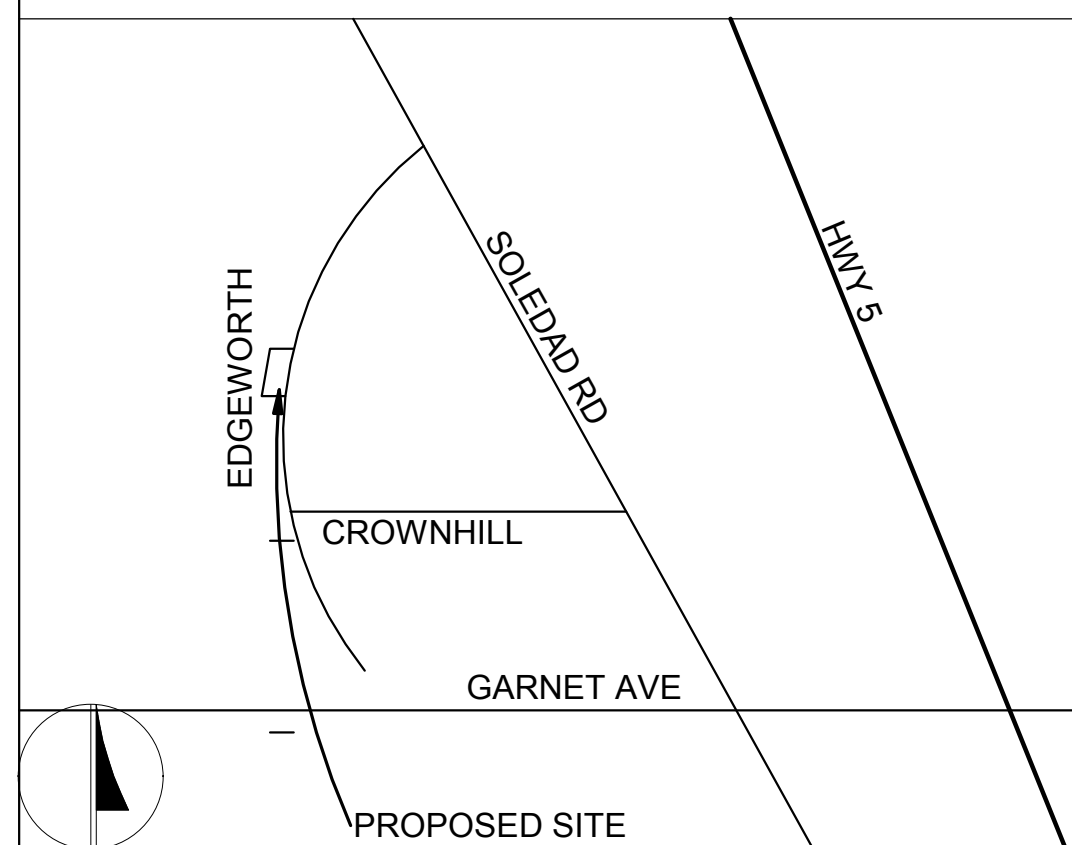
LOT AREAS		
LOT	AREA	STEEP HILL
LOT "1" FOR BLDG A	11,740	
LOT "2" FOR BLDG B	30,359	
WATER EASEMENT AREA		13,700
SQFT SLOPED AREA		16,126
SQFT FLAT	AREA	12,273 SQFT
TOTAL		42,099 SQFT

LOT COVERAGE CALCS. 50% ALLOWED			
#	Name	Area	Comments
1	LOT NUMBER ONE AREA	11640 SF	
2	LOT COVERAGE BUILDING A	2859 SF	25%
3	LOT NUMBER TWO AREA	30456 SF	
4	LOT COVERAGE BUILDING B	2459 SF	8%
5	TOTAL LOT AREA	42087 SF	
6	TOTAL COVERAGE BOTH LOTS	5366 SF	13% TOTAL LOT COVERAGE

ADDITIONAL INFORMATION

- COASTAL HEIGHT LIMIT
- CHECK IF PROPOSED SITE IS ON OR ADJACENT TO:
  - SENSITIVE BIOLOGICAL RESOURCES
  - STEEP HILLSIDES

VICINITY MAP



PROJECT TEAM:

OWNER: NAME: FAHRZIN HEMMATI  
ADDRESS: 2000 COLONY ST # 4  
CITY, STATE, ZIP: MOUNTAIN VIEW, CA  
EMAIL: cscape@gmail.com

ARCHITECT: NAME: M.S.A. & ASSOCIATES INC  
ADDRESS: 6362 LA JOLLA BLVD.  
CITY, STATE, ZIP: LA JOLLA, CA 92037  
PHONE: (858) 459-8250  
EMAIL: simi@msahome.com  
CONTACT: SIMI RAZAVIAN

CIVIL ENGINEER: NAME: SAMPO ENGINEERING INC  
ADDRESS: 171 SAXONY RD 213  
CITY, STATE, ZIP: ENCINITAS, CA 92024  
PHONE: (760) 459-0660  
EMAIL:   
CONTACT: VINCE SAMPO

SOILS ENGINEER: NAME: ACCUTECH ENGINEERING  
ADDRESS: 3435 CARLETON ST.  
SAN DIEGO, CA 92106

BIOLOGY: NAME: HELIX ENVIRONMENTAL PLANNING  
ADDRESS: 7578 EL CAJON BLVD., UNIT 200  
LA, MESA, CA 91942  
PHONE: 619-462-1515

DETAILED SCOPE OF WORK

SUBDIVIDING A 0.966 ACRE TO TWO LEGAL PARCELS 1, & 2  
A COMPANION UNIT ADDITION TO THE NORTHWEST SIDE OF THE EXISTING SINGLE FAMILY HOME ON PROPOSED PARCEL "1".  
BUILDING AN ADDITIONAL SINGLE FAMILY HOME ON PARCEL "2" WITH A COMPANION UNIT.

BUILDING CODE DATA

TYPE OF CONSTRUCTION: V-B (EXISTING & NEW)  
OCCUPANCY CLASSIFICATION: TWO SINGLE FAMILY HOMES  
NUMBER OF STORIES: 2  
BUILDING HEIGHT: 24/30FT 24' HIGH AT THE SIDES  
GOVERNING CODES: 2013 CBC

PROJECT DATA

PROJECT NAME: EDGEWORTH PROJECT  
PROJECT ADDRESS: 5122 EDGEWORTH RD,  
SAN DIEGO, CA 92109  
SUBMITTAL DATE: OCT 2015  
ZONE: RS-1-4 CITYOF SAN DIEGO  
OWNER: FAHRZIN HEMMATI  
ADDRESS:  
CITY:

LEGAL DESCRIPTION: Lot 78 of Harbor Crest unit #3 in the City of San Diego, County of San Diego, State of Calif. Map 5541 filed 3/1/1965 county Recorder 417-600-26-00

APN:  
PLAN FILE NO:  
PERMIT NO(S):

SHEET INDEX

NO.	SHEET TITLE
Sheet List	
Sheet Name	Sheet Number
TITLE SHEET	A101
BUILDINGS LAYOUT	A102
1ST FLOOR PLANS BUILDING A & B	A103
2ND FLOOR PLANS BUILDING A & B	A104
ROOF PLANS BUILDING A & B,	A106
ELEVATIONS BUILDINGS A & B	A107
ELEVATIONS/ SECTIONS BUILDINGS A & B	A108
SECTIONS BUILDING A & B	A109
BUILDING A FLOOR PLANS	A110
BUILDING A ROOF PLAN & ELEVATIONS	A111
BUILDING A ELEVATIONS & SECTION	A112
BUILDING B FLOOR PLANS	A113
BUILDING B FLOOR PLAN AND ROOF PLAN	A114
BUILDING B ELEVATIONS	A116
BUILDING B ELEVATIONS & SECTIONS	A117
GRADING	C1
GRADING PLAN	C2
LANDSCAPE PLAN	L1
LANDSCAPE PLAN	L2
LANDSCAPE PLAN	L3
LANDSCAPE PLAN	L4
TENTATIVE MAP	T 1
Grand total:	22

F.A.R. CALCULATION

RS -1-4 LOT WIDTH OF 65 FT, 131.0446(a)  
FAR 0.45  
MIN. LOT 10,000 SQFT  
LOT COVERAGE 50%  
LOT WIDTH 65' PER SEC. 113.02.43  
LOT DEPTH 100'  
FRONTAGE 65 FT  
FRONT SET BACK 20 FT  
SIDE SET BACK MIN 4 FT  
REAR SET BACK 20 FT

TITLE BLOCK REQUEST:  
SITE DEVELOPMENT PERMIT

PREPARED BY: M.S.A. & ASSOC. INC. PROJECT NAME: EDGEWORTH  
name: ORIGINAL DATE: 5-1-2016  
ADDRESS: 6362 LA JOLLA BLVD. SHEET: A101 OF 22  
LA JOLLA, CA 92037 DEP#  
PHONE: (858) 459-5665 PERMIT NO(S):  
fax: (858) 866-9081  
PROJECT ADDRESS: 5122 EDGEWORTH RD, SAN DIEGO CA 92109  
REVISION6:  
REVISION5:  
REVISION4:  
REVISION3:  
REVISION2:  
REVISION1:

Structural

M.S.A. & Assoc. Inc. 858-459-8250

Architectural

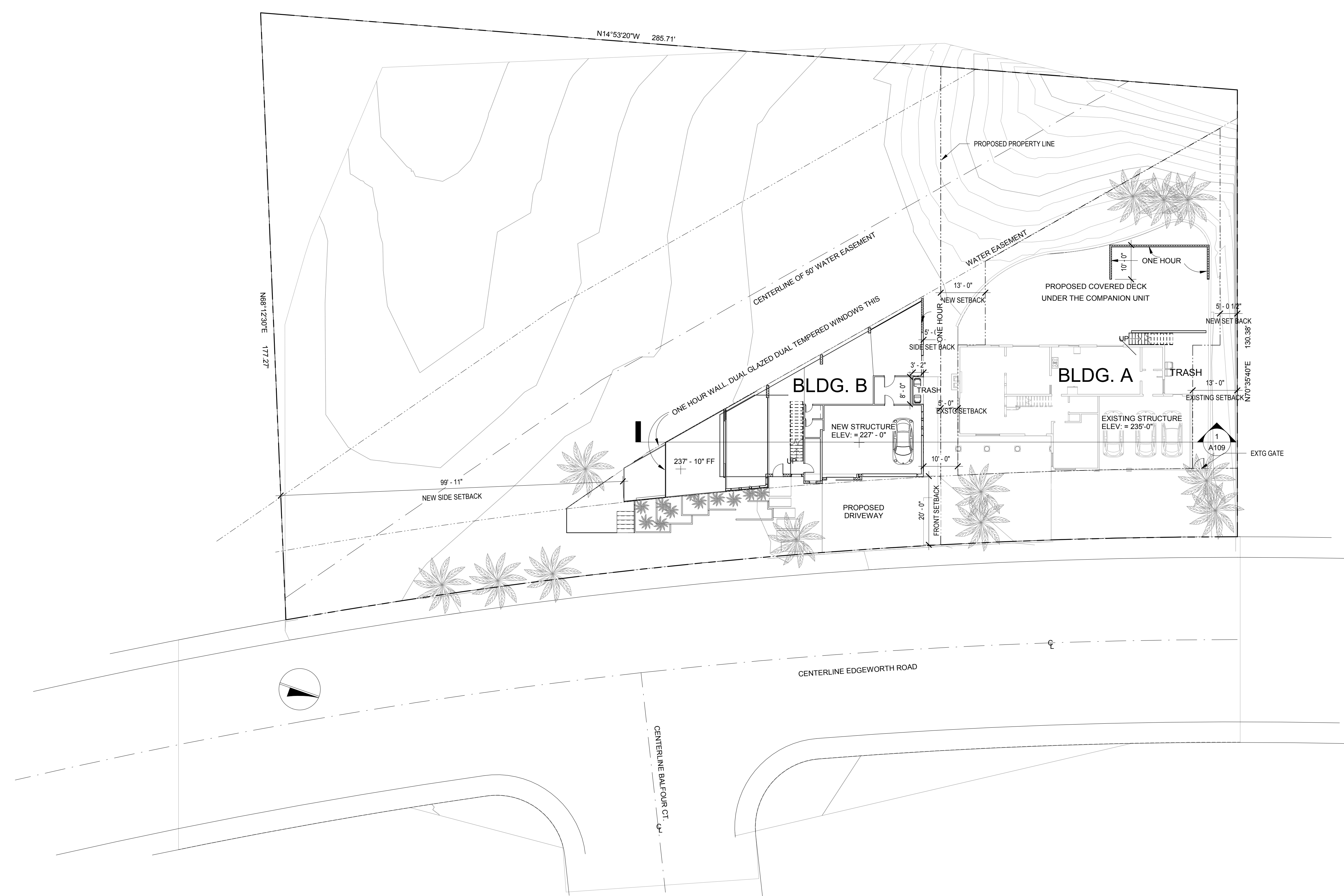
ISSUE DATE

EDGEWORTH TITLE SHEET

JOB 1015 DESIGN SIMI DRAWN SR DATE 07/09/02 SCALE REVISIONS SHE A101 OF 22

6/13/2017 6:45:36 PM

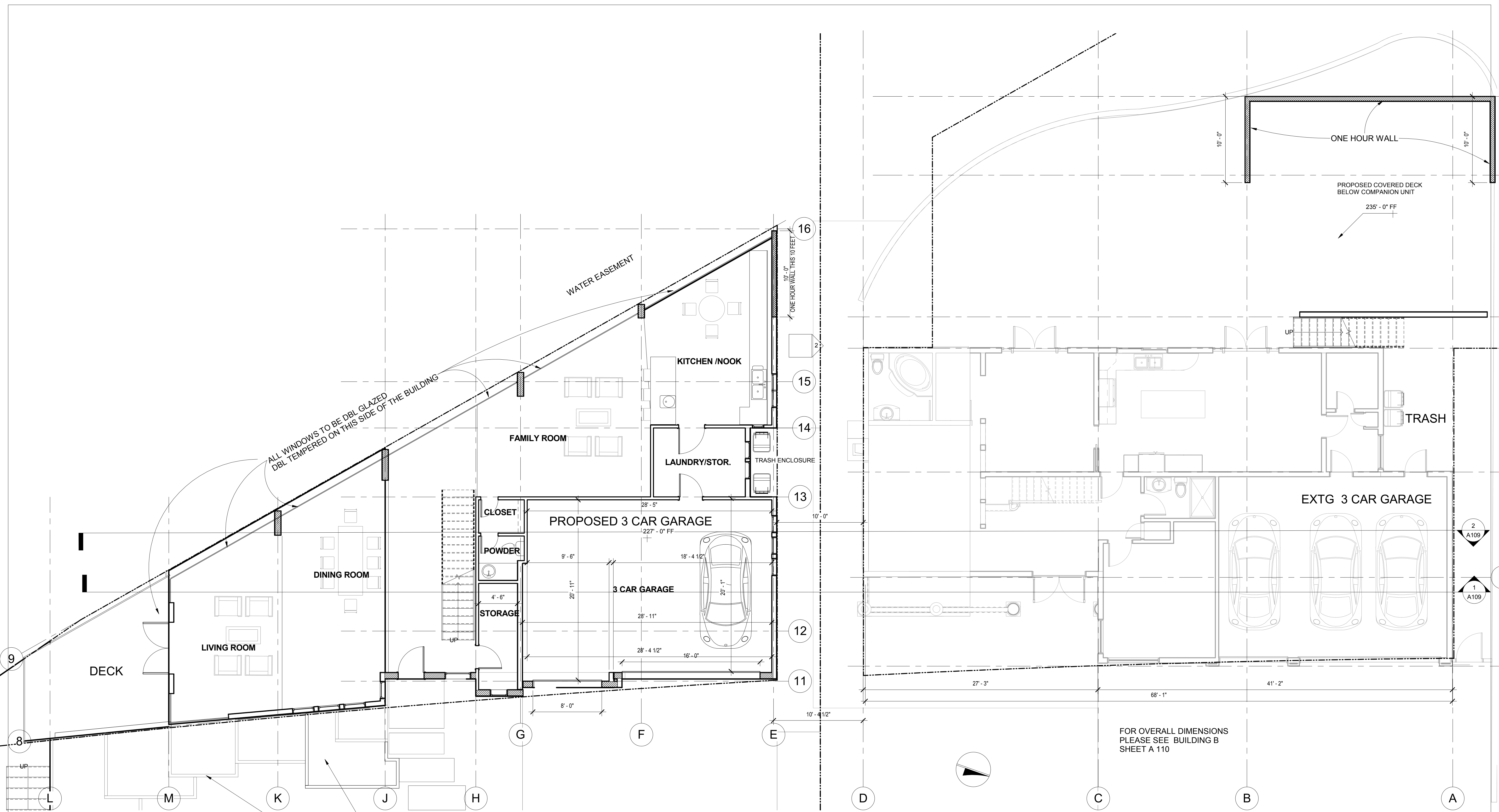




**1**  
A102 LAYOUT  
SCALE 1/16" = 1'-0"

<b>TITLE BLOCK REQUEST:</b>		<b>SITE DEVELOPMENT PERMIT</b>	
PREPARED BY:	M.S.A. & ASSOC. INC.	PROJECT NAME:	EDGEWORTH
name:		ORIGINAL DATE:	5-1-2016
ADDRESS:	6362 LA JOLLA BLVD. LA JOLLA, CA 92037	SHEET:	A102 OF 22
PHONE:	(858) 459-5665 fax (858) 866-9081	DEP#	
PROJECT ADDRESS:	5122 EDGEWORTH RD, SAN DIEGO CA 92109	PERMIT NO(S):	
		REVISION6:	
		REVISION5:	
		REVISION4:	
		REVISION3:	
		REVISION2:	
		REVISION1:	

**M.S.A. & ASSOC. INC.**  
 858-459-8250  
 Structural  
 Architectural  
**EDGEWORTH BUILDINGS LAYOUT**  
 JOB 1015  
 DESIGN  
 SIMI  
 DRAWN  
 SR  
 DATE 07/09/02  
 SCALE 1/16" = 1'-0"  
 REVISIONS  
 SHE A102  
 OF 22  
 6/13/2017 6:45:37 PM  
 ISSUE DATE



ALL WINDOWS TO BE DBL GLAZED  
DBL TEMPERED ON THIS SIDE OF THE BUILDING

WATER EASEMENT

ONE HOUR WALL

PROPOSED COVERED DECK  
BELOW COMPANION UNIT

235'-0" FF

TRASH

EXTG 3 CAR GARAGE

PROPOSED 3 CAR GARAGE

3 CAR GARAGE

FOR OVERALL DIMENSIONS  
PLEASE SEE BUILDING B  
SHEET A 110

FOR OVERALL DIMENSIONS  
PLEASE SEE BUILDING B  
SHEETS A113 AND A114

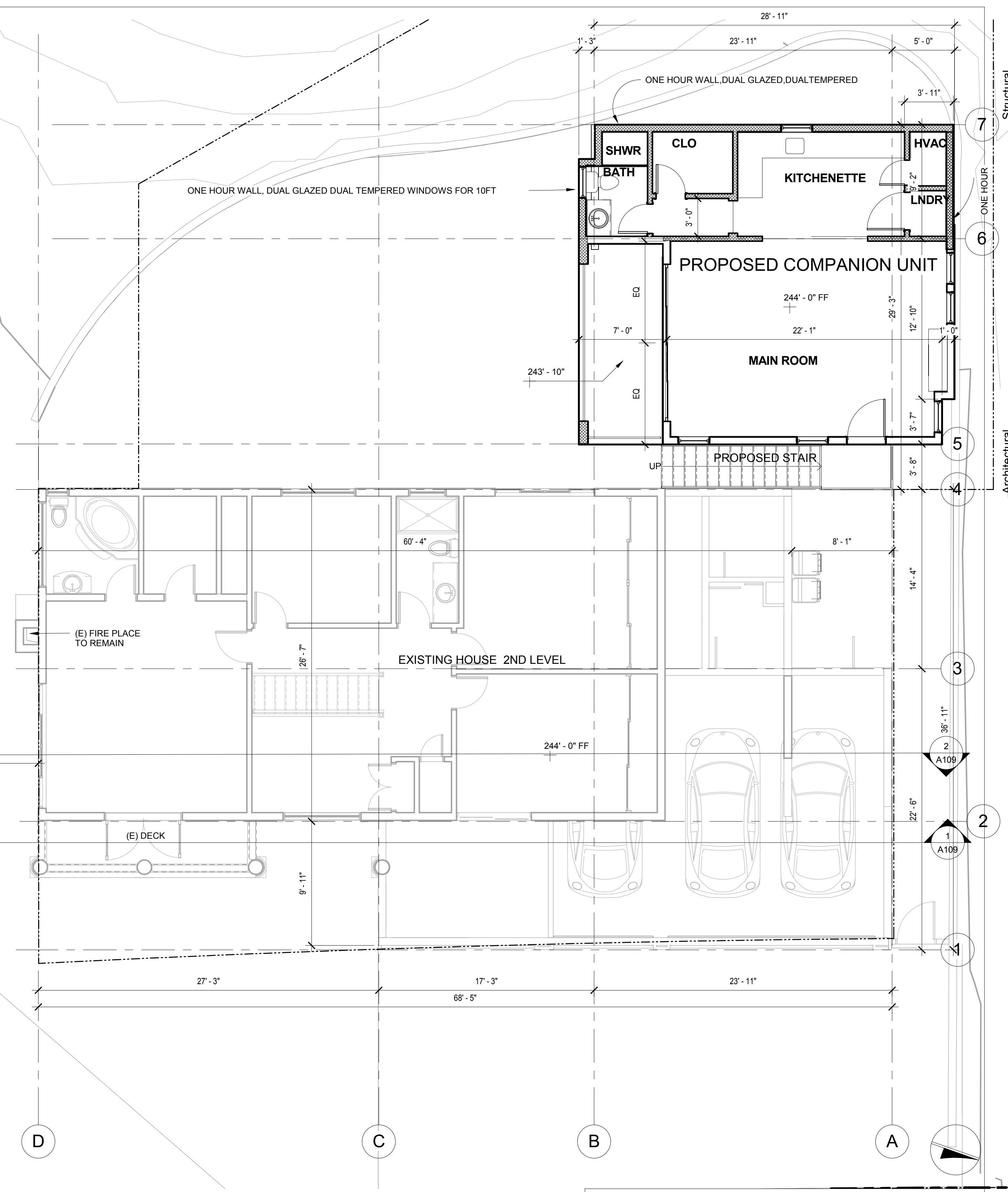
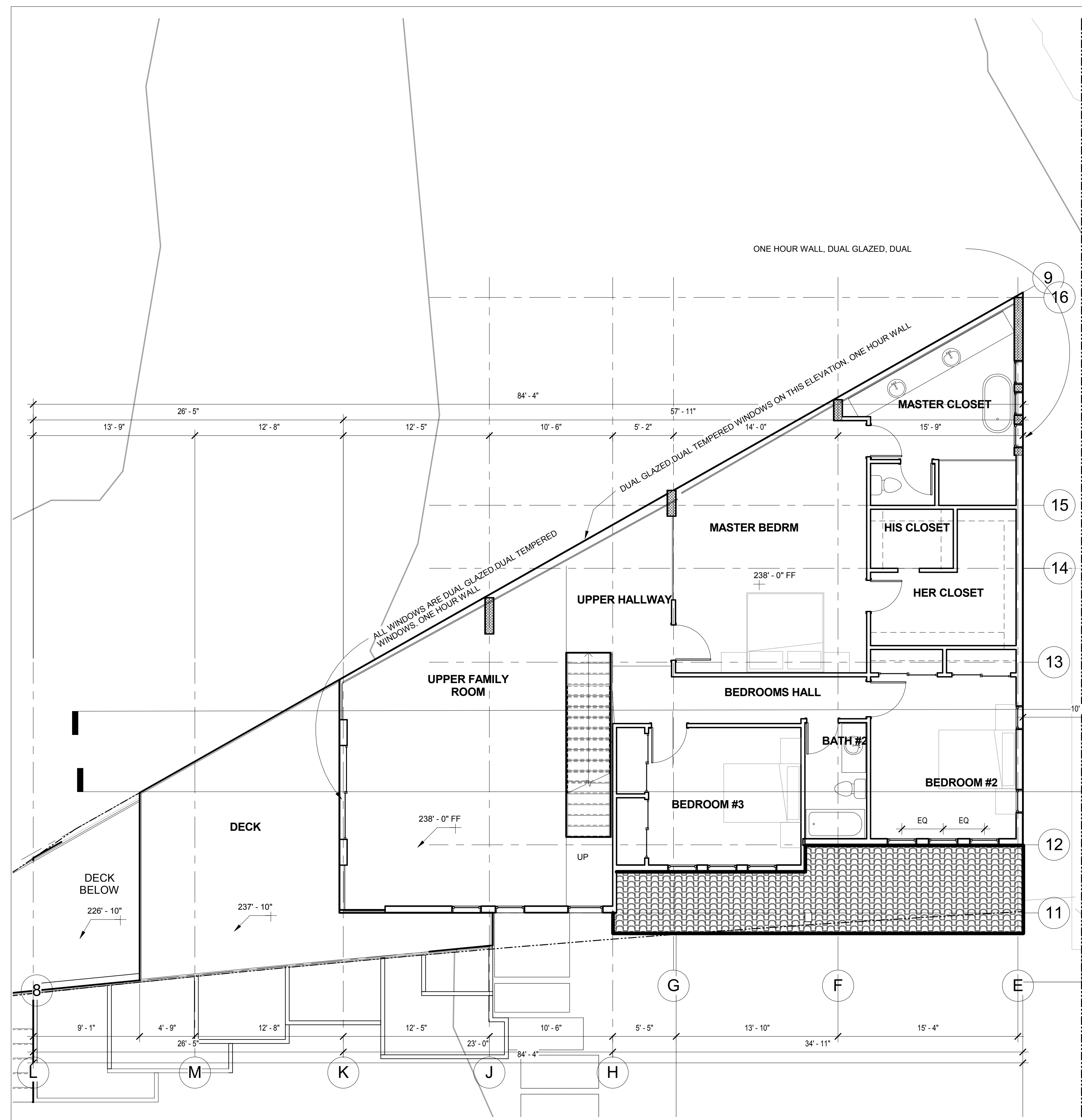
OUTSIDE PLANTER  
TYP.

1 AB-1ST LEVEL FLOOR PLAN A&B BUILDINGS

A103 SCALE 3/16" = 1'-0"

TITLE BLOCK REQUEST:		PROJECT NAME: EDGEWORTH	
SITE DEVELOPMENT PERMIT		ORIGINAL DATE: 5-1-2016	
PREPARED BY:	M.S.A. & ASSOC. INC.	SHEET: A103	OF 22
ADDRESS:	6362 LA JOLLA BLVD. LA JOLLA, CA 92037	DEP#	
PHONE:	(858) 459-5665 fax (858) 866-9081	PERMIT NO(S):	
PROJECT ADDRESS:	5122 EDGEWORTH RD, SAN DIEGO CA 92109	REVISION6:	
		REVISION5:	
		REVISION4:	
		REVISION3:	
		REVISION2:	
		REVISION1:	

**M.S.A. & ASSOC. INC.**  
 858-459-8250  
**EDGEWORTH**  
**1ST FLOOR PLANS BUILDING A & B**  
 JOB 1015  
 DESIGN SR  
 DATE 10/16/15  
 SCALE 3/16" = 1'-0"  
 REVISIONS  
 SHE A103  
 OF 22  
 ISSUE DATE 6/13/2017 6:45:39 PM



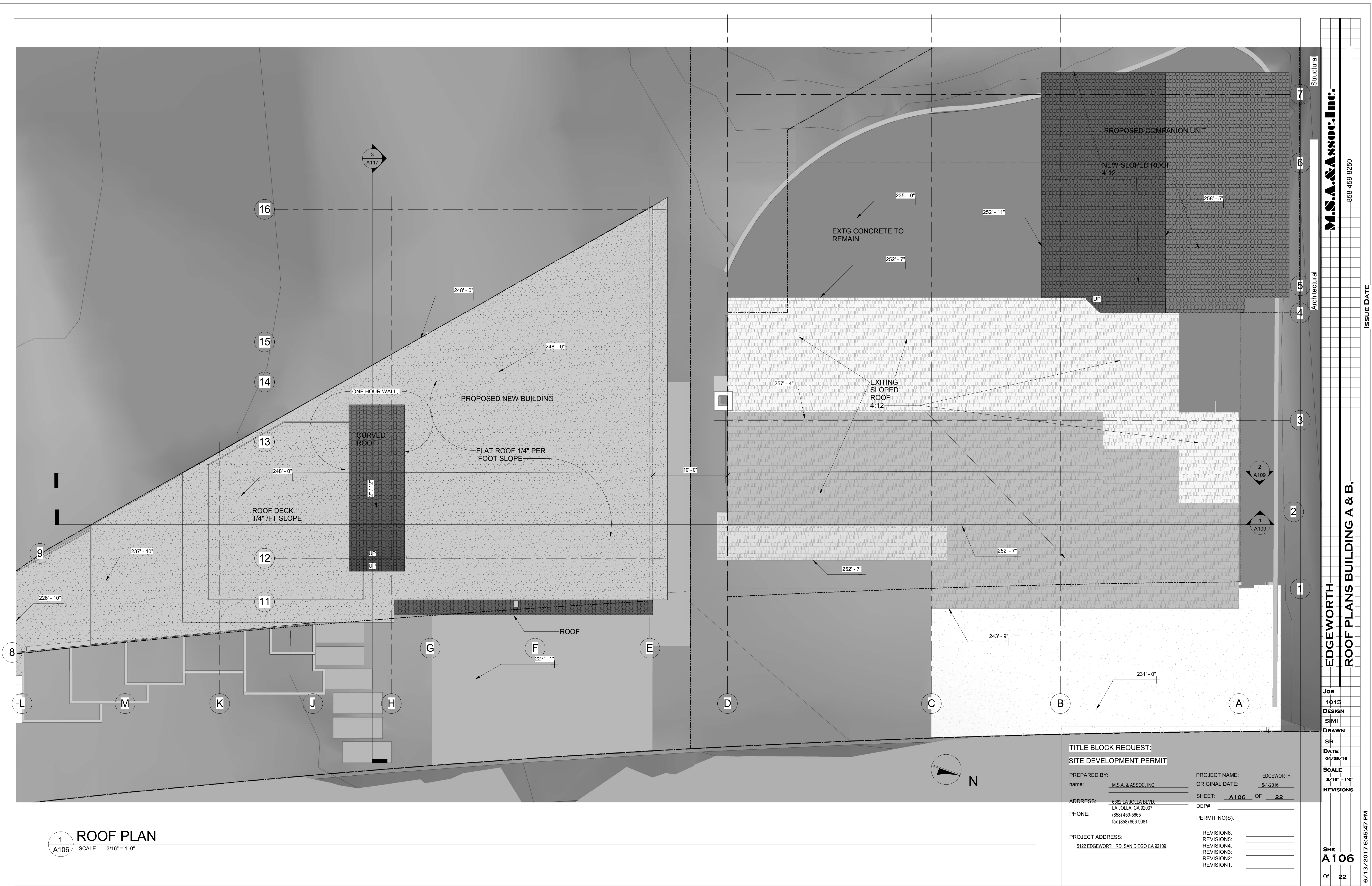
1 AB- SECOND LEVEL A&B BUILDINGS  
SCALE 3/16" = 1'-0"

TITLE BLOCK REQUEST:  
SITE DEVELOPMENT PERMIT

PREPARED BY: name: M.S.A. & ASSOC., INC.	PROJECT NAME: EDGEWORTH ORIGINAL DATE: 5-1-2016
ADDRESS: 6362 LA JOLLA BLVD. LA JOLLA, CA 92037	SHEET: A104 OF 22
PHONE: (858) 459-5665 fax (858) 866-9081	DEP# PERMIT NO(S):
PROJECT ADDRESS: 5122 EDGEWORTH RD, SAN DIEGO CA 92109	REVISION6: REVISION5: REVISION4: REVISION3: REVISION2: REVISION1:

**M.S.A. & Assoc. Inc.**  
 858-459-8250  
**EDGEWORTH**  
**2ND FLOOR PLANS BUILDING A & B**  
 JOB 1015  
 DESIGN SIMI  
 DRAWN SR  
 DATE 10/16/15  
 SCALE 3/16" = 1'-0"  
 REVISIONS  
 SHE A104  
 OF 22  
 ISSUE DATE 6/13/2017 6:45:41 PM





Structural  
Architectural

**M.S.A. & Assoc. Inc.**  
855-459-8250

ISSUE DATE

**EDGEWORTH  
ROOF PLANS BUILDING A & B,**

**JOB**  
1015  
**DESIGN**  
SIMI  
**DRAWN**  
SR  
**DATE**  
04/29/16

**SCALE**  
3/16" = 1'-0"

**REVISIONS**

REVISION6:	_____
REVISION5:	_____
REVISION4:	_____
REVISION3:	_____
REVISION2:	_____
REVISION1:	_____

**SHE**  
**A106**  
OF 22

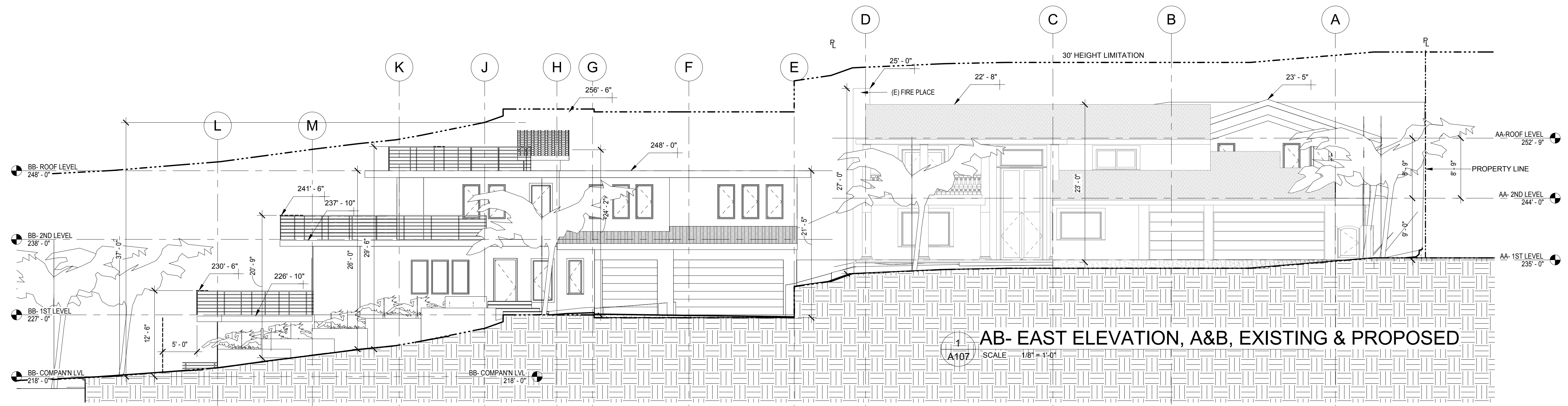
**TITLE BLOCK REQUEST:**  
**SITE DEVELOPMENT PERMIT**

PREPARED BY: M.S.A. & ASSOC. INC.  
name: M.S.A. & ASSOC. INC.  
ADDRESS: 6362 LA JOLLA BLVD.  
LA JOLLA, CA 92037  
PHONE: (858) 459-5665  
fax (858) 866-9081

PROJECT NAME: EDGEWORTH  
ORIGINAL DATE: 5-1-2016  
SHEET: **A106** OF 22  
DEP# \_\_\_\_\_  
PERMIT NO(S): \_\_\_\_\_

PROJECT ADDRESS: 5122 EDGEWORTH RD, SAN DIEGO CA 92109

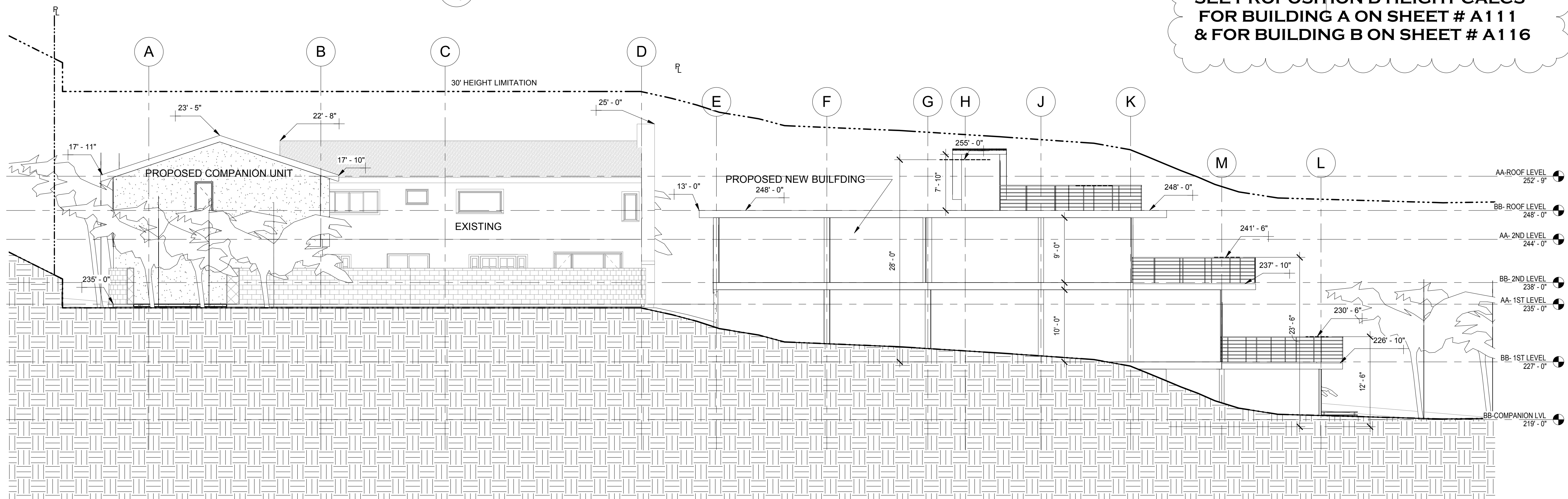
**1**  
**A106** **ROOF PLAN**  
SCALE 3/16" = 1'-0"



1 AB- EAST ELEVATION, A&B, EXISTING & PROPOSED  
A107 SCALE 1/8" = 1'-0"

2 EAST ELEVATION  
A104 SCALE 3/16" = 1'-0"

SEE PROPOSITION D HEIGHT CALCS FOR BUILDING A ON SHEET # A111 & FOR BUILDING B ON SHEET # A116



3 AB- WEST ELEVATION, A&B, EXISTING & PROPOSED  
A107 SCALE 1/8" = 1'-0"

SEE PROPOSITION D HEIGHT CALCS FOR BUILDING A ON SHEET # A111 & FOR BUILDING B ON SHEET # A116

TITLE BLOCK REQUEST:  
SITE DEVELOPMENT PERMIT

PREPARED BY: name: M.S.A. & ASSOC., INC.	PROJECT NAME: EDGEWORTH ORIGINAL DATE: 5-1-2016
ADDRESS: 6362 LA JOLLA BLVD. LA JOLLA, CA 92037	SHEET: A107 OF 22
PHONE: (858) 459-5665 fax (858) 866-9081	DEP# _____ PERMIT NO(S): _____
PROJECT ADDRESS: 5122 EDGEWORTH RD, SAN DIEGO CA 92109	REVISION6: _____ REVISION5: _____ REVISION4: _____ REVISION3: _____ REVISION2: _____ REVISION1: _____

Structural  
M.S.A. & Assoc., Inc.  
858-459-8250

Architectural

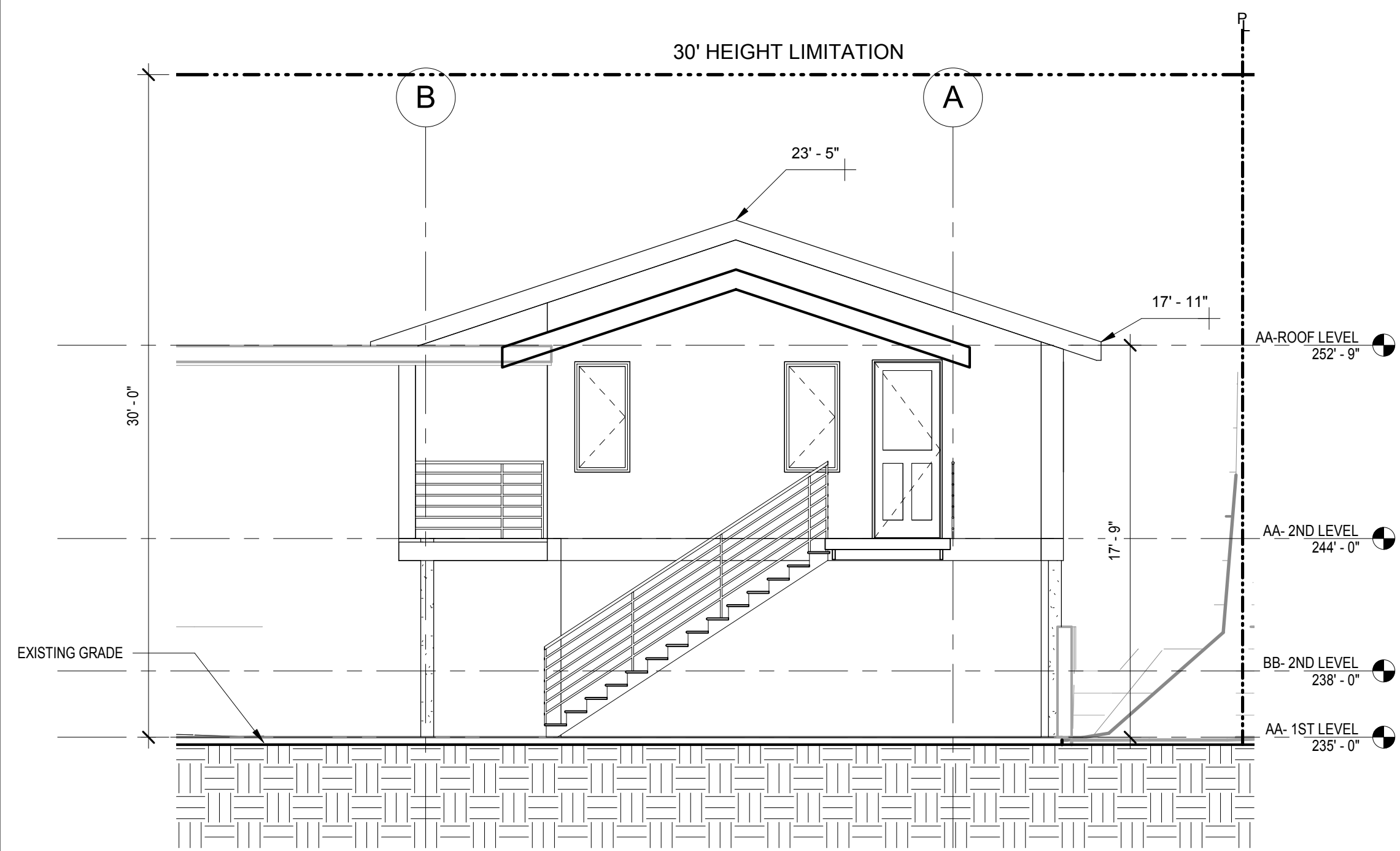
EDGEWORTH BUILDINGS A & B  
ELEVATIONS

JOB 1015  
DESIGN SIMI  
DRAWN SR  
DATE 07/09/02  
SCALE 1/8" = 1'-0"  
REVISIONS  
SHE A107  
OF 22

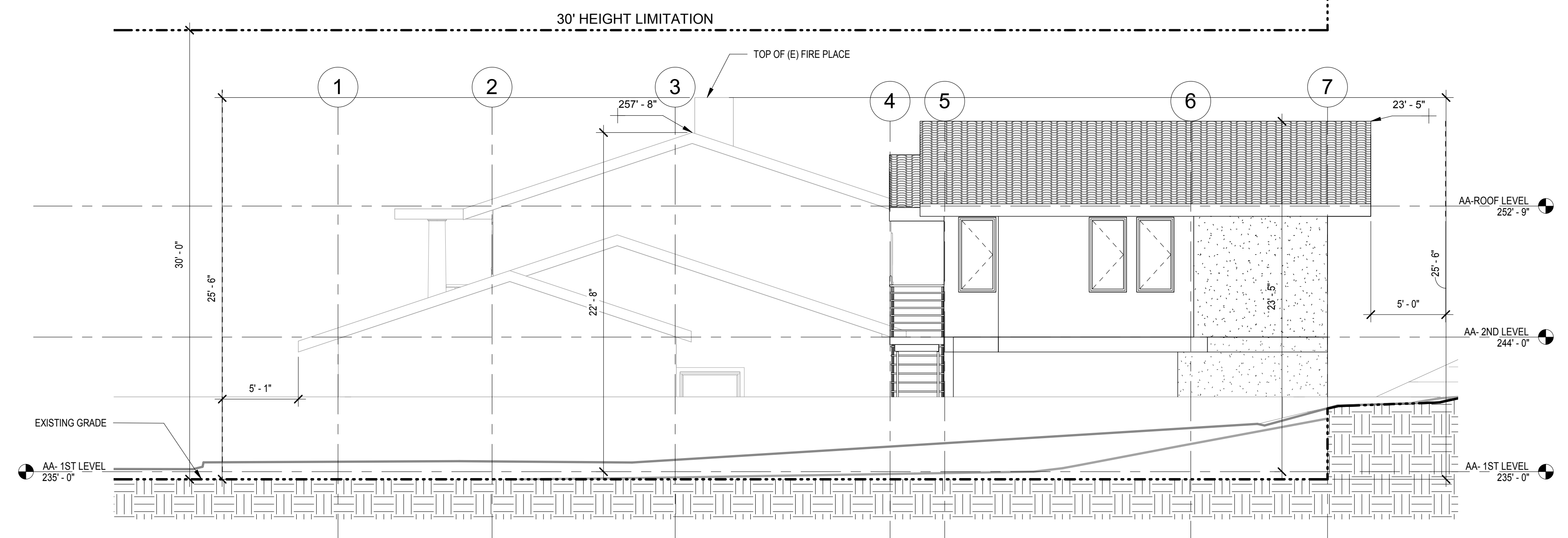
ISSUE DATE

6/13/2017 6:45:50 PM

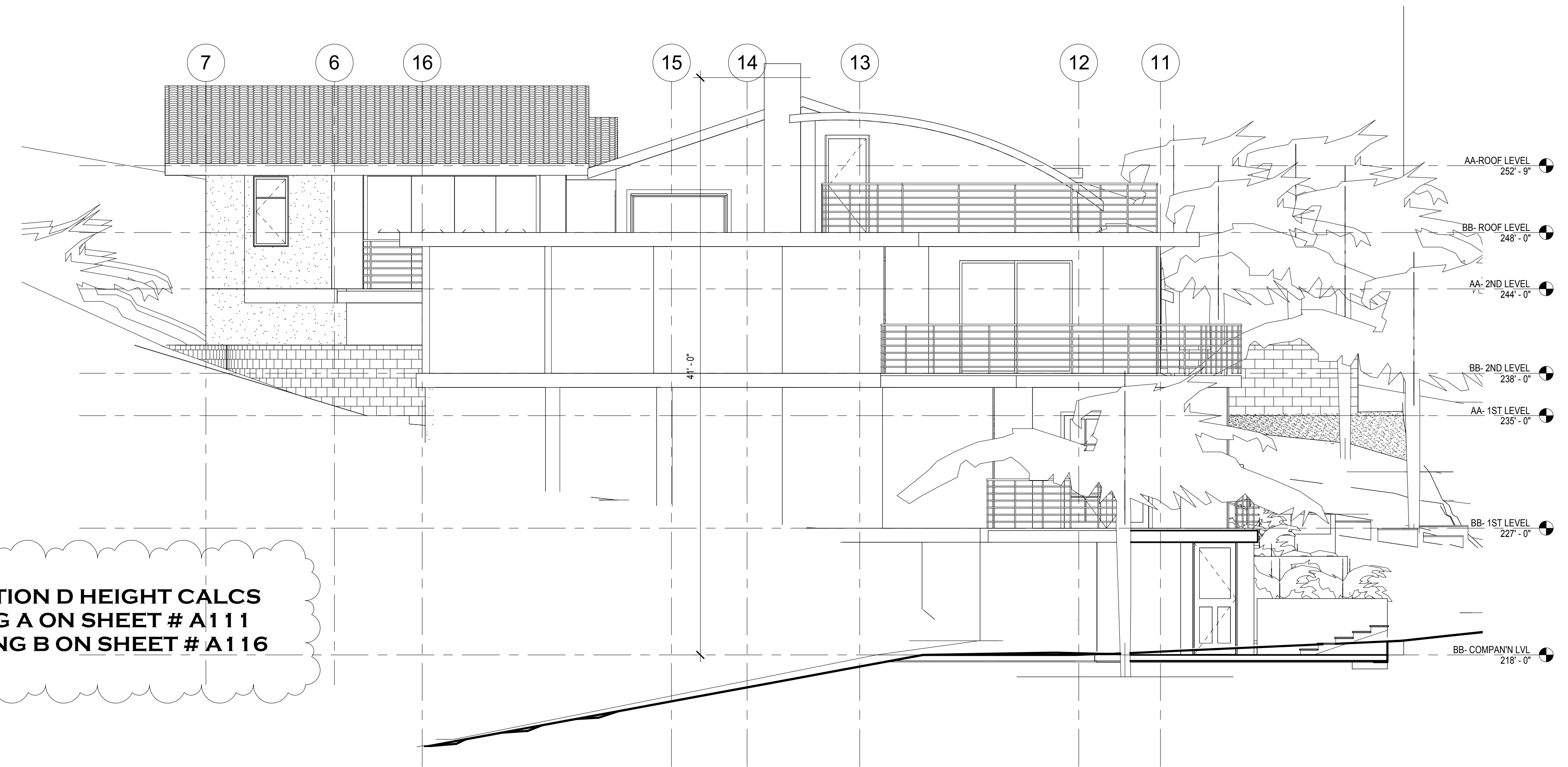




3 A-CAMPANION UNIT  
SCALE 3/16" = 1'-0"



1 AB-NORTH ELEVATION, A&B, EXISTING & PROPOSED  
SCALE 3/16" = 1'-0"



4 AB-SOUTH ELEVATION, A&B, EXISTING & PROPOSED  
SCALE 3/16" = 1'-0"

SEE PROPOSITION D HEIGHT CALCS FOR BUILDING A ON SHEET # A111 & FOR BUILDING B ON SHEET # A116

TITLE BLOCK REQUEST:  
SITE DEVELOPMENT PERMIT

PREPARED BY: name: M.S.A. & ASSOC., INC.	PROJECT NAME: EDGEWORTH
ADDRESS: 6362 LA JOLLA BLVD. LA JOLLA, CA 92037	ORIGINAL DATE: 5-1-2016
PHONE: (858) 459-5665 fax (858) 866-9081	SHEET: A108 OF 22
PROJECT ADDRESS: 5122 EDGEWORTH RD, SAN DIEGO CA 92109	DEP#
	PERMIT NO(S):
	REVISION6:
	REVISION5:
	REVISION4:
	REVISION3:
	REVISION2:
	REVISION1:

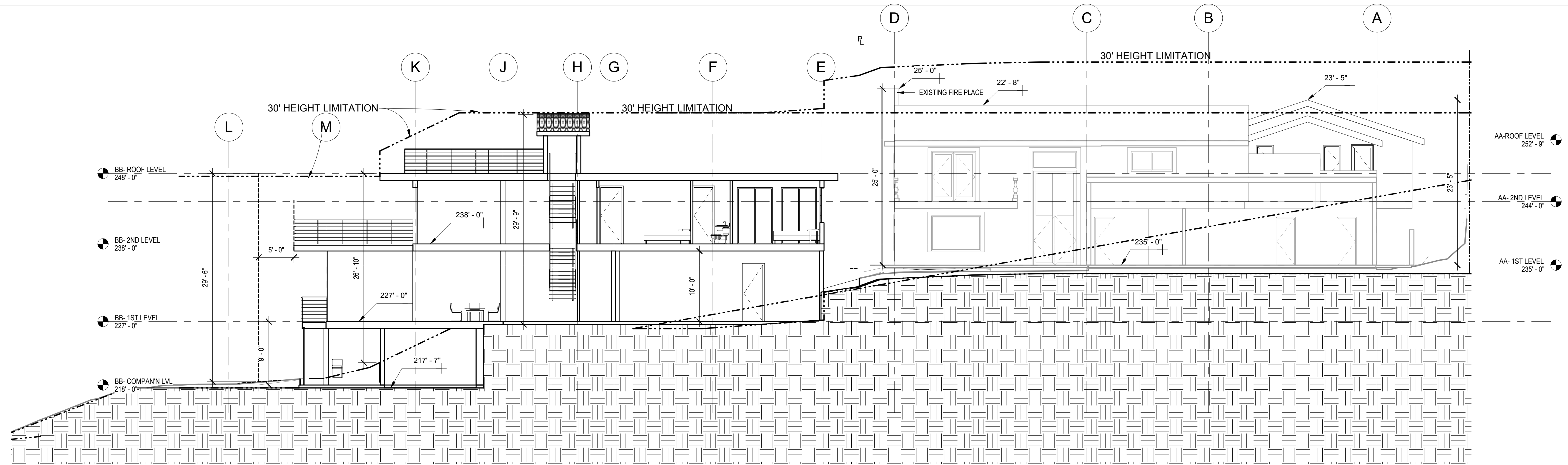
M.S.A. & ASSOC., INC.  
858-459-8250

Structural  
Architectural

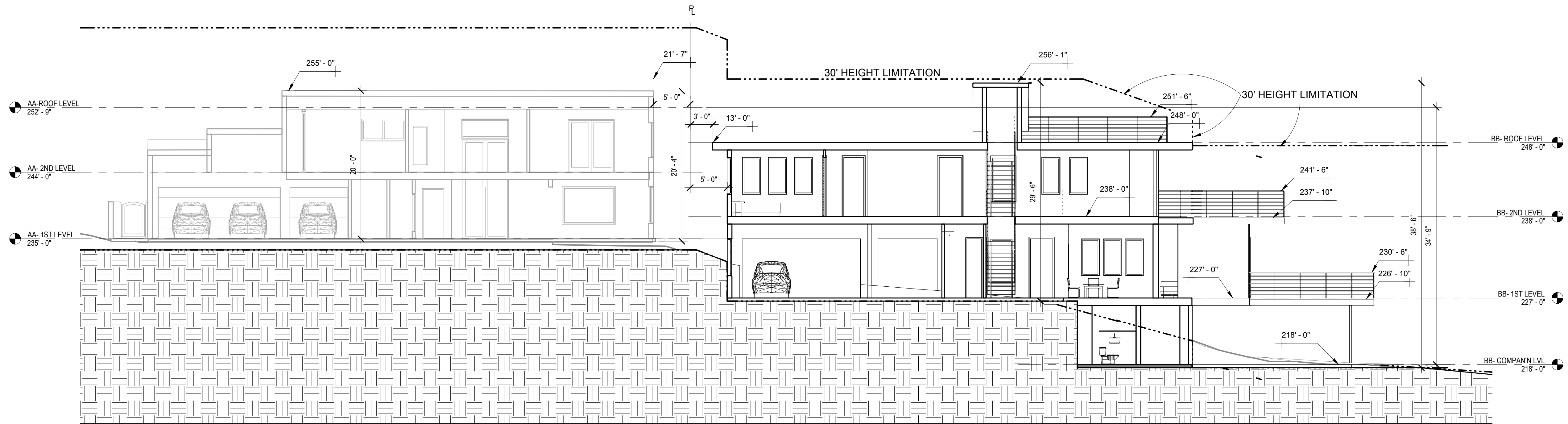
EDGEWORTH  
ELEVATIONS/ SECTIONS BUILDINGS A & B

JOB 1015  
DESIGN  
SIMI  
DRAWN SR  
DATE 10/17/15  
SCALE 3/16" = 1'-0"  
REVISIONS  
SHE A108  
OF 22

ISSUE DATE 6/13/2017 6:45:52 PM



1 AB- SECTION THROUGH BUILDINGS A AND B  
A109 SCALE 1/8" = 1'-0"

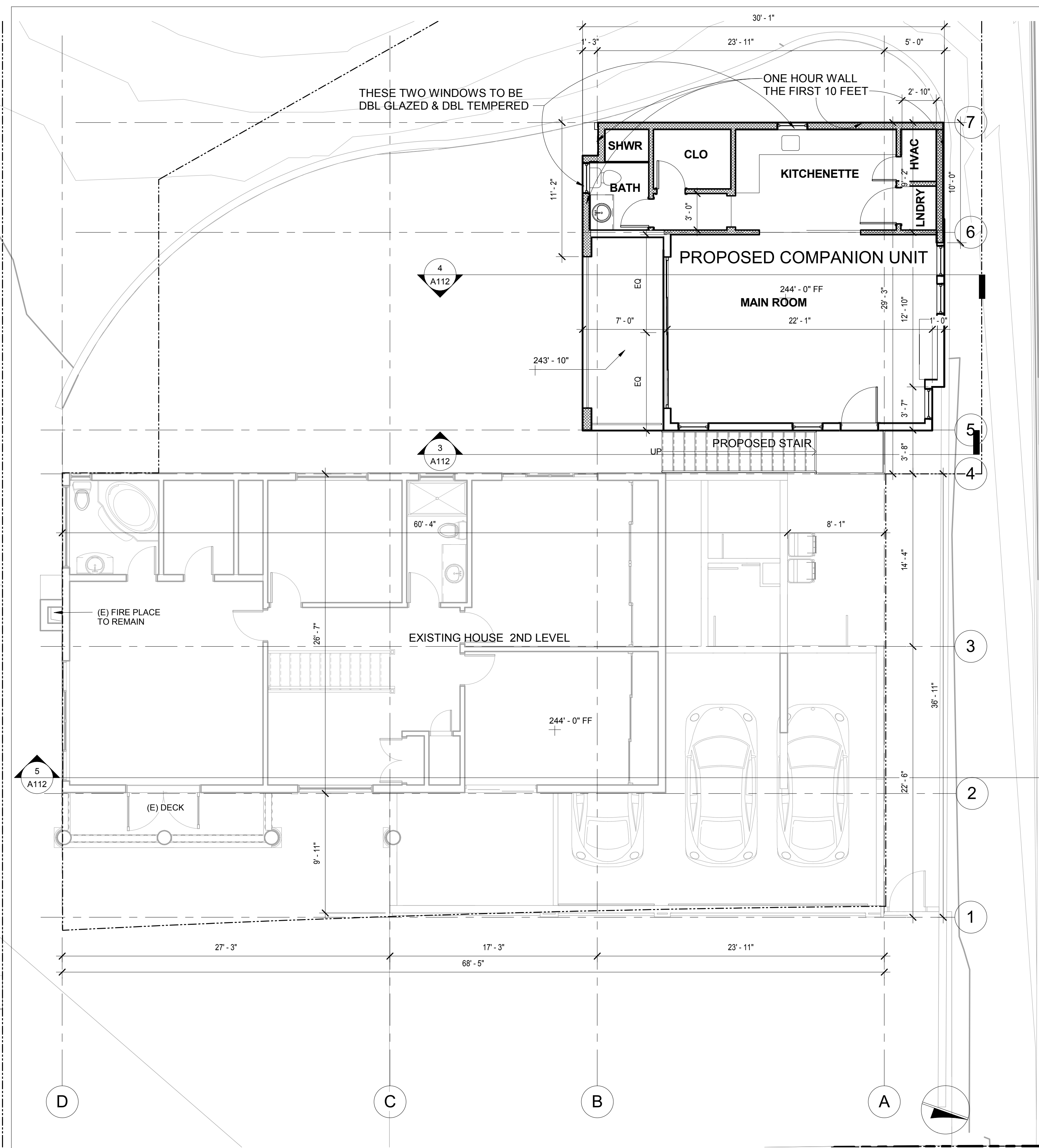


2 AB- SECTION THROUGH BOTH BUILDINGS  
A109 SCALE 1/8" = 1'-0"

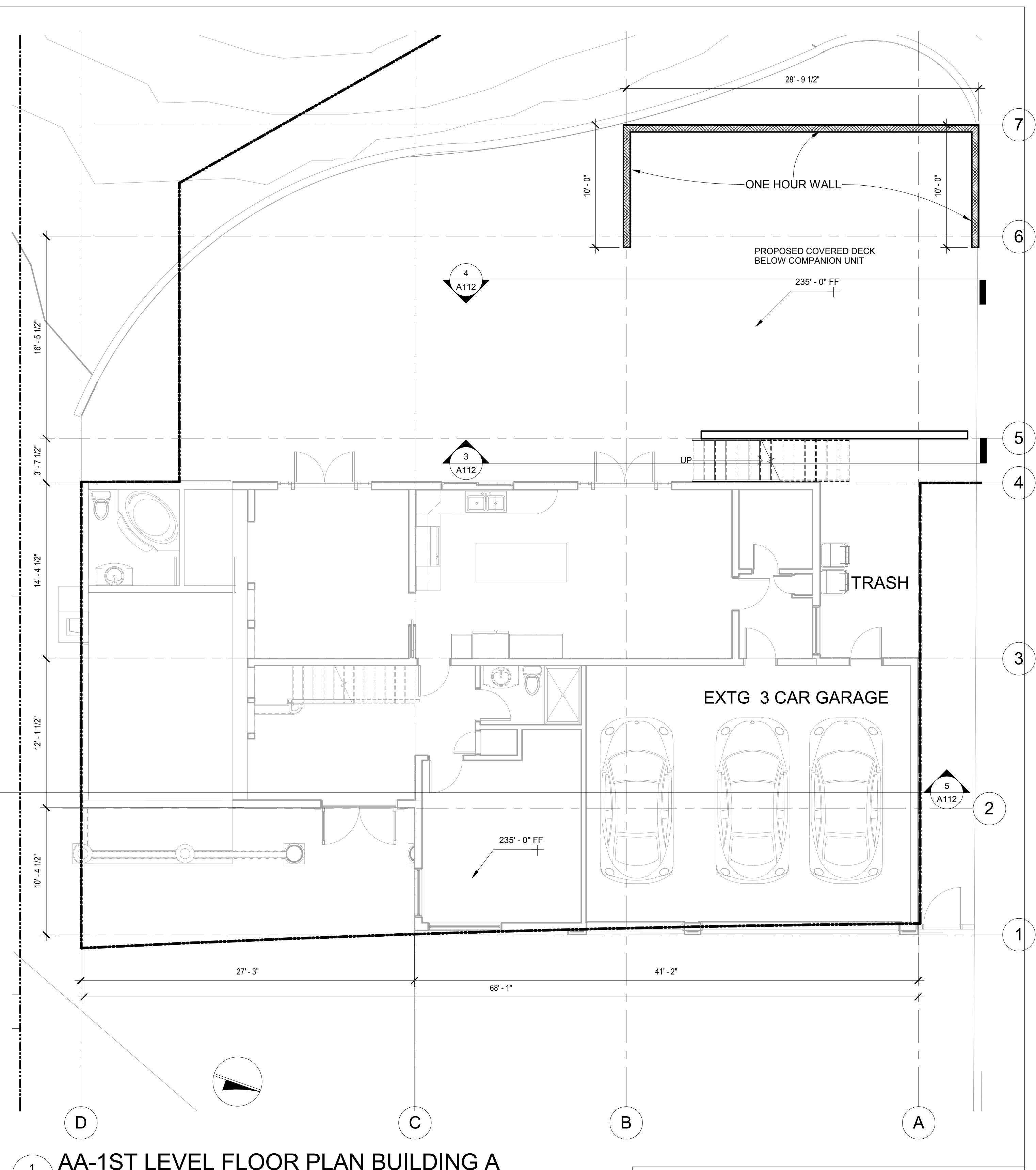
TITLE BLOCK REQUEST:  
SITE DEVELOPMENT PERMIT

PREPARED BY: name: M.S.A. & ASSOC. INC.	PROJECT NAME: EDGEWORTH ORIGINAL DATE: 5-1-2016
ADDRESS: 6362 LA JOLLA BLVD. LA JOLLA, CA 92037	SHEET: A109 OF 22
PHONE: (858) 459-5665 fax (858) 866-9081	DEP# _____ PERMIT NO(S): _____
PROJECT ADDRESS: 5122 EDGEWORTH RD, SAN DIEGO CA 92109	REVISION6: _____ REVISION5: _____ REVISION4: _____ REVISION3: _____ REVISION2: _____ REVISION1: _____

Structural  
**M.S.A. & Assoc. Inc.**  
 855-459-8250  
 Architectural  
 ISSUE DATE  
**EDGEWORTH**  
**SECTIONS BUILDING A & B**  
 JOB  
 1015  
 DESIGN  
 SIMI  
 DRAWN  
 SR  
 DATE  
 10/16/15  
 SCALE  
 1/8" = 1'-0"  
 REVISIONS  
 SHE  
**A109**  
 OF 22  
 6/13/2017 6:45:54 PM



2 AA-2ND LEVEL FLOOR PLAN BUILDING A  
A110 SCALE 3/16" = 1'-0"



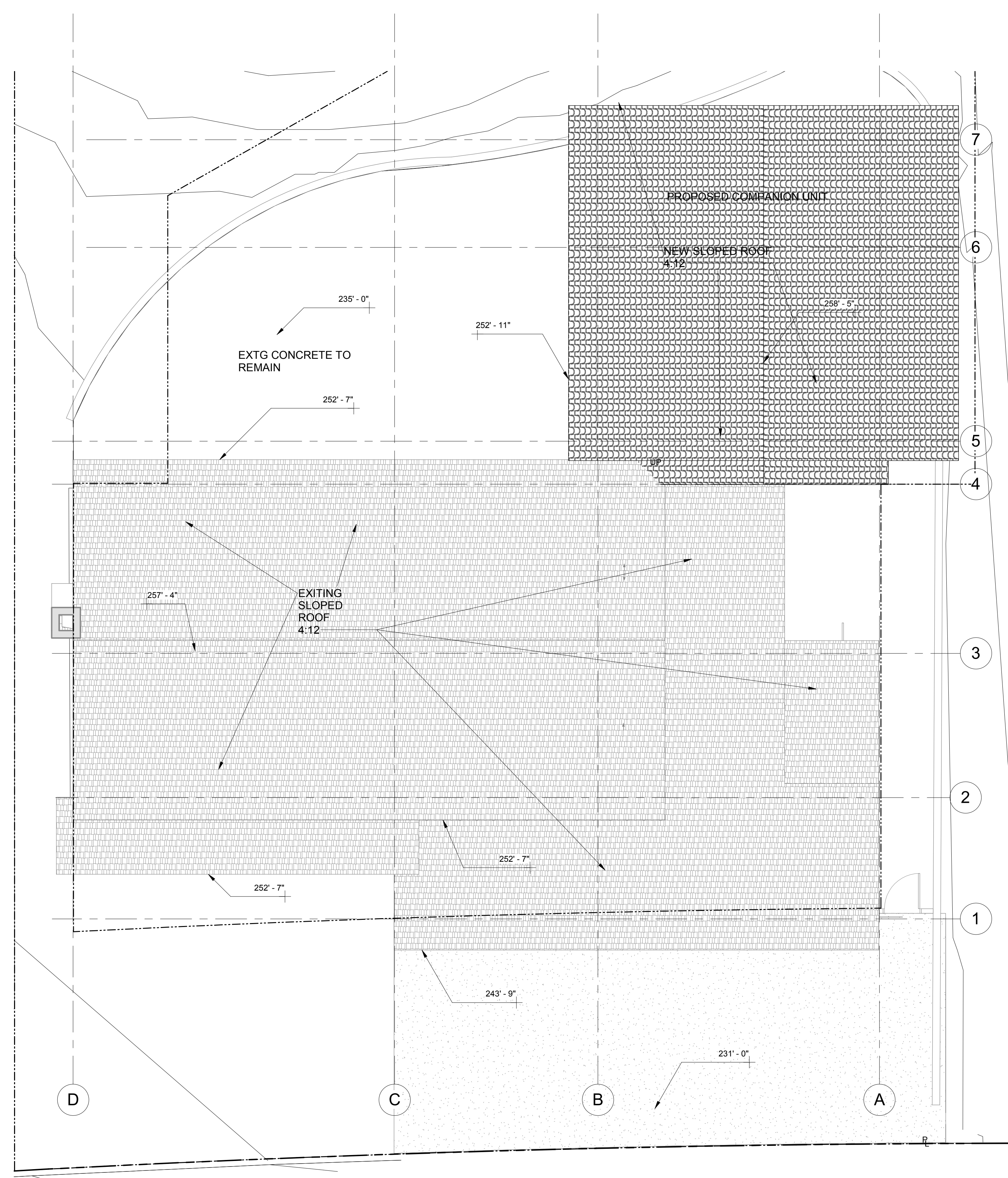
1 AA-1ST LEVEL FLOOR PLAN BUILDING A  
A110 SCALE 3/16" = 1'-0"

TITLE BLOCK REQUEST:  
SITE DEVELOPMENT PERMIT

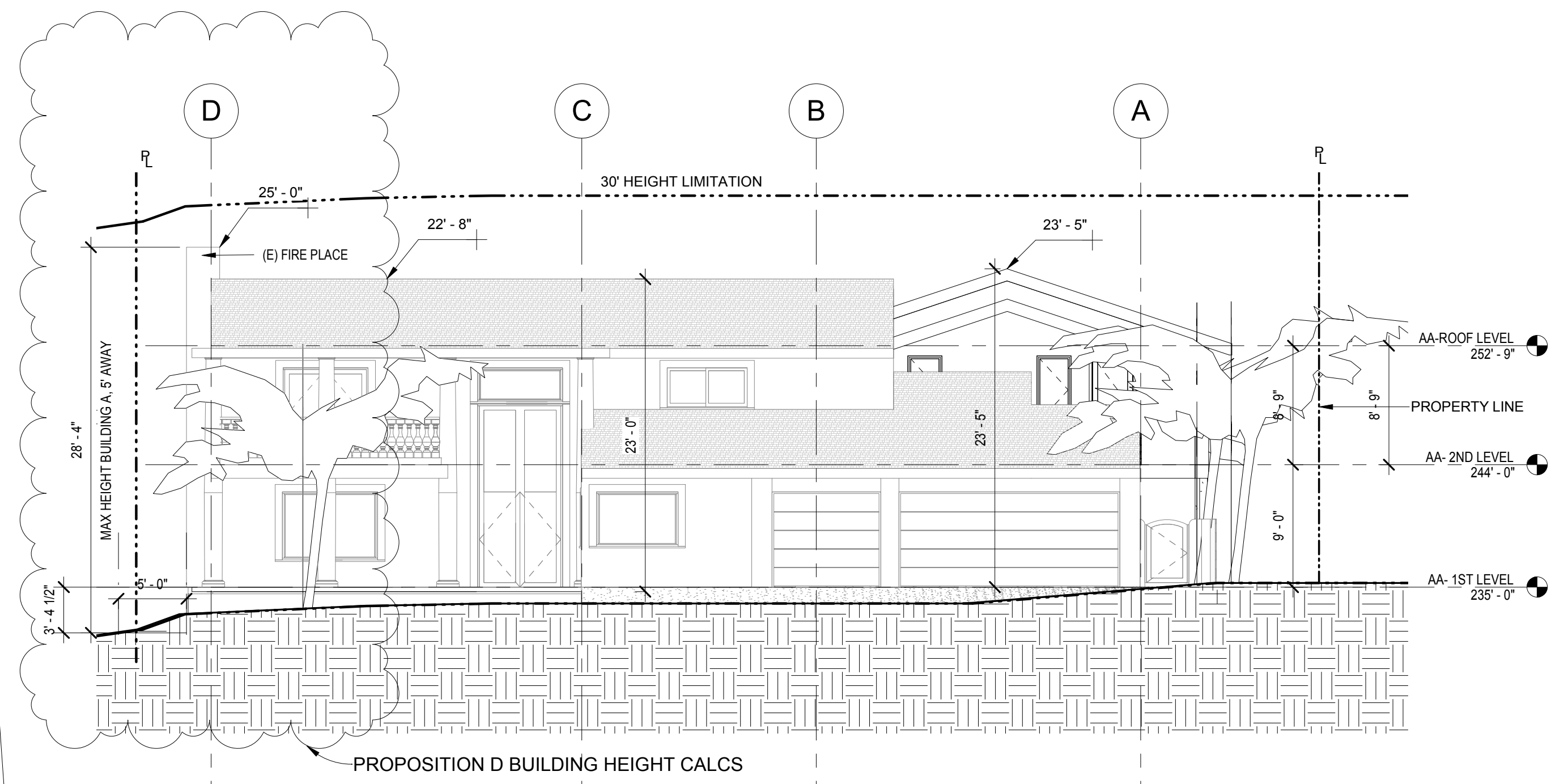
PREPARED BY: name: M.S.A. & ASSOC. INC.	PROJECT NAME: EDGEWORTH ORIGINAL DATE: 5-1-2016
ADDRESS: 6362 LA JOLLA BLVD. LA JOLLA, CA 92037	SHEET: A110 OF 22
PHONE: (858) 459-5665 fax (858) 866-9081	DEP# PERMIT NO(S):
PROJECT ADDRESS: 5122 EDGEWORTH RD, SAN DIEGO CA 92109	REVISION6: REVISION5: REVISION4: REVISION3: REVISION2: REVISION1:

**M.S.A. & ASSOC. INC.**  
 858-459-8250  
**EDGEWORTH BUILDING A FLOOR PLANS**  
 JOB 1015  
 DESIGN SIMI  
 DRAWN SR  
 DATE 10/06/16  
 SCALE 3/16" = 1'-0"  
 REVISIONS  
 SHE A110  
 OF 22  
 ISSUE DATE 6/13/2017 6:45:56 PM

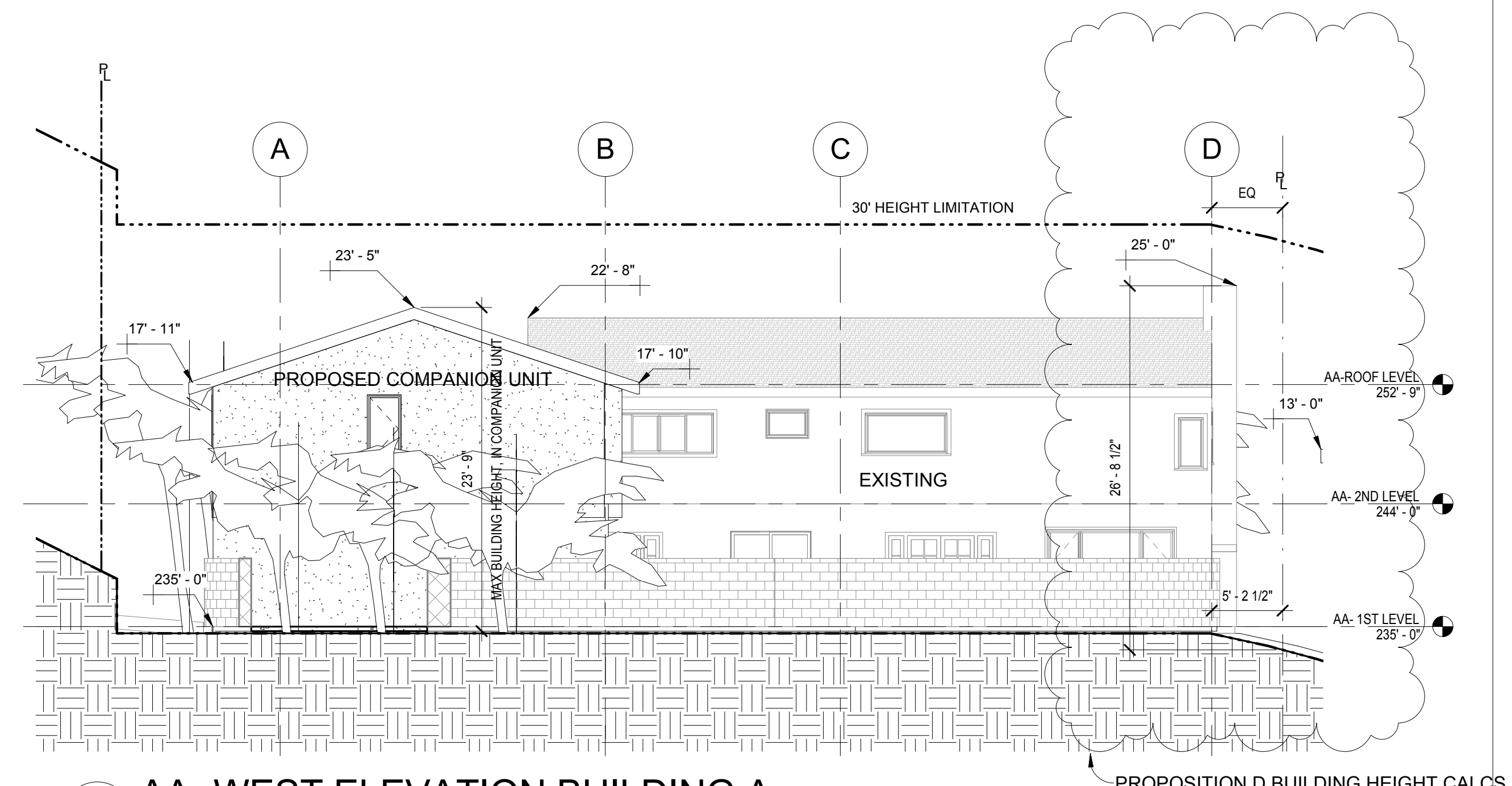




**1** ROOF PLAN  
A111 SCALE 3/16" = 1'-0"



**2** AA- EAST ELEVATION, BUILDING A  
A111 SCALE 1/8" = 1'-0"

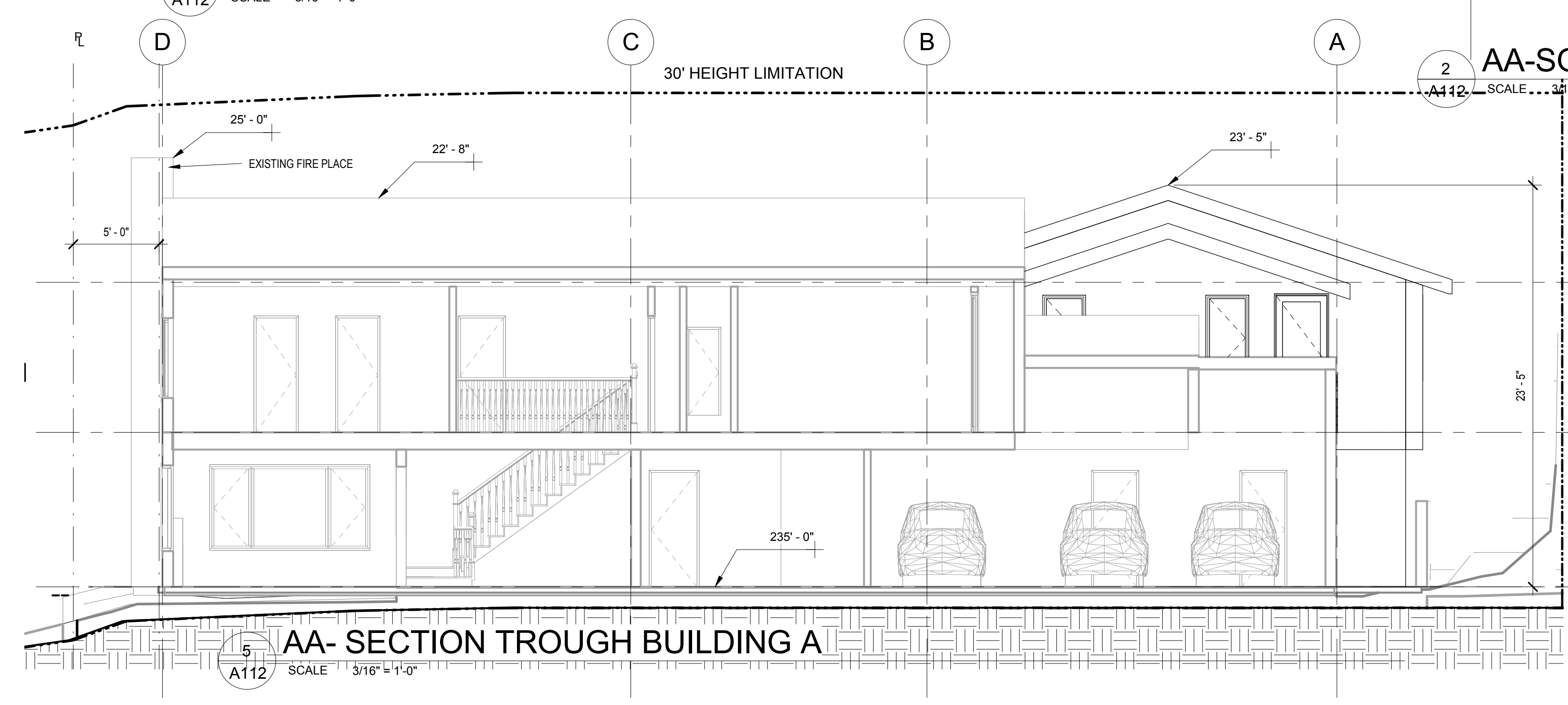
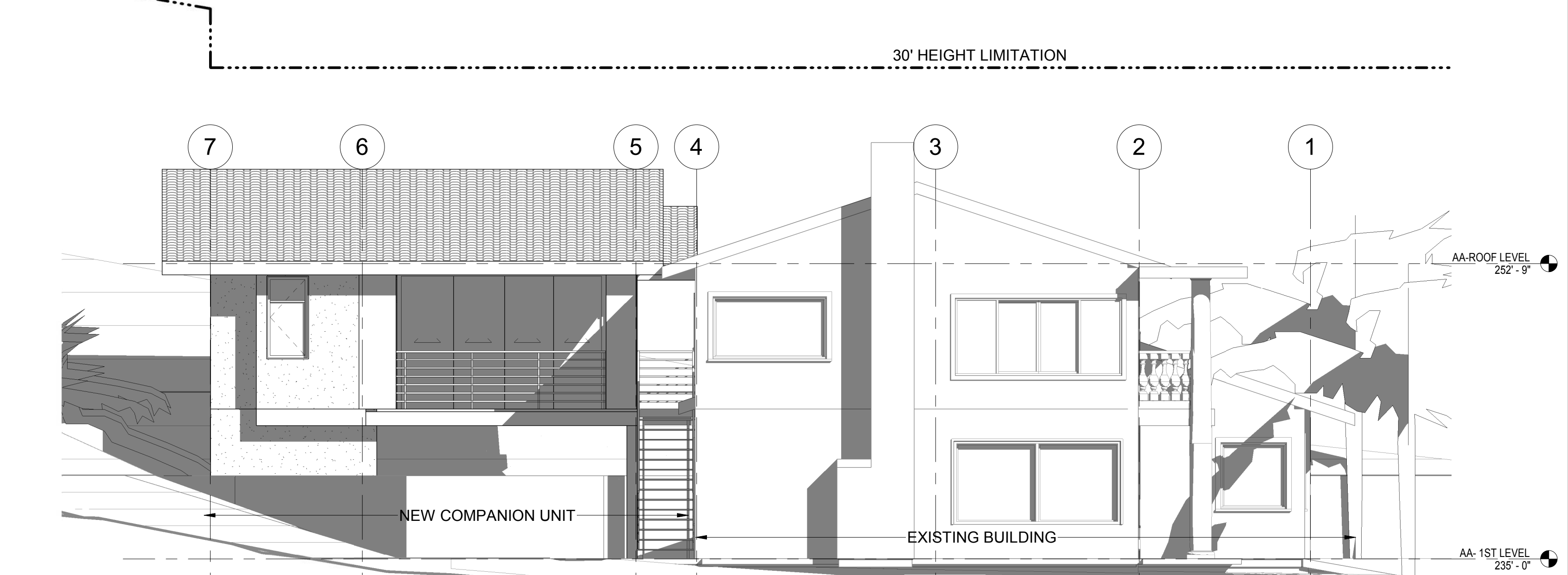
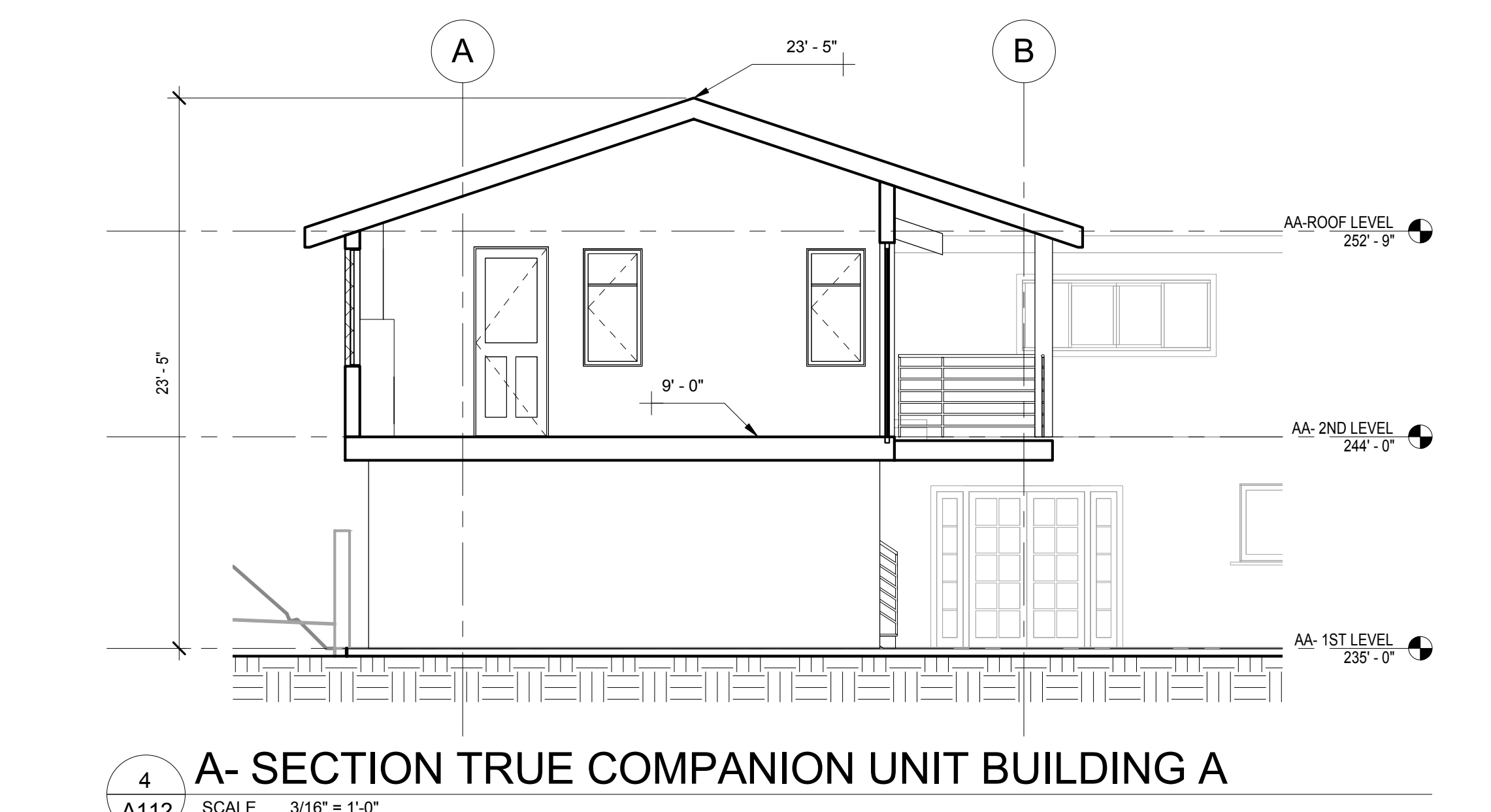
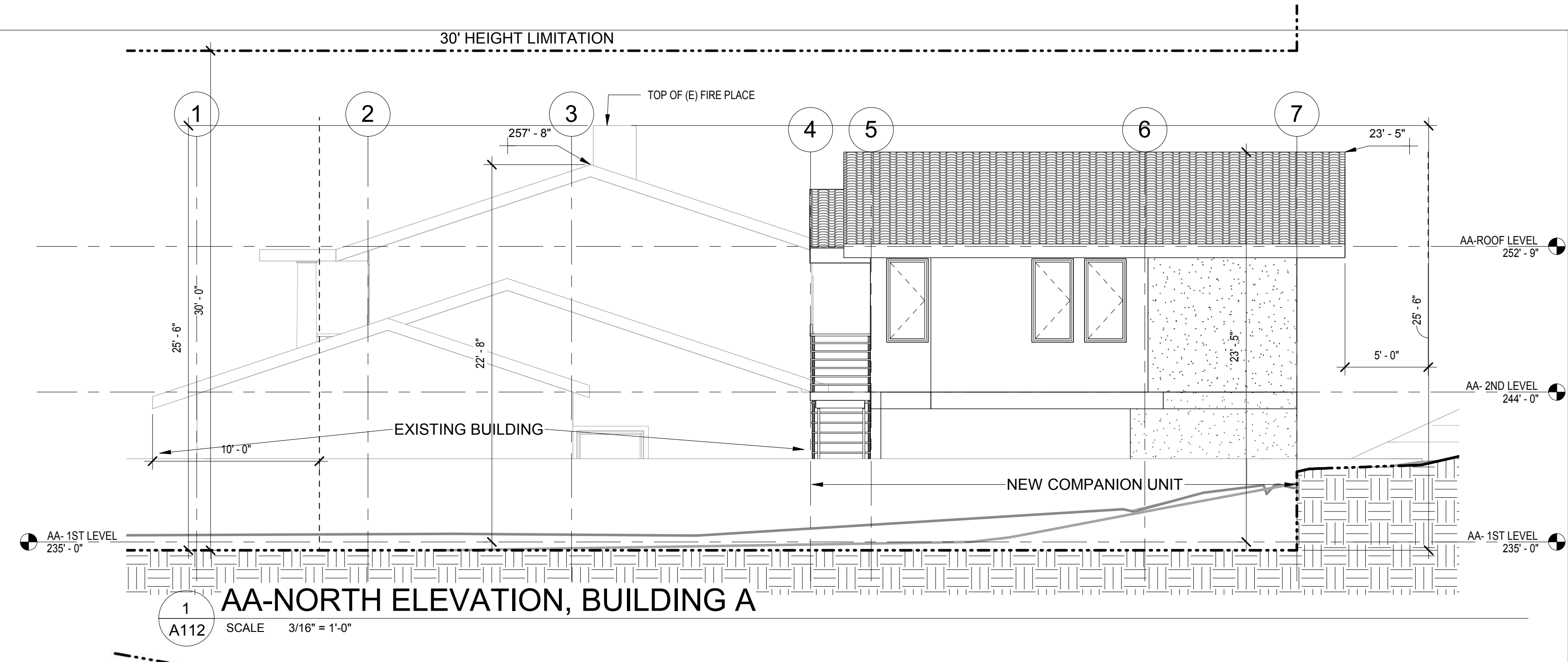
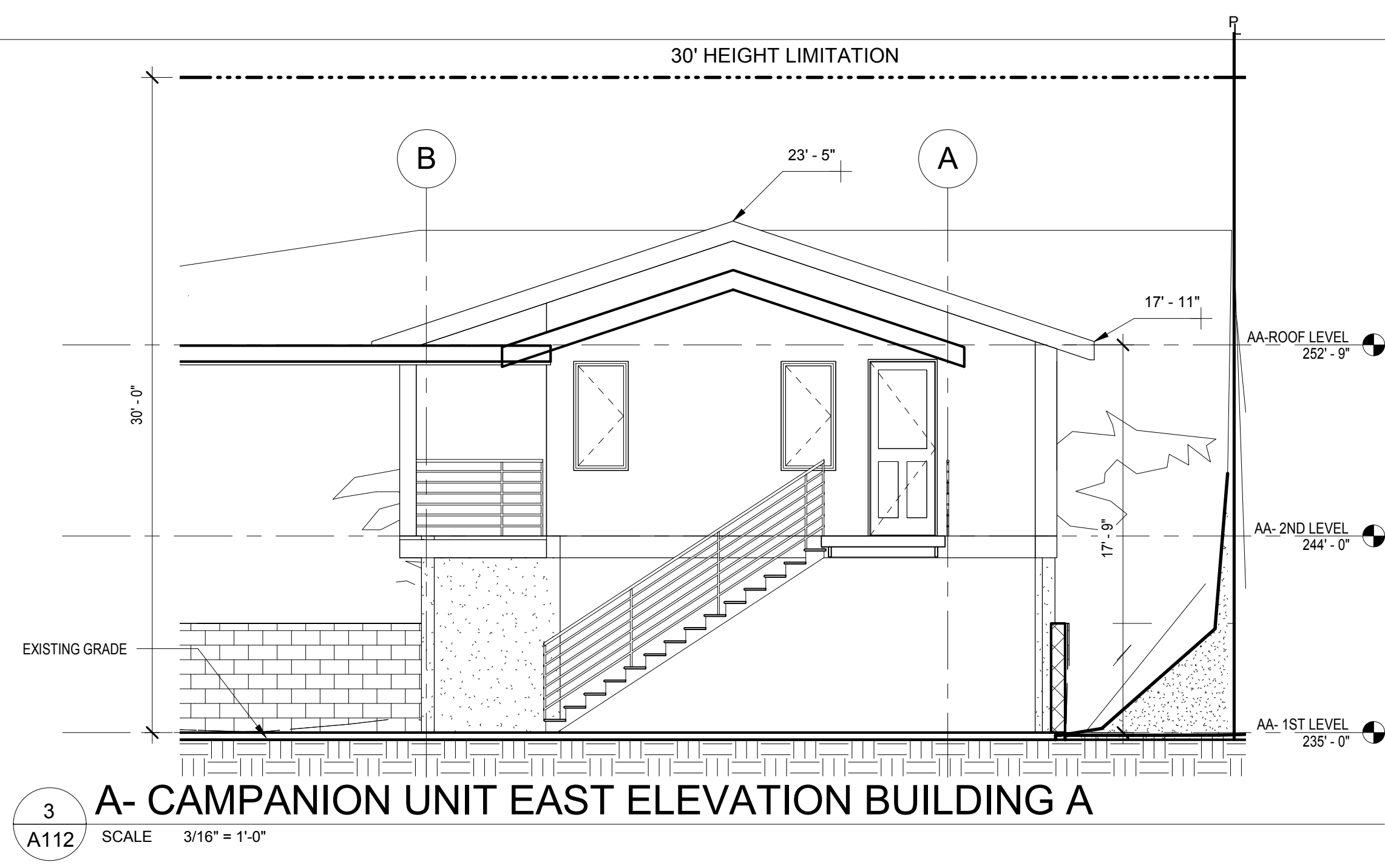


**3** AA- WEST ELEVATION BUILDING A  
A111 SCALE 1/8" = 1'-0"

TITLE BLOCK REQUEST:  
SITE DEVELOPMENT PERMIT

PREPARED BY: name: M.S.A. & ASSOC. INC.	PROJECT NAME: EDGEWORTH ORIGINAL DATE: 5-1-2016
ADDRESS: 6362 LA JOLLA BLVD. LA JOLLA, CA 92037 (858) 459-5665 fax (858) 866-9081	SHEET: <b>A111</b> OF <b>22</b> DEP# _____ PERMIT NO(S): _____
PROJECT ADDRESS: 5122 EDGEWORTH RD, SAN DIEGO CA 92109	REVISION6: _____ REVISION5: _____ REVISION4: _____ REVISION3: _____ REVISION2: _____ REVISION1: _____

**M.S.A. & Assoc. Inc.**  
 Structural  
 Architectural  
 858-459-8250  
 ISSUE DATE  
**EDGEWORTH**  
**BUILDING A ROOF PLAN & ELEVATIONS**  
 JOB 1015  
 DESIGN  
 SIMI  
 DRAWN  
 SR  
 DATE 10/06/16  
 SCALE AS INDICATED  
 REVISIONS  
 SHE A111  
 OF 22  
 6/13/2017 6:45:59 PM

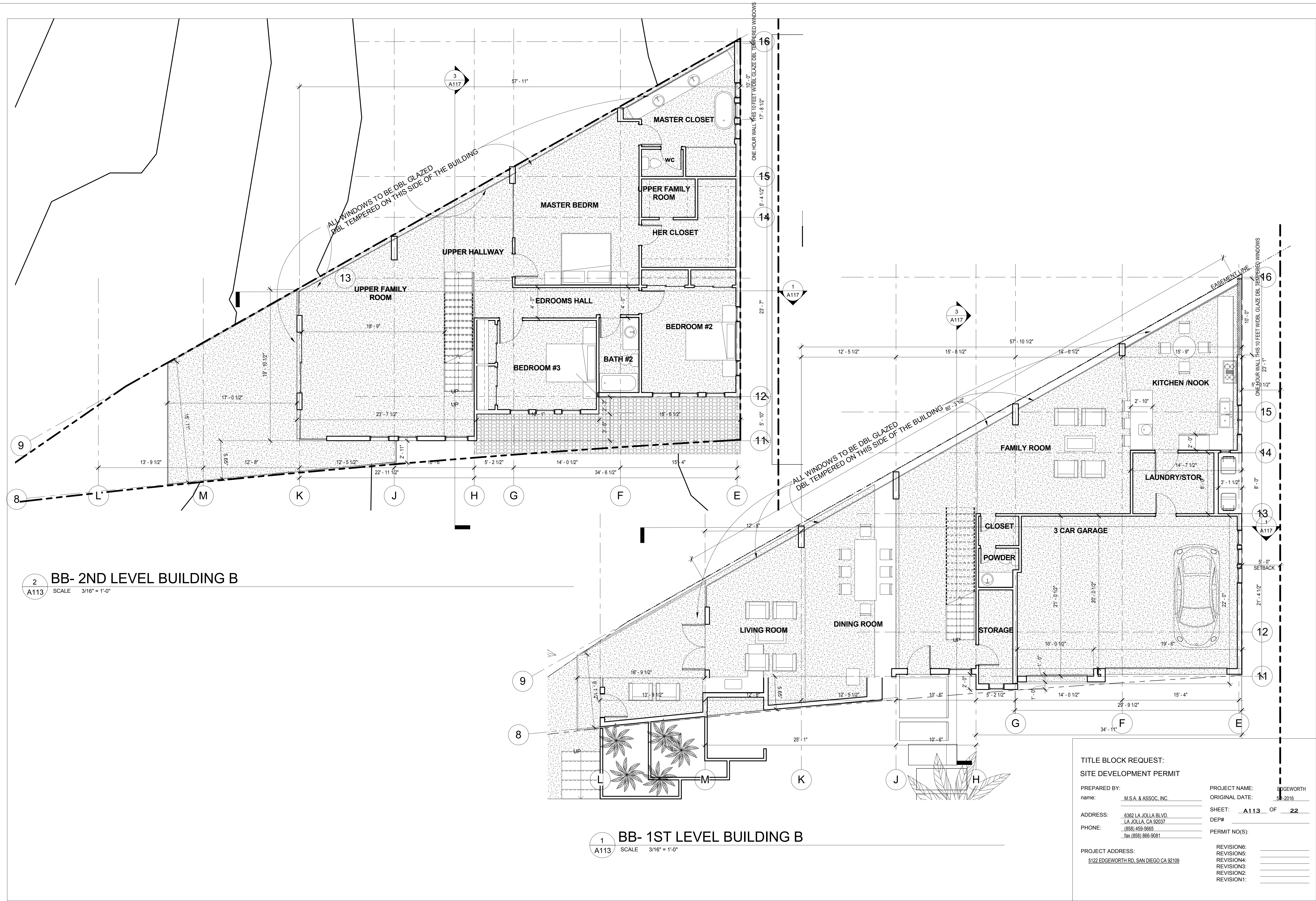


TITLE BLOCK REQUEST:  
SITE DEVELOPMENT PERMIT

PREPARED BY: name: M.S.A. & ASSOC., INC.	PROJECT NAME: EDGEWORTH
ADDRESS: 6362 LA JOLLA BLVD. LA JOLLA, CA 92037	ORIGINAL DATE: 5-1-2016
PHONE: (858) 459-5665 fax (858) 866-9081	SHEET: A112 OF 22
PROJECT ADDRESS: 5122 EDGEWORTH RD, SAN DIEGO CA 92109	DEP#
	PERMIT NO(S):
	REVISION6:
	REVISION5:
	REVISION4:
	REVISION3:
	REVISION2:
	REVISION1:

**M.S.A. & ASSOC., INC.**  
 858-459-8250  
 Structural  
 Architectural  
 EDGEWORTH  
 BUILDING A ELEVATIONS & SECTION  
 JOB 1015  
 DESIGN  
 SIMI  
 DRAWN  
 SR  
 DATE 01/07/17  
 SCALE 3/16" = 1'-0"  
 REVISIONS  
 SHE A112  
 OF 22  
 6/13/2017 6:46:11 PM  
 ISSUE DATE





**2 BB- 2ND LEVEL BUILDING B**  
 SCALE 3/16" = 1'-0"

**1 BB- 1ST LEVEL BUILDING B**  
 SCALE 3/16" = 1'-0"

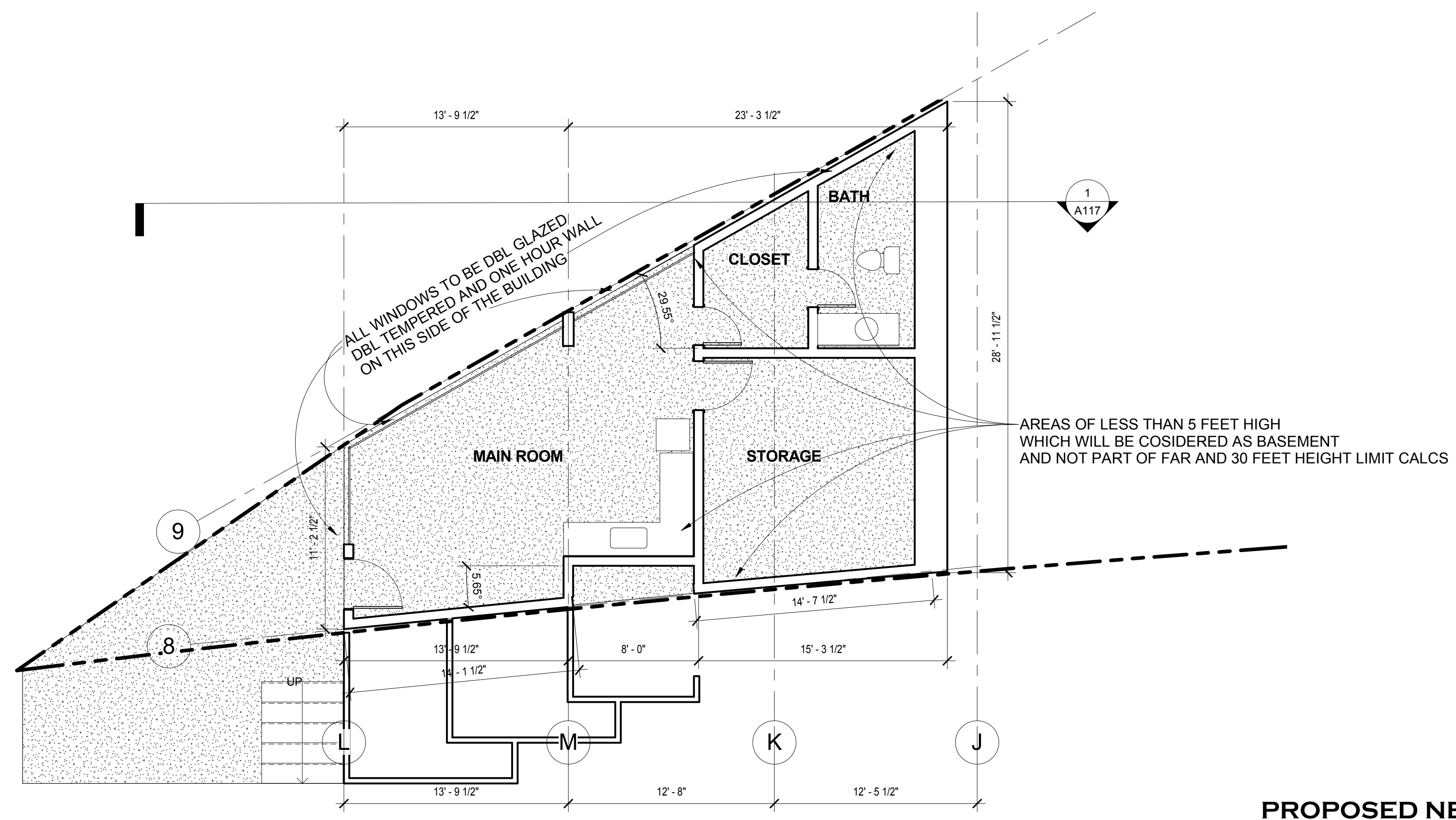
**TITLE BLOCK REQUEST:**  
 SITE DEVELOPMENT PERMIT

PREPARED BY: M.S.A. & ASSOC., INC.  
 name: M.S.A. & ASSOC., INC.  
 ADDRESS: 6362 LA JOLLA BLVD.  
 LA JOLLA, CA 92037  
 PHONE: (858) 459-5665  
 fax (858) 866-9081

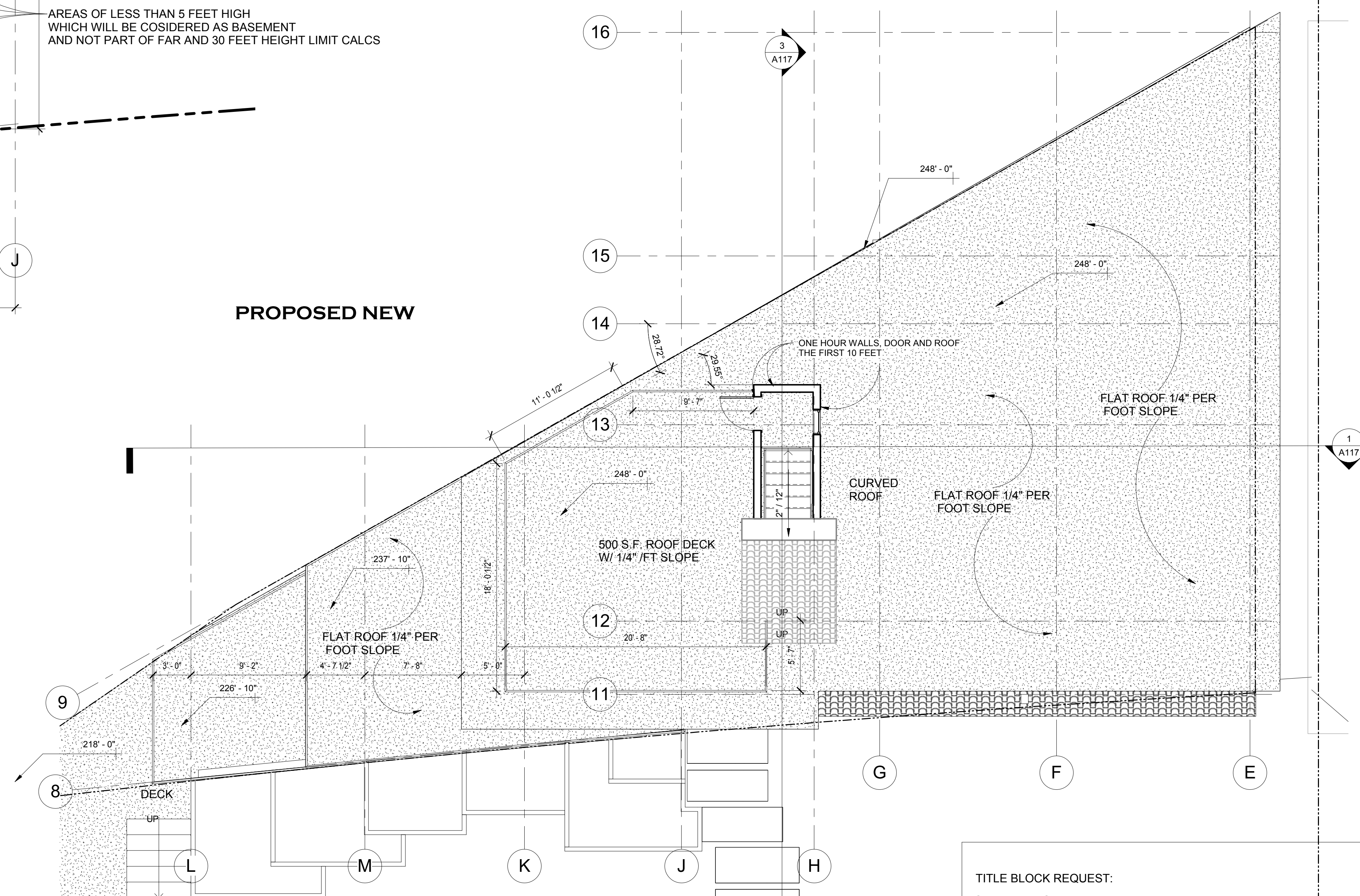
PROJECT NAME: EDGEWORTH  
 ORIGINAL DATE: 5/8/2016  
 SHEET: **A113** OF 22  
 DEP#  
 PERMIT NO(S):

REVISION6:  
 REVISION5:  
 REVISION4:  
 REVISION3:  
 REVISION2:  
 REVISION1:

**M.S.A. & ASSOC., INC.**  
 858-459-5650  
 Structural  
 Architectural  
**EDGEWORTH BUILDING B FLOOR PLANS**  
 JOB 1015  
 DESIGN  
 SIMI  
 DRAWN SR  
 DATE 01/07/17  
 SCALE 3/16" = 1'-0"  
 REVISIONS  
 SHEET **A113**  
 OF 22  
 6/13/2017 6:46:13 PM  
 ISSUE DATE



2 COMPANION LEVEL FOR "B"  
 A114 SCALE 3/16" = 1'-0"



1 ROOF PLAN  
 A114 SCALE 3/16" = 1'-0"

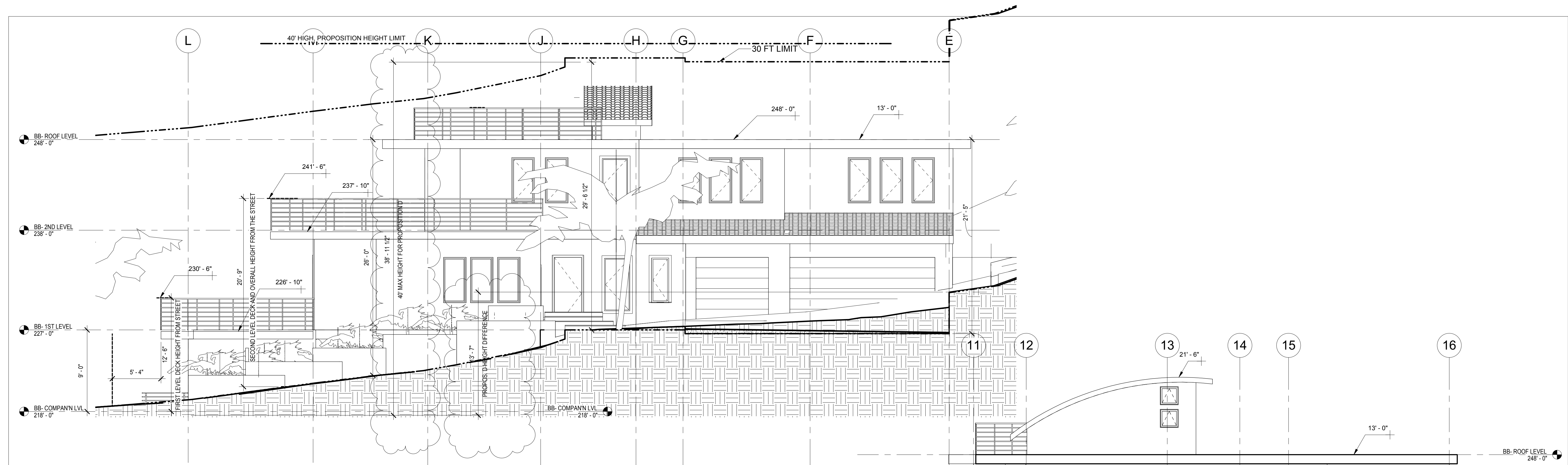
PROPOSED NEW

TITLE BLOCK REQUEST:  
 SITE DEVELOPMENT PERMIT

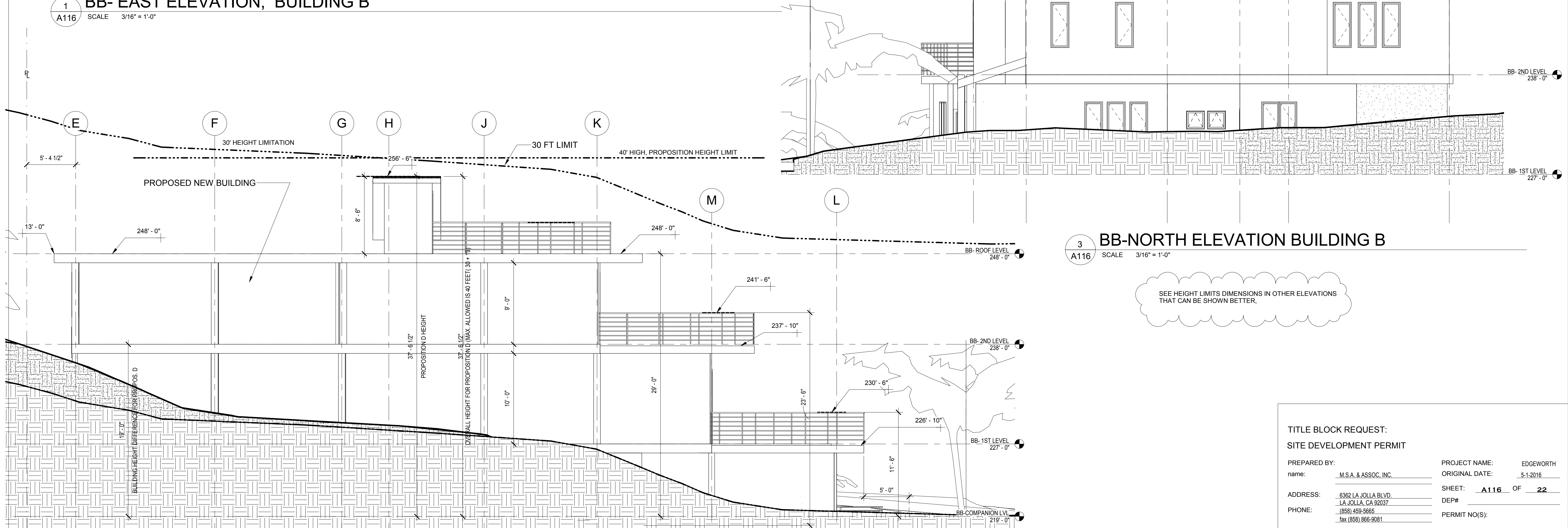
PREPARED BY: name: M.S.A. & ASSOC. INC.	PROJECT NAME: EDGEWORTH ORIGINAL DATE: 5-1-2016
ADDRESS: 6362 LA JOLLA BLVD. LA JOLLA, CA 92037	SHEET: A114 OF 22
PHONE: (858) 459-5865 fax (858) 866-9081	DEP# _____
PROJECT ADDRESS: 5122 EDGEWORTH RD, SAN DIEGO CA 92109	PERMIT NO(S): _____

REVISION6: _____
REVISION5: _____
REVISION4: _____
REVISION3: _____
REVISION2: _____
REVISION1: _____



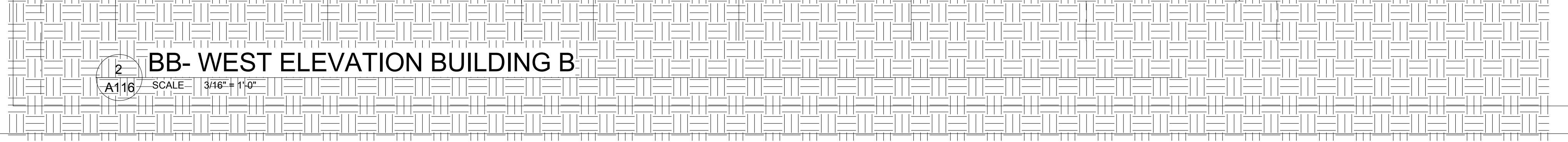


1 BB-EAST ELEVATION, BUILDING B  
A116 SCALE 3/16" = 1'-0"



3 BB-NORTH ELEVATION BUILDING B  
A116 SCALE 3/16" = 1'-0"

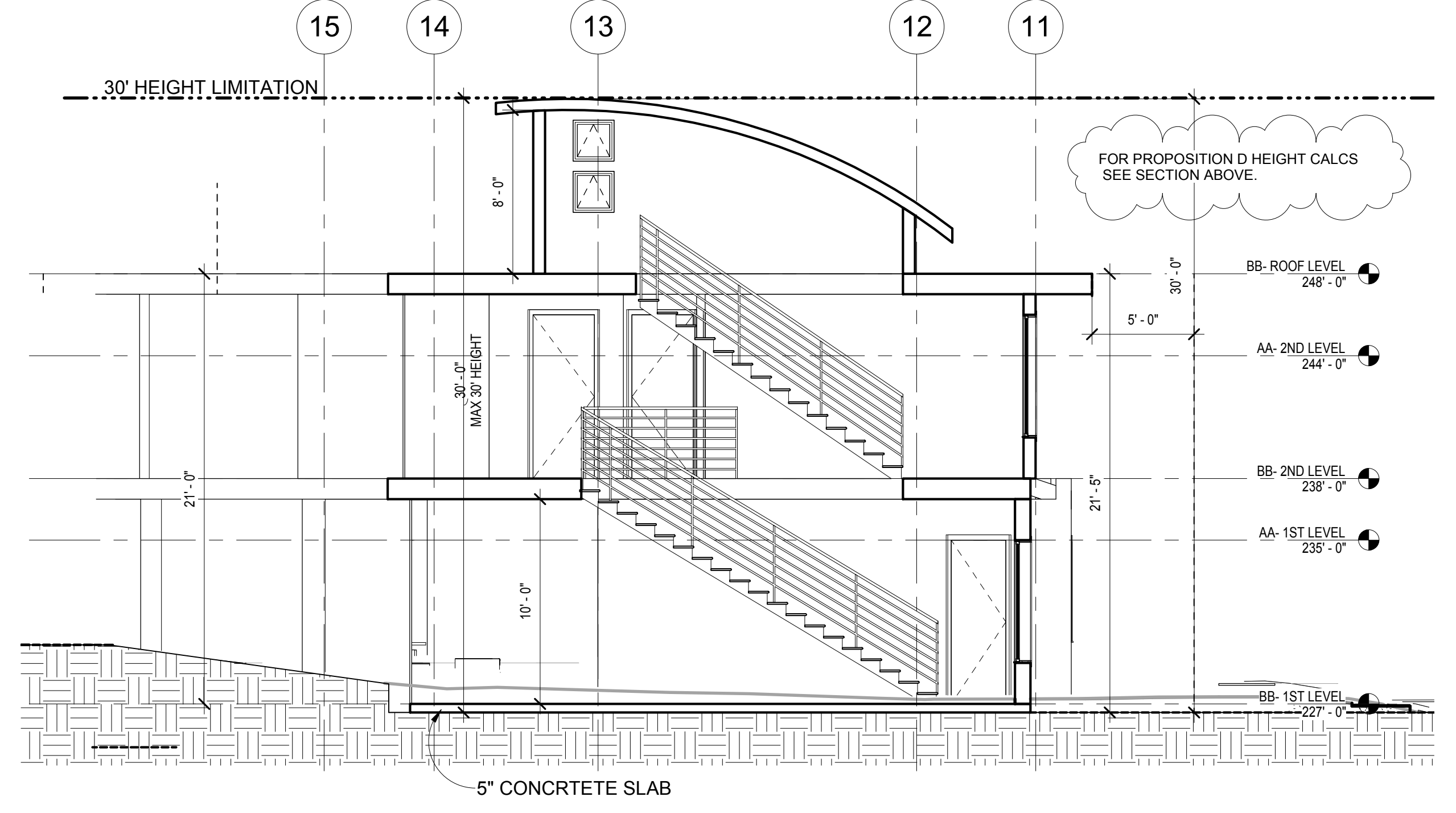
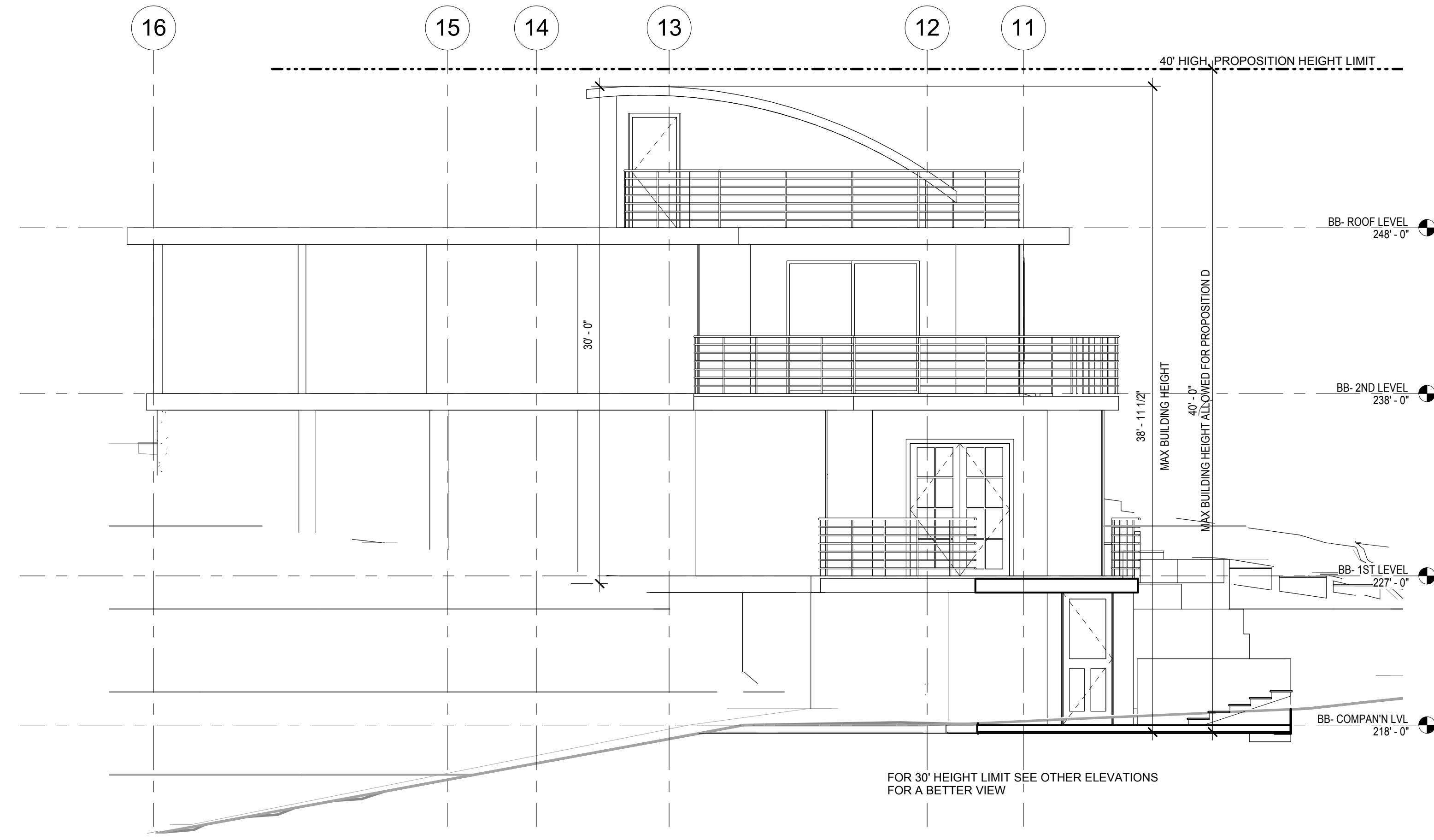
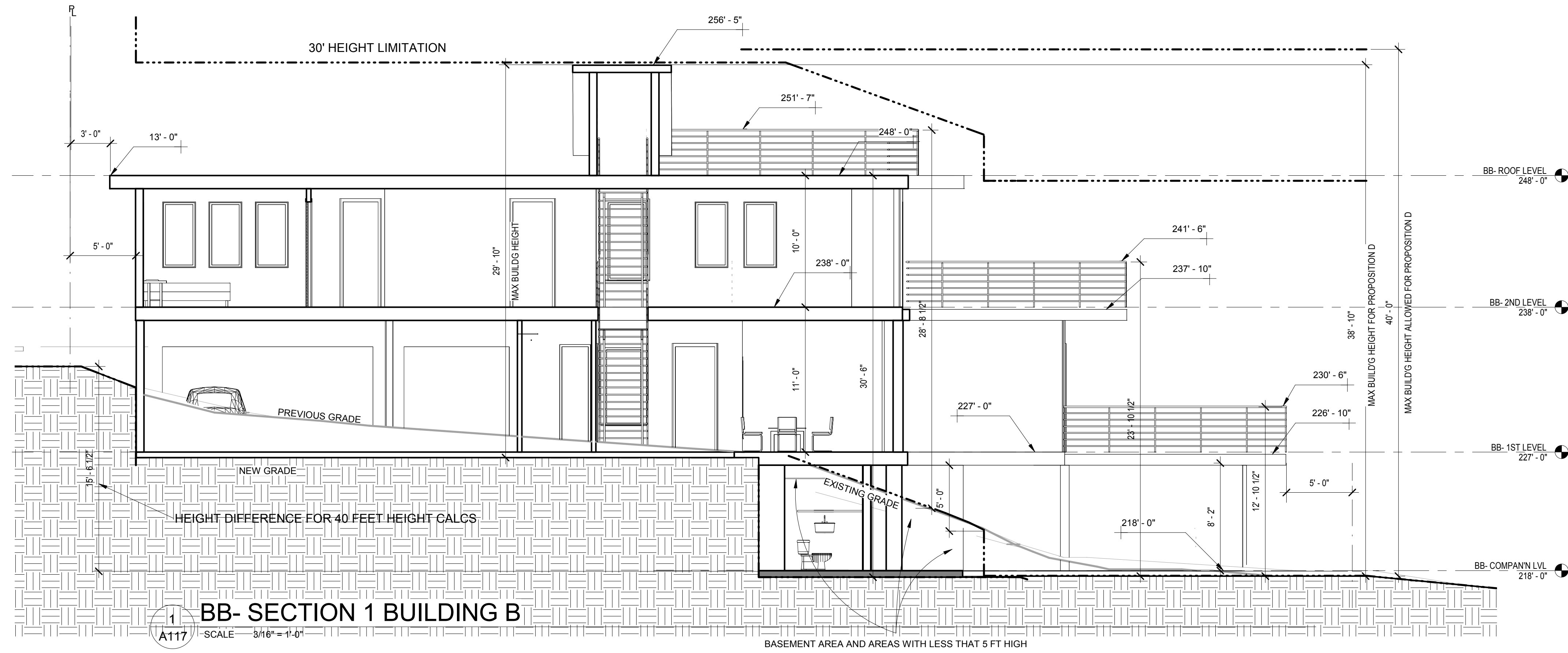
SEE HEIGHT LIMITS DIMENSIONS IN OTHER ELEVATIONS THAT CAN BE SHOWN BETTER.



2 BB-WEST ELEVATION BUILDING B  
A116 SCALE 3/16" = 1'-0"

TITLE BLOCK REQUEST:		PROJECT NAME: EDGEWORTH	
SITE DEVELOPMENT PERMIT		ORIGINAL DATE: 5-1-2016	
PREPARED BY:	M.S.A. & ASSOC. INC.	SHEET:	A116 OF 22
ADDRESS:	6362 LA JOLLA BLVD. LA JOLLA, CA 92037	DEP#	
PHONE:	(858) 459-5665 fax (858) 866-9081	PERMIT NO(S):	
PROJECT ADDRESS:	5122 EDGEWORTH RD, SAN DIEGO CA 92109	REVISION6:	
		REVISION5:	
		REVISION4:	
		REVISION3:	
		REVISION2:	
		REVISION1:	



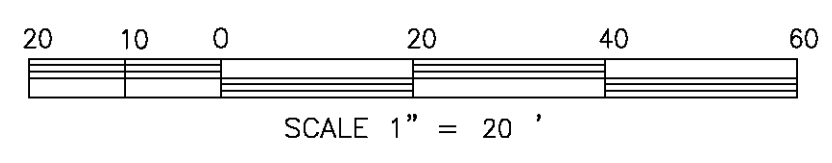


TITLE BLOCK REQUEST:		PROJECT NAME: EDGEWORTH	
SITE DEVELOPMENT PERMIT		ORIGINAL DATE: 5-1-2016	
PREPARED BY:	M.S.A. & ASSOC. INC.	SHEET:	A117 OF 22
name:		DEP#	
ADDRESS:	6362 LA JOLLA BLVD. LA JOLLA, CA 92037	PERMIT NO(S):	
PHONE:	(858) 459-5865 fax (858) 866-9081	REVISION6:	
		REVISION5:	
PROJECT ADDRESS:	5122 EDGEWORTH RD, SAN DIEGO CA 92109	REVISION4:	
		REVISION3:	
		REVISION2:	
		REVISION1:	

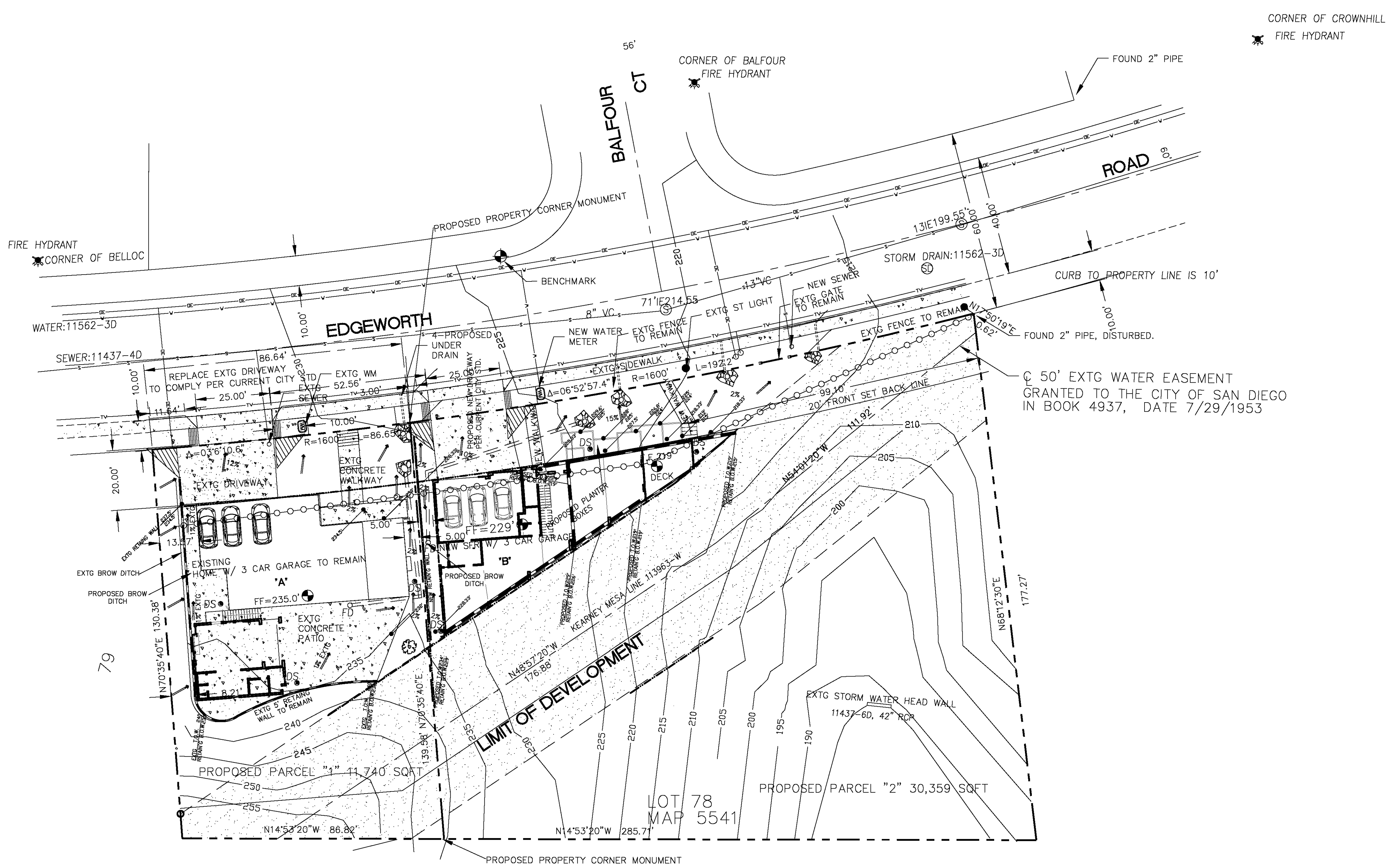
5122 EDGEWORTH RD  
 SAN DIEGO, CA 92109  
 APN: 417-600-26-00

TOTAL AREA = 42099 SQ.FT.  
 STEEP HILLSIDE IN PARCEL "1" = 4,260 SQFT  
 STEEP HILLSIDE IN PARCEL "2" = 17,590 SQFT

PTS NO: 486903 I.O. NO: 24006679  
 NAD 27 COORDINATES: 236-1697  
 CCS 83 COORDINATES: 1876-7257



PARCEL	EXTG IMPERVIOUS	PROPOSED IMPERVIOUS	IMPERVIOUS IN ESA
"1"	5320 SQFT	726 SQFT	4635 SQFT
"2"	0.0 VACANT	3175 SQFT	2100 SQFT
TOTAL	5320 SQFT	3901 SQFT	6735 SQFT



CORNER OF CROWNHILL  
 FIRE HYDRANT

CIVIL ENGINEER  
 MEHRDAD HEMMATI P.E.



TITLE BLOCK REQUEST:  
 SITE DEVELOPMENT PERMIT AND TENTATIVE MAP

PREPARED BY: M.S.A. & ASSOC. INC.

ADDRESS: 4392 LA JOLLA BLVD LA JOLLA, CA 92037	REVISION 6: _____
PHONE: (858) 459-5665 fax (858) 8669081	REVISION 5: _____
	REVISION 4: _____
	REVISION 3: _____
	REVISION 2: _____
	REVISION 1: _____

PROJECT ADDRESS: 5122 EDGEWORTH RD  
 SAN DIEGO, CA 92109

PROJECT NAME: EDGEWORTH  
 SHEET TITLE: TITLE SHEET / SITE PLAN  
 ORIGINAL DATE: 5-1-2016  
 SHEET C2 OF 22  
 DEP#  
 PERMIT NO(S):

EDGEWORTH RES  
 SITE AND GRADING PLAN

Date: FEB2017  
 Scale: AS SHOWN  
 Drawn:  
 Approved:  
 Job:  
 Sheet: C1  
 Of: 22

M.S.A. & ASSOC. INC.  
 (858) 459-5665 Fax (858) 866-9081

- 1-PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY.
- 2-PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL INCORPORATE ANY CONSTRUCTION BMP NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIV. 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPEC.
- 3-PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY STORM WATER STD.
- 4-NO OBSTRUCTION INCLUDING LANDSCAPING OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT
- 5-ANY EXCAVATED MATERIAL THAT IS EXPORTED, SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPEC. FOR PUBLIC WORKS CONSTRUCTION, 2009 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY REGIONAL STD COMMITTEE.
- 6-THIS PROJECT WILL NOT DISCHARGE / INCREASE IN STORM WATER RUN OFF ON TO THE EXTG HILL SIDE AREAS / ESA.

SEE SEC. 113.0243 FOR WIDTH OF LOT REQUIRED, MIN. 65FT & DEPTH 100FT  
 MAX F.A.R. PARCEL "1" 0.55 X 10,000 + 0.25 X 1,740 = 5935 SQFT 131.0445 (a) TABLE 131-04J  
 MAX F.A.R. PARCEL "2" 0.55 X 10,000 + 0.25 X 20,359 = 10,589 SQFT,

MAX F.A.R. ON ORIGINAL LOT 0.55 X 10,000 + 0.25 X 32,099 = 13,525 SQFT,  
 Existing and proposed driveways shall be constructed to current City Standards, adjacent to the site on Edgeworth Road.

The Owner/Permittee shall be responsible for any damage caused to City of San Diego water facilities in the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such facility loses integrity then, the Owner/Permittee shall repair or reconstruct any damaged public water facility in a manner satisfactory to the Director of Public Utilities and the City Engineer

All water services to the site, including domestic, irrigation and fire, will require private, above ground back flow prevention devices (BFPDs). BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure

All proposed public water and sewer facilities, including services and meters, 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.

Table 142-05B  
 Minimum Required Parking Spaces for  
 Single Dwelling Units and Related Uses are two, and one additional parking space is for companion unit.

ALL PROPERTY CORNERS WILL BE SET AND TWO LOTS PARCEL MAP WILL BE FILED UPON APPROVAL OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP.

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

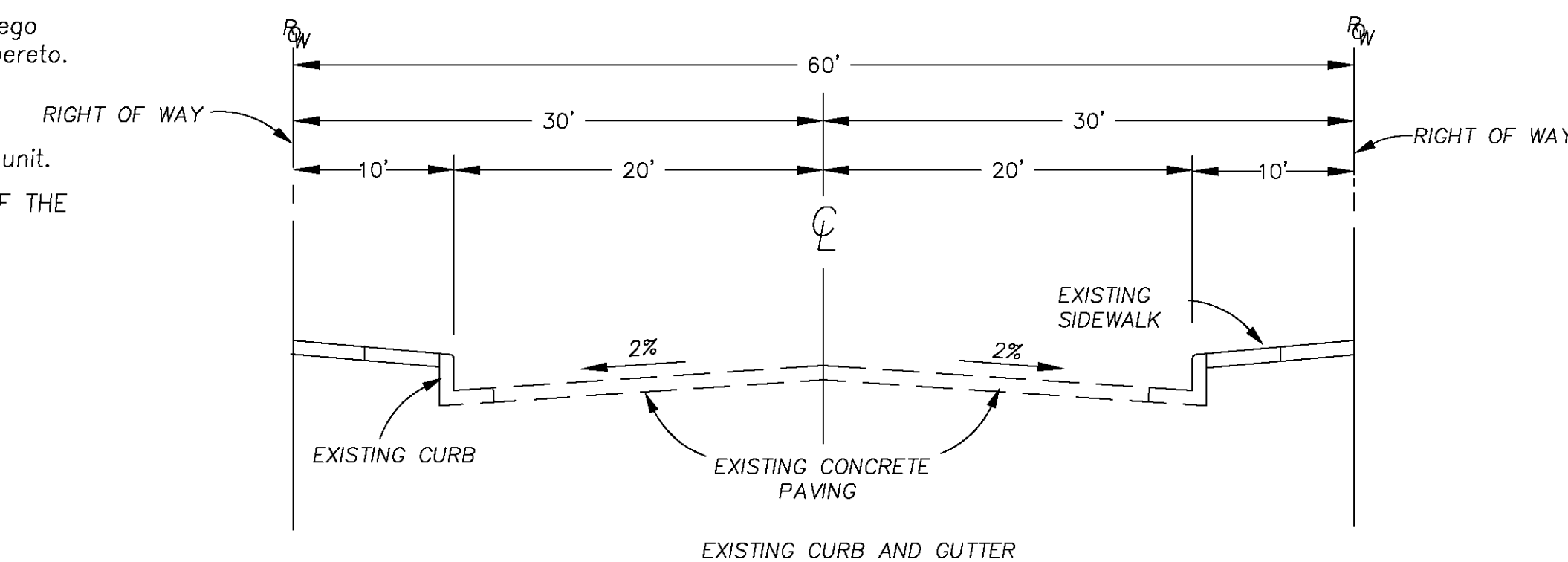
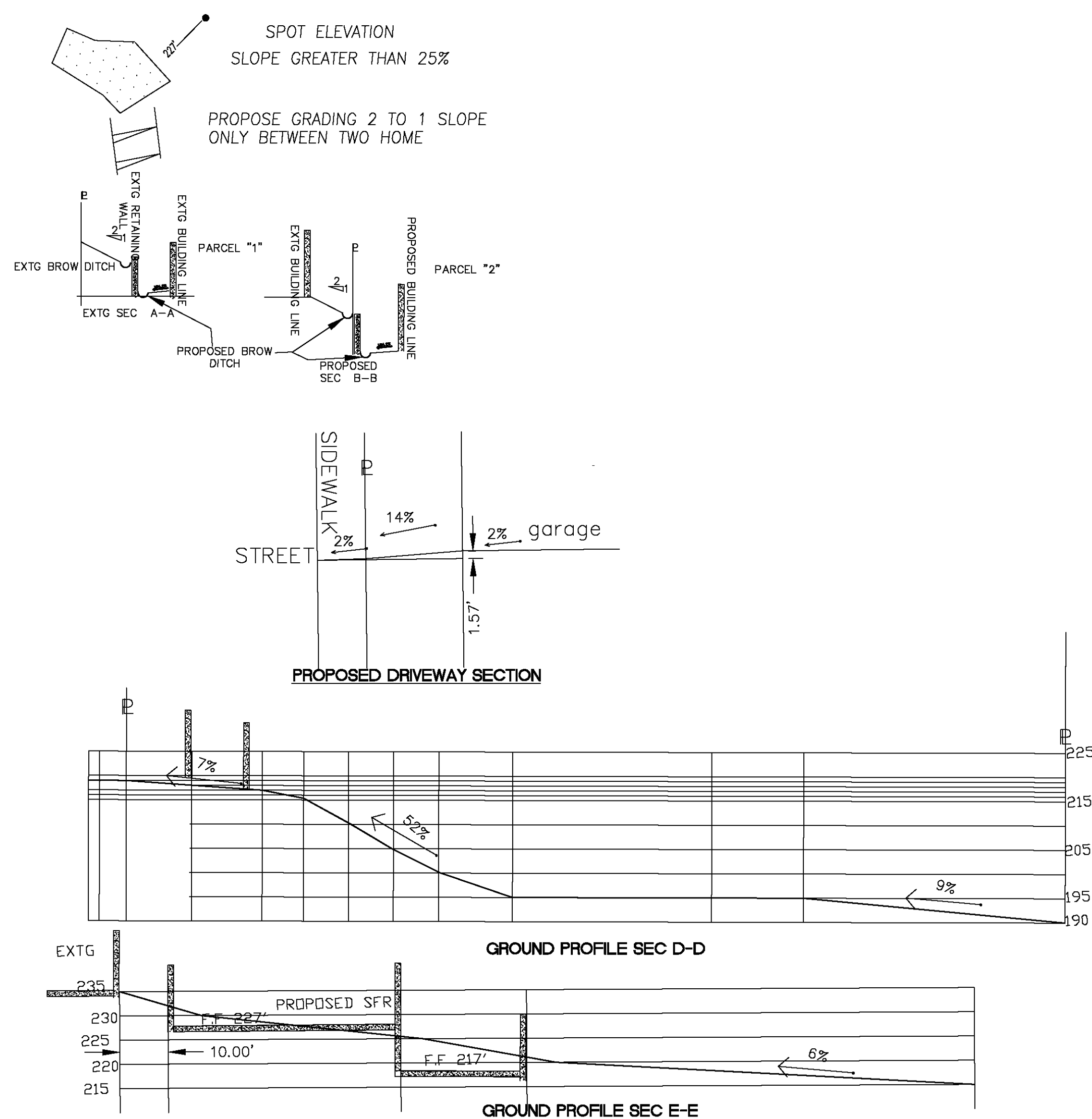
Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards

THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN OFF ON TO THE EXISTING HILLSIDE AREAS.

ALL ROOF / DECK DRAINS IN TO FRONT PLANTER BOXES.

ALL ALL STORM RUN OFF FROM THE DEVELOPMENT (INCLUDING ALL ROOF WATER & IMPERVIOUS SURFACE AREA) IS DIRECTED TO THE PLANTER BOX THEN TO CURB AND NOT TO CANYON.



**IMPERVIOUS AREA**

EXTG IMPERVIOUS AREA (ROOF, CONCRETE PATIO AND DRIVEWAY) = 5320 SQFT  
 NEW AND ADDED IMPERVIOUS AREA = 3901 SQFT

**CUT AND FILL**

CUT OR FILL OUT SIDE OF FOOT PRINT = 50.0 CY MAX HEIGHT OF CUT 4'-10"  
 CUT UNDER FOOT PRINT OF PROPOSED HOME = 105 CY  
 FILL UNDER FOOT PRINT OF PROPOSED HOME = 49 CY  
 EXPORT = 106 CY  
 EXISTING HARD SCAPE ON PARCEL "1" 3450 SQFT  
 PROPOSED HARDSCAPE ON PARCEL "2" 400 SQFT

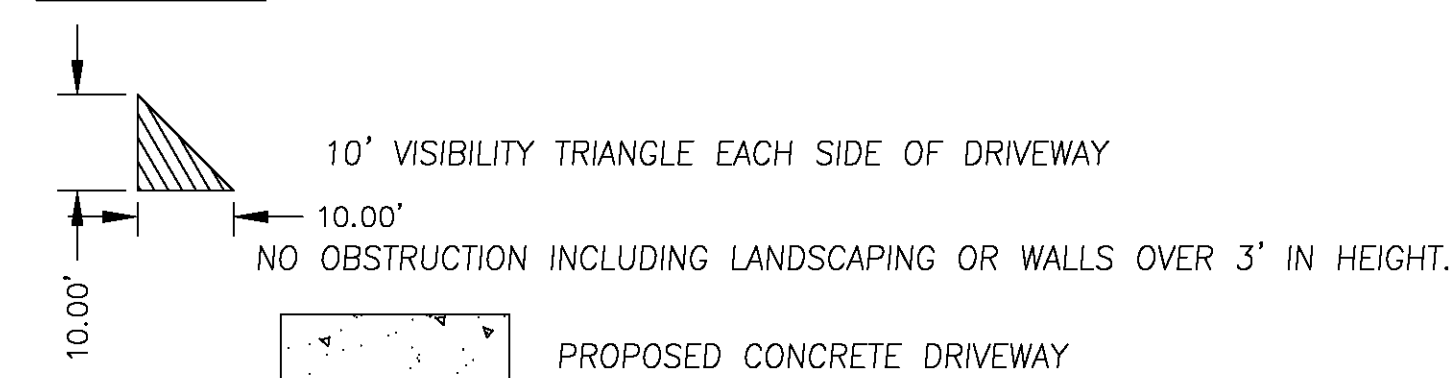
The proposed driveways shall be constructed per current City Standard  
 NEW CURB & GUTTER PER CURRENT CITY STD SDG-151  
 NEW DRIVE WAY OFF OF EDGEWORTH RD PER CURRENT SDG-162  
 NEW FOUR UNDER SIDEWALK DRAIN PER CURRENT CITY STD \*\*\*\*\*

PARCEL	PARKING REQ'D	ADDITIONAL FOR COMPANION	PROVIDED	EACH HOME BEDROOMS
"1"	2	1	3	6
"2"	2	1	3	4

142.0510, 142.0520 & 131.0449(a)

**LEGEND:**

- - FOUND 3/4" PIPE W/DISK, DISTURBED.
- PROPERTY LINE
- - - LOT LINE
- x 215.15 SPOT ELEVATION
- EXTG CONCRETE
- EXTG WATER METER
- EXTG FIRE HYDRANT
- EXTG WATER VALVE
- EXTG SEWER MANHOLE
- EXTG STORM WATER MANHOLE
- OH ELECTRIC
- TELEPHONE LINE
- CABLE TV
- WATER LINE
- SEWER LINE
- 50 FT WIDE EXTG WATER EASEMENT 13,176 SQFT
- TWO NEW CURB AND GUTTER PER CURRENT CITY STD
- ONE NEW WATER CONNECTION
- ONE NEW SEWER LATERAL CONNECTION
- RETAINING WALL
- FD FLOOR DRAIN
- RIP RAP
- DS DOWNSPOUT
- PROPOSED PLANTER BOXES
- SILT FENCE
- STRAW WATTLES
- SAND BAGS
- FLOOR DRAIN
- ESA LINE BASED ON THE CITY MAP



**TITLE BLOCK REQUEST:  
 SITE DEVELOPMENT PERMIT AND TENTATIVE MAP**

PREPARED BY: M.S.A. & ASSOC. INC.  
 ADDRESS: 6362 LA JOLLA BLVD., LA JOLLA, CA 92037  
 PHONE: (858) 459-5665  
 FAX: (858) 566-6691

PROJECT ADDRESS: 5122 EDGEWORTH RD, SAN DIEGO, CA 92109

PROJECT NAME: EDGEWORTH  
 SHEET TITLE: TITLE SHEET / SITE PLAN  
 ORIGINAL DATE: 5-1-2016  
 SHEET C2 OF 22  
 DEP#  
 PERMIT NO(S):


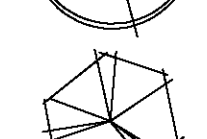
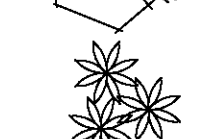
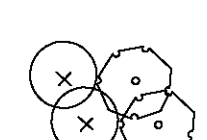
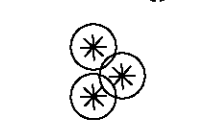
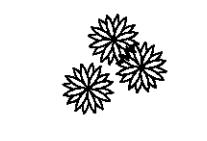

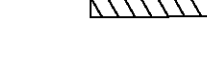
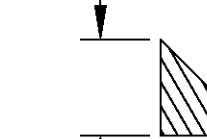
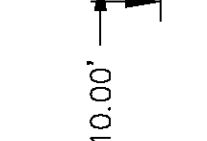











EDGEWORTH RES  
 DRAINAGE PLAN

Date: FEB 2017  
 Scale: AS SHOWN  
 Drawn:  
 Approved:  
 Job:  
 Sheet: C2  
 Of: 22

M.S.A. & ASSOC. INC.  
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 Fax: (858) 566-9081



LEGEND

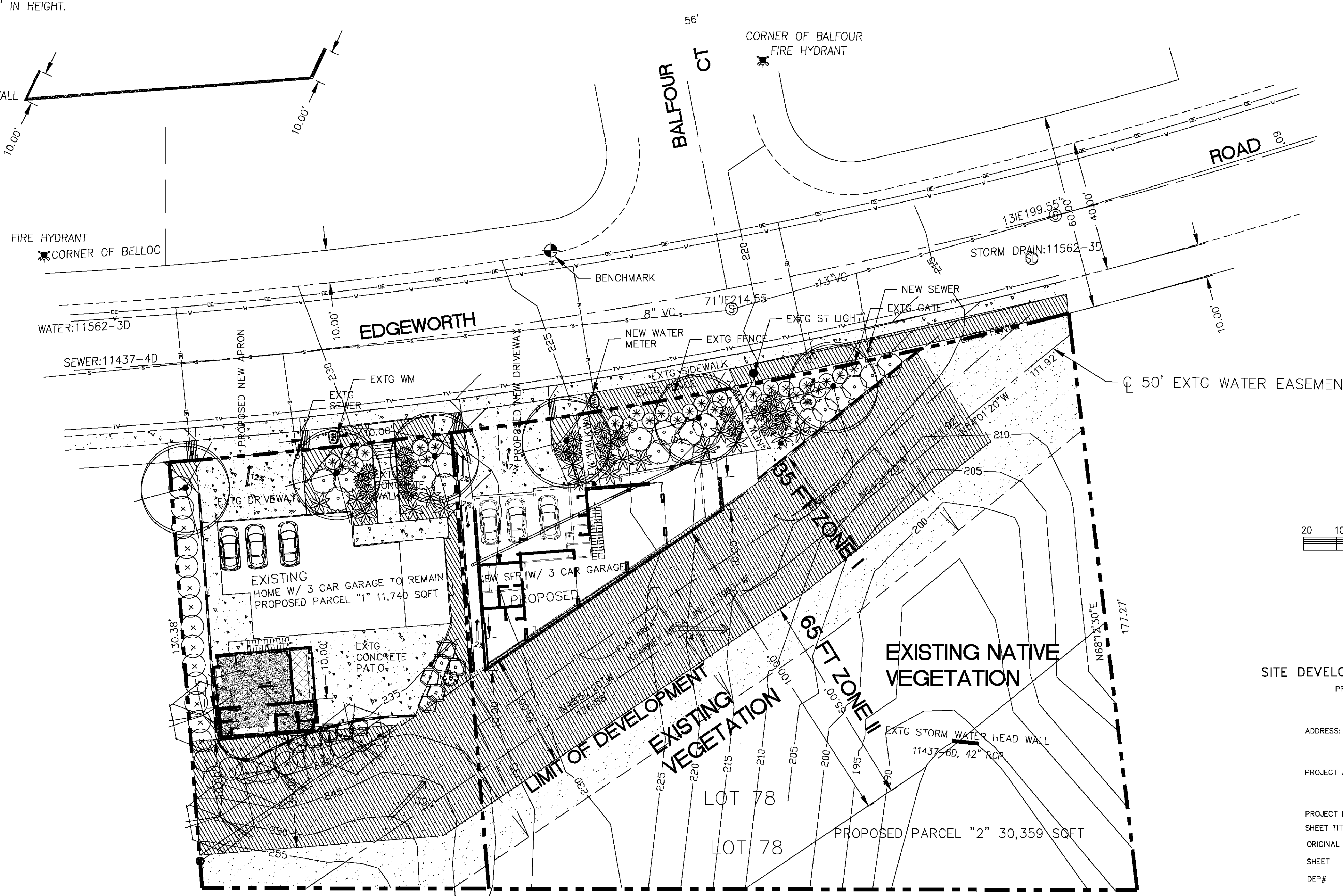
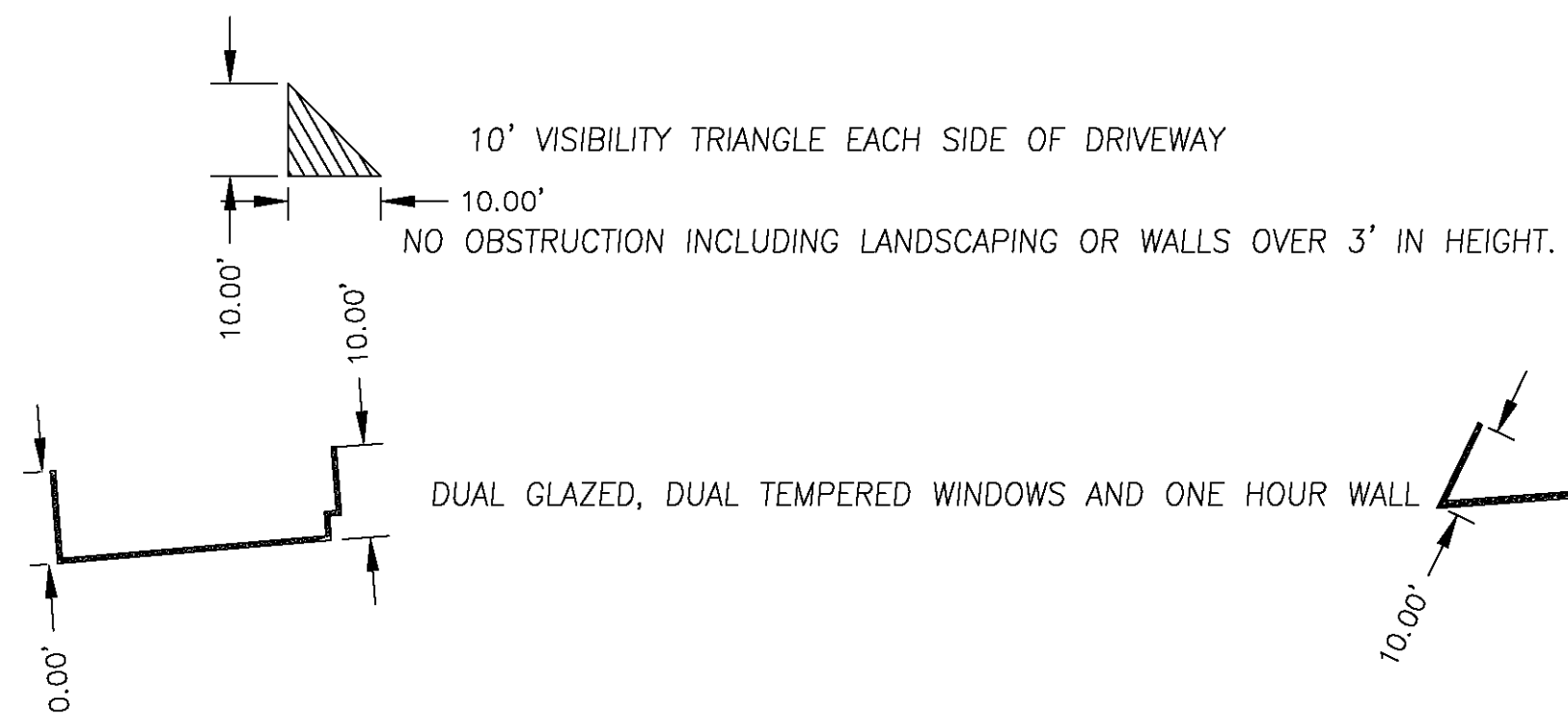
-  6- 24" BOX MIN.
-  JACARANDA MIMOSAEFOLIA - 24" BOX
-  BAUHINIA BLAKEANA, ULMUS PARVIFOLIA, QUERCUS ILEX
-  KOELERIA BIPINNATA OR PYRUS CALLEYANA
-  LAGERSTROEMIA INDICA CRAPE MYRTLE 15 GALLON
-  5 GALLON MIN.
-  AGAVE SPECIES - AGAVE
-  EUGENIA
-  ESCALLONIA SPECIES - ESCALLONIA
-  RHUS INTEGRIFOLIA - RHUS
-  SALVIA SPECIES SALVIA 5 GALLON
-  PITOSPORUM TOBIRA VAR. - VAR. MOCK ORANGE
-  RAPHIOLEPIS INDICA ROSEA - INDIA HAWTHORN
-  ESCALLONIA SPECIES - ESCALLONIA
-  1 GALLON MIN.
-  HEMEROCALLIS HYBRID - DAY LILY
-  TRACHELOSPERMUM JASMINOIDES - STAR JASMINE
-  1 GALLON MIN.
-  MYOPORUM PARVIFOLIUM - MYOPORUM
-  MYRTUS COMMUNIS COMPACTA, MIMULUS PUNICEUS, ACMISPON GLABER.
-  MULCH

notes:

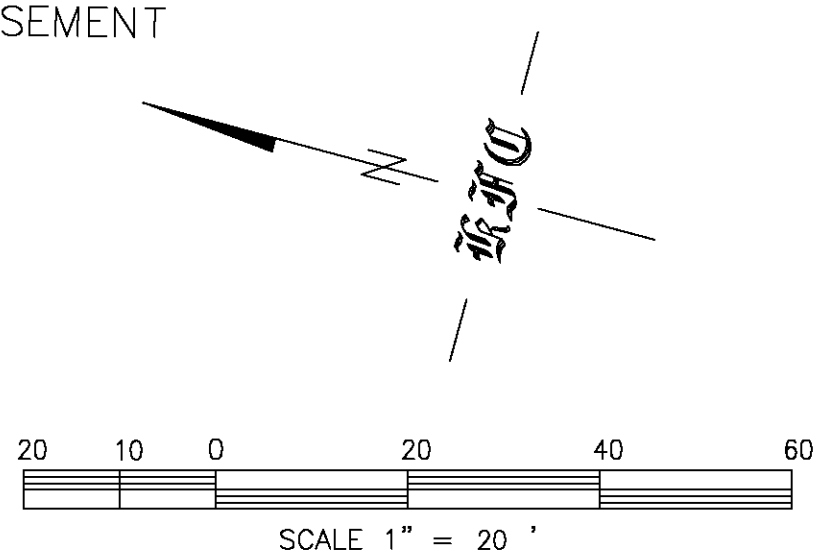
1. ALL LANDSCAPE AND IRRIGATION AREAS SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
3. STREET TREES ARE LISTED ON PACIFIC BEACH STREET TREES.
4. SLOPE 4:1 OR GREATER SHALL BE RE-VEGETATED WITH A COMBINATION OF GROUND COVER CONSISTING OF ROOTED CUTTINGS AND SHRUBS (ONE GALLON SIZE) PLANTED AT A RATE ONE PLANT PER 100 SQFT OF DISTURBED AREA. SHRUBS INSTALLED WITHIN WATER EASEMENT SHALL NOT EXCEED 3 FT IN HEIGHT AT MATURITY.

ALL INVASIVE VEGETATION IN ZONE I MUST BE REMOVED.

MINIMUM DISTANCE TO STREET TREES  
 TRAFFIC SIGNALS (STOP SIGN)-20 feet  
 UNDERGROUND UTILITY LINES - 5 feet  
 ABOVE GROUND UTILITY STRUCTURES -10 feet  
 DRIVEWAY(ENTRIES)-10 feet  
 SEWER LINE-10 feet



CORNER OF CROWNHILL  
 FIRE HYDRANT



TITLE BLOCK REQUEST:  
 SITE DEVELOPMENT PERMIT AND TENTATIVE MAP

PREPARED BY:	M.S.A. & ASSOC. INC.	REVISION 6:	_____
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PHONE:	(658) 459-5665	REVISION 4:	_____
FAX:	(658) 8669081	REVISION 3:	_____
		REVISION 2:	_____
		REVISION 1:	_____

PROJECT ADDRESS: 5122 EDGEWORTH RD  
 SAN DIEGO, CA 92109

PROJECT NAME: EDGEWORTH  
 SHEET TITLE: LANDSCAPE PLAN  
 ORIGINAL DATE: 2-3-2017  
 SHEET L1 OF 22  
 DEP#  
 PERMIT NO(S):

EDGEWORTH RES  
 LANDSCAPE PLAN

Date: FEB. 2017  
 Scale: AS SHOWN  
 Drawn:  
 Approved:  
 Job:  
 Sheet:  
 L1

M.S.A. & ASSOC. INC.  
 (858) 459-5665  
 Fax: (858) 866-9081

The Owner/Permittee shall be responsible for any damage caused to City of San Diego water facilities in the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such facility loses integrity then, the Owner/Permittee shall repair or reconstruct any damaged public water facility in a manner satisfactory to the Director of Public Utilities and the City Engineer.

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

The Owner/Permittee shall process Encroachment Maintenance and Removal Agreements, for all acceptable encroachments into the water easement.

No approved improvements or landscaping, including private water facilities, grading and enhanced paving, shall be installed in or over water easement prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement.

"Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected." Also, indicate the type(s) of irrigation system(s) proposed; i.e. spray, drip, etc.

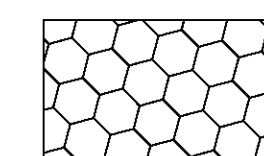
A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5)."

It shall be the responsibility of the owner/permittee to schedule a pre construction meeting on site with the contractor and the development services department to discuss and outline the implementation of the Brush Management Program.

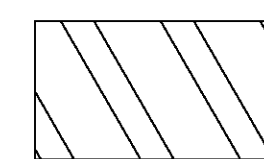
The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standard.

# BRUSH MANAGEMENT PLAN

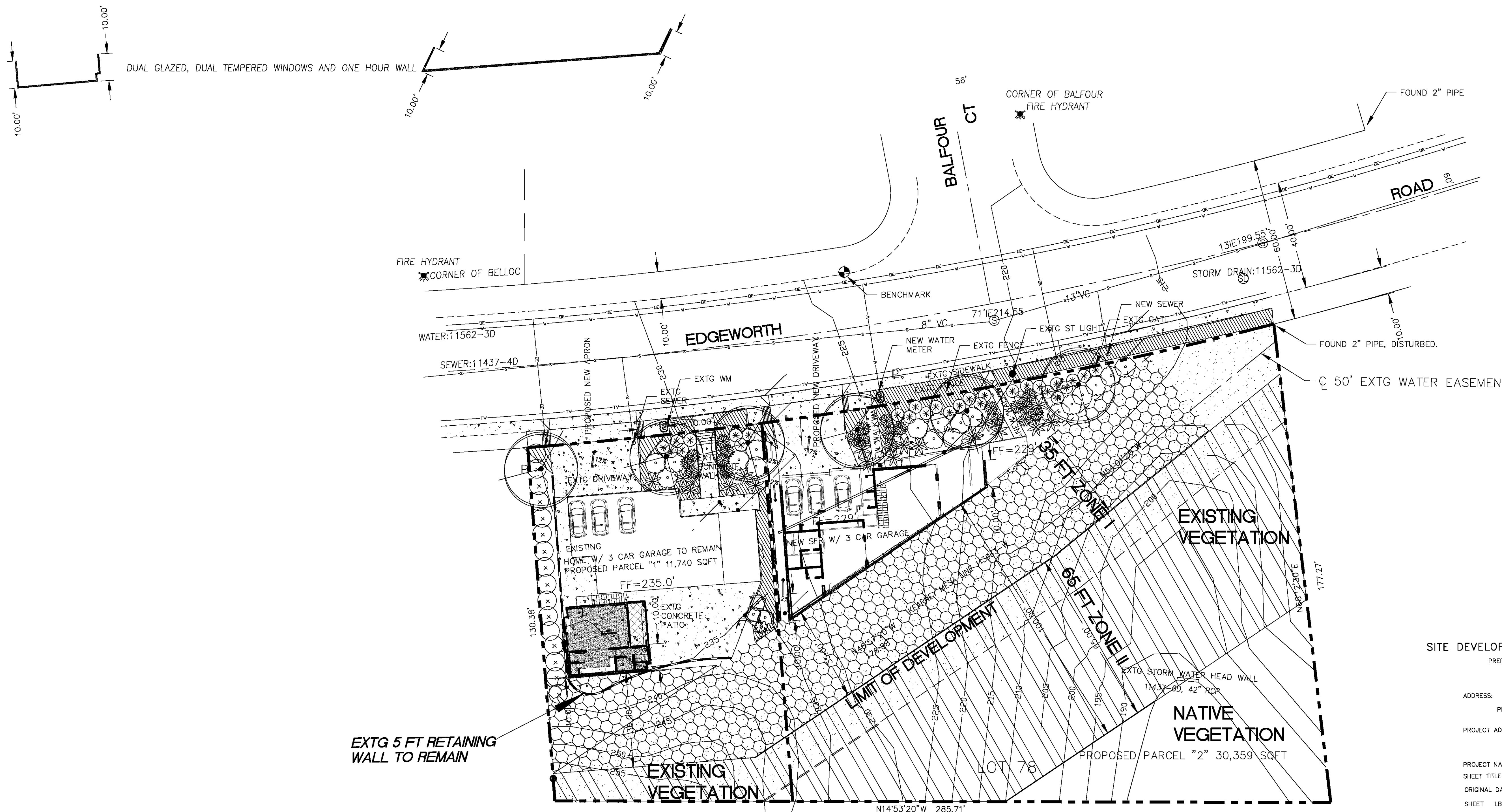
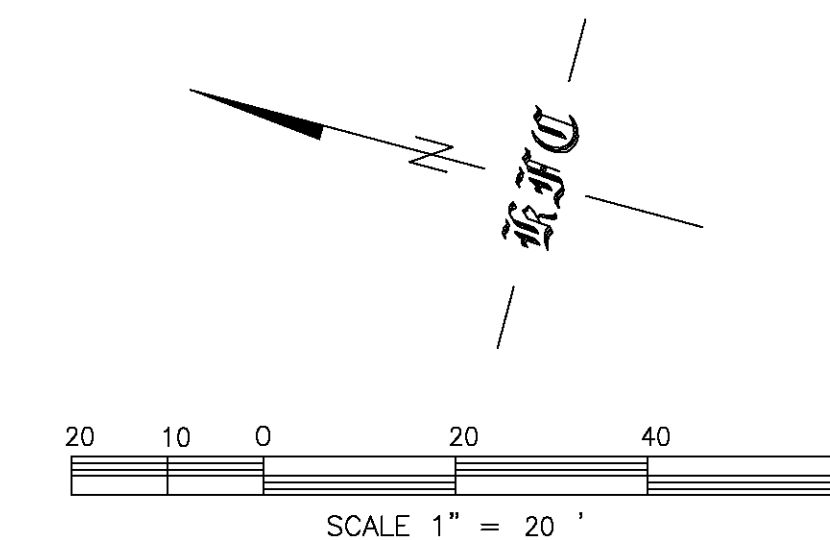
SCALE 1" = 20'



**35' ZONE 1  
ORNAMENTAL PLANTING  
WITH DRIP IRRIGATION**



**10'-65' ZONE 2  
NATIVE VEGETATION**



TITLE BLOCK REQUEST:  
SITE DEVELOPMENT PERMIT AND TENTATIVE MAP

PREPARED BY:	M.S.A. & ASSOC. INC.	REVISION 6:	_____
ADDRESS:	6362 LA JOLLA BLVD. LA JOLLA, CA 92037	REVISION 5:	_____
PHONE:	(858) 459-5665 fax (858) 8669081	REVISION 4:	_____
		REVISION 3:	_____
		REVISION 2:	_____
		REVISION 1:	_____

PROJECT ADDRESS: 5122 EDGEWORTH RD  
SAN DIEGO, CA 92109

PROJECT NAME: EDGEWORTH  
SHEET TITLE: LANDSCAPE PLAN  
ORIGINAL DATE: 2-3-2017  
SHEET LB1 OF 22  
DEP#  
PERMIT NO(S):

M.S.A. & ASSOC. INC.  
(858) 459-5665 Fax (858) 866-9081

EDGEWORTH RES  
BRUSH MANAGEMENT PLAN

Date: FEB. 2017  
Scale: AS SHOWN  
Drawn:  
Approved:  
Job:  
Sheet:  
**LB1**  
Of: \_\_\_\_\_



**BRUSH MANAGEMENT**

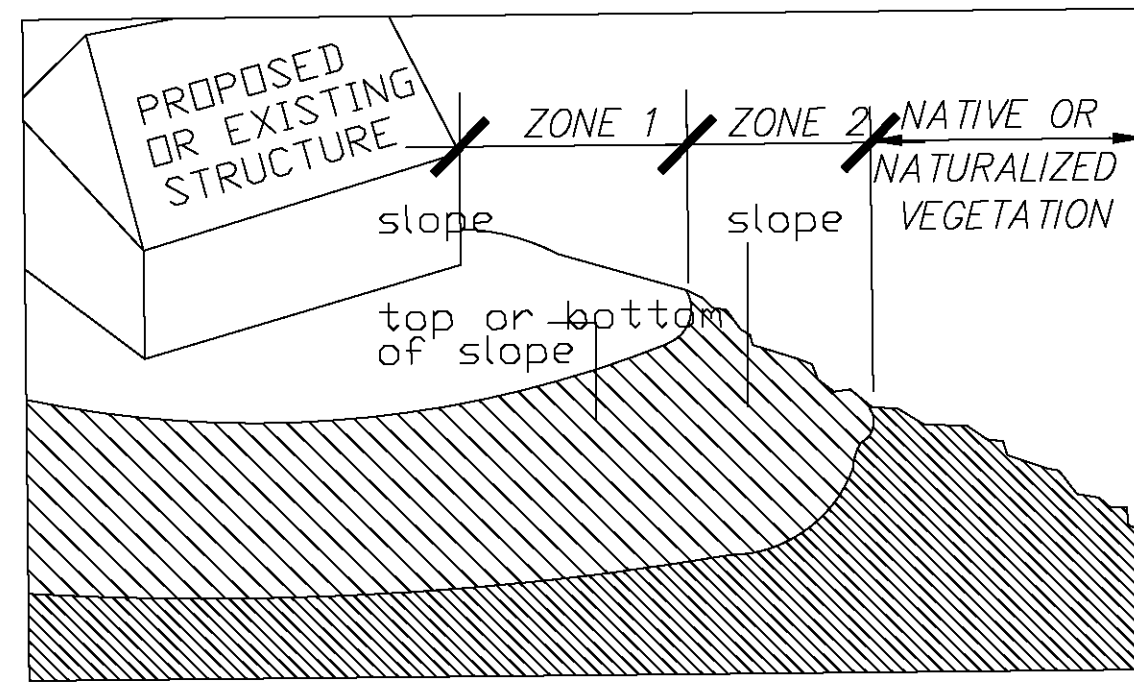
**142.0412 BRUSH MANAGEMENT**

(a) BRUSH MANAGEMENT IS REQUIRED IN ALL BASE ZONES ON THE FOLLOWING TYPES OF PREMISES:

- (1) PUBLICLY OR PRIVATELY OWNED PREMISES THAT ARE WITHIN 100feet OF A STRUCTURE AND CONTAIN NATIVE OR NATURALIZED VEGETATION.
- (2) EXCEPT FOR WET LANDS, ENVIRONMENTALLY SENSITIVE LANDS THAT ARE WITHIN 100 feet OF STRUCTURE, UNLESS THE FIRE CHIEF DEEMS BRUSH MANAGEMENT NECESSARY IN WETLANDS IN ACCORDANCE WITH SECTION 142.0412(i). WHERE BRUSH MANAGEMENT IN WETLANDS IS DEEMED NECESSARY BY THE FIRE CHIEF, THAT BRUSH MANAGEMENT SHALL NOT QUALIFY FOR AN EXEMPTION UNDER THE ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS, SECTION 143.0110(c)(7).

(b) BRUSH MANAGEMENT ZONES. WHERE BRUSH IS REQUIRED, A COMPREHENSIVE PROGRAM SHALL BE IMPLEMENTED THAT REDUCES FIRE HAZARDS AROUND STRUCTURES BY PROVIDING AN EFFECTIVE FIRE BREAK BETWEEN ALL STRUCTURES AND CONTIGUOUS AREAS OF FLAMMABLE VEGETATION. THIS FIRE BREAK SHALL CONSIST OF TWO DISTINCT BRUSH MANAGEMENT AREAS CALLED "ZONE ONE" AND "ZONE TWO" AS SHOWN IN DIAGRAM 142-04D.

**DIAGRAM 142-04D**  
BRUSH MANAGEMENT ZONES



**NOTES:**

- (1) BRUSH MANAGEMENT ZONE ONE IS ON A MANUFACTURED SLOPE PER 5631-D WITH A GRADIENT GREATER THAN 4:1. THE PROPERTY RECEIVED TENTATIVE MAP APPROVAL BEFORE NOVEMBER 15, 1989.
- (2) THE MODIFIED BRUSH MANAGEMENT PLAN HAS BEEN APPROVED BY LDR LANDSCAPE AND THE FIRE MARSHAL IN CONFORMANCE WITH LDC SECTION 142.0412(i) WHERE THE FULL BRUSH MANAGEMENT ZONES CAN NOT BE PROVIDED, OPENING ALONG THE BRUSH SIDE OF THE HABITABLE STRUCTURES, PLUS A 10 FT PERPENDICULAR RETURN ALONG ADJACENT WALL FACES, SHALL BE UPGRADED TO DUAL-GLAZED, DUAL TEMPERED PANES AND WALL UPGRADED TO ONE HOUR FIRE-RATED TO ONE HOUR FIRE-RATED AS ALTERNATIVE COMPLIANCE FOR THE REDUCED BRUSH MANAGEMENT ZONES.

- (1) BRUSH MANAGEMENT ZONE ONE IS THE AREA ADJACENT TO THE STRUCTURE, SHALL BE LEAST FLAMMABLE AND SHALL CONSIST OF PAVEMENT AND PERMANENTLY IRRIGATED ORNAMENTAL PLANTING. BRUSH MANAGEMENT ZONE ONE SHALL NOT BE ALLOWED ON SLOPES WITH A GRADIENT GREATER THAN 4:1 (4 HORIZONTAL FEET TO 1 VERTICAL FOOT) UNLESS THE PROPERTY RECEIVED TENTATIVE MAP APPROVAL BEFORE NOVEMBER 15, 1989. HOWEVER, WITHIN THE COASTAL OVERLAY ZONE COASTAL DEVELOPMENT SHALL BE SUBJECT TO THE ENCROACHMENT LIMITATIONS SET FORTH IN SECTION 143.0142(a)(4) OF THE ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS.
- (2) BRUSH MANAGEMENT ZONE TWO IS THE AREA BETWEEN ZONE ONE AND ANY AREA OF NATIVE OR NATURALIZED VEGETATION AND SHALL CONSIST OF THINNED, NATIVE OR NON-IRRIGATED VEGETATION.
- (c) EXCEPT AS PROVIDED IN SECTIONS 142.0412(f) OR 142.0412(i), THE WIDTH OF ZONE ONE AND ZONE TWO SHALL NOT EXCEED 100 feet AND SHALL MEET THAT SHOWN IN TABLE 142-04H. BOTH ZONE ONE AND ZONE TWO SHALL BE PROVIDED ON THE PROPERTY UNLESS A RECORDED EASEMENT IS GRANTED BY AN ADJACENT PROPERTY OWNER TO THE OF THE SUBJECT PROPERTY TO ESTABLISH AND MAINTAIN THE REQUIRED BRUSH MANAGEMENT ZONE(S) ON THE ADJACENT PROPERTY IN PERPETUITY.

**TABLE 142-04H**  
BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS

CRITERIA	ZONE WIDTHS
ZONE ONE WIDTH	35 FT.
ZONE TWO WIDTH	10'-65' FT.

- (d) BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUB AREA PLAN.
- (e) WHERE ADDITIONAL ZONE ONE WIDTH IS REQUIRED ADJACENT TO THE MHPA OR WITHIN THE COASTAL OVERLAY ZONE, ANY OF THE FOLLOWING MODIFICATIONS TO DEVELOPMENT REGULATIONS OF THE LAND DEVELOPMENT CODE OR STANDARDS IN THE LAND DEVELOPMENT MANUAL ARE PERMITTED TO ACCOMMODATE THE INCREASE IN WIDTH:
  - (1) THE REQUIRED FRONT YARD SETBACK OF THE BASE ZONE MAY BE REDUCED BY 5 FEET.
  - (2) A SIDEWALK MAY BE ELIMINATED FROM ONE SIDE OF THE PUBLIC RIGHT-OF-WAY AND THE MINIMUM REQUIRED PUBLIC RIGHT-OF-WAY MAY BE REDUCED BY 5 FEET.
  - (3) THE OVERALL MINIMUM PAVEMENT AND PUBLIC RIGHT-OF-WAY WIDTH MAY BE REDUCED IN ACCORDANCE WITH STREET DESIGN STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- (f) THE ZONE TWO WIDTH MAY BE DECREASED BY 1 1/2 feet FOR EACH 1 FOOT OF INCREASE IN ZONE ONE WIDTH UP TO MAXIMUM REDUCTION OF 30 feet OF ZONE TWO WIDTH.

**BRUSH MANAGEMENT (CONTINUED)**

(g) ZONE ONE REQUIREMENTS

- (1) THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN FLAMMABLE VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
- (2) ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, AND NON HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION.
- (3) PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
- (4) TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- (5) PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
  - (A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
  - (B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
- (6) ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- (7) ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

(h) ZONE TWO REQUIREMENTS

- (1) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE AND THE UNDISTURBED, FLAMMABLE VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
- (2) NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
- (3) WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 18 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
- (4) WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE CUT AND CLEARED SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
- (5) THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO AREA IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
  - (A) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE OR NATURALIZED, LOW-FUEL, AND FIRE RESISTIVE. NON NONNATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
  - (B) NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 2 FEET. SINGLE SPECIMENS OF FIRE RESISTANT NATIVE TREES MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCES OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES.
  - (C) ALL NEW ZONE TWO PLANTINGS SHALL BE TEMPORARILY IRRIGATED UNTIL ESTABLISHED. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO. ONLY LOW-FLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
  - (D) WHERE ZONE TWO IS BEING RE-VEGETATED AS A REQUIREMENT OF SECTION 142.0411(a), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. 50 PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
  - (6) ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING ANY TEMPORARY IRRIGATION SYSTEM.

- (i) THE FIRE CHIEF MAY MODIFY THE REQUIREMENTS OF THIS SECTION IF THE FOLLOWING CONDITIONS EXIST:
  - (1) THE MODIFICATION TO THE REQUIREMENTS SHALL ACHIEVE AN EQUIVALENT LEVEL OF FIRE PROTECTION AS PROVIDED BY THIS SECTION, OTHER REGULATIONS OF THE LAND DEVELOPMENT CODE, AND THE MINIMUM STANDARDS CONTAINED IN THE LAND DEVELOPMENT MANUAL; AND
  - (2) THE MODIFICATION TO THE REQUIREMENTS IS NOT DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA.
- (j) IF THE FIRE CHIEF APPROVES A MODIFIED PLAN IN ACCORDANCE WITH THIS SECTION AS PART OF THE CITY'S APPROVAL OF A DEVELOPMENT PERMIT, THE MODIFICATIONS SHALL BE RECORDED WITH THE APPROVED PERMIT CONDITIONS.
- (k) FOR EXISTING STRUCTURES, THE FIRE CHIEF MAY REQUIRE BRUSH MANAGEMENT IN COMPLIANCE WITH THIS SECTION FOR ANY AREA, INDEPENDENT OF SIZE, LOCATION, OR CONDITION IF IT IS DETERMINED THAT AN IMMINENT FIRE HAZARD EXISTS

(l) BRUSH MANAGEMENT FOR EXISTING STRUCTURES SHALL BE PERFORMED BY THE OWNER OF THE PROPERTY THAT CONTAINS THE FLAMMABLE VEGETATION. THIS REQUIREMENT IS INDEPENDENT OF WHETHER THE STRUCTURE BEING PROTECTED BY BRUSH MANAGEMENT IS OWNED BY THE PROPERTY OWNER SUBJECT TO THESE REQUIREMENTS OR IS ON NEIGHBORING PROPERTY.

(m) MINIMUM 24-INCH BOX STREET TREES SHALL BE INSTALLED WITHIN TEN FEET OF THE FACE OF CURB AND IN OPENINGS HAVING A MINIMUM OF 40 SQ. FEET OF AIR- AND WATER-PERMEABLE AREA AS FOLLOWS:

STREET FRONTAGE: 95 LF  
LOT NO.: 1  
NO. OF TREES: 4 EA.

**TITLE BLOCK REQUEST:**  
SITE DEVELOPMENT PERMIT AND TENTATIVE MAP

PREPARED BY: M.S.A. & ASSOC. INC.

ADDRESS: 6362 LA JOLLA BLVD., LA JOLLA, CA 92037  
PHONE: (650) 459-5665  
FAX: (650) 8669081

PROJECT ADDRESS: 5122 EDGEWORTH RD, SAN DIEGO, CA 92109

PROJECT NAME: EDGEWORTH  
SHEET TITLE: LANDSCAPE PLAN  
ORIGINAL DATE: 2-3-2017  
SHEET LB2 OF 22  
DEP#  
PERMIT NO(S):

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

Date: FEB. 2017  
Scale: AS SHOWN  
Drawn:  
Approved:  
Job:  
Sheet:  
Of: \_\_\_\_\_

M.S.A. & ASSOC. INC.  
(858) 459-5665 Fax: (858) 866-9081

EDGEWORTH RES  
BRUSH MANAGEMENT NOTES  
LB2  
3/24/2017 11:25:13 PM



**BRUSH MANAGEMENT**

**GENERAL MAINTENANCE**

REGULAR INSPECTION AND LANDSCAPE MAINTENANCE IS NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE, ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. HOWEVER, FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, HOWEVER, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE: ZONE 1 YEAR-ROUND MAINTENANCE, ZONE 2: SEASONAL MAINTENANCE. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUB AREA PLAN.

**BRUSH MANAGEMENT ZONE 1**

THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ALL IRRIGATION WATER SHOULD DRAIN TOWARD THE STREET, RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.

**BRUSH MANAGEMENT ZONE 2**

SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS DISTURBS VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOL WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUND COVER (E.G. IVY) SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED, (GRASSES AND SOME ICE PLANTS). DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES.

FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH. HOWEVER, A LIGHT APPLICATION OF BALANCED FERTILIZER MAY BE BENEFICIAL IN PRODUCING NEW GROWTH WHEN SEVERELY PRUNING OLD SHRUBS AND WOOD GROUND COVER.

**LONG TERM MAINTENANCE RESPONSIBILITY**

ALL LANDSCAPING/BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE OWNER. THE BRUSH MANAGEMENT ZONE AREA SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.

**NOTES:**

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE AND CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
- IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE SHALL BE MAINTAINED IN A FREE OF DEBRIS AND LITTER CONDITION AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- GRADED PAD AREAS SHALL BE HYDRO-SEEDED TO PREVENT EROSION, IN THE EVENT THAT CONSTRUCTION OF BUILDING(S) DOES NOT OCCUR WITHIN 45 DAYS OF FOLLOWING GRADING. HYDRO-SEEDED SHALL BE REAPPLIED OR IRRIGATED AS NECESSARY TO ESTABLISH GROWTH.
- LANDSCAPE AREA TO BE PROVIDED FOR SCREENING OF WALLS. REFER TO PLANT LEGEND FOR NATIVE LARGE SHRUBS AND VINES.
- NO INVASIVE NONNATIVE PLANT SPECIES SHALL BE PLANTED IN OR ADJACENT TO THE MHPA.
- ALL EXISTING INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES, TYPE AND LOCATION AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR THE SPECIES TO INVAD E OTHER AREAS OF NATIVE PLANT MATERIAL THAT ARE ON OR OFF OF THE PREMISES.
- WATER QUALITY TECHNICAL REPORT "PRELIMINARY WATER QUALITY TECHNICAL REPORT FOR "EDGEWORTH RES. PREPARED BY SAMPO ENGINEERING DATED 2016.
- IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES DRAINS AND WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE CITY MANAGER.
- INSTALL ALL APPROVED LANDSCAPE AND OBTAIN ALL REQUIRED LANDSCAPE INSPECTIONS FROM AND OBTAIN A NO FEE STREET TREE PERMIT FOR ALL STREET TREES, AND NOTIFY AND OBTAIN ALL SIGNATURES, FROM ANY SUBSEQUENT PROPERTY OWNER, ON A NO FEE STREET TREE PERMIT FROM PRIOR TO ANY TRANSFER OF OWNERSHIP OF THE PROPERTY. COPIES OF THESE APPROVED DOCUMENTS MUST BE SUBMITTED TO THE CITY MANAGER.
- STREET TREES-PROVIDE THE REQUIRED STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY AT A RATE OF ONE STREET TREE PER 30 LINEAR FEET OF PROPERTY FRONTAGE. ALL TREES MUST BE A MINIMUM 24-INCH BOX SIZE AND PLANTED IN A AIR AND WATER PERMEABLE LANDSCAPE AREA (LDC 142.0409). PROVIDE STREET TREE GROWING AREA AT A MINIMUM OF 40 SQUARE FEET PER TREE WITH A MINIMUM DIMENSION OF FIVE FEET. STREET TREES SELECTION SHALL MATCH THE EXISTING PREDOMINATE SPECIES UNLESS THIS SPECIE IS UNACCEPTABLE TO THE CITY MANAGER.
- NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES. ROOT BARRIERS MAY BE ELIMINATED WHERE THE COMBINATION OF TREE SPECIES, SOIL TYPE, SOIL AREA, AND DRAINAGE CONDITIONS CAN BE SHOWN TO AFFORD EQUIVALENT PROTECTION AGAINST TREE ROOT DAMAGE TO PUBLIC IMPROVEMENTS (LDC 142.0403).
- ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY RE-VEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL-LANDSCAPE STANDARDS.
- IN LIEU OF PROVIDING THE FULL STANDARD BRUSH MANAGEMENT ZONES, PROPOSED NEW STRUCTURES HAS BEEN FIRE-RATED ON NORTH 10FT, ENTIRE WEST AND 10 FT SOUTH FACING SIDES TO MEET THE CRITERIA OF 1-HOUR FIRE RATED WALLS AND DUAL GLAZED, DUAL TEMPERED WINDOWS. SEE ARCHITECTURAL PLANS FOR WALL, WINDOWS, SHEET A102, A103, A104, A106,A110,A113 AND A114

- ALL NEW CONSTRUCTIONS WITHIN 300 FEET OF THE BOUNDARY BETWEEN BRUSH MANAGEMENT ZONE ONE AND BRUSH MANAGEMENT ZONE TWO SHALL COMPLY WITH BUILDING STANDARDS AND POLICY PER 2001 CALIFORNIA BUILDING CODE, CHAPTER 14, ART. 5, DIV. 5 (SDMC) AND CHAPTER 14, ART. 2, DIV. 4 (SDMC).
- DECK CONSTRUCTION SHALL BE NONCOMBUSTIBLE MATERIAL (HEAVY TIMBER CONSTRUCTION) CONSISTENT WITH THE CALIFORNIA BUILDING CODE-SECTION 605.

**LANDSCAPING AND VEGETATION USED FOR BMP'S**

PROPOSED BMPS TO TRAP ABOVE ANTICIPATED POLLUTANTS 2, 4, 5 AND 6 INCLUDE GRASS LINED BIO-FILTERS AND PLANTER AREAS. CALCULATIONS ARE SHOWN IN THE HYDROLOGY REPORT.

**SITE DESIGN BMPS**

VEGETATE SLOPES WITH NATIVE OR DROUGHT-TOLERANT VEGETATION - SLOPES WILL BE PLANTED NATIVE OR DROUGHT-TOLERANT VEGETATION.

**SOURCE CONTROL BMPS**

SOURCE CONTROL BMPS TO EMPLOY INTEGRATED PEST MANAGEMENT (IPM) PRINCIPALS WILL BE INCLUDED IN THE DESIGN OF THIS PROJECT. GOALS INCLUDE THE ELIMINATION AND/OR REDUCTION OF THE NEED FOR PESTICIDE USE, AND TO DISCOURAGE PESTS. ACTIONS TAKEN TO ACHIEVE THESE GOALS INCLUDE:

- PLANT PEST-RESISTANT OR WELL ADAPTED PLANT VARIETIES SUCH AS NATIVE PLANTS
- MODIFY THE SITE AND LANDSCAPE DESIGN
- DISTRIBUTE IPM EDUCATIONAL MATERIALS TO FUTURE SITE RESIDENTS/TENANTS.

**BMPs APPLICABLE TO INDIVIDUAL PRIORITY PROJECT CATEGORIES**

**HILLSIDE LANDSCAPING**

STEEP HILLSIDE AREAS THAT ARE DISTURBED BY PROJECT DEVELOPMENT SHALL BE LANDSCAPED WITH DEEP-ROOTED, DROUGHT-TOLERANT PLANT SPECIES SELECTED FOR EROSION CONTROL, IN ACCORDANCE WITH THE LANDSCAPE STANDARD, A COPY OF WHICH CAN BE FOUND AT THE OFFICE OF THE CITY CLERK, FILED AS DOCUMENT NO. RR-274506, INCLUDING SUPPLEMENTS AND AMENDMENTS.

**TREATMENT CONTROL BMPS**

POST-CONSTRUCTION (PERMANENT) BMP'S - POST CONSTRUCTION BMPS TO BE PERMANENTLY INSTALLED AFTER CONSTRUCTION INCLUDE:

- LANDSCAPE ALL SLOPES
- CATCH BASINS WITH FOSSIL FILTERS AND SIDEWALK UNDER-DRAINS.
- RUN-OFF FROM BUILDINGS AND HARDSCAPE GOES INTO PLANTERS.
- NON-CONTIGUOUS PAVED SURFACES WITH PLANTERS

IMPERVIOUS AREAS HAVE BEEN COMBINED WITH PLANTED AREAS AND PLANTED SLOPES TO MINIMIZE RUNOFF AND INCREASE INFILTRATION. NATURAL AREAS HAVE BEEN CONSERVED WHEREVER POSSIBLE. THE LOT GENERALLY DRAINS TO THE EXISTING NATURAL SWALES. ALL THE SLOPES ARE PLANTED WITH TREES AND VEGETATION TO MINIMIZE EROSION.

THE LOT WILL DIRECT RUNOFF TO YARD DRAINS AND CATCH BASINS WITH FOSSIL FILTERS, THEN OUTLET TO EXISTING NATURAL SWALES. THE SITE HAS BEEN DESIGNED TO BE SENSITIVE TO AND ENHANCE THE EXISTING CHARACTER OF THE NEIGHBORHOOD. ROOF DRAINS SHALL DISCHARGE INTO PLANTERS OR GRASS-LINED SWALES.

**BRUSH MANAGEMENT MAINTENANCE**

- REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. HOWEVER, FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE: ZONE 1: YEAR-ROUND MAINTENANCE, ZONE 2: SEASONAL MAINTENANCE.

**BRUSH MANAGEMENT ZONE 1:**

- THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ALL IRRIGATION WATER SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.

**BRUSH MANAGEMENT ZONE 2:**

- SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS REMOVES VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOLS WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED.

NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUND COVER SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED. DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH.

**TITLE BLOCK REQUEST:  
SITE DEVELOPMENT PERMIT AND TENTATIVE MAP**

PREPARED BY: M.S.A. & ASSOC. INC.

ADDRESS: 6362 LA JOLLA BLVD. REVISION 6: \_\_\_\_\_  
LA JOLLA, CA 92037 REVISION 5: \_\_\_\_\_  
 PHONE: (650) 459-5665 REVISION 4: \_\_\_\_\_  
Fax (650) 8669081 REVISION 3: \_\_\_\_\_  
 REVISION 2: \_\_\_\_\_  
 REVISION 1: \_\_\_\_\_

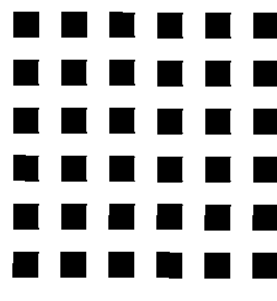
PROJECT ADDRESS: 5122 EDGEWORTH RD  
SAN DIEGO, CA 92109

PROJECT NAME: EDGEWORTH  
 SHEET TITLE: LANDSCAPE PLAN  
 ORIGINAL DATE: 2-3-2017  
 SHEET LB3 OF 22  
 DEP# \_\_\_\_\_  
 PERMIT NO(S): \_\_\_\_\_

Date: FEB. 2017  
 Scale: AS SHOWN  
 Drawn: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Job: \_\_\_\_\_  
 Sheet: LB3  
 Of: \_\_\_\_\_

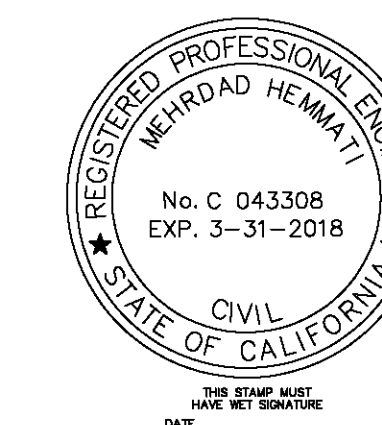
**EDGEWORTH RES**  
**BRUSH MANAGEMENT NOTES**

**M.S.A. & ASSOC. INC.**  
(858) 459-5665 Fax: (858) 866-9081



**TENTATIVE MAP** NO: 1717598

ALL PROPERTY CORNERS WILL BE SET AND TWO LOTS PARCEL MAP WILL BE FILED UPON APPROVAL OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP



**PROFESSIONAL CIVIL ENGINEER**

M.S.A. & ASSOCIATES INC.  
6362 LA JOLLA BLVD  
LA JOLLA, CA 92037 (858) 9450896

MEHRDAD HEMMATI, R.C.E. 43308 DATE 6/1/2016  
REGISTRATION EXPIRES MARCH 31, 2018

**M.S.A. & ASSOC. INC.**  
(858) 459-5665  
Fax (858) 866-9081

**LEGAL DESCRIPTION**

The land referred to herein below is situated in the City of San Diego, County of SAN DIEGO, State of CALIFORNIA, and is described as follows:  
LOT 78 OF HARBOR CREST UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5541, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 1, 1965.

5122 EDGEWORTH RD  
SAN DIEGO, CA 92109  
APN: 417-600-26-00  
AREA = 42099 SQ.FT. 0.966 AC

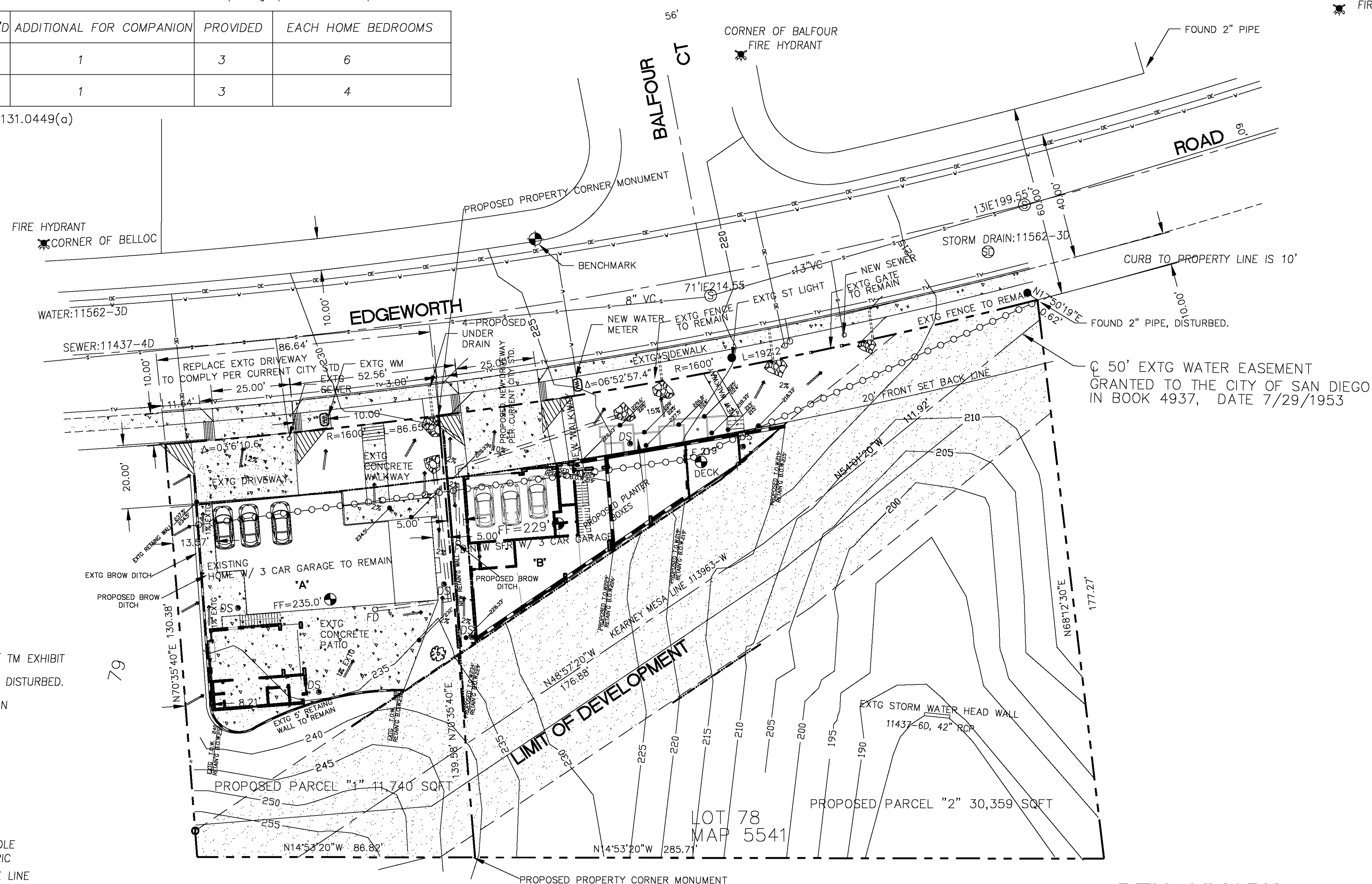
PTS NO: 486903 I.O. NO: 24006679  
NAD 27 COORDINATES: 236-1697  
CCS 83 COORDINATES: 1876-7257  
THE BASIS OF BEARING FOR THIS TM EXHIBIT IS THE WESTERLY LINE OF LOT 78, MAP 5541, 1.E. N14°53'20"W EXISTING NUMBER OF LOT=1 PROPOSED NUMBER OF LOT=2

ALL UTILITIES ARE UNDERGROUND.

Table 142-05B  
Minimum Required Parking Spaces for Single Dwelling Units and Related Uses are two, and one additional parking space is for companion unit.

PARCEL	PARKING REQ'D	ADDITIONAL FOR COMPANION	PROVIDED	EACH HOME BEDROOMS
"1"	2	1	3	6
"2"	2	1	3	4

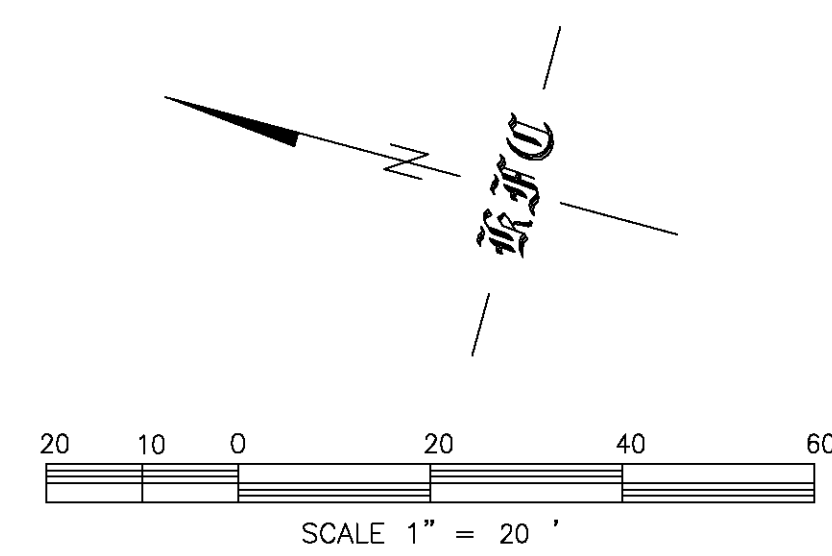
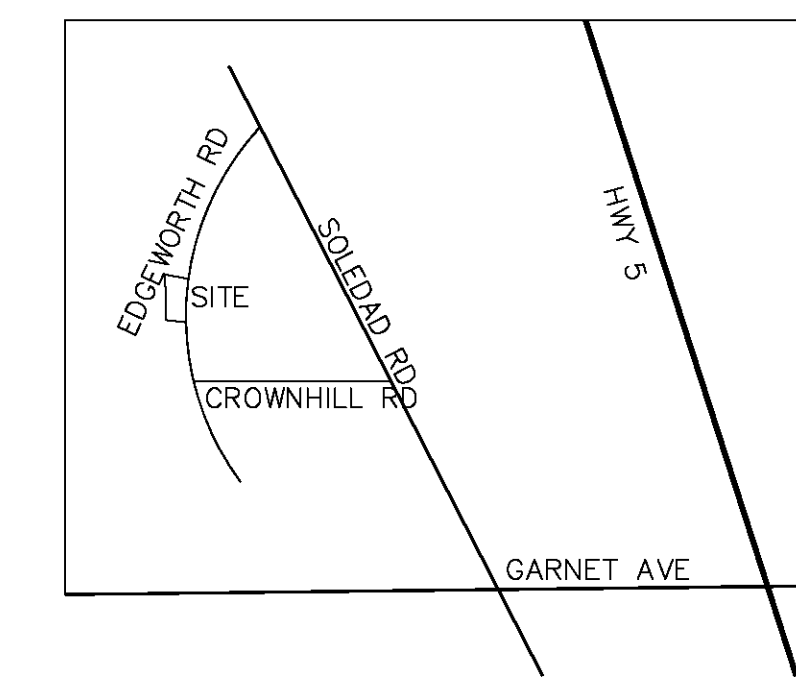
142.0510, 142.0520 & 131.0449(a)



CORNER OF CROWNHILL  
FIRE HYDRANT

PROPERTY OWNER  
FAHRZIN HEMMATI  
SIGNATURE & DATE

**VICINITY MAP**



**LEGEND:**

- PROPERTY LINE / TM EXHIBIT
- FOUND 3/4" PIPE W/DISK. DISTURBED.
- 215.15 SPOT ELEVATION
- CONCRETE
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- STORM WATER MANHOLE
- OH ELECTRIC
- TELEPHONE LINE
- CABLE TV
- WATER LINE
- SEWER LINE
- 50 FT WIDE EXISTING WATER EASEMENT

SDGE	EXTG UNDERGROUND	PROPOSED UNDERGROUND
GAS	//	//
CABLE	//	//
WATER	//	//
SEWER	//	//

**TITLE BLOCK REQUEST:**  
SITE DEVELOPMENT PERMIT AND TENTATIVE MAP

PREPARED BY: M.S.A. & ASSOC. INC.  
ADDRESS: 6362 LA JOLLA BLVD, LA JOLLA, CA 92037  
PHONE: (858) 459-5665  
FAX: (858) 8669081  
PROJECT ADDRESS: 5122 EDGEWORTH RD, SAN DIEGO, CA 92109  
PROJECT NAME: EDGEWORTH  
SHEET TITLE: ORIGINAL DATE: 5-1-2016  
SHEET T1 OF  
DEP#  
PERMIT NO(S):

**BENCHMARK**

BENCHMARK FOR THIS SURVEY IS THE NORTHEAST BRASS PLUG NO.7055 AT THE INTERSECTION OF EDGEWORTH ROAD AND BALFOUR CT AS SHOWN IN THE CITY OF SAN DIEGO VERTICAL CONTROL BOOK REV. 83. ELEVATION = 223.729 DATUM IS MEAN SEA LEVEL.

**EDGEWORTH RES**  
TENTATIVE MAP

Date: FEB 2017  
Scale: AS SHOWN  
Drawn:  
Approved:  
Job:  
Sheet: T1