



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 8, 2017 REPORT NO. HO-17-068

HEARING DATE: November 15, 2017

SUBJECT: 3060 BROADWAY. Process Three Decision

PROJECT NUMBER: [525677](#)

OWNER/APPLICANT: Little Point LLC/ Jerry Rudick

SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit for the construction of a 28-unit apartment complex located at 3060 Broadway in the Greater Golden Hill Community Plan area?

Staff Recommendations:

1. Adopt Mitigated Negative Declaration No. 525677 and Adopt the Mitigated, Monitoring and Reporting Program;
2. Approve Site Development Permit No. 1847594.

Community Planning Group Recommendation: On February 4, 2017, the Greater Golden Hill Planning Committee voted 8-3-3 to recommend approval of the proposed project with conditions (Attachment 10).

Environmental Review: Mitigated Negative Declaration No. 525677, has been prepared for the project in accordance with state of California Environmental Quality Act (CEQA) guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process (Attachment 8).

BACKGROUND

The 0.32-acre site is located at 3060 Broadway within the GH-600 zone of the Golden Hill Planned District within the Greater Golden Hill Community Plan Area, Airport Influence Overlay Zone, Federal Aviation Administration (FAA) Part 77 Noticing Area, Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The Community Plan designates the site as High Density Residential permitting 44-73 dwelling units per acre (du/ac).

The project site is currently occupied by a church and a two story residential unit constructed in 1966. A review of the existing buildings was conducted by City staff to determine if potential significant historic resources exist on the site in accordance with San Diego Municipal Code (SDMC) Section 143.0212. Based on the documentation provided, staff determined that the property does not meet local designation criteria as an individually significant historic resource under any of the adopted Historic Resource Board Criteria. The site is rectangular in shape and slopes down 20 feet from the northwest corner of the lot to the southeast corner. The site is bounded to the south by Broadway Avenue, to the east and west by existing residential structures, and to the north by an alley. The project is not within or adjacent to environmentally sensitive lands and is located outside the Coastal Overlay Zone.

DISCUSSION

Community Plan and Zone Updates

In October 2016, the Greater Golden Hill Community Plan was updated and approved by the City Council. The update repealed the Golden Hill Planned District Ordinance replacing it with Citywide zoning regulations effective January 13, 2017. The zone changed the GH-600 zone to RM-3-7 and the density designation changed from High Density (44-73 DU/AC) to Medium High (33-44 DU/AC) for the site. However, the subject project was deemed complete on December 13, 2016, and the project is utilizing the GHPDO and GGHCP regulations that were in effect at the time of the submittal.

Project Description

The project proposes the development of a 28-unit, 26,887-square-foot multi-family development (19,208 square feet of habitable area and 7,680 square feet of a parking garage) with three affordable housing units. The complex will consist of two towers separated but connected by a subterranean parking garage and two pedestrian bridges at the second level and third level of the towers. The development will include an open-to-the-sky corridor with outdoor seating areas and landscape located between the two towers. The development includes 16 studios averaging 528 square feet and 12 one-bedroom units with an average size of 702 square feet. The project will provide three on-site affordable units for very-low income households (rents at 30 percent of 50 percent Annual Medium Income) for a period of 55 years.

The development will utilize renewable energy technology, self-generating at least 50-percent of the projected total energy consumption on site through photovoltaic technology (also known as solar panels). The project includes associated hardscape and landscaping improvements and public improvements within the alley and along Broadway Avenue. Vehicular access area would be from the alley and pedestrian access taken from both the alley and Broadway Avenue. The project would be required to provide a minimum of 14 parking spaces in accordance with the Affordable Housing Density Bonus Regulations of the Land Development Code (LDC).

The parcel land use density would allow for 23 dwelling units. However the project qualifies, and has petitioned for increased residential density since the project will be providing three very low income affordable units. San Diego Municipal Code (SDMC) Section 143.0710 allows increased residential density to developers who guarantee that a portion of their residential development will be available

to moderate income, low income, very low income, or senior households. Because the project is providing 13 percent of the pre-density bonus units (3) as affordable, the project qualifies for a 42.5 percent density increase for a maximum of 33 dwelling units on the project site ($23 \times 0.425 = 9.77$ rounds up to 10 additional units allowed). The project as propose elects to develop a 28 unit multifamily complex.

A Site Development (Golden Hill Development Permit) Permit Process 3 is required as the project exceeds 12 residential units per SDMC section 158.0206 Table 158-02A of the Golden Hill Planned District. The project qualifies as a Sustainable Building and the land use approvals have been processed through the Affordable/In-Fill and Sustainable Buildings Expedite Program.

Community Plan Analysis

The project includes 13 percent of the units as affordable units designated for very low household incomes. The project qualifies for a 42.5 percent density bonus allowance and four development incentives which would allow 28 units on the site. The 23 pre-density bonus units are equal to a density of 73 dwelling units per acre, which is within the density range prescribed in the Greater Golden Hill Community Plan.

Goals and recommendations of the Golden Hill Community Plan include clustering of high density residential development along transit corridors, preserve and enhance the quality of housing opportunities for all income levels, to maintain the distinctive architectural character and scale of the area, to ensure that new development is in character and scale with the community, and to improve the overall appearance of the area by adopting urban design standards for compatible housing design.

The project possesses six required architecture styles outlined in San Diego Municipal Code (SDMC) section 158.0301(c)(2)(D) "Contemporary Style" and is consistent with other contemporary multifamily projects along Broadway within a block radius. The architecture style provided includes recessed windows, clerestory windows, belt coarse matching frieze, projected roof entry porch with piers for support, wing walls articulating the driveway, and projecting pergolas.

The project is located along Broadway which is a major thoroughfare through the Golden Hill neighborhood, and is within 0.18 miles to Transit Line Two and 0.4 miles to Transit Line Five and falls in line with the high density housing along the transit corridors. The project will consist of one-bedroom and studio units. This combination will enhance the quality of housing opportunities for all income levels and provide much needed one-bedroom and studio units to the neighborhood.

Greater Golden Hill Planning Committee Meeting:

On February 4, 2017, the Greater Golden Hill Planning Committee voted 8-3-3 to recommend approval of the proposed project with the following conditions:

1. Provide a "No left turn" sign posted where the alley enters 30th Street.
2. Provide lighting at the alley entry of the project.
3. Provide electric charging stations for automobiles and electric bicycles.

The project applicant has indicated he is willing or will be to satisfying all three conditions. Although a “No Left Turn Sign” was not triggered as a requirement for the proposed development, the applicant will contact the Transportation Engineering Operation Division of the Transportation and Storm Water Department for information on how to establish a “No Left Turn” sign where the alley meets 30th Street approximately 400 feet to west of the site. The project will be providing alley lighting and the applicant will be required to add electric charging stations in accordance with the Climate Action Plan requirements in Condition No.14 of the Site Development Permit.

Discussion of Issues:

The City is required to process incentives requested by the applicant, consistent with State Density Bonus Law and as set forth in SDMC section 143.0740. In accordance with SDMC Table 143-07B, the project would be allowed four (4) incentives. The applicant is entitled to the concessions or incentives, in the form of deviations to the development regulations, unless the City makes a written finding of denial based on substantial evidence pursuant to SDMC Section 143.0740(d)(1) and Government Code Section 65915(d)(1). The applicant is requesting four (4) affordable housing incentives, in the form of deviations, as follows:

1. Providing no tiered setback per SDMC section 158.0301(b)(2)(b) table 158-03c footnote 2, 3, and 5;
2. Reduction in the minimum size of street yard per SDMC section 158.0301(b)(2)(a) to 1,381 square feet where 2,000 square feet is required;
3. Reduction of the project minimum average unit size per SDMC section 158.0301(b)(5)(B) to 603 square feet where 700 square feet is required; and
4. Increase in building height per SDMC 158.0301 (b)(3) to 50 feet where the maximum height allowed is 40 feet.

The project is consistent with the community plan, has been designed to address the physical environment, and would not adversely impact the public’s health or safety. The incentives are consistent with the intent of the State’s Density Bonus Law. It has been determined that there is no substantial evidence pursuant to SDMC section 143.0740(d)(1) or Government Code Section 65915(d)(1) to deny the applicant’s request for the incentives.

The proposed project provides a residential development that is consistent with code requirements for residential development with the exception of tiered setbacks, size of street yard, project minimum average unit size, and building height. The proposal to not use tiered setbacks allows for a more porous design that has a large central courtyard space between two structures. The open courtyard allows light and air to pass through to the adjacent properties. This massing scheme minimizes the impact to neighboring properties by reducing the overall bulk and scale of the project. The requested reduction of the street yard allows an increase to the size of the interior courtyard and provides more usable open space to the residents and more light and air to pass through to adjacent properties. The reduction in the project’s minimum average unit size will allow this project to bring more workforce housing in the form of 1 bedroom and studio apartments. The average size of the project’s one bedrooms and studios exceed the required size per SDMC Table 158-03F. The building height incentive does not encroach into any view corridors and is used to address the

topography of the site. The height and roof line of the proposed development will be similar in architecture and height with developments next door and across the street.

Other than the requested incentives, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the SDMC and Greater Golden Hill Community Plan.

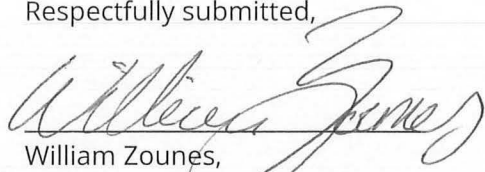
Conclusion:

With the approval of the requested incentives, the proposed project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Greater Golden Hill Community Plan, San Diego Municipal Code, and the General Plan.

ALTERNATIVES

1. Adopt Mitigated Negative Declaration No. 525677 and Adopt the Mitigated, Monitoring and Reporting Program, and Approve Site Development Permit No. 1847594, with modifications.
2. Do Not Adopt Mitigated Negative Declaration No. 525677 and Do Not Adopt the Mitigated, Monitoring and Reporting Program, and Deny Site Development Permit No. 1847594, if the findings required to approve the project cannot be made.

Respectfully submitted,

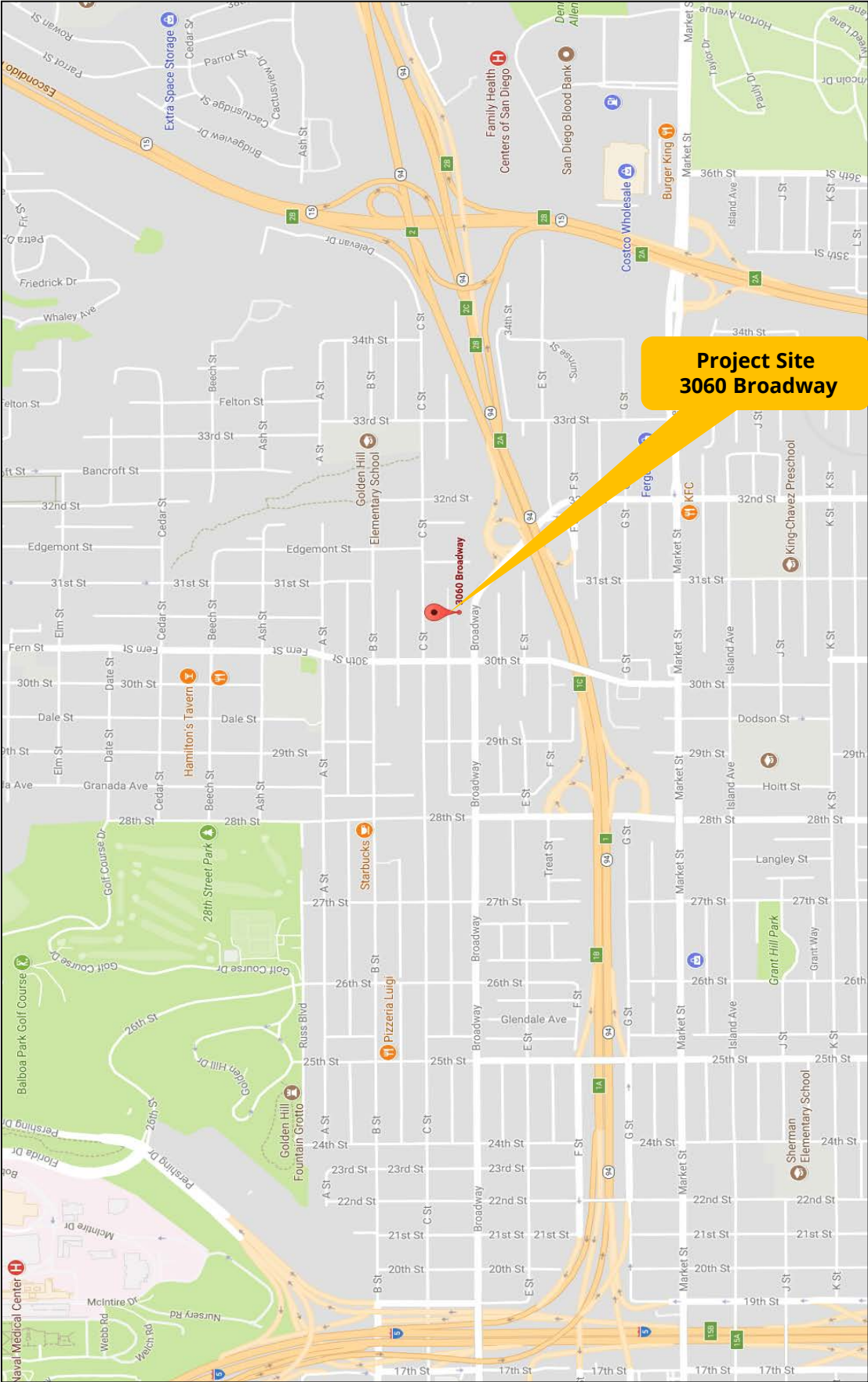


William Zounes,
Development Project Manager

Attachments:

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

Attachment 1 Project Location Map



**Project Site
3060 Broadway**

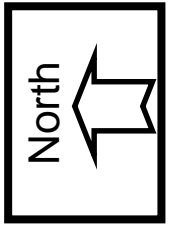
Project Location Map

3060 Broadway Project No. 523426

3060 Broadway



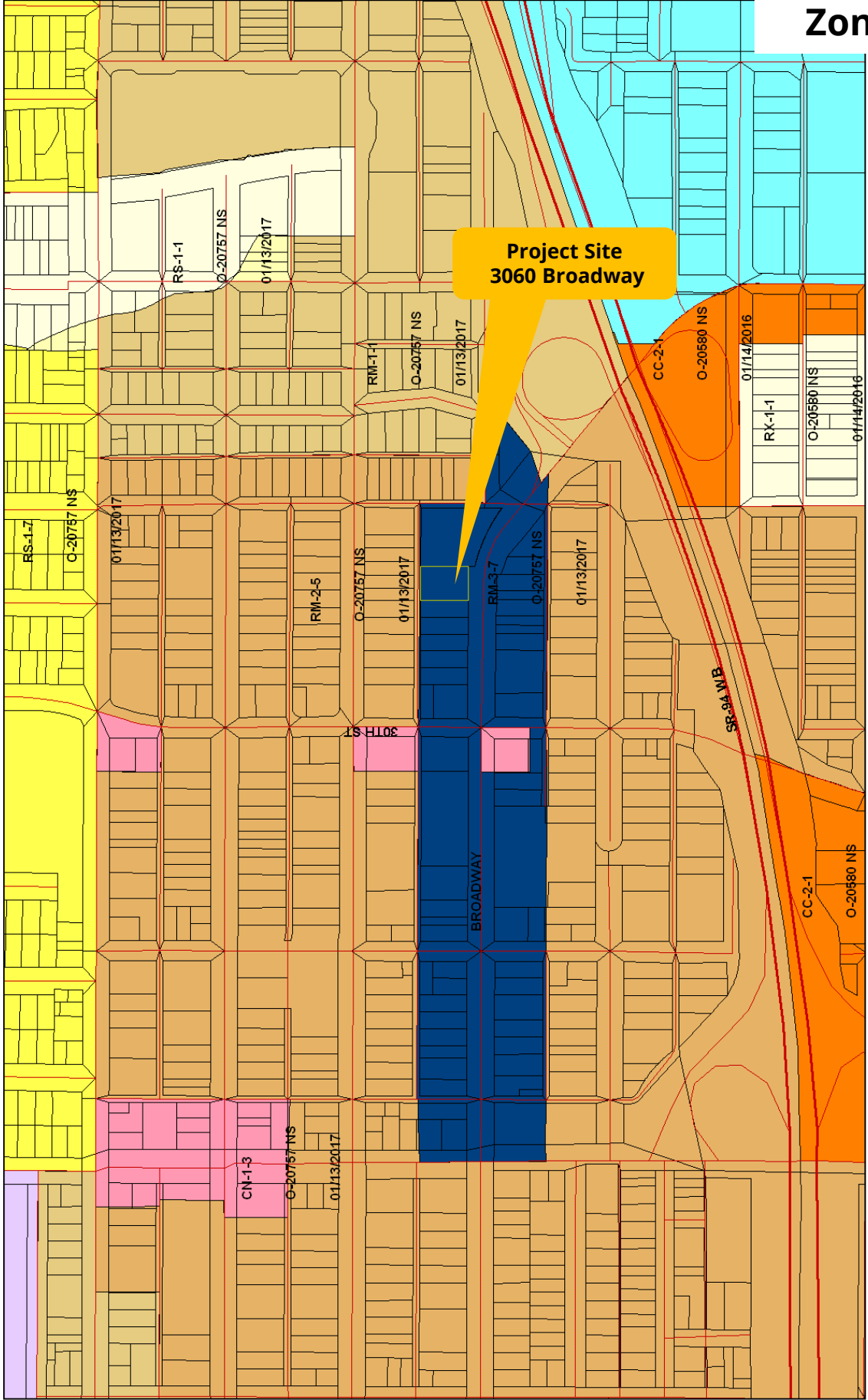
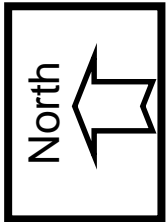
Attachment 2 Aerial Photograph of Site



Aerial Photograph (Birds Eye)

3060 Broadway Project No. 523426
3060 Broadway



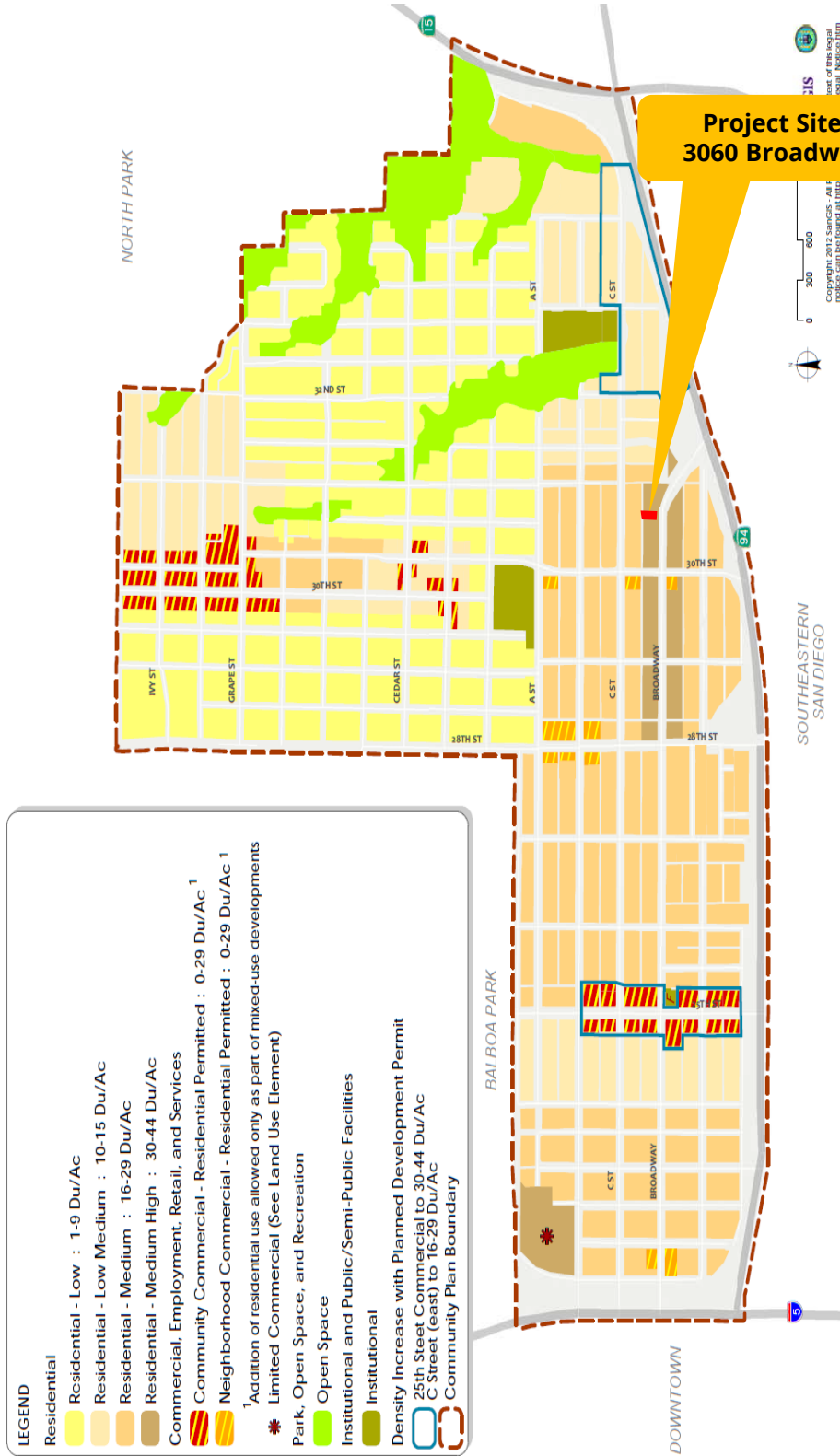


Project Site
3060 Broadway

Zoning Map
3060 Broadway Project No. 523426
3060 Broadway



FIGURE 2-1: GOLDEN HILL LAND USE MAP



Land Use Plan (Pacific Beach)

3060 Broadway Project No. 523426

3060 Broadway

LU-20 | Land Use Element



PROJECT DATA SHEET

PROJECT NAME:	3060 Broadway	
PROJECT DESCRIPTION:	The demolition of an existing church and the construction of 28-unit apartment complex located at 3060 Broadway in the Greater Golden Hill Community Plan area	
COMMUNITY PLAN AREA:	Greater Golden Hill	
DISCRETIONARY ACTIONS:	Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	High Density Residential	
<u>ZONING INFORMATION:</u>		
<p>ZONE: GH-600</p> <p>HEIGHT LIMIT: 40 feet, 50 feet when project is above enclosed parking</p> <p>LOT SIZE: 0.33-acres</p> <p>FLOOR AREA RATIO: 1.25</p> <p>FRONT SETBACK: 10 feet</p> <p>SIDE SETBACK: 6 feet</p> <p>STREETSIDE SETBACK: 6 feet</p> <p>REAR SETBACK: 1-foot if alley</p> <p>PARKING: 14 spaces</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential/ RM-2-5	Mixed Multi and Single Family Developments
SOUTH:	Residential/ RM-2-5	Mixed Multi and Single Family Developments
EAST:	Residential/ RM-3-7	Mixed Multi and Single Family Developments
WEST:	Residential/ RM-3-7	Mixed Multi and Single Family Developments
DEVIATIONS OR VARIANCES REQUESTED:	The applicant is requesting four (4) affordable housing incentives, in the form of deviations for height, street yard, unit size, and tiered setback.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 4, 2017 the Greater Golden Hill Community Planning Committee voted 8-3-3 to recommend approval of the project with the condition to lighting in the alley, a no left turn sign at the alley and 30 th Street intersection and to include EV charging stations.	

ATTACHMENT 6
Draft Permit Resolution with Findings

HEARING OFFICER
RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1847594
3060 BROADWAY - PROJECT NO. 525677 [MMRP]

WHEREAS, LITTLE POINT LLC, a California Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing church and two residential units for the development of a 28 unit multifamily development with three affordable units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1847594), on a 0.32-acre site;

WHEREAS, the project site is located at 3060 Broadway in the GHPD-GH-600 zone of the Greater Golden Hill Community Plan area;

WHEREAS, the project site is legally described as Lot 39, 40, 41, and 42 Block 94 of E.W. Morse's subdivision of Pueblo Lot 1150; in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 547, filed in the County Recorder's Office of San Diego County December 30, 187;

WHEREAS, on November 15, 2017, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1847594 pursuant to the Land Development Code of the City of San Diego;

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 November 15, 2017.

A. SITE DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0504]

1. Findings for all Site Development Permits:

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

The project proposes 28 multi-family dwelling units in which three will be affordable on a 0.32-acre site located at 3060 Broadway within the GHPD-GH-600 zone of the within the Greater Golden Hill Community Plan Area [Plan]. The Plan designates the site as High Density Residential Permitting 44-73 dwelling units per acre (du/ac).

The project includes 13 percent of the units as affordable units designated for very low household incomes. The project qualifies for a 42.5 percent density bonus allowance and four development incentives which would allow 28 units on the site. The 23 pre-density bonus units are equal to a density of 73 dwelling units per acre, which is within the density range prescribed in the Greater Golden Hill Community Plan.

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Goals and recommendations of the Golden Hill Community Plan include clustering of high density residential development along transit corridors, preserve and enhance the quality of housing opportunities for all income levels, to maintain the distinctive architectural character and scale of the area, to ensure that new development is in character and scale with the community, and to improve the overall appearance of the area by adopting urban design standards for compatible housing design.

The project possesses six required architecture styles outlined in San Diego Municipal Code (SDMC) section 158.0301(c)(2)(D) "Contemporary Style" and is consistent with other contemporary multifamily projects along Broadway within a block radius. The architecture style provided includes recessed windows, clerestory windows, belt coarse matching frieze, projected roof entry porch with piers for support, wing walls articulating the driveway, and projecting pergolas.

The project is located along Broadway which is a major thoroughfare through the Golden Hill neighborhood, and is within 0.18 miles to Transit Line Two and 0.4 miles to Transit Line Five and falls in line with the high density housing along the transit corridors. The project will consist of one-bedroom and studio units. This combination will enhance the quality of housing opportunities for all income levels and provide much needed one-bedroom and studio units to the neighborhood. 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; and

The project proposes the demolition of an existing church and a two story residential unit for the development of a 28 unit multifamily development with three affordable units. A Mitigated Negative Declaration No. 525677 has been prepared in accordance with the State of California Environmental Quality Act (CEQA) and potentially significant environmental effects relative to noise will be mitigated to below a level of significance.

The project would be required to obtain building permits and a public improvement permit prior to the construction of the multifamily development. The building plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions include public utility installation, storm runoff restrictions, parking and landscaping requirements. These conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

ATTACHMENT 6
Draft Permit Resolution with Findings

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 proposes the demolition of an existing church and a two story residential unit for the development of a 28 unit multifamily development with three affordable units. The City is required to process incentives requested by the applicant, consistent with State Density Bonus Law and as set forth in San Diego Municipal Code (SDMC) section 143.0740. In accordance with SDMC Table 143-07B, the project would be allowed four (4) incentives. The applicant is entitled to the concessions or incentives, in the form of deviations to the development regulations, unless the City makes a written finding of denial based on substantial evidence pursuant to SDMC Section 143.0740(d)(1) and Government Code Section 65915(d)(1). The applicant is requesting four (4) affordable housing incentives, in the form of deviations, as follows:

1. No tiered setback per SDMC section 158.0301(b)(2)(b) table 158-03c footnote 2, 3, and 5.
2. Reduction in the minimum size of street yard per SDMC section 158.0301(b)(2)(a) to 1,381 square feet where 2,000 square feet is required.
3. Reduction of the project minimum average unit size per SDMC section 158.0301(b)(5)(B) to 603 square feet where 700 square feet is required.
4. Increase in building height per SDMC 158.0301 (b)(3) to 50 feet where the maximum height allowed is 40 feet.

The project is consistent with the community plan, has been designed to address the physical environment, and would not adversely impact the public's health or safety. The incentives are consistent with the intent of the State's Density Bonus Law. It has been determined that there is no substantial evidence pursuant to SDMC section 143.0740(d)(1) or government Code Section 65915(d)(1) to deny the applicant's request for the incentives.

The proposed project provides a residential development that is consistent with code requirements for residential development with the exception of tiered setbacks, size of street yard, project minimum average unit size, and building height. The proposal to not use tiered setbacks allows for a more porous design that has a large central courtyard space between two structures. The open courtyard allows light and air to pass through to the adjacent properties. This massing scheme minimizes the impact to neighboring properties by reducing the overall bulk and scale of the project. The requested reduction of the street yard allows an increase to the size of the interior courtyard and provides more usable open space to the residents and more light and air to pass through to adjacent properties. The reduction in the project minimum average unit size will allow this project to bring more workforce housing in the form of 1 bedroom and studio apartments. The average size of the project's one bedrooms and studios exceed the required size per

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Draft Permit Resolution with Findings

SDMC Table 158-03F. The building height incentive does not encroach into any view corridors and is used to address the topography of the site. The height and roof line of the proposed development will be similar in architecture and height with developments next door and across the street.

Other than the requested incentives, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the SDMC and Greater Golden Hill Community Plan. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

B. Greater Golden Hill Planned District Ordinance [SDMC Section 158.0201]

1. Findings for Greater Golden Hill Planned District Permit

- a. The proposed project design meets the purpose and intent of the Golden Hill Planned District and will be compatible with the goals and objectives of the Golden Hill Community Plan (1988), the Progress Guide and General Plan of the City of San Diego, the Golden Hill Planned District Design Criteria and guidelines as adopted by Council and the design studies listed in Section 158.0201(a).**

Goals and recommendations of the Golden Hill Community Plan include clustering of high density residential development along transit corridors, preserve and enhance the quality of housing opportunities for all income levels, maintain the distinctive architectural character and scale of the area, to ensure that new development is in character and scale with the community, and to improve the overall appearance of the area by adopting urban design standards for compatible housing design. The project is located along Broadway which is a major thoroughfare through the Golden Hill neighborhood. It is within 0.18 miles of Transit Line two and 0.4 miles of Transit Line Five and falls in line with the desire for high density housing along the transit corridors. The project will consist of one bedroom and studio units and create a supply of workforce housing. This combination will enhance the quality of housing opportunities for all income levels and provide needed one bedroom and studio units to the neighborhood.

The project would implement the goals and objectives of the Community Plan by the development of 28 new for rent units close to public transportation facilities. The project incorporates the Plan recommendation that multifamily development incorporate offsetting plans, façade articulation, and texture to reduce its apparent size and scale, and reflects the pattern of the surrounding residential developments. The project meets applicable land development regulations and processes, and is consistent with the recommended land use, design guidelines, and development standards in the effect for this site per the Golden Hill Planned District Ordinance and Golden Hill Planned District Design Criteria and Guidelines, the adopted Greater Golden Hill Community Plan, and the City's General Plan.

ATTACHMENT 6
Draft Permit Resolution with Findings

- b. The proposed development will be compatible with existing and planned land uses on adjoining properties, will not constitute a disruptive element to the neighborhood or community, and will create architectural harmony with the preferred character of the neighborhood and community.**

The site is designated for High Density Residential (44-73 du/ac) land use in the Greater Golden Hill Community Plan and the proposed 28 dwelling unit project is within the range of the pre-density bonus land use designation. The subject property is surrounded by multifamily developments. The proposed development will be compatible with existing and planned land uses adjoining properties, and will complement the architectural character of the existing development in the neighborhood. The project will not constitute a disruptive element of the neighborhood or community, and will create architectural harmony with the preferred character of the neighborhood and surrounding Golden Hill community. The proposed development is consistent and is within the vicinity of several modern style multifamily projects along Broadway Avenue with similar height, architecture, and roof lines. The project will be of contemporary style and possesses the requirements of architecture style as outlined in San Diego Municipal Code Section 158.0301(c)(2)(D).

- c. The proposed development, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.**

As outlined in Site Development Permit Finding 1(b), listed above, the proposed development, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

- d. The proposed development complies with all other relevant regulations in the City of San Diego Municipal Code.**

As outlined in Site Development Permit Finding No. 1(c), listed above, the proposed development complies with all other relevant regulations in the City of San Diego Municipal Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1847594 is hereby GRANTED by the Hearing Officer of the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1847594, a copy of which is attached hereto and made a part hereof.

ATTACHMENT 6
Draft Permit Resolution with Findings

William Zounes
Development Project Manager
Development Services

Adopted on: November 15, 2017

IO#: 24007115

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007115

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1847594
3060 BROADWAY PROJECT NO. 525677 [MMRP]
HEARING OFFICER

This Site Development Permit No. 1847594 is granted by the Hearing Officer of the City of San Diego to LITTLE POINT LLC, a California Corporation, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 158.0206. The 0.32 -acre site is located at 3060 Broadway in the GH-600 zone of the Greater Golden Hill Community Plan area. The project site is legally described as: Lot 39, 40, 41, and 43 Block 94 of E.W. Morse's subdivision of Pueblo Lot 1150; in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 547, filed in the County Recorder's Office of San Diego County December 30, 187;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing church and two residential units for the development of a 28 unit multifamily development with three affordable units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 15, 2017, on file in the Development Services Department.
The project shall include:

- a. Demolition of an existing church and a two-story residential unit, and the construction of a 28-unit, 26,887-square-foot multi-family development (19,208 habitable area and 7,680 parking garage) to include three very low income affordable housing apartment units with subterranean parking with alley access, outdoor courtyard, and balconies;
- b. Development Incentives for Affordable Housing Density Bonus as follows:
 1. Increase in building height per SDMC 158.0301 (b)(3) to 50 feet where the maximum height allowed is 40 feet;
 2. No tiered setback per SDMC section 158.0301(b)(2)(b) table 158-03c footnote 2, 3, and 5;
 3. Reduction in the minimum size of street yard per SDMC section 158.0301(b)(2)(a) to 1,381 square feet where 2,000 square feet is required; and

ATTACHMENT 7
Draft Permit with Conditions

4. Reduction of the project minimum average unit size per SDMC section 158.0301(b)(5)(B) to 603 square feet where 700 square feet is required.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with the Affordable/In-Fill and Sustainable Buildings Expedite Program.
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 30, 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.

ATTACHMENT 7
Draft Permit with Conditions

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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

12. The mitigation measures specified in the MMRP and outlined in the Mitigate Negative Declaration No. 525677 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in the Mitigated Negative Declaration No. 525677 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue area: Noise

CLIMATE ACTION PLAN REQUIREMENTS:

14. 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.

AFFORDABLE HOUSING REQUIREMENTS:

15. Prior to issuance of any building permit associated with this Project, Owner/Permittee shall demonstrate compliance with the provisions of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code Affordable Housing Density Bonus Regulations.

16. Prior to issuance of any building permit the Owner/Permittee shall enter into a written agreement with the San Diego Housing Commission. The agreement shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust that incorporates applicable affordability conditions consistent with the SDMC, specifically including that, in exchange for the City's approval of the Project, which contains a 42.5% density bonus and alone or in conjunction with any incentives or concessions granted as part of Project approval. The Owner/Permittee shall provide 3 units with rents of no more than 30% of 50% of the Annual Median Income (AMI). The Agreement referenced above will satisfy the requirements of SDMC section 143.1303(g) and therefore, exempt the Project from Chapter 14, Article 2, Division 13 of the San Diego Municipal Code (Inclusionary Affordable Housing Regulations).

ENGINEERING REQUIREMENTS:

17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

ATTACHMENT 7
Draft Permit with Conditions

18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer, for curb outlet/sidewalk underdrain, Landscaping/irrigation and a private walk within the Broadway Avenue right-of-way.
19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the following:
- a. Closure of existing driveway on Broadway;
 - b. New curb/gutter per City Standard along property's frontage on Broadway;
 - c. New Sidewalk per City Standard along property's frontage on Broadway;
 - d. New alley pavement (full width) per City standard along rear property boundary; and
 - e. New curb outlet and sidewalk underdrain on Broadway.
20. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
22. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

23. Prior to issuance of any engineering permits for grading, 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.
24. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-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.
25. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the

ATTACHMENT 7
Draft Permit with Conditions

Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as "landscaping area."

26. Prior to issuance of any construction permits for structures (including shell), 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. Construction plans shall provide a 40 square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(5).

27. 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 a Landscape Maintenance District or other approved entity. 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.

28. 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.

PLANNING/DESIGN REQUIREMENTS:

29. Owner/Permittee shall maintain a minimum of 14 off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

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. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in accordance with Council Policy 900-14.

32. No utility equipment, mechanical equipment, tank, duct, elevator enclosure, cooling tower or device, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls and roofs with construction, materials, colors and appearance similar to that of the main building.

ATTACHMENT 7
Draft Permit with Conditions

33. 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

34. 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:

35. Prior to the issuance of any Certificate of Occupancy, all public water and/or sewer facilities necessary to serve the development (including services and laterals) shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on November 15, 2017.

Site Development Permit No. 1847594
Date of Approval: November 15, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

William Zounes

Development Project Manager

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

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

Little Point LLC, a California Corporation
Owner/Permittee

By _____
Jerry Rudick
Managing Member

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

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on December 13, 2016, Jerry Rudick, Littlepoint LLC submitted an application to the Development Services Department for a SITE DEVELOPMENT PERMIT for the 3060 Broadway project (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on November 15, 2017; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 525677 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

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

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

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

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

By: _____
William Zounes

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

SITE DEVELOPMENT PERMIT

PROJECT NO. 525677

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 525677 shall be made conditions of **SITE DEVELOPMENT PERMIT** as may be further described below.

NOISE

- I. **Construction Noise Mitigation:** Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Owner/Permittee shall ensure the following to the satisfaction of the City of San Diego Development Service Department as discussed in the Noise Study (July 10, 2017) prepared by Veneklasen Associates, Inc.:
 - A. The project shall restrict grading and construction activities in accordance with Section 59.5.0404 of the San Diego Municipal Code.
 - B. Schedule highest noise-generating activity and construction activity away from noise-sensitive land uses.
 - C. Equip internal combustion engine-driven equipment with original factory (or equivalent) intake and exhaust mufflers, which are maintained in good condition.
 - D. Prohibit, and post signs prohibiting, unnecessary idling of internal combustion engines.
 - E. Locate all stationary noise-generating equipment, such as air compressors and portable generators, as far as practicable from noise-sensitive land uses.
 - F. Utilize "quiet" air compressors and other stationary equipment where feasible and available.
 - G. Designate a noise disturbance coordinator who would respond to neighborhood complaints about construction noise by determining the cause of the noise complaints and require implementation of reasonable measures to correct the

problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site.

- H. Install a temporary noise barrier that breaks the line of sight between the nearest noise-sensitive land uses and the project's construction activities at the northern, western and eastern property lines of the project site to reduce the noise impacts to residential uses. The noise barrier shall be solid with no gaps and have a minimum density of two pounds per square foot.

**ATTACHMENT 9
Ownership Disclosure Form**

Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

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

Legal Status (please check):
 Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

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

Corporate/Partnership Name (type or print):
Little Point LLC ~~de Cabochea~~

Owner Tenant/Lessee

Street Address:
3675 Ruffin Road Suite 135

City/State/Zip:
San Diego, CA 92123

Phone No: _____ Fax No: _____
(619)948-8239

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

Title (type or print):
MANAGING MEMBER

Signature: _____ Date: 6/6/17

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

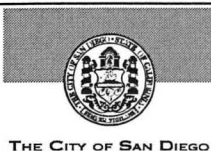
City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____



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

Community Planning Committee Distribution Form Part 1

Project Name: 3060 Broadway SDP	Project Number: 525677	Distribution Date: 03/28/2017
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Project Scope/Location:
 GREATER GOLDEN HILL ****SUSTAINABLE EXPEDITE PROGRAM****(Process 3) Site Development Permit to construct 28 dwelling units for rent only that total 25,246 square-feet on multiple lots. Project provides affordable housing and requesting density bonus and 3 deviations. The 0.33-acre site is located at 3060 Broadway within the GHPD-GH-600 zone(s) of the Greater Golden Hills Community Plan area within Council District 3.

Applicant Name: Jay Wexler	Applicant Phone Number: (858) 452-9990
--------------------------------------	--

Project Manager: Will Zounes	Phone Number: (619) 687-5942	Fax Number: (619) 446-5245	E-mail Address: WZounes@sandiego.gov
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Project Issues (To be completed by Community Planning Committee for initial review):

CUMULATIVE TRAFFIC IMPACTS ON 30th ST BETWEEN BROADWAY and "C" ST. SAFETY AND ACCESS FOR RESIDENTS AS WELL AS ADJACENT NEIGHBORS PARKING IMPACTS, ESPECIALLY ALONG BROADWAY SUPPORTED THE THREE DEVIATIONS REQUESTED

- 1.) SIZE of UNITS
- 2.) SIZE of (FRONT) YARD AREA
- 3.) ELIMINATE STEPBACK REQUIREMENT

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

THE CITY OF SAN DIEGO

Community Planning Committee Distribution Form Part 2

Project Name: 3060 Broadway SDP	Project Number: 525677	Distribution Date: 03/28/2017	
Project Scope/Location: GREATER GOLDEN HILL **SUSTAINABLE EXPEDITE PROGRAM**(Process 3) Site Development Permit to construct 28 dwelling units for rent only that total 25,246 square-feet on multiple lots. Project provides affordable housing and requesting density bonus and 3 deviations. The 0.33-acre site is located at 3060 Broadway within the GHPD-GH-600 zone(s) of the Greater Golden Hills Community Plan area within Council District 3.			
Applicant Name: Jay Wexler		Applicant Phone Number: (858) 452-9990	
Project Manager: Will Zounes	Phone Number: (619) 687-5942	Fax Number: (619) 446-5245	
E-mail Address: WZounes@sandiego.gov			
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	8	3	3
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: 1) "NO LEFT TURN" SIGN POST AT ALLEY ONTO 3044 ST 2) LIGHTING AT ALLEY ENTRY 3 (RECOMMENDATION) EV CHARGING STATIONS			
NAME: DAVID SWARENS		TITLE: CHAIR	
SIGNATURE: <i>[Signature]</i>		DATE: 04/04/17	
Attach Additional Pages If Necessary. MINUTES ATTACHED (MEMO)		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

Hello all.

Here is the section from our adopted minutes for February 8, regarding the 3060 Broadway project.

Please note the minutes were corrected to include the complete motion, which includes the recommendation of two conditions that had been left off of the draft language previously supplied, regarding lighting on the alley entrances and a traffic sign at the alley exit onto 30th Street. Following is the complete minutes as adopted, with those corrections.

Yours,

David Swarens, Chair, GGHPC.

***Action Items:**

1) 3060 Broadway, Project No. 525677 -The project proposes a Site Development Permit to construct 28 dwelling units with 14 parking spots for rent only that total 25,246 square-feet on multiple lots. Project provides affordable housing and requesting density bonus and 3 deviations. The 0.33-acre site is located at 3060 Broadway within the GHPDGH-600 zone(s)

Review and provide recommendations to City; 3 out of 28 units will be rent controlled for 59 years; want to hide parking from the street so they made alley access to parking spaces, removing access from the street; 3 deviations – 1) avg size should be 700 sq feet; but b/c they aren't offering 2 bedrooms, their average size is 610 sq feet; they are only offering studios and 1 bedrooms. Smallest unit is 514 sq foot

Size of front yard – they are supposed to have 2,000 square feet but there is already 2,000 sq. feet from the sidewalk

Height required is 50 feet – Santini asked if they contacted neighbors to ask them about the height; they stated they did contact neighbors

2) Stepbacks – part of zoning is step backs – every floor needs to go back 3ft ; they want to deviate and have the ability to have more ventilation

Brierton – asked can you add a sign that says no left turn out of alley to mitigate the already congested traffic? ; crime at the outside of buildings is another issue and is worried about crime at building points of entry. There are gates at the alley. The ADA entrance is in the rear due to the amount of slope; also asked about adequate lighting. All units are ADA accessible and there's an elevator; they have incorporated solar;

Vanderheuvell – is there bike storage? Yes a big storage area for bikes and 3 motorcycle spots in back

Charging stations? No but they are open to recommendations

Ron Lee – asked if they walked the space in the area at night because every parking spot in front of the building to park would be on Broadway – have you considered where residents and guests will park because there is no parking in front?; guests will park in the surrounding areas;

Motion – Brierton - The project is recommended for approved with 3 deviations (size of units, size of yard area, eliminate stepback requirement) on the condition of 1) “no left turn” sign posted where the alley enters 30th St. 2) that there is lighting at the alley entry 3)electric charging stations are recommended

Bugbee Seconded

8-yes, 3 opposed, 3 abstained (Curran, Swarens, Hirmez)

Motion - Brierton - GGHPC recommends that the City DSD address the cumulative traffic impact of projects approved within the immediate area ; Serocki Seconded. 12 – yes, 2-abstain

PROJECT TEAM

ARCHITECT
Saidie Rabines Architects
925 Fort Stockton Drive
San Diego, CA 92103
(619) 297-6153

DEVELOPMENT ADVISOR
Discovery Group
P.O. Box 1492
La Jolla, CA 92038
PH: (858) 405-2693

CIVIL ENGINEER
Pasco Laret Sulter & Associates
535 N Hwy 101
Solana Beach, CA 92075
PH: (858) 259-8212

LANDSCAPE ARCHITECT
McCullough Landscape Architecture, Inc.
703 16th Street, Suite 100
San Diego, CA 92101
PH: (619) 296-3150
FAX: (619) 501-7725

LAND SURVEYOR
Spencer-Luey Engineering, Inc.
220 Linda Mar Drive
Solana Beach, CA 92075
PH: (858) 792-9242

GEO TECHNICAL ENGINEER
Geotechnical Exploration Inc.
7420 Trade St.
San Diego, CA 92121
PH: (858) 549-7222
FAX: (858) 549-1604

ACOUSTIC CONSULTANT
Veneklassen Associates
1711 Sixteenth Street
Santa Monica, CA 90404
PH: (310) 450-1733
FAX: (310) 396-3424

SITE DEVELOPMENT PERMIT

SUSTAINABLE EXPEDITE PROGRAM
05.31.2017

DEVIATION / INCENTIVE REQUESTS

REQUEST 1:
TIERED SETBACK PER SDMC SECTION 158.0301(b)(2)(B) TABLE 158-03C FOOTNOTE 2,3, AND 5

EXPLANATION FOR REQUEST 1:
RATHER THAN BUILDING ONE LARGE MASSIVE STRUCTURE ALONG THE LENGTH OF THE SIDE SETBACKS, WE ARE PROPOSING A MORE POROUS DESIGN THAT CONSISTS OF TWO SMALLER LINEAR BUILDINGS SEPARATED BY A COURTYARD AND CONNECTED BY A BRIDGE. THE OPEN COURTYARD ALLOWS LIGHT AND AIR TO PASS THROUGH TO THE ADJACENT PROPERTIES. THIS MASSING SCHEME MINIMIZES THE IMPACT TO THE NEIGHBORING PROPERTIES BY REDUCING THE OVERALL BULK AND SCALE, RATHER THAN HAVING ONE LARGE MASS THAT STEPS BACK AT UPPER FLOORS.

REQUEST 2:
MINIMUM SIZE OF STREET YARD PER SDMC SECTION 158.0301(b)(2)(A)

EXPLANATION FOR REQUEST 2:
RATHER THAN CREATING A LARGE UNUSABLE / ORNAMENTAL STREET YARD IN THE FRONT, WE PROPOSE TO INCREASE THE SIZE OF THE INTERIOR COURTYARD AND PROVIDE MORE USABLE OPEN SPACE TO THE RESIDENTS.

REQUEST 3:
PROJECT MINIMUM AVERAGE UNIT SIZE PER SDMC SECTION 158.0301(b)(5)(B)

EXPLANATION FOR REQUEST 3:
THIS PROJECT IS INTENDED TO MEET THE NEED FOR WORKFORCE HOUSING IN THE FORM OF 1 BEDROOM AND STUDIO APARTMENTS. OUR AVERAGE 1 BEDROOM UNIT SIZE IS 702 SF WHICH IS MORE THAN THE MINIMUM REQUIRED AVERAGE UNIT SIZE OF 600 SF FOR 1 BEDROOMS. OUR AVERAGE STUDIO IS 528 SF WHICH IS MORE THAN THE MINIMUM REQUIRED AVERAGE UNIT SIZE OF 450 SF FOR STUDIOS. HOWEVER, OUR AGGREGATE AVERAGE UNIT SIZE ON THE PROJECT IS LESS THAN THE MINIMUM AVERAGE UNIT SIZE OF 700 SF. THIS IS SIMPLY DUE TO THE FACT THAT WE DO NOT HAVE ANY 2 BEDROOM UNITS IN THE PROJECT, AND THEREFORE OUR OVERALL AVERAGE UNIT SIZE IS LOWER. WE BELIEVE THIS PROJECT WILL FILL THE NEED OF RENTERS NEEDING STUDIOS AND 1 BEDROOM APARTMENTS WANTING TO LIVE IN CLOSE PROXIMITY TO DOWNTOWN

REQUEST 4:
HEIGHT DEVIATION PER SDMC 158.0301 (b)(3)

EXPLANATION FOR REQUEST 4:
A HEIGHT DEVIATION IS REQUESTED IN ORDER TO ADDRESS THE EXTREME TOPOGRAPHY OF THE SITE. THE DIFFERENCE BETWEEN BROADWAY AND THE ALLEY IS 18'-23'.

SUSTAINABLE PRACTICE LIST

THE PROJECT SHALL EMPLOY PRACTICES LISTED BELOW TOWARDS SUSTAINABLE, CLEAN, AND GREEN BUILDING AND DEVELOPMENT TECHNIQUES:

1. PROVIDES 50% OF PROJECTED TOTAL BUILDING ENERGY CONSUMPTION WITH ONSITE SELF-GENERATING PROVEN RENEWABLE ENERGY TECHNOLOGIES. PHOTOVOLTAIC SYSTEM WILL BE INCORPORATED INTO THE PROJECT.
2. PROVIDES BETTER PERFORMANCE THAN THE PREVAILING EDITION OF THE STATE OF CALIFORNIA TITLE 24 ENERGY REQUIREMENTS BY 30%.
3. COMPLY WITH THE WATER EFFICIENCY MEASURES IN SECTION 603 AND 604 OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE.
4. MEASURES PROVIDED ABOVE ARE IN ADDITION TO COMPLIANCE WITH ALL OTHER APPLICABLE LOCAL AND STATE BUILDING STANDARDS, ENERGY EFFICIENCY STANDARDS AND WATER CONSERVATION STANDARDS.

CONTEMPORARY CHARACTERISTICS

1. A MINIMUM OF 50 PERCENT OF ALL WINDOWS ON ALL STREET ELEVATIONS TO BE RECESSED AT LEAST TWO INCHES.
2. A MINIMUM OF ONE CLERESTORY WINDOW FOR EVERY TWO DWELLING UNITS.
3. BELT COURSE MATCHING FRIEZE AT EACH STORY LEVEL ON EACH ELEVATION FACING A STREET AND ON AT LEAST THE FRONT 30 PERCENT OF THE INTERIOR SIDE ELEVATIONS.
4. PROJECTED ROOFED ENTRY PORCH WITH PIERS FOR SUPPORT COLUMNS. PORCH TO BE A MINIMUM OF 24 SQUARE FEET IF IT SERVES ONE OR TWO ENTRANCE DOORS AND 10 SQUARE FEET PER ENTRANCE FOR IF IT SERVES MORE THAN TWO.
5. WING WALL, ARTICULATING THE DRIVEWAY.
6. A PROJECTING PERGOLA, A MINIMUM OF 24 SQUARE FEET IN AREA.

REF. PLANS AND ELEVATIONS FOR EACH CHARACTERISTIC.

NOISE NOTES

ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 dB CNEL FOR ALL HABITABLE ROOMS

SHEET INDEX

Sheet Number	Sheet Name
G 100	TITLE SHEET
C 100	TOPOGRAPHIC MAP
C 110	PRELIMINARY GRADING PLAN
C 120	SECTION & DETAILS
C 130	POST CONSTRUCTION BMP PLAN
L 100	LANDSCAPE DEVELOPMENT PLAN CALCS
L 110	LANDSCAPE DEVELOPMENT SITE PLAN
L 120	LANDSCAPE DEVELOPMENT PLANTING PLAN
A 100	EXISTING SITE PLAN / DEMO PLAN
A 110	PROPOSED SITE PLAN
A 120	ACCESSIBILITY PLANS / TRANSIT DIAGRAM
A 130	AREA / ZONING CALCULATIONS
A 140	OFFSET PLANE & TRANSPARENCY DIAGRAM
A 160	CONTEXT STUDY DIAGRAM
A 200	FLOOR PLAN - BASEMENT
A 210	FLOOR PLAN - LEVEL 1
A 220	FLOOR PLAN - LEVEL 2
A 230	FLOOR PLAN - LEVEL 3
A 240	ROOF PLAN
A 300	EXTERIOR ELEVATIONS
A 310	EXTERIOR ELEVATIONS
A 320	COURTYARD ELEVATIONS
A 400	SECTIONS
A 410	SECTIONS
A 420	SECTIONS

PROJECT INFORMATION

OWNER: LITTLE POINT LLC c/o CABOCHON

OWNER ADDRESS: 7647 GIRARD AVENUE
LA JOLLA CA, 92037

PROPERTY ADDRESS: 3060 BROADWAY
SAN DIEGO, CA 92102

ACCESSOR'S PARCEL NUMBER: 539-542-18-00

LEGAL DESCRIPTION: LOTS 39,40,41, AND 42, BLOCK 94 OF E.W. MORSE'S SUBDIVISION OF PUEBLO LOT 1150: IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 547, FILED IN THE COUNTY RECORDER'S OFFICE OF SAN DIEGO COUNTY, DECEMBER 30, 1871

YEAR CONSTRUCTED: RETAINING WALL BUILT IN 1964 PER BUILDING RECORD BUILDING BUILT IN 1966 PER BUILDING RECORD FENCE CONSTRUCTION IN 1971 PER BUILDING RECORD REMODEL IN 1993 PER BUILDING RECORD

EXISTING USE: CHURCH & TWO STORY RESIDENTIAL UNIT IN BACK

PROJECT DESCRIPTION: A MULTI FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 28 1 BDR AND STUDIO UNITS. THE THREE STORY OVER BASEMENT STRUCTURE IS PARTIALLY BELOW GRADE WITH UNDERGROUND AND SURFACE PARKING THAT IS ACCESSED BY THE ALLEY. AN EXISTING CHURCH AND 2 STORY RESIDENTIAL BUILDING TO BE REMOVED. SEE A130 FOR AFFORDABLE HOUSING CALCULATIONS

BASE ZONE: GH-600 / CONTEMPORARY STYLE
TRANSIT AREA OVERLAY ZONE
RESIDENTIAL TANDEM PARKING OVERLAY ZONE

NEIGHBORHOOD: GOLDEN HILL

LOT SIZE: 14,000 SF (.32 ACRES)

BUILDING TYPE: TYPE VA

BUILDING AREA: 17,500 GFA (7,715 SF ENCLOSED PARKING & 1928.75 SF ENCLOSED PARKING BONUS AREA NOT COUNTED TOWARDS GFA) SEE A130 FOR FAR CALCULATIONS

BUILDING STORIES: 3 STORIES OVER BASEMENT

OCCUPANCY: GROUP R-2 RESIDENTIAL
GROUP S-2 PARKING GARAGE

PROJECT INFORMATION

SETBACKS: FRONT: 10'
REAR: 1'
SIDE: 6'
STREET SIDE: 6'

FLOOR AREA RATIO: ALLOWED: 1.25 (17,500 PER SDMC TABLE 158-03E)
PROPOSED: 1.25 SEE SHEET A 130 FOR CALCULATIONS

COVERAGE: ALLOWED: 40% (14,000 SF LOT * 40% = 5,600 SF)
PROPOSED: 36.6% (5,124.2 SF COVERAGE SEE SHEET A 130-5)

MAXIMUM DIAGONAL PLAN DIMENSION: ALLOWED: 100 FT PER 158.0301(b)(7) TABLE 158-03G
PROPOSED: 96' - 2' 9"16" & 92' - 6" (SEE SHEET A 130-6)

MINIMUM SIZE OF STREET YARD: REQUIRED: 2,000 SF PER 158.0301(b)(2)(A) - TABLE 158-03B
PROPOSED: 1381 SF (SEE SHEET A 130-5) REQUESTED INCENTIVE #2

RESIDENTIAL DENSITY: ALLOWED: 33 UNITS = (14,000 SF (LOT SIZE) / 600 SF) + (AFF. HOUSING DENSITY BONUS) PER TABLE 143-07A: 13% PRE DENSITY UNITS = 42.5% DENSITY BONUS) SEE SHEET A 130 FOR AFFORDABLE HOUSING CALCULATIONS
PROPOSED: 28 UNITS (25 MARKET RATE UNITS / 3 AFFORDABLE HOUSING UNITS: 13%)

AVERAGE UNIT SIZE: ALLOWED: MIN. 700 SF UNIT SIZE PER PROJECT 158.0301(a)(5)(B)
PROPOSED: 603 SF UNIT SIZE PER PROJECT; REQUESTED INCENTIVE #3 SEE SHEET A 130 FOR BREAKDOWN OF AVERAGE SIZE PER UNIT TYPE

PARKING: PARKING REDUCTION PER TABLE 143-07D PARKING REDUCTION TABLE:
5 SPACES/BEDROOM
REQUIRED: 14 PARKING SPACES = .5 * 28 BEDROOMS
PROPOSED: 14 PARKING SPACES (13 STANDARD SPACES + 1 ACCESSIBLE SPACE)

MOTORCYCLE PARKING: PER PARKING TABLE 142-05C: .1 MOTORCYCLE SPACES/1 BEDROOM OR 400+ SF STUDIO
REQUIRED: 3 MOTORCYCLE SPACES(2.8) = .1 * 28 UNITS
PROPOSED: 3 MOTORCYCLE SPACES

BICYCLE PARKING: PER PARKING TABLE 142-05C: .4 BICYCLE SPACES/1 BEDROOM OR 400+ SF STUDIO
REQUIRED: 12 BICYCLE SPACES(11.2) = .4 * 28 UNITS
PROPOSED: 12 BICYCLE SPACES

BUILDING HEIGHT: ALLOWED: 40'/50' OVER ENCLOSED PARKING
PROPOSED: 50' OVER ENCLOSED PARKING

GEOLOGIC HAZARD CATEGORY: 52. OTHER LEVEL AREAS, GENTLY SLOPING TO STEEP TERRAIN, FAVORABLE GEOLOGIC STRUCTURE, LOW RISK

LANDSCAPE AREA : SEE LANDSCAPE SHEET L 100

GGHPC CONDITIONS

CONDITION 1: LIGHTING AT THE ENTRANCE OF THE COMPLEX

CONDITION 2: NO LEFT TURN SIGN WHERE ALLEY MEETS 30TH ST.

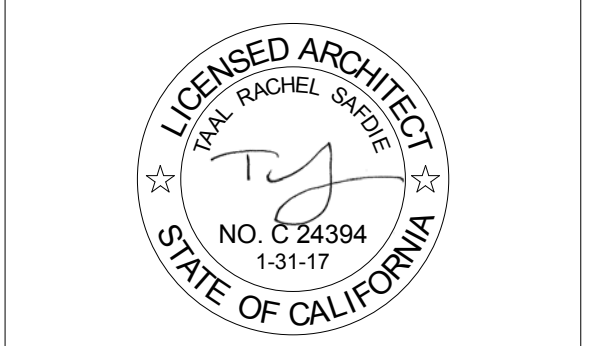
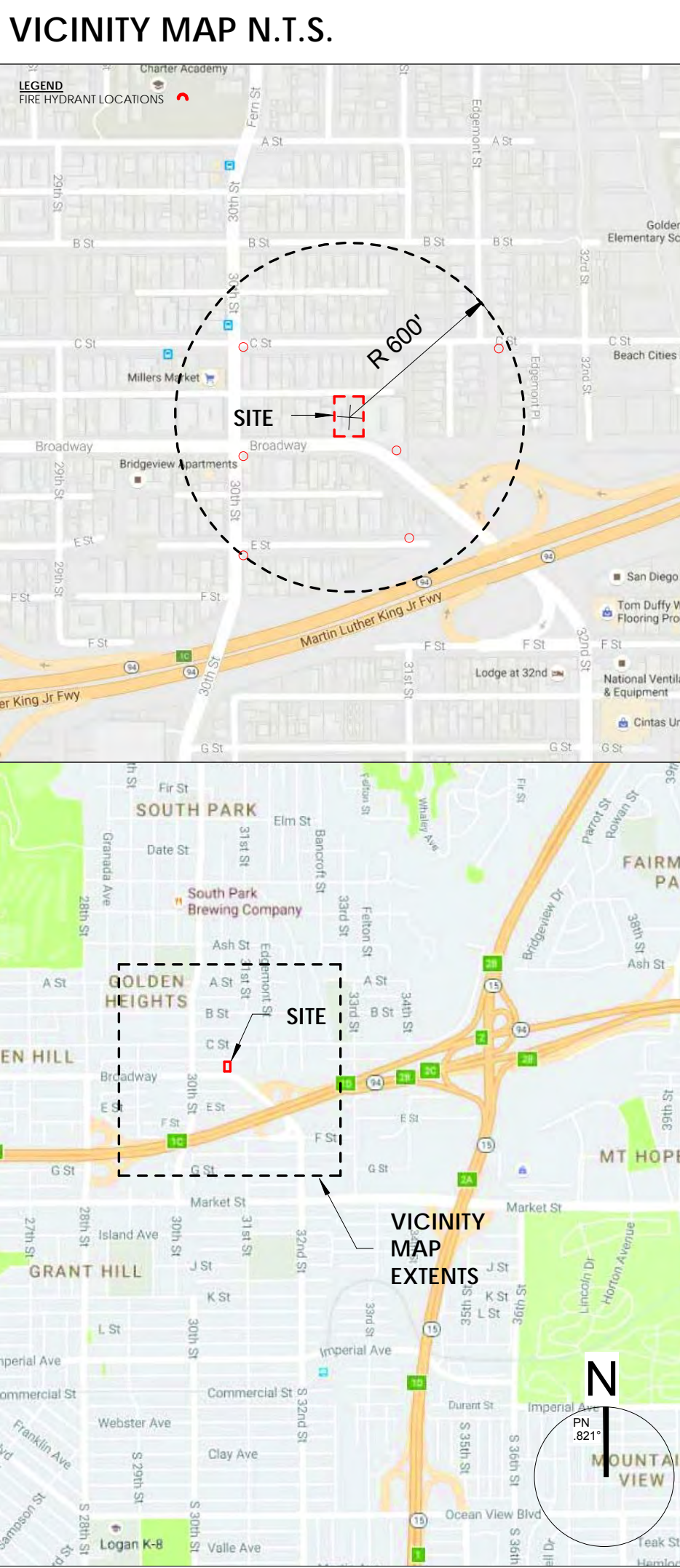
CONDITION 3: ONE PARKING SPACE WITH LISTED CABINET AND CONDUIT THAT LINKS PARKING SPACE TO ELECTRICAL SERVICE

GENERAL NOTES

1. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO
2. THESE PLANS SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE AND ALL APPLICABLE COUNTY OF SAN DIEGO CODES AND ORDINANCES
3. APPLICABLE BUILDING CODES
 - 2016 CALIFORNIA BUILDING CODE (CBC)
 - 2016 CALIFORNIA PLUMBING CODE (CPC)
 - 2016 CALIFORNIA MECHANICAL CODE(CMC)
 - 2016 CALIFORNIA FIRE CODE(CFC)
 - 2016 CALIFORNIA ELECTRICAL CODE(CBC)
 - 2016 CALIFORNIA PLUMBING CODE(CEC)
 - 2016 CALGREEN T-24, PART 11 (EFFECTIVE JANUARY 1, 2017)
4. GENERAL CONTRACTOR TO FIELD VERIFY ALL SITE AND BUILDING CONDITIONS AND NOTIFY ARCHITECT IMMEDIATELY UPON FINDING CONDITIONS WHICH ARE NOT INDICATED OR WHICH CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
5. THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST FOUNDATION INSPECTION
6. PROVIDE 42" HIGH GUARDRAILS FOR PORCHES, BALCONIES, DECKS, AND OPEN SIDES OF LANDING. MAXIMUM CLEAR OPENING BETWEEN ANY MEMBERS OF THE GUARDRAIL SHALL BE LESS THAN 4"

FAA NOTIFICATION

I, TJ DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 (a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.



REVISIONS

Number	Description	Date
1	COMPLETENESS CHECK	12.01.2016
2	SITE DEVELOPMENT PERMIT	12.13.2016
3	SDP RESUBMITTAL	03.24.2017
4	SDP RESUBMITTAL	05.31.2017

Issue Date: 05/31/17
Scale:
SRA Project Number: 1625

TITLE SHEET

G 100

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DEVELOPMENT ADVISOR
Discovery Group
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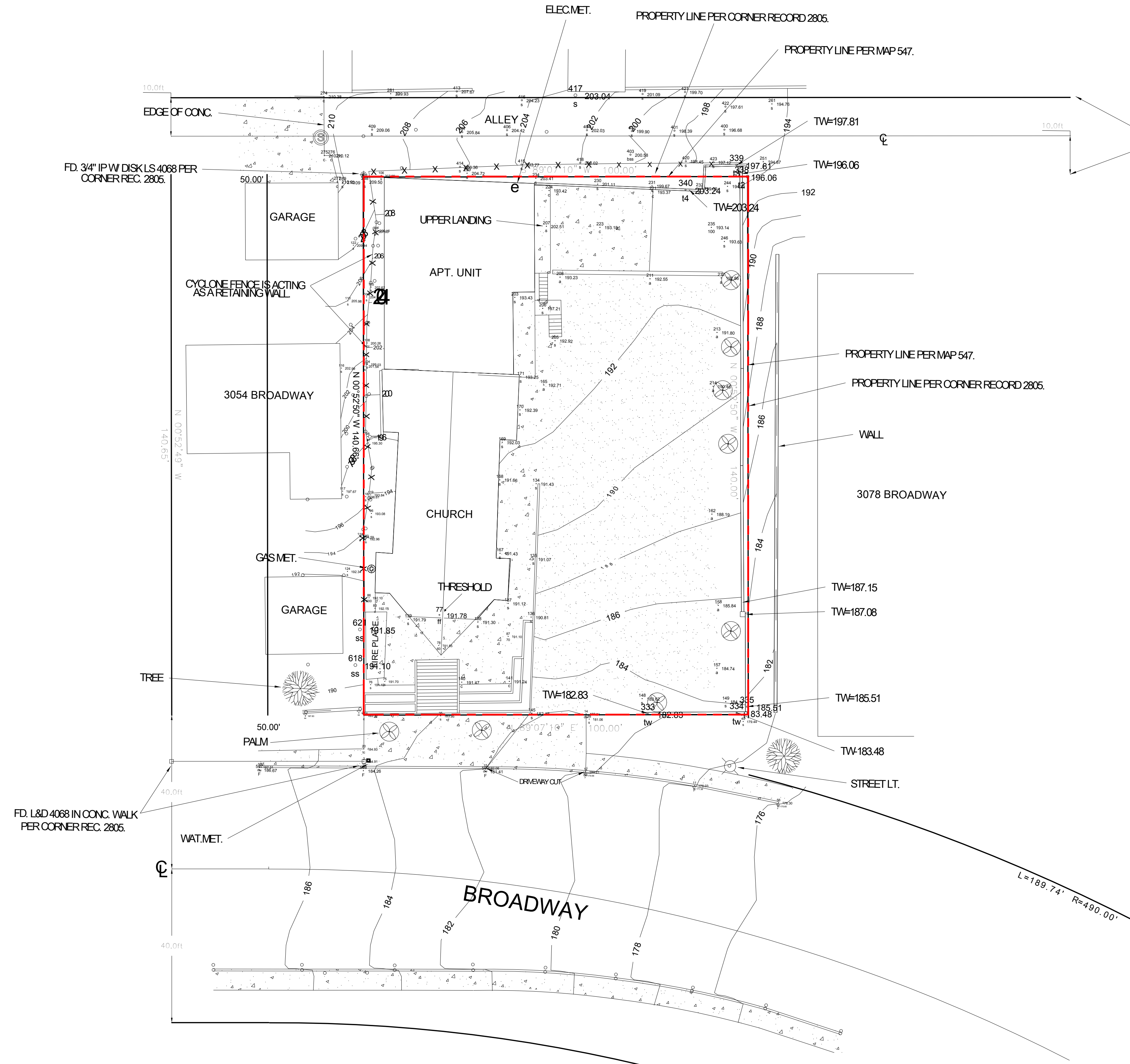
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PROPERTY LINE KEY

————— PROPERTY LINE PER CORNER RECORD 2805.

————— PROPERTY LINE PER MAP 547.

BOUNDARY TIED TO MONUMENTS FOUND ON CORNER RECORD 2805 AND LEGAL DESCRIPTION ON GRANT DEED #2010-0060376, REC. 2/4/10.

ELEVATIONS TIES TO BRASS PLUG LOCATED AT THE INTERSECTION OF 30TH AND BROADWAY. EL=197.67 PER CITY OF SAN DIEGO VERTICAL CONTROL BK. PG 10. PLOT BY SPENCER-LUEY SURVEY.

KEN LONG RCE 32728
EXP: 6/30/18

1 TOPOGRAPHIC MAP
1/16" = 1'-0"



REVISIONS

Number	Description	Date
1	COMPLETENESS CHECK	12.01.2016
2	SITE DEVELOPMENT PERMIT	12.13.2016
3	SDP RESUBMITTAL	03.24.2017
4	SDP RESUBMITTAL	05.31.2017

Issue Date: 11/15/16 Scale:

SRA Project Number: 1625

TOPOGRAPHIC MAP

C 100

REVISIONS

Number	Description	Date
1	COMPLETENESS CHECK	12/2/2016
2	SITE DEVELOPMENT PERMIT	12/13/2016
3	SDP RESUBMITTAL	03/24/2017
4	SDP RESUBMITTAL	05/19/2017

Issue Date 05-19-2017 Scale 1" = 10'

PLSA Project Number 2639

PRELIMINARY GRADING PLAN

C110

PRELIMINARY GRADING PLAN
SITE DEVELOPMENT PERMIT (SDP) NO. 1847594
3060 BROADWAY

RETAINING WALLS:

FRONT YARD WALL LENGTH: 172 FT
WALL HEIGHT: 3 FT
SIDE YARD WALL LENGTH: 140 FT
WALL HEIGHT: 6 FT

GRADING QUANTITIES:

SITE AREA: 14,085 SQ-FT / 0.32 AC
AREA TO BE GRADED: 100%
MAX CUT INSIDE BUILDING FOOTPRINT: 19.50 FEET
MAX FILL INSIDE BUILDING FOOTPRINT: 5.0 FEET
MAX CUT OUTSIDE THE BUILDING FOOTPRINT: 3.0 FEET
MAX FILL OUTSIDE THE BUILDING FOOTPRINT: 3.0 FEET
TOTAL CUT VOLUME: 1,400 CUBIC YARDS
TOTAL FILL VOLUME: 200 CUBIC YARDS
TOTAL EXPORT VOLUME: 1,200 CUBIC YARDS
EARTH QUANTITIES MAY VARY DUE TO SHRINKAGE AND SWELLING

SURVEY NOTE:

SURVEY COMPLETED BY:

KEN LONG, RCE 32728
SPENCER-LUEY ENGINEERING, INC
DATE COMPLETED: 2/22/17

LEGAL DESCRIPTION:

LOTS 39, 40, 41 AND 42, BLOCK 94 OF E. W. MORSE'S SUBDIVISION OF PUEBLO LOT 1150; IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 547, FILED IN THE COUNTY RECORDER'S OFFICE OF SAN DIEGO COUNTY, DECEMBER 30, 1871

BASIS OF ELEVATION

BRASS PLUG ON THE NORTHWEST CORNER AT THE INTERSECTION OF 30TH AND BROADWAY PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK, PAGE 9.

DATUM: MSL
ELEVATION: 197.676

SURVEY NOTE:

ALL TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON WAS PROVIDED BY OTHERS AND IS ASSUMED TO BE COMPLETE AND ACCURATE. PLSA HAS NOT PROVIDED ANY VERIFICATION OF EXISTING SITE TOPOGRAPHY, PROPERTY LINE LOCATIONS, OR EXISTING EASEMENTS OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

WATER UTILITY NOTE:

ALL WATER SERVICES TO THE SITE, INCLUDING DOMESTIC, IRRIGATION AND FIRE, WILL REQUIRE PRIVATE, ABOVE GROUND BACKFLOW PREVENTION DEVICES. BACKFLOW PREVENTION DEVICES SHALL BE 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 BACKFLOW PREVENTION DEVICES TO BE LOCATED BELOW GRADE OR WITHIN THE STRUCTURE.

EXISTING WATER PRESSURE

PER CITY OF SAN DIEGO PUBLIC UTILITIES DEPT. GIS SECTION, THE EXISTING WATER PRESSURE AT THE SITE IS 92 PSI +/- 10 PSI.

GENERAL NOTES:

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE 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/PERMITEE SHALL INCORPORATE AN 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/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

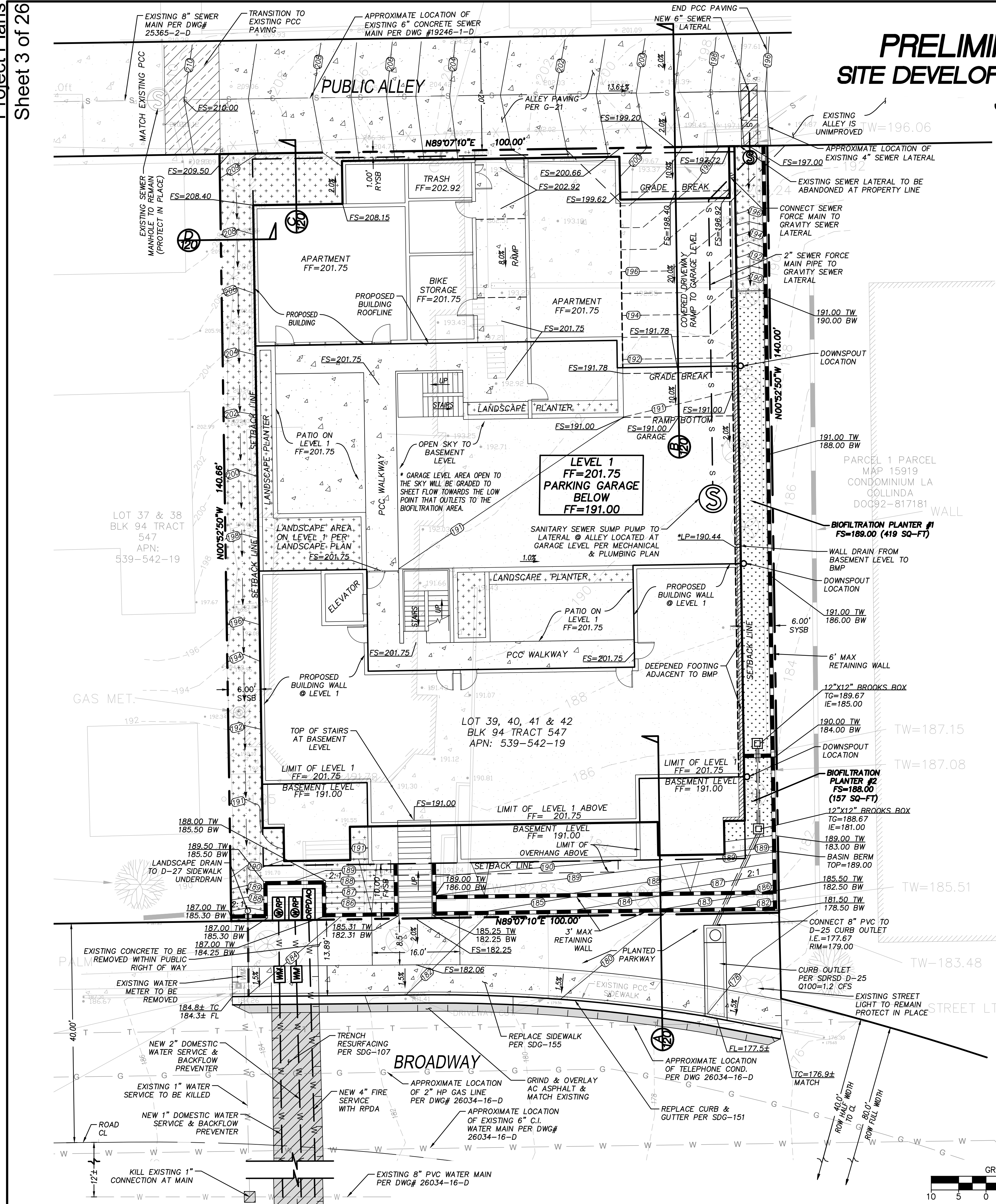
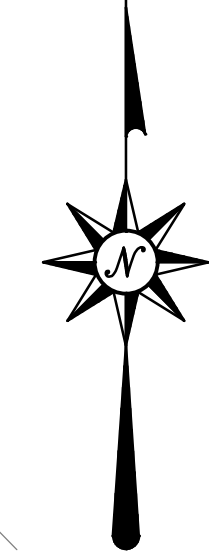
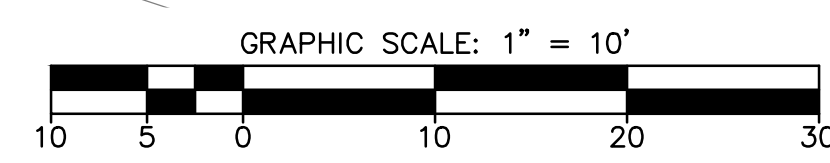
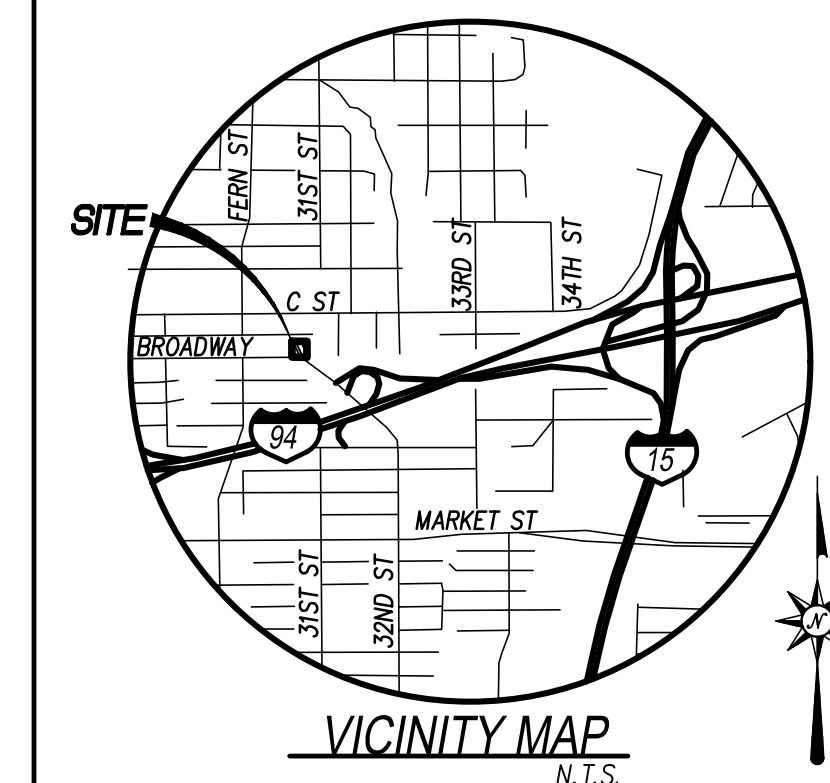
LEGEND

- SITE BOUNDARY
- RIGHT OF WAY
- PROPOSED SETBACKS
- STREET CENTERLINE
- EXISTING BUILDING
- EXISTING CONTOUR
- EXISTING CURB
- EXISTING PCC
- EXISTING WALL
- EXISTING WATER MAIN
- EXISTING WATER SERVICE
- EXISTING SEWER LATERAL
- EXISTING SEWER MAIN
- PROPOSED BUILDING FOOTPRINT
- PROPOSED PCC PAVING
- GRIND & OVERLAY
- PROPOSED CURB & GUTTER PER SDG-151
- PROPOSED RETAINING WALL
- TRENCH RESURFACING
- LANDSCAPE AREA
- BIOFILTRATION PLANTER AREA
- PROPOSED CONTOUR
- PROPOSED SEWER SUMP & FORCE MAIN
- PROPOSED SEWER LATERAL PER SDS-103, 105, 108, 110(c)
- PROPOSED WATER SERVICE W/ METER AND BACKFLOW PREV. PER SDW-135, 148, 149, 150
- PROPOSED FIRE SERVICE PER SDW-105, SDW-118
- STORM DRAIN CURB OUTLET PER SDRSD D-25
- STORM DRAIN INLET
- STORM DRAIN PIPE
- DEEPEMED FOOTING

ABBREVIATIONS:

BW	BOTTOM OF WALL
C/O	CLEANOUT
ELEC	ELECTRIC
EX	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE
GF	GARAGE FLOOR
IE	INVERT ELEVATION
MH	MANHOLE
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL

VICINITY MAP



PTS# 525677
3060 BROADWAY
SAN DIEGO, CA 92102
APN: 539-542-18

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REVISIONS

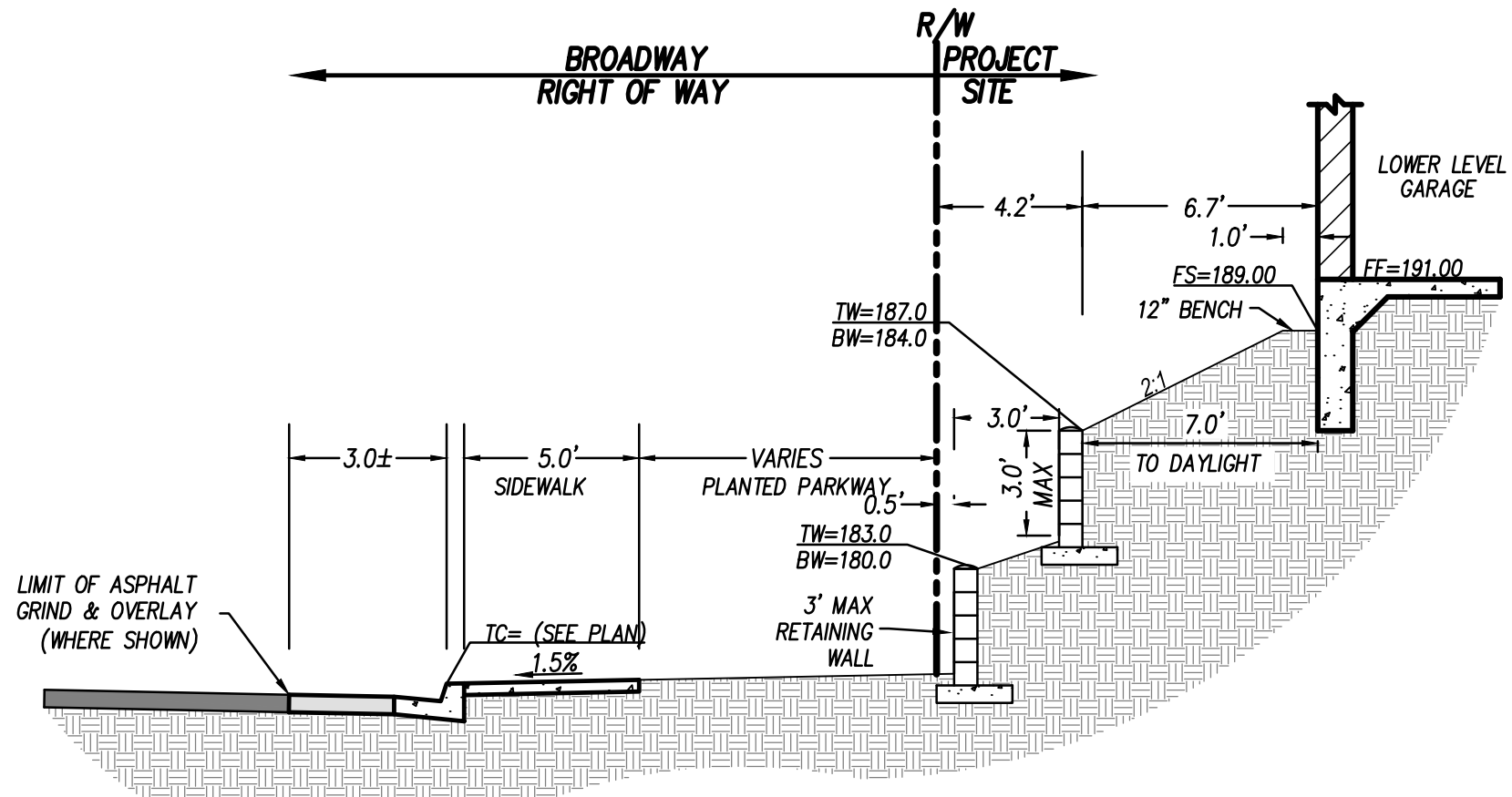
Number	Description	Date
1	COMPLETENESS CHECK	12/2/2016
2	SITE DEVELOPMENT PERMIT	12/13/2016
3	SDP RESUBMITTAL	03/24/2017
4	SDP RESUBMITTAL	05/19/2017

Issue Date: 05-19-2017
Scale: 1" = 10'
PLSA Project Number: 2639

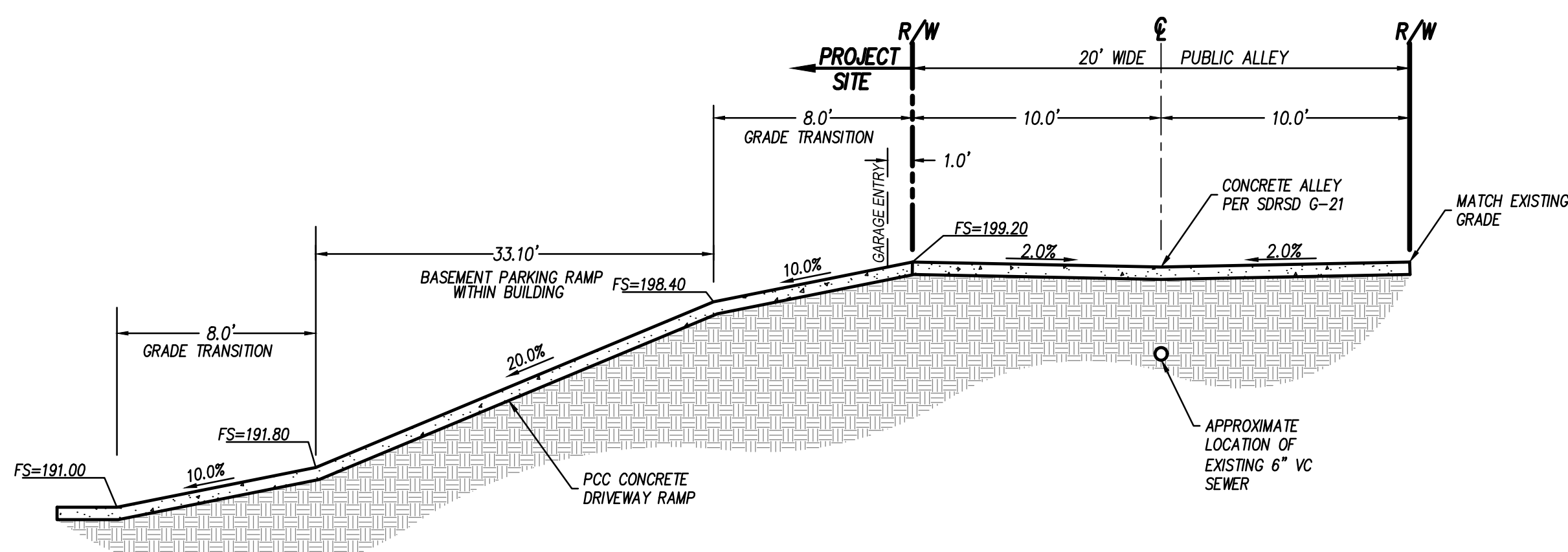
SECTIONS AND DETAILS

SITE DEVELOPMENT PERMIT (SDP) NO. 1847594

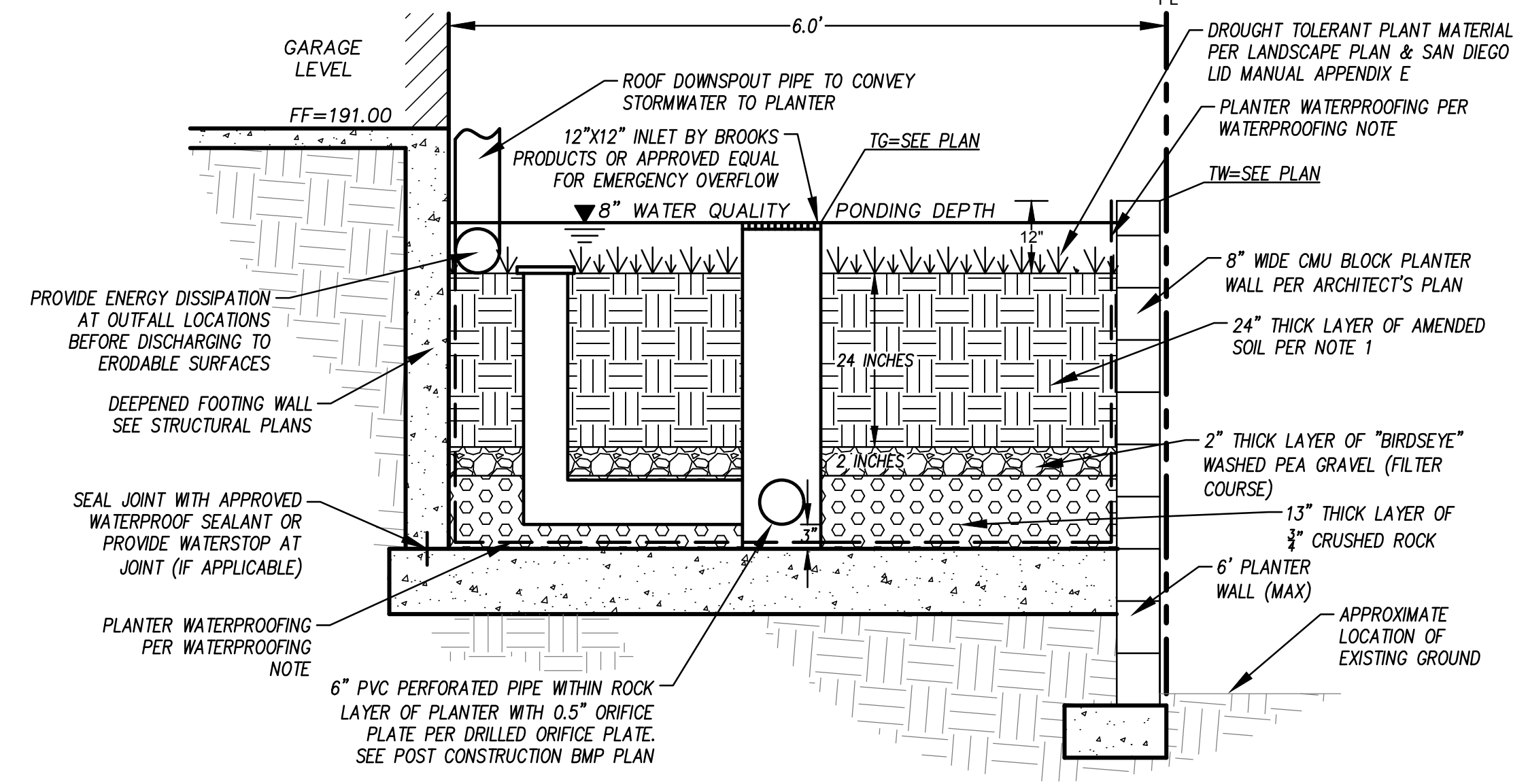
3060 BROADWAY



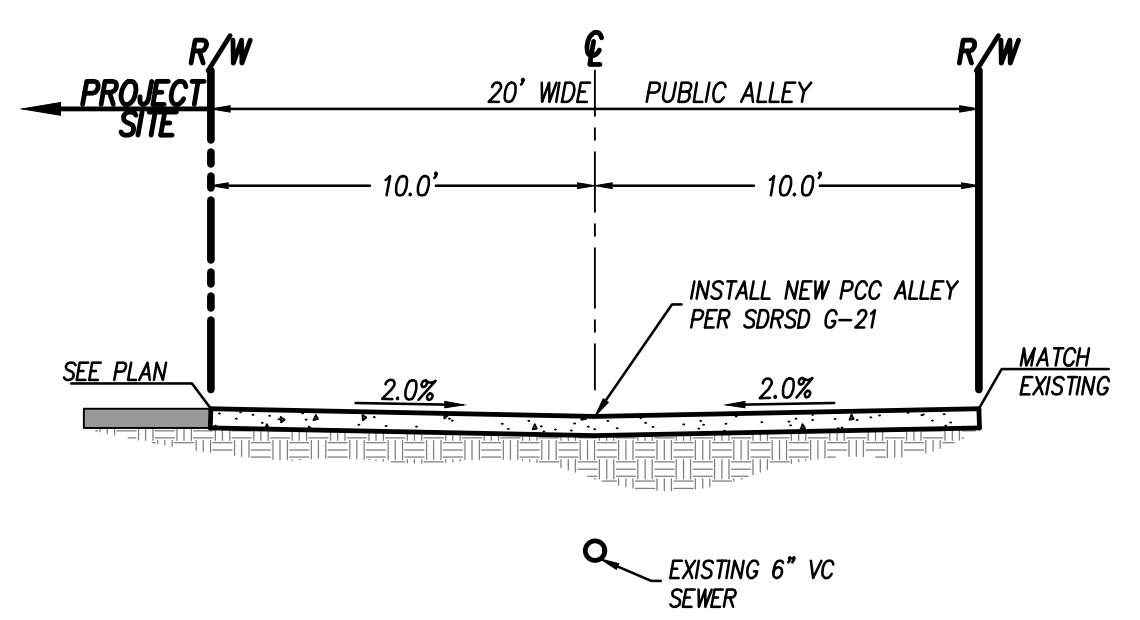
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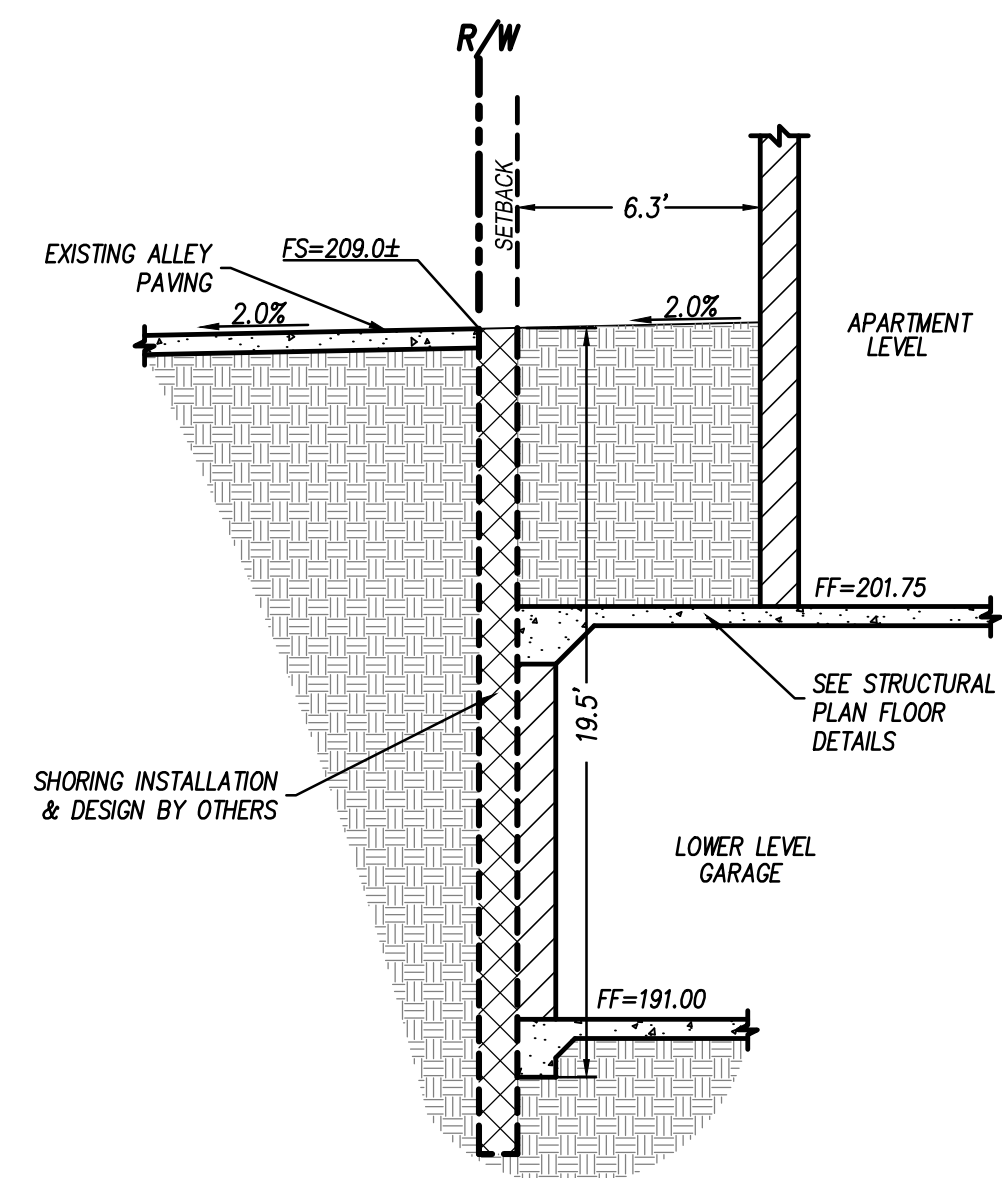
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NOT TO SCALE



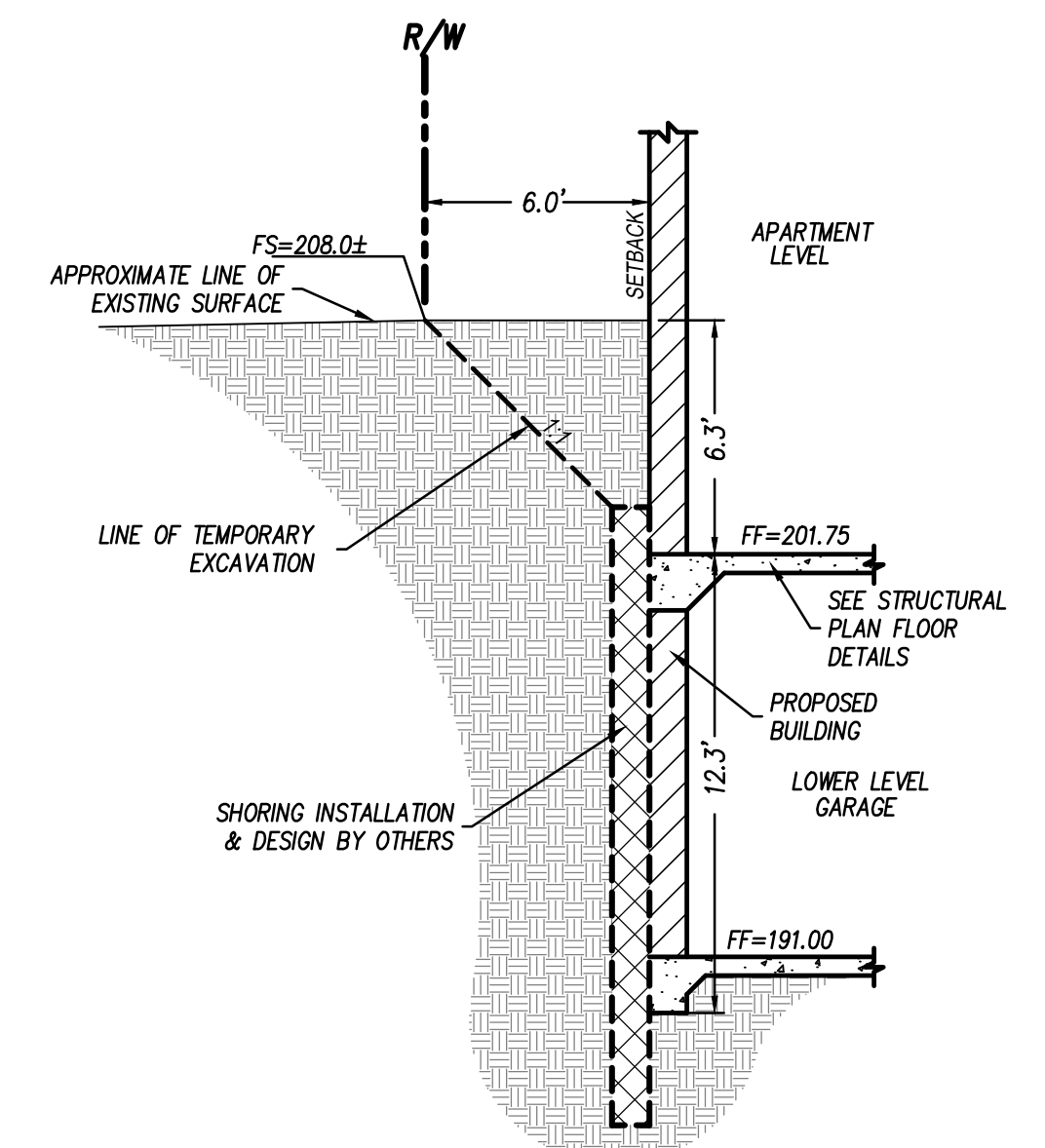
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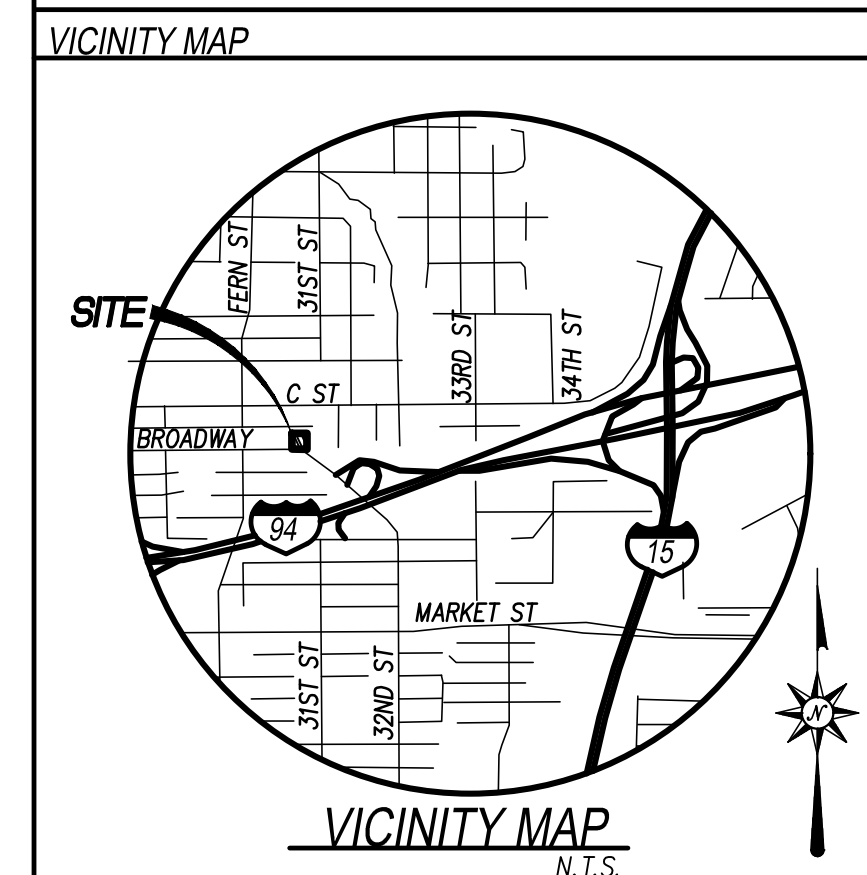
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NOT TO SCALE



SECTION: NORTHERLY PL
NOT TO SCALE



SECTION: WESTERLY PL
NOT TO SCALE



VICINITY MAP
N.T.S.

SECTIONS & DETAILS

C120

PTS# 525677
3060 BROADWAY
SAN DIEGO, CA 92102
APN: 539-542-18

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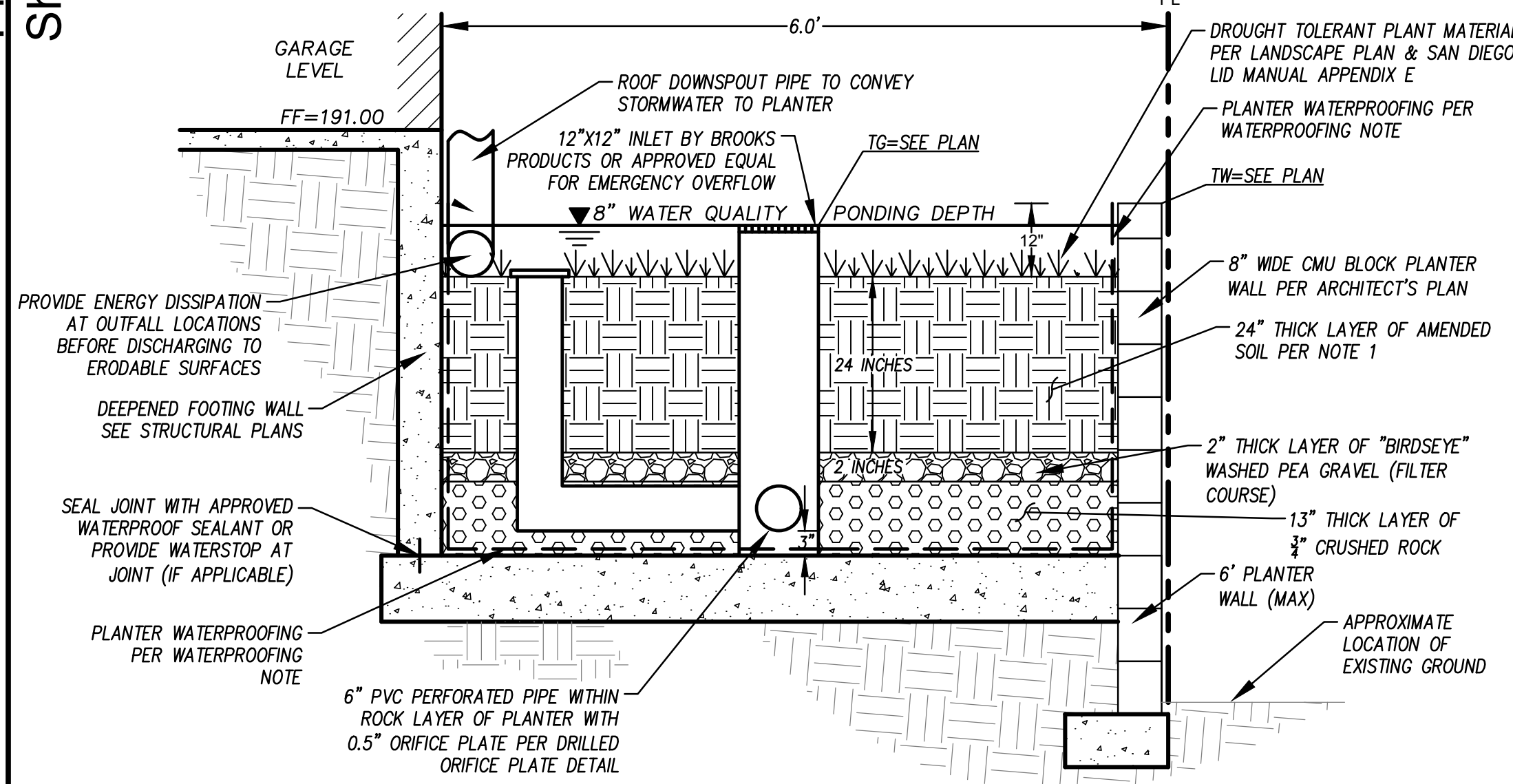
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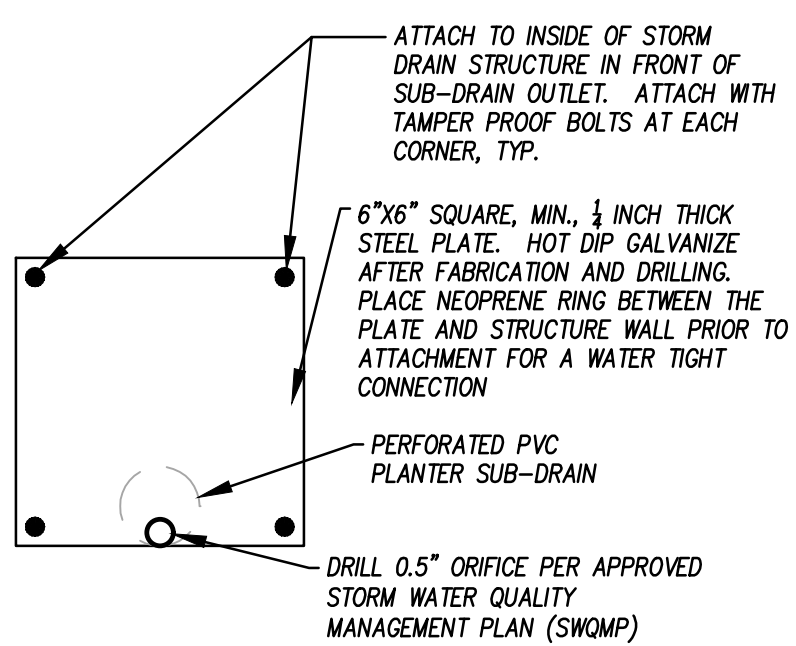
POST CONSTRUCTION BMP PLAN

SITE DEVELOPMENT PERMIT (SDP) NO. 1847594

3060 BROADWAY



TYPICAL SECTION: BIOFILTRATION PLANTER (BF-1)
NOT TO SCALE



DRILLED ORIFICE PLATE DETAIL (TYP.)
NOT TO SCALE

BIOFILTRATION AREA NOTES

- THE SOIL SHALL HAVE THE FOLLOWING PROPERTIES:
-5 IN/HR MINIMUM INFILTRATION RATE
-ORGANIC CONTENT > 5 PERCENT
-CATION EXCHANGE CAPACITY > 5 MILLIEQUIVALENT/100 G SOIL
-85% WASHED COURSE CONCRETE SAND, 10 PERCENT FINES
-FINES SHOULD PASS A #270 (SCREEN SIZE) SIEVE
- THE PROJECT'S GEOTECHNICAL ENGINEER SHALL PROVIDE CERTIFICATION TO THE ENGINEER OF WORK STATING THAT THE SOIL PLACED IN EACH BIOFILTRATION AREA MEETS INFILTRATION SPECIFICATIONS LISTED ABOVE.
- COMPACTION OF SOIL IN BIOFILTRATION AREAS SHALL BE MINIMIZED TO ALLOW INFILTRATION TO OCCUR.
- PERFORATED 6-INCH DIA. UNDERDRAIN PIPE SHALL HAVE PERFORATIONS ALL THE WAY AROUND THE PIPE AND BE SET AT THE BOTTOM OF THE PLANTER IRRIGATION SYSTEM PER LANDSCAPE PLANS.

BIOFILTRATION AREA WATERPROOFING NOTES

- PREP WALL AND FOOTING - SPRAY APPLY "MARFLEX 5000" COMMERCIAL MEMBRANE TO BACK OF WALL, TOP OF FOOTING AND BOTTOM OF PLANTER PER MANUFACTURER'S SPECIFICATIONS.
- ADDRESS ANY EXPANSION JOINTS WITH 12-INCH MIN. STRIP OF "SOOCO-SHIELD 300" MEMBRANE (10 MIL. MIN. THICKNESS) CENTERED OVER JOINT, ADHERED TO "MARFLEX". OVER SPRAY JOINT WITH "MARFLEX 5000" TO MANUFACTURER'S REQUIRED MIL THICKNESS.
- APPLY "SOOCO-SHIELD 300" MEMBRANE (10 MIL. MIN. THICKNESS) TO ADHERE TO THE "MARFLEX 5000" OVER ENTIRE WALL, STEM WALL AND PLANTER BOTTOM INCLUDING TREATED EXPANSION JOINTS. OVERLAP MATERIAL SEAMS A MIN. OF 6-INCHES IN ALL DIRECTIONS.
- ATTACH TACK STRIP AT TOP OF MEMBRANE AND ON SIDE ENDS OF WALL FROM TOP OF MEMBRANE TO TOP OF FOOTING.
- APPLY "COOL-COAT" OF EQUIVALENT U.V. RESISTANT MEMBRANE ABOVE TACK STRIP TO TOP OF WALL PER MANUFACTURER'S SPECIFICATIONS.

IMPERVIOUS AREA TABULATIONS:

EXISTING IMPERVIOUS AREA: 11,564 S.F. (0.27 ACRES)
PROPOSED IMPERVIOUS AREA: 12,618 S.F. (0.29 ACRES) INCREASE OF 7.5%

ROOF AREA RUNOFF CONVEYANCE:

THE STORMWATER RUNOFF FROM THE THE PROPOSED ROOF AREAS SHALL BE CONVEYED THROUGH THE PROPOSED ROOF DRAIN SYSTEMS DESIGNED BY THE PROJECT ARCHITECT ACCORDING TO THE DRAINAGE AREAS SHOWN ON THIS PLAN.

SOIL INFORMATION

SOIL TYPE: TYPE D
DEPTH TO GROUNDWATER: UNKNOWN

LOW-IMPACT DEVELOPMENT DESIGN PRACTICES

- DESIGN CONCEPT LID-1: OPTIMIZE THE SITE LAYOUT
-UTILIZE EXISTING TOPOGRAPHY TO REDUCE THE NEED FOR GRADING BY MATCHING THE SITE'S EXISTING IMPROVEMENTS AS MUCH AS FEASIBLE
-PROMOTE SHEET FLOW AND NATURAL SURFACE DRAINAGE TO BMPs OR INTEGRATED MANAGEMENT PRACTICES LOCATED AT LOWER ELEVATIONS OF THE SITE.
-REPLICATE THE SITE'S EXISTING DRAINAGE PATTERN.
- DESIGN CONCEPT LID-2: MINIMIZE IMPERVIOUS FOOTPRINT
-INTRODUCE NEW LANDSCAPE AREAS IN PLACE OF EXISTING IMPERVIOUS AREA.
-MINIMIZE THE USE OF IMPERVIOUS SURFACES IN THE LANDSCAPE DESIGN.
- DESIGN CONCEPT LID-3: DISPERSE RUNOFF TO ADJACENT LANDSCAPING AND MPS
-DRAIN IMPERVIOUS PARKING LOTS AND ROOK AREAS INTO ADJACENT LANDSCAPING AREAS.
- DESIGN CONCEPT LID-4: CONSTRUCTION CONSIDERATIONS
-MINIMIZE SOIL COMPACTION FOR LANDSCAPED AREAS OF THE PROJECT SITE.
-IMPLEMENT SOIL AMENDMENTS TO IMPROVE PLANT HEALTH AND ESTABLISHMENT.

SOURCE CONTROL BEST MANAGEMENT PRACTICES

- USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPE DESIGN
- EMPLOY INTEGRATED PEST MANAGEMENT PRINCIPLES
- REQUIRE IMPLEMENTATION OF POST-CONSTRUCTION SOIL STABILIZATION PRACTICES
- RESTRICT THE USE OF GALVANIZED AND COPPER ROOFING MATERIALS

BIOFILTRATION PLANTER SOIL PROPERTIES

- ORGANIC CONTENT (OC) > 5 PERCENT, PH BETWEEN 6-8, CATION EXCHANGE CAPACITY (CEC) > 5 MILLIEQUIVALENT (MEQ)/100 G SOIL, INFILTRATION RATES OF 0.5 INCHES PER HOUR OR GREATER. SOIL MEDIA MUST HAVE AN APPROPRIATE AMOUNT OF ORGANIC MATERIAL TO SUPPORT PLANT GROWTH (E.G. LOAMY SAND MIXED THOROUGHLY WITH AN ORGANIC MATERIAL). IF THE EXISTING SOILS DO NOT MEET THE CRITERIA, A SUBSTITUTE MEDIA MUST BE USED. SOIL MEDIA THAT IS BROUGHT TO THE SITE MUST MEET THE STANDARDS SET IN THE STORM WATER STANDARDS AS WELL AS THE FOLLOWING CRITERIA:
- SOIL MEDIA CONSISTS OF 85 PERCENT WASHED COURSE SAND, 10 PERCENT FINES (RANGE: 8-12 PERCENT; 8 PERCENT - 2 IN/HR INFILTRATION RATE), AND 5 PERCENT ORGANIC MATTER.
 - THE SAND PORTION SHOULD CONSIST OF CONCRETE SAND (PASSING A ONE-EIGHTH INCH-SIEVE), MORTAR SAND (PASSING A ONE-EIGHTH-INCH-SIEVE) IS ACCEPTABLE AS LONG AS IT IS THOROUGHLY WASHED TO REMOVE THE FINES.
 - FINES SHOULD PASS A # 270 (SCREEN SIZE) SIEVE.
 - ORGANIC MATTER IS CONSIDERED AN ADDITIVE TO ASSIST VEGETATION IN INITIAL ESTABLISHMENT AND CONTRIBUTES TO ABSORPTION OF POLLUTANTS BUT GENERALLY SHOULD BE MINIMIZED (5 PERCENT). ORGANIC MATERIALS WILL OXIDIZE OVER TIME CAUSING AN INCREASE IN PONDING THAT COULD ADVERSELY AFFECT THE PERFORMANCE OF THE BIORETENTION AREA. ORGANIC MATERIAL SHOULD CONSIST OF MANURE OR ANIMAL COMPOST. STUDIES HAVE ALSO SHOWN NEWSPAPER MULCH TO BE AN ACCEPTABLE ADDITIVE.

PERMANENT POST-CONSTRUCTION BMP NOTES:

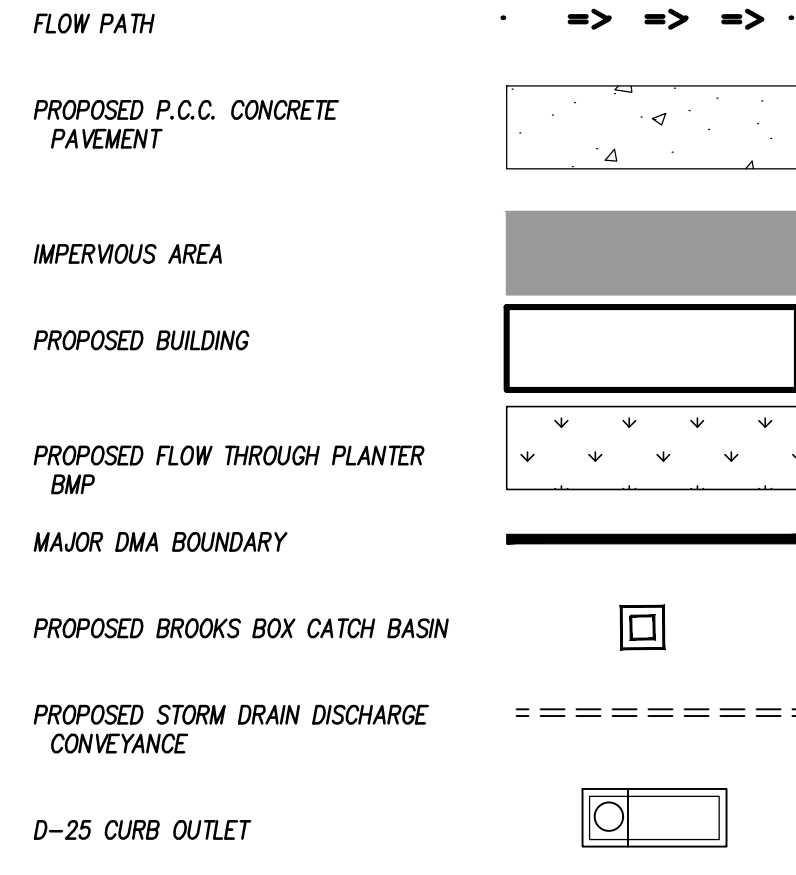
- OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWDMMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMPs WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.
- ANY MODIFICATIONS TO THE PERMANENT POST-CONSTRUCTION BMP DEVICES/STRUCTURES SHOWN ON PLAN REQUIRES A CONSTRUCTION CHANGE TO BE PROCESSED AND APPROVED THROUGH DEVELOPMENT SERVICES DEPARTMENT BY THE ENGINEER OF WORK. APPROVAL OF THE CONSTRUCTION CHANGE IS REQUIRED PRIOR TO CONSTRUCTION OF THE PERMANENT BMP.

POST-CONSTRUCTION PERMANENT BMP OPERATION & MAINTENANCE PROCEDURE DETAILS

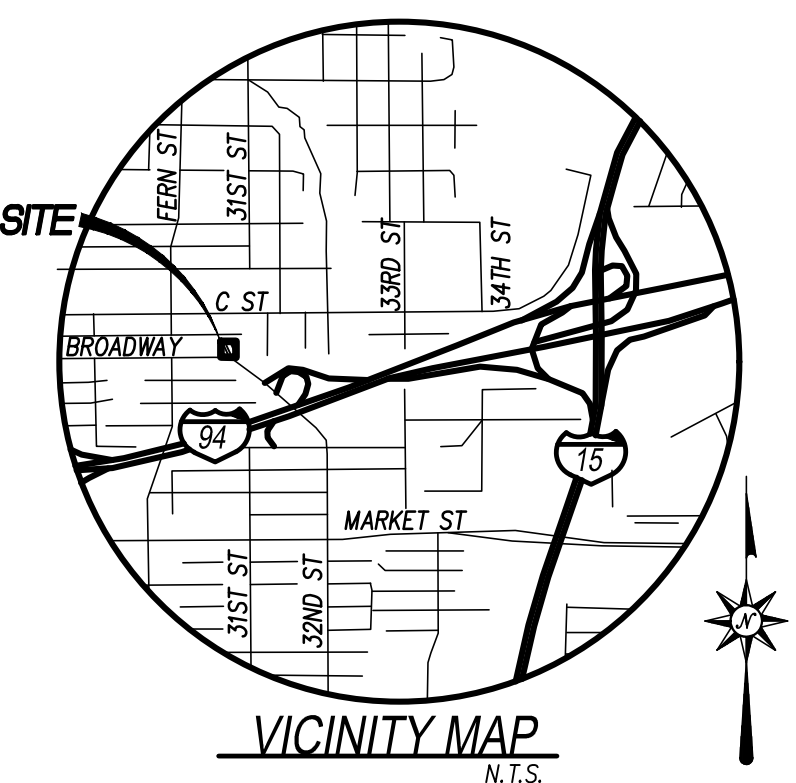
STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.: _____
O&M RESPONSIBLE PARTY DESIGNEE: LITTLE POINT, LLC

BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	QUANTITY	SHEET NUMBER(S)
EDUCATION PROGRAM (SOURCE CONTROL)	ANNUAL	AS NEEDED	EMPLOYEE EDUCATION PROGRAM	N/A	N/A
SITE SIGNAGE & STENCILING (SOURCE CONTROL)	ANNUAL	AS NEEDED	REPAIR AND REPLACE AS NECESSARY	N/A	N/A
BIOFILTRATION PLANTER (LID & TREATMENT CONTROL)	BI-ANNUAL	BI-ANNUAL AS NEEDED	MOWING AND DEBRIS COLLECTION AS NECESSARY. REPAIR AS NEEDED	520 S.F.	C 1.10

LEGEND



VICINITY MAP



REVISIONS

Number	Description	Date
1	COMPLETENESS CHECK	12/2/2016
2	SITE DEVELOPMENT PERMIT	12/13/2016
3	SDP RESUBMITTAL	03/24/2017
4	SDP RESUBMITTAL	05/19/2017

Issue Date: 05-19-2017
Scale: 1" = 20'

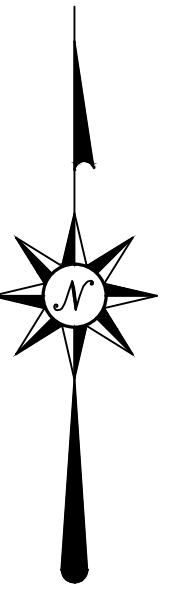
PLSA Project Number: 2639

POST CONSTRUCTION BMP PLAN

C130

POST CONSTRUCTION BMP PLAN

SCALE 1"=20'



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LONGTERM MAINTENANCE

ALL REQUIRED LANDSCAPE AREAS TO BE MAINTAINED BY OWNER. THE LANDSCAPED AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. LANDSCAPE AS PART OF THE PROJECT SHALL BE MAINTAINED AND IRRIGATED FOR THE LIFE OF THE PERMIT.

ROOT BARRIER NOTE

NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES PER LDC 142.0403.

DISTURBED AREA NOTE

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 (142.0411(A)).

INVASIVE PLANT NOTE

ALL EXISTING, INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES, TYPE, LOCATION, AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR THE SPECIES TO INVADE OTHER AREAS OF NATIVE PLANT MATERIAL THAT ARE ON OR OFF OF THE PREMISES.

UTILITY SCREENING

ALL WATER, SEWER, AND GAS UTILITIES SHALL BE EFFECTIVELY SCREENED WITH PLANT MATERIAL AT THE TIME OF PLANT INSTALLATION.

PLANT MATERIAL NEAR SEWER LINES

NO TREE OR SHRUB EXCEEDING 3' IN HEIGHT SHALL BE PLANTED WITHIN 10' OF ANY PUBLIC SEWER FACILITIES.

MULCHING NOTE

ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUNDCOVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

DESIGN STATEMENT

THE LANDSCAPE DESIGN INTENT OF THE 3060 BROADWAY STREET DEVELOPMENT IS TO DEVELOP A CREATIVE, COMFORTABLE EXTERIOR ENVIRONMENT FOR THE USERS AS AN EXTENSION OF THEIR INTERIOR SPACES UTILIZING DROUGHT TOLERANT, ENVIRONMENTALLY SENSITIVE PLANT MATERIAL AND BUILDING PRODUCTS.

PLANT POINT CALCULATION NOTE:

PLANT POINTS ARE CALCULATED IN ACCORDANCE WITH SAN DIEGO MUNICIPAL CODE, SECTION 142.004 AND TABLE 142.04C & 142.04D. PLANT MATERIAL IS FIRST QUANTIFIED BASED ON SIZE AND LOCATION, THEN A NUMERICAL POINT SYSTEM IS APPLIED TO EACH PLANT RELATIVE TO THE POINT SCHEDULE IN TABLE 142.04B.

ADDITIONAL NOTES: ALL LANDSCAPE AND IRRIGATION PLANS SHALL CONFORM WITH THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.

- ALL LANDSCAPE AREAS NOT CONTAINING TREES SHALL HAVE A MINIMUM FINISHED DIMENSION OF 3 FEET (WIDTH) MEASURED FROM THE INSIDE FACE OF PAVEMENT.
- EACH TREE SHALL BE PLANTED IN AN AIR AND WATER PERMEABLE PLANTING AREA OF AT LEAST 40 SQUARE FEET WITH A MINIMUM FINISHED DIMENSION (WIDTH) OF 5 FEET MEASURED FROM THE INSIDE FACE OF PAVEMENT. THE PLANTING AREA SHALL BE UNENCUMBERED BY UTILITIES.
- ALL IRRIGATION DESIGN AND INSTALLATION SHALL CONFORM WITH THE LANDSCAPE STANDARDS. IT IS THE RESPONSIBILITY OF THE DESIGNER TO BE FAMILIAR WITH AND IMPLEMENT THE LANDSCAPE STANDARDS.
- ANY CHANGES TO THE SITE AND/OR LANDSCAPE PLANS SHALL BE SUBMITTED TO THE CITY LANDSCAPE PLANNER FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING.
- ANY DISCREPANCY OR CONFLICTS IN DIMENSIONS, LANDSCAPE AREA OR MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE CITY LANDSCAPE PLANNER, THE OWNERS, AND THE DESIGNER/ ARCHITECT PRIOR TO INSTALLATION.
- TREES REQUIRED BY THIS DIVISION SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL-DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET WITHIN 8 YEARS OF PLANTING.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED WITH A RAIN SHUT-OFF DEVICE.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED WITH AN ET BASED IRRIGATION CONTROLLER SCHEDULED TO WATER PLANT MATERIAL BASED ON ACTUAL PLANT WATER NEEDS AS OPPOSED TO WATERING BASED ON A REGULAR PRESET SCHEDULE.
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY TO BE INSTALLED WITHIN TEN FEET OF ANY PUBLIC SEWER FACILITIES OR IN THE PUBLIC EASEMENT.

MINIMUM TREE SEPARATION DISTANCE

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

AREA CALCULATION LEGEND

SYMBOL	DESCRIPTION	AREA
	STREET YARD	1362 S.F.
	REMAINING YARD	3722 S.F.
	STRUCTURE ABOVE	
	LINE OF STRUCTURE ABOVE	
	EXISTING TREES TO BE REMOVED WITHIN LIMIT OF WORK SEE EXISTING TREE LEGEND FOR SPECIES	

AREA CALCULATION

STREET TREES IN RIGHT OF WAY AREA	
3060 BROADWAY	
LENGTH OF STREET FRONTAGE	100 L.F.
STREET TREES REQUIRED	4
STREET TREES PROVIDED	4

STREET YARD CALCULATIONS	
3060 BROADWAY	1362 S.F.
PLANT AREA REQUIRED	681 S.F.
PLANT AREA PROVIDED	1362 S.F.
PLANT AREA AS HARDSCAPE	0 S.F.
PLANT POINTS REQUIRED	68
POINTS ACHIEVED W/ TREES (3 PROPOSED TREES)	150

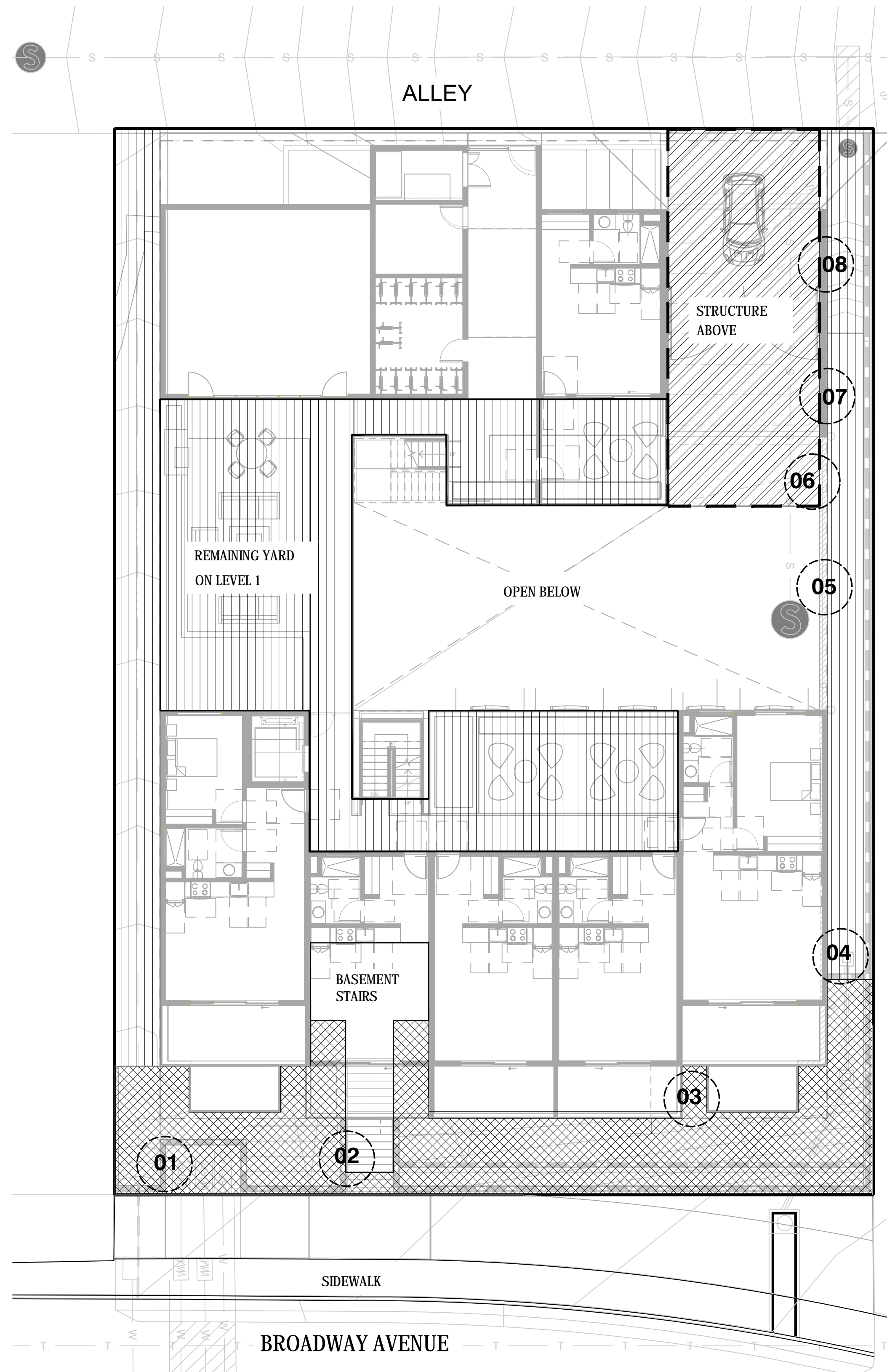
REMAINING YARD CALCULATIONS	
3060 BROADWAY	3722 S.F.
PLANT AREA REQUIRED	1116 S.F.
PLANT AREA PROVIDED	2574 S.F.
PLANT POINTS REQUIRED	186
POINTS ACHIEVED W/ TREES (Three 36" box and Two 24" box PROPOSED TREES)	190

NOTE: REMAINING YARD INCLUDES AREA IN THE PODIUM

EXISTING TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
01	WASHINGTONIA FILIFERA	FAN PALM
02	WASHINGTONIA FILIFERA	FAN PALM
03	SYAGRUS ROMANZOFFIANA	QUEEN PALM
04	SYAGRUS ROMANZOFFIANA	QUEEN PALM
05	WASHINGTONIA FILIFERA	FAN PALM
06	SYAGRUS ROMANZOFFIANA	QUEEN PALM
07	WASHINGTONIA FILIFERA	FAN PALM
08	SYAGRUS ROMANZOFFIANA	QUEEN PALM

ALL EXISTING TREES ON SITE ARE SCHEDULED TO BE DEMOLISHED.



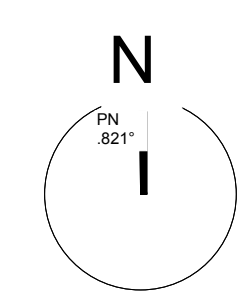
REVISIONS

Number	Description	Date
1	COMPLETENESS CHECK	12.01.2016
2	SITE DEVELOPMENT PERMIT	12.13.2016
3	SDP RESUBMITTAL	03.24.2017
4	SDP RESUBMITTAL	05.19.2017

Issue Date: 03/24/17
Scale: 3/32" = 1'
SRA Project Number: 1625

LANDSCAPE DEVELOPMENT PLAN CALCULATIONS

L100



SCALE: 3/32" = 1'

3060 BROADWAY

PTS# 525677

3060 BROADWAY
SAN DIEGO, CA 92102
APN: 539-542-18-00

PROJECT TEAM

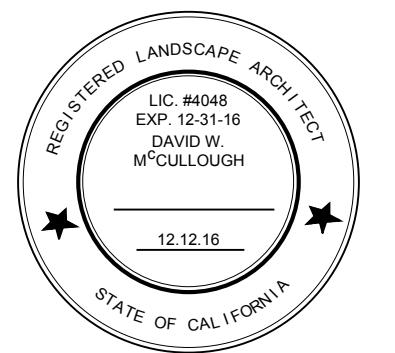
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Issue Date 03/24/17 Scale 1/8" = 1'

SRA Project Number 1625

LANDSCAPE DEVELOPMENT SITE PLAN

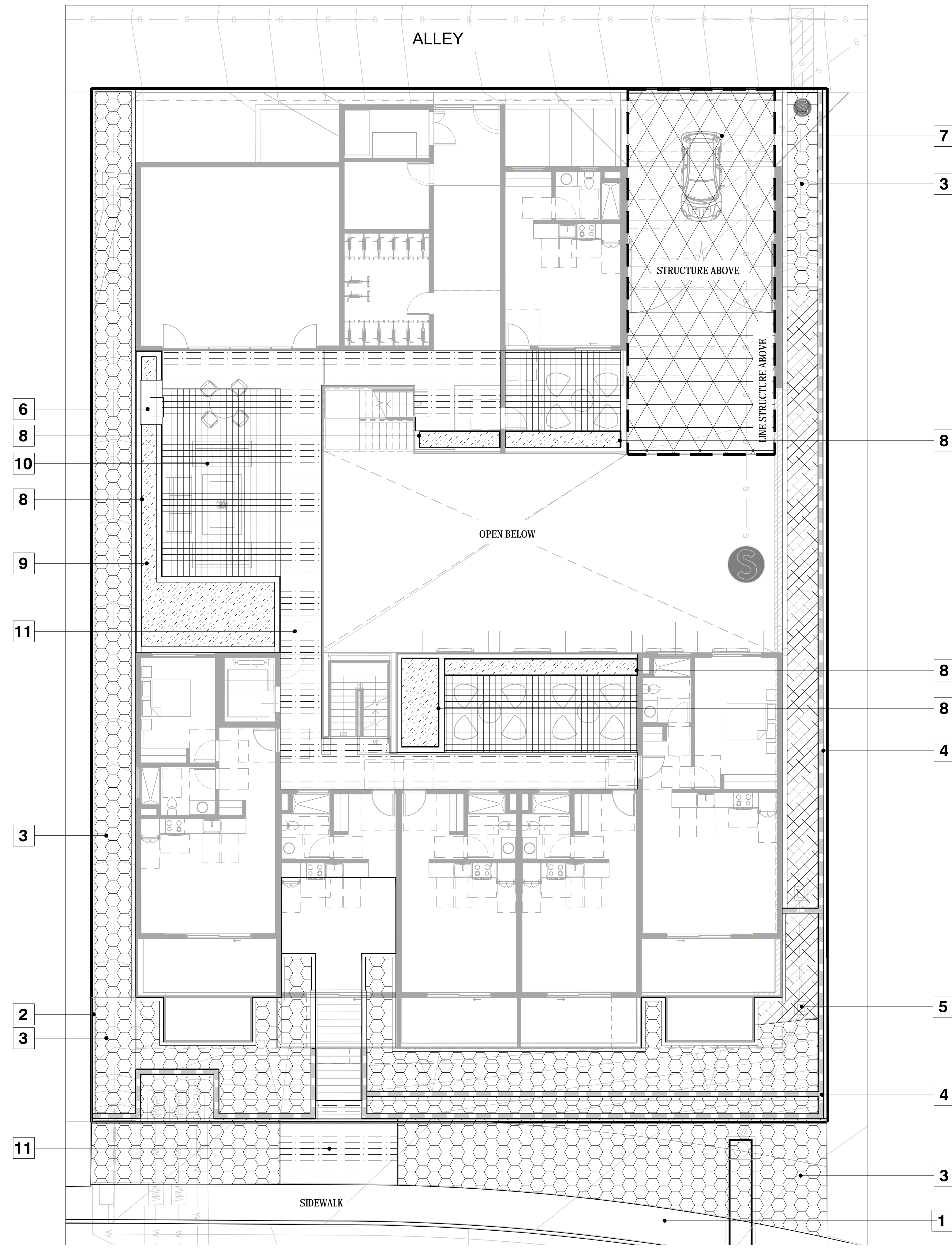
L110

GROUND COVER / HARDSCAPE

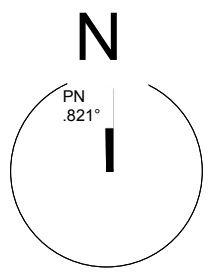
SYMBOL	PRODUCT	MANUFACTURER	SPEC.	NOTES
	ORGANIC MULCH	TBD	TBD	2611 S.F.
	BARK MULCH	TBD	TBD	380 S.F.
	BBO FILTRATION BASIN	TBD	TBD	426S.F.
	ENHANCED PAVING 1	TBD	TBD	857 S.F.
	ENHANCED PAVING 2	TBD	TBD	996 S.F.
	STRUCTURE ABOVE			
	LINE OF STRUCTURE ABOVE			

LANDSCAPE SITE PLAN LEGEND

TAG	DESCRIPTION	DETAILS
1	SIDEWALK	PER CIVIL PLANS
2	PLANTER WALL	
3	ORGANIC MULCH FOR GROUND PLANTING	
4	RETAINING WALL	PER CIVIL PLANS
5	BBO FILTRATION BASIN	PER CIVIL PLANS
6	BBQ AREA	
7	ENHANCED PAVING 3	
8	CUSTOM MADE FRP PLANTER	
9	BARK MULCH FOR RAISED PLANTER	
10	ENHANCED PAVING 1	
11	ENHANCED PAVING 2	



SCALE: 1/8" = 1'



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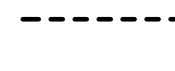
SITE PLAN NOTES

1. THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON THE PROJECT SITE.
 2. NO EXISTING OR PROPOSED BUS STOPS ARE LOCATED ON THIS SITE. REFER TO TRANSIT MAP LOCATED ON SHEET A 120
 3. FIRE HYDRANT LOCATED NEAR ADJACENT BUILDING AND AT INTERSECTION OF 30TH AND BROADWAY. REFER TO VICINITY MAP ON SHEET T 100
 4. REFER TO CIVIL SHEETS FOR SLOPE ANALYSIS, GRADING, IMPROVEMENT PLANS, DRAINAGE, AND OTHER ITEMS NOT SHOWN ON THIS SHEET.
 5. REFER TO LANDSCAPE DRAWINGS FOR PLANTING AND HARDSCAPE.
 6. REFER TO SHEETS A 400, A 410, AND A 420 FOR BUILDING SECTIONS FOR FLOOR TO CEILING BUILDING HEIGHT INFORMATION.
 7. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00.6
- FOR ADDITIONAL DIMENSIONS REFERENCE FLOOR PLANS SHEETS A 200, A210, A 220 & A 230

DEMOLITION NOTES

1. DEMOLITION PLANS AND NOTES ARE SCHEMATIC IN NATURE AND MAY NOT CONSTITUTE THE FULL AND COMPLETE DEMOLITION, REPAIR, AND REPLACEMENT WORK REQUIRED FOR THE CONTRACTOR TO MEET THE INTENT OF THE CONTRACT DOCUMENTS.
2. THE GENERAL CONTRACTOR SHALL SCHEDULE A MEETING ON SITE WITH THE ARCHITECT AND DEMOLITION CONTRACTOR PRIOR TO BEGINNING WORK TO ASSIST IN IDENTIFYING AND ESTABLISHING A COMPLETE SCOPE OF WORK.
3. EXISTING WATER, SEWER, POWER, AND NATURAL GAS SERVICES TO REMAIN IN SERVICE DURING CONSTRUCTION WHEN AND WHERE APPLICABLE.
4. ALL BRACING, SHORING, AND TEMPORARY SUPPORT REQUIRED DURING DEMOLITION AND RECONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. ALL DEBRIS ARE TO BE DISPOSED OF IN A MANNER CONSISTENT WITH CITY, STATE, AND FEDERAL ENVIRONMENTAL AND DISPOSAL LAWS.
6. THERE ARE NO KNOWN TOXIC DEPOSITS AND NO KNOWN HISTORIC ARTIFACTS PRESENT ON SITE. SHOULD SUCH BE ENCOUNTERED, STOP WORK IMMEDIATELY AND NOTIFY THE ARCHITECT.
7. VISUAL INSPECTION SUGGESTS THAT EXISTING STRUCTURAL SYSTEMS, ELEMENTS, AND FOUNDATIONS ARE SUFFICIENT TO MEET THE NEEDS OF THE PROJECT. U.N.O. IF IN THE PROCESS OF DEMOLITION IT BECOMES APPARENT THAT EXISTING SYSTEMS ARE SUBSTANDARD OR HAVE DEGRADED OVER TIME, IMMEDIATELY NOTIFY THE ARCHITECT.

DEMOLITION NOTES

-  EXISTING CHURCH / RESIDENCE TO BE DEMOLISHED
-  EXISTING PARKING / HARDSCAPE TO BE DEMOLISHED & REPLACED
-  EXISTING STAIRS TO BE DEMOLISHED
-  PROPOSED BUILDING FOOTPRINT

REVISIONS

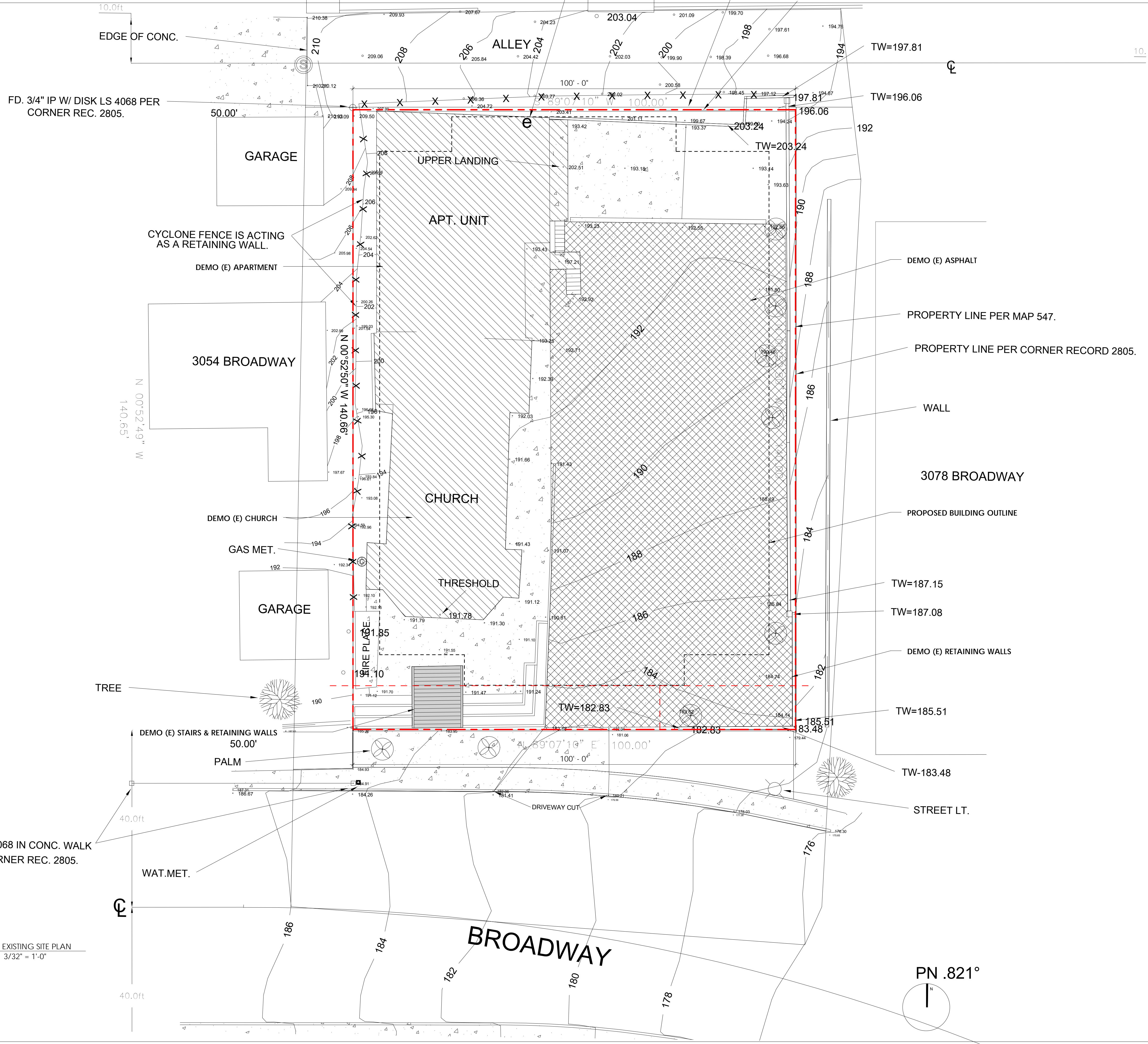
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4	SDP RESUBMITTAL	05.31.2017

Issue Date 03/24/17 Scale

SRA Project Number 1625

EXISTING SITE PLAN / DEMO PLAN

A 100



FD. L&D 4068 IN CONC. WALK PER CORNER REC. 2805.

EXISTING SITE PLAN
3/32" = 1'-0"

PTS# 525677

3060 BROADWAY
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APN: 539-542-18-00

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4	SDP RESUBMITTAL	05.31.2017

Issue Date: 03/24/17
Scale:
SRA Project Number: 1625

PROPOSED SITE PLAN

A 110

SITE PLAN NOTES

1. THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON THE PROJECT SITE.
 2. NO EXISTING OR PROPOSED BUS STOPS ARE LOCATED ON THIS SITE. REFER TO TRANSIT MAP LOCATED ON SHEET A 120
 3. FIRE HYDRANT LOCATED NEAR ADJACENT BUILDING AND AT INTERSECTION OF 30TH AND BROADWAY. REFER TO VICINITY MAP ON SHEET T 100
 4. REFER TO CIVIL SHEETS FOR SLOPE ANALYSIS, GRADING, IMPROVEMENT PLANS, DRAINAGE, AND OTHER ITEMS NOT SHOWN ON THIS SHEET.
 5. REFER TO LANDSCAPE DRAWINGS FOR PLANTING AND HARDSCAPE.
 6. REFER TO SHEETS A 400, A 410, AND A 420 FOR BUILDING SECTIONS FOR FLOOR TO CEILING BUILDING HEIGHT INFORMATION.
 7. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6
- FOR ADDITIONAL DIMENSIONS REFERENCE FLOOR PLANS SHEETS A 200, A210, A 220 & A 230

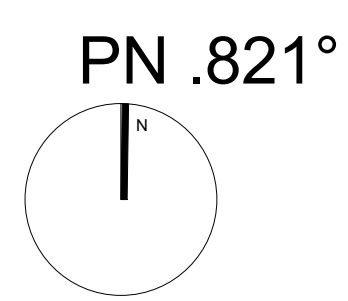
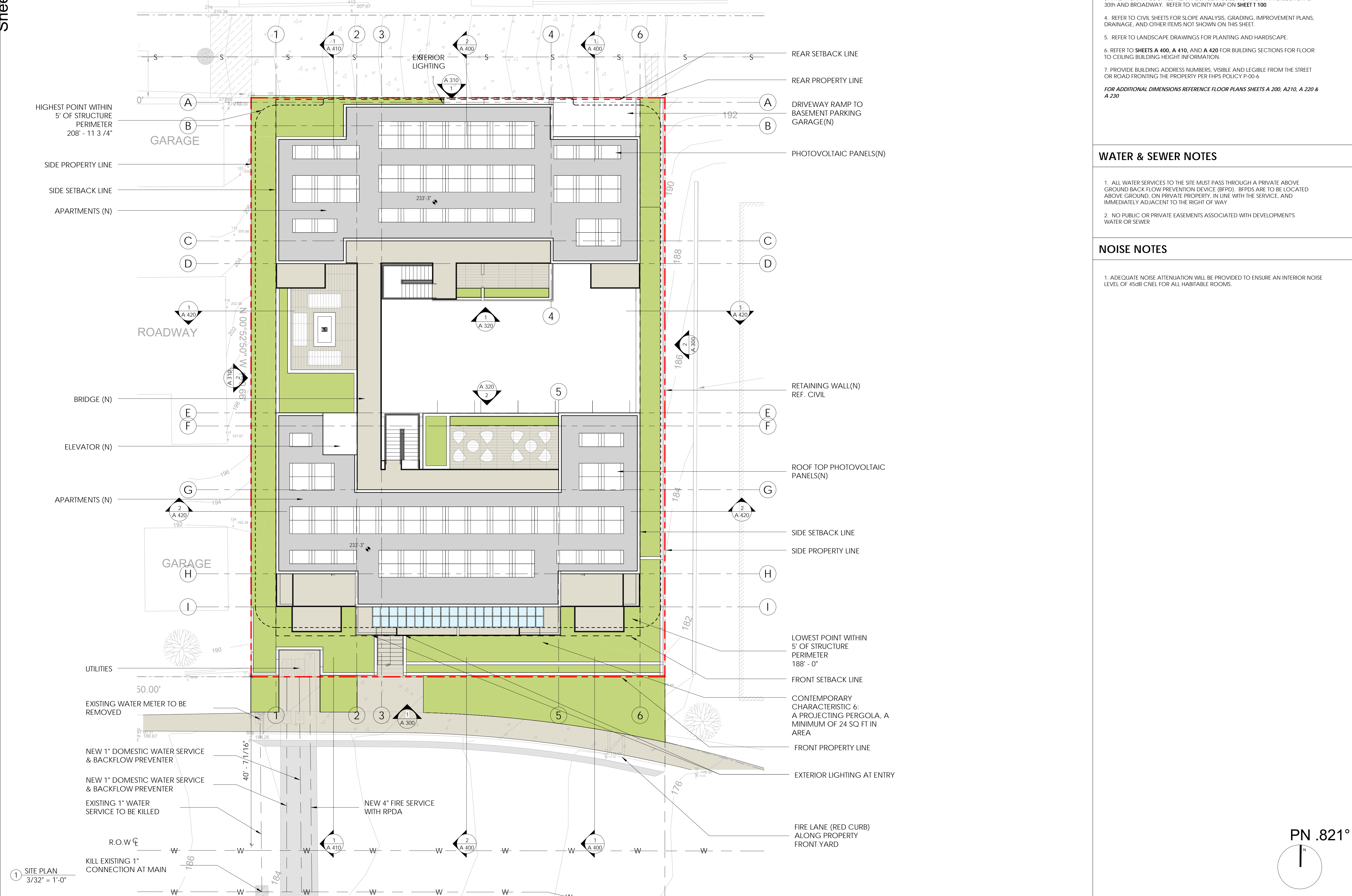
WATER & SEWER NOTES

1. ALL WATER SERVICES TO THE SITE MUST PASS THROUGH A PRIVATE ABOVE GROUND BACK FLOW PREVENTION DEVICE (BFPD). BFPDS ARE TO BE LOCATED ABOVE GROUND, ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE, AND IMMEDIATELY ADJACENT TO THE RIGHT OF WAY
2. NO PUBLIC OR PRIVATE EASEMENTS ASSOCIATED WITH DEVELOPMENT'S WATER OR SEWER

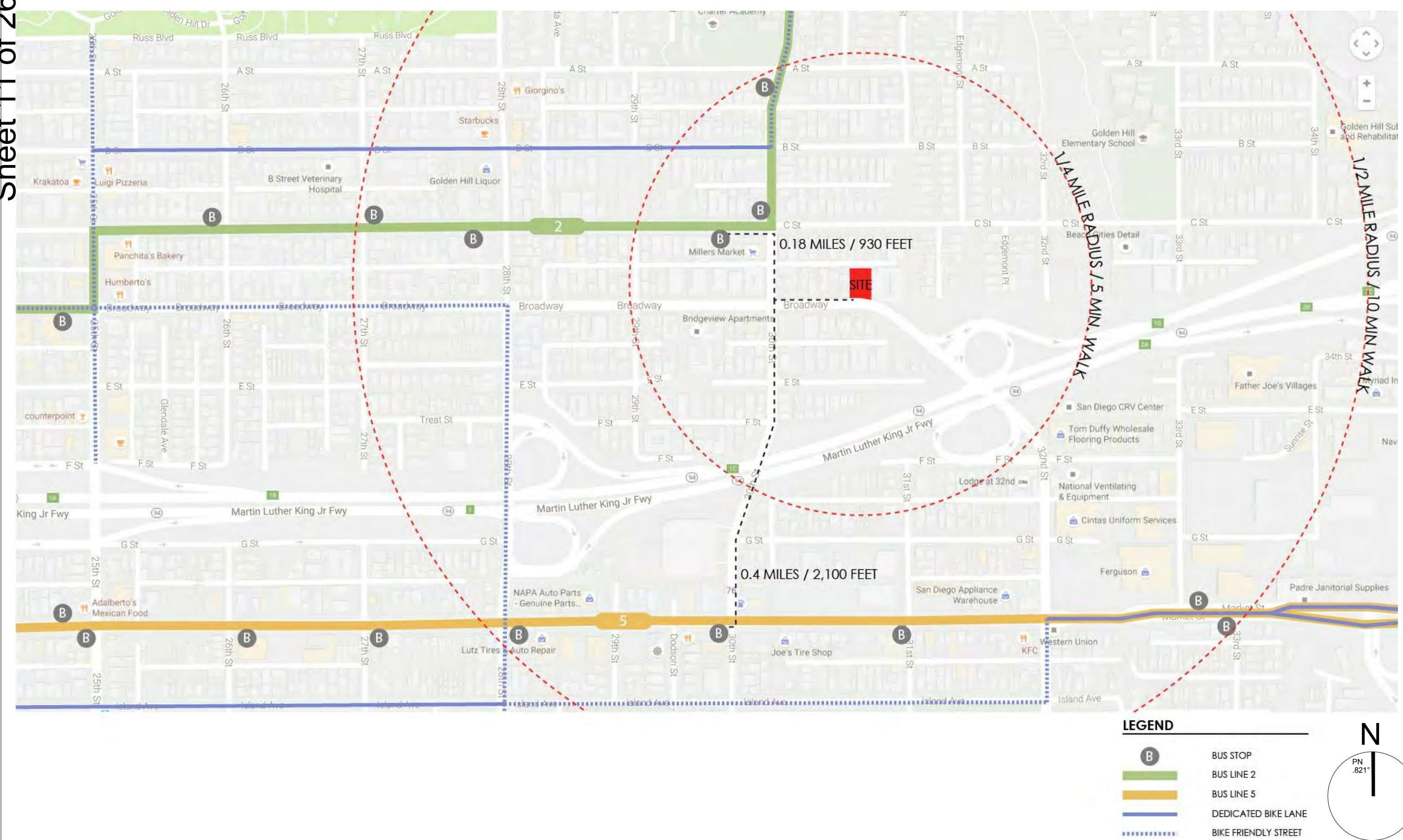
NOISE NOTES

1. ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45dB CNEL FOR ALL HABITABLE ROOMS.

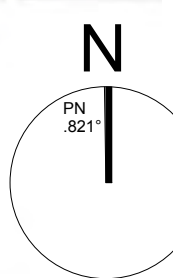
Attachment 11
Project Plans
Sheet 10 of 26



1 SITE PLAN
3/32" = 1'-0"



LEGEND
● BUS STOP
— BUS LINE 2
— BUS LINE 5
— DEDICATED BIKE LANE
— BIKE FRIENDLY STREET



3 TRANSIT DIAGRAM
N.T.S.

Route 2 - Monday through Friday / lunes a viernes
Route 5 - Monday through Friday / lunes a viernes
Route 5 - Saturday / sábado
Route 5 - Sunday / domingo
Route 2 - Saturday / sábado

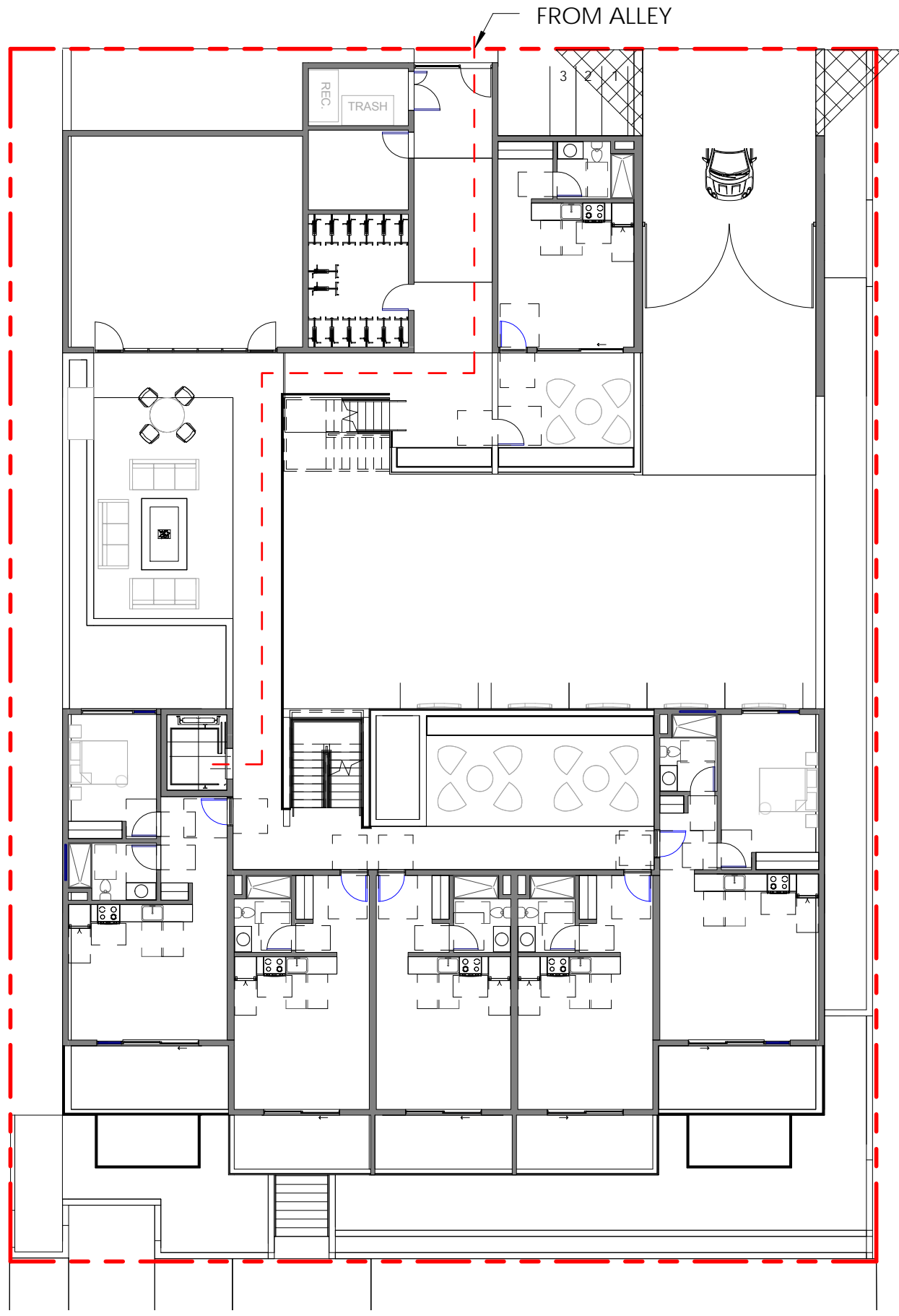
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ARRIVE	5:19	5:24	5:29	5:34	5:39	5:44	5:49	5:54	5:59	6:04	6:09	6:14	6:19	6:24	6:29	6:34	6:39	6:44	6:49	6:54	6:59	7:04	7:09	7:14	7:19	7:24	7:29	7:34	7:39	7:44	7:49	7:54	7:59	8:04	8:09	8:14	8:19	8:24	8:29	8:34	8:39	8:44	8:49	8:54	8:59	9:04	9:09	9:14	9:19	9:24	9:29	9:34	9:39	9:44	9:49	9:54	9:59	10:04	10:09	10:14	10:19	10:24	10:29	10:34	10:39	10:44	10:49	10:54	10:59	11:04	11:09	11:14	11:19	11:24	11:29	11:34	11:39	11:44	11:49	11:54	11:59	12:04	12:09	12:14	12:19	12:24	12:29	12:34	12:39	12:44	12:49	12:54	12:59	

6 BUS SCHEDULE LINE 2&5
N.T.S.

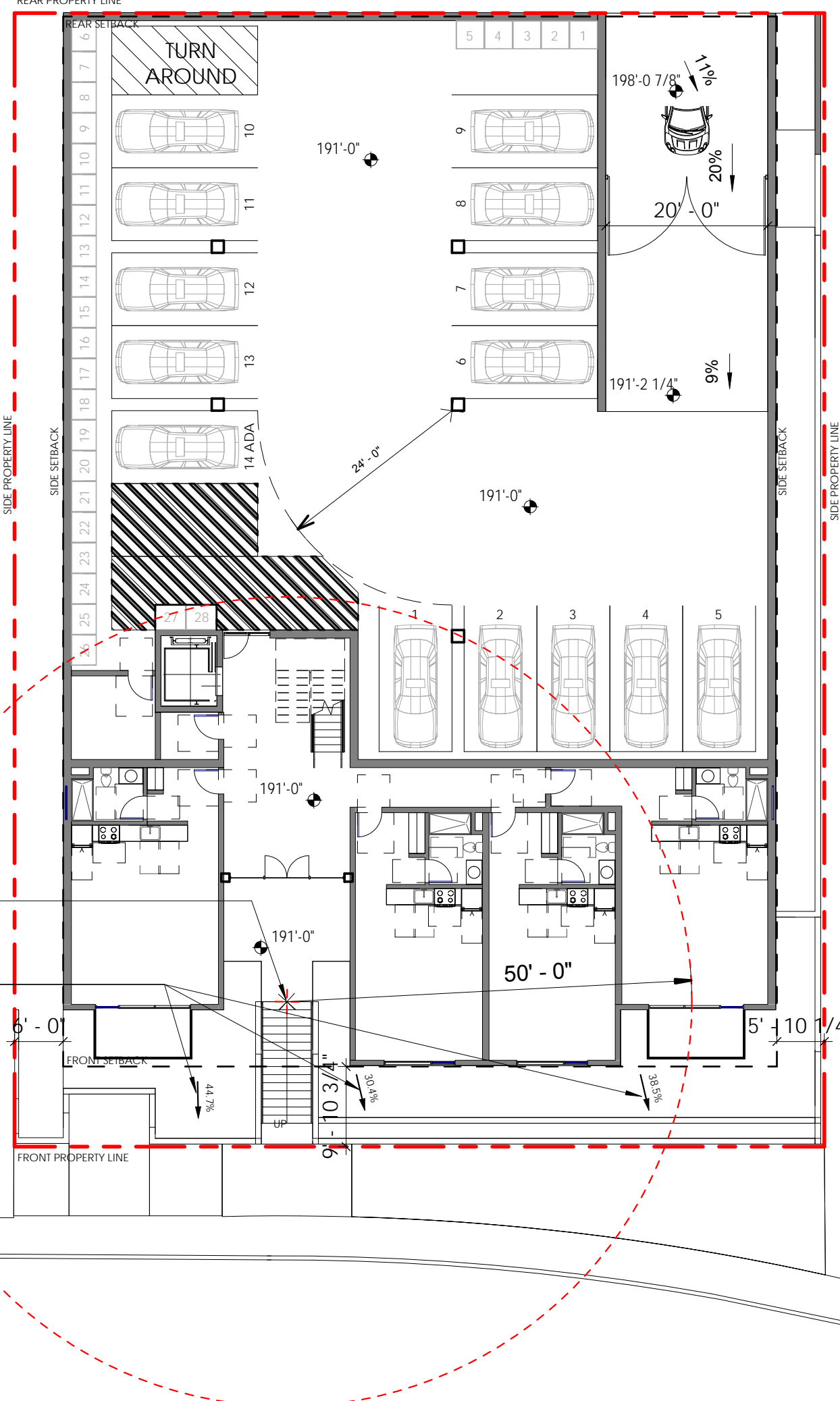
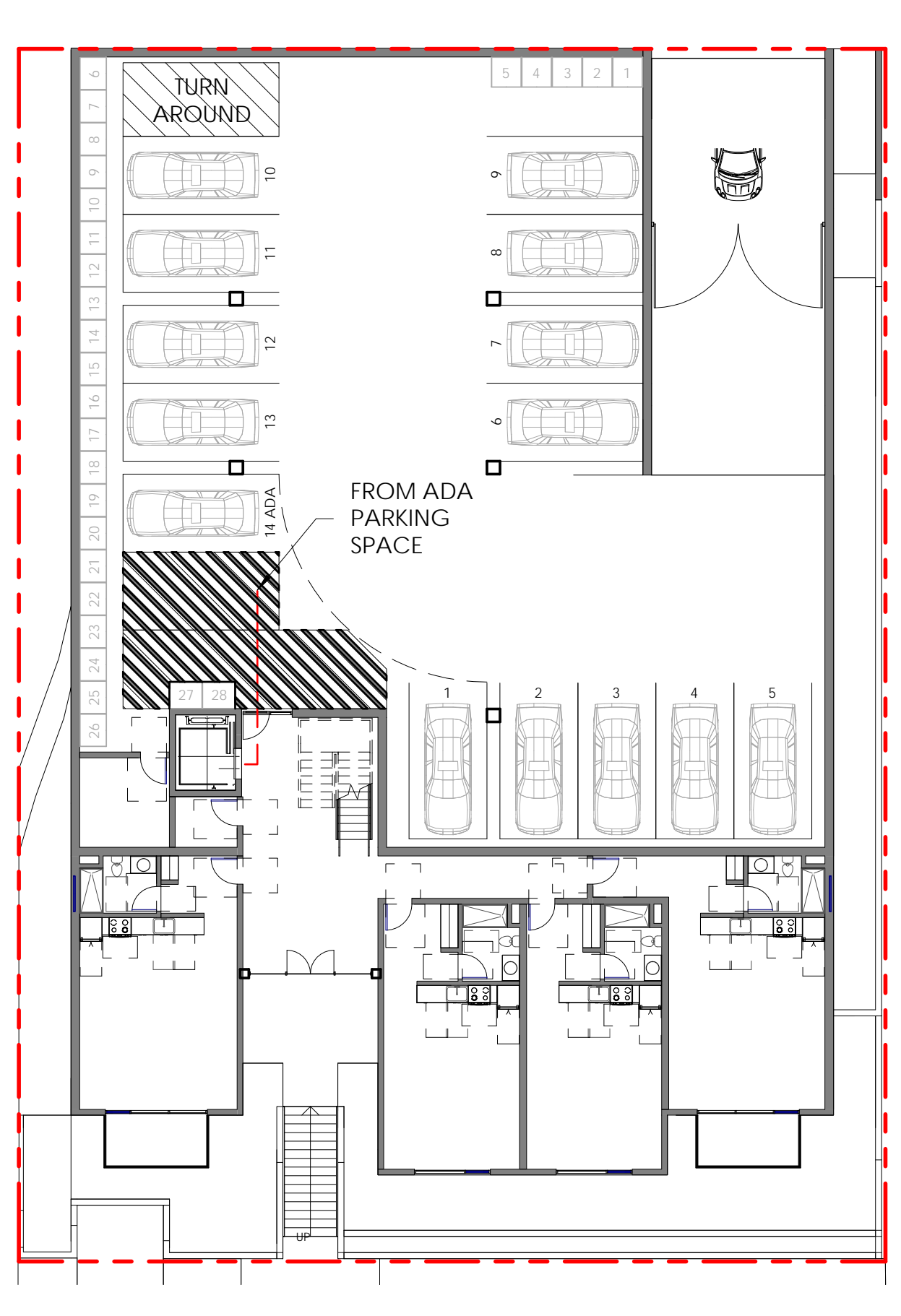
SITE ACCESSIBILITY PLANS

ACCESSIBLE ROUTES TO ELEVATOR ARE PROVIDED:
1. FROM ADA PARKING SPOT
2. FROM ALLEY
3. ACCESSIBLE ROUTE TO ENTRANCE FROM SIDEWALK IS NOT REQUIRED PER CBC 1150A AS THIS SITE MEETS TEST 1 OF THE SITE IMPRACTICABILITY TESTS:
1. THE SLOPES OF THE UNDISTURBED SITE MEASURED BETWEEN THE PLANNED ENTRANCE AND ALL VEHICULAR OR PEDESTRIAN ARRIVAL POINTS WITHIN 50' OF THE PLANNED ENTRANCE EXCEED 15%; AND
2. THE SLOPES OF THE PLANNED FINISHED GRAD MEASURED BETWEEN THE ENTRANCE AND ALL VEHICULAR OR PEDESTRIAN ARRIVAL POINTS WITHIN 50' OF THE PLANNED ENTRANCE ALSO EXCEED 15%.

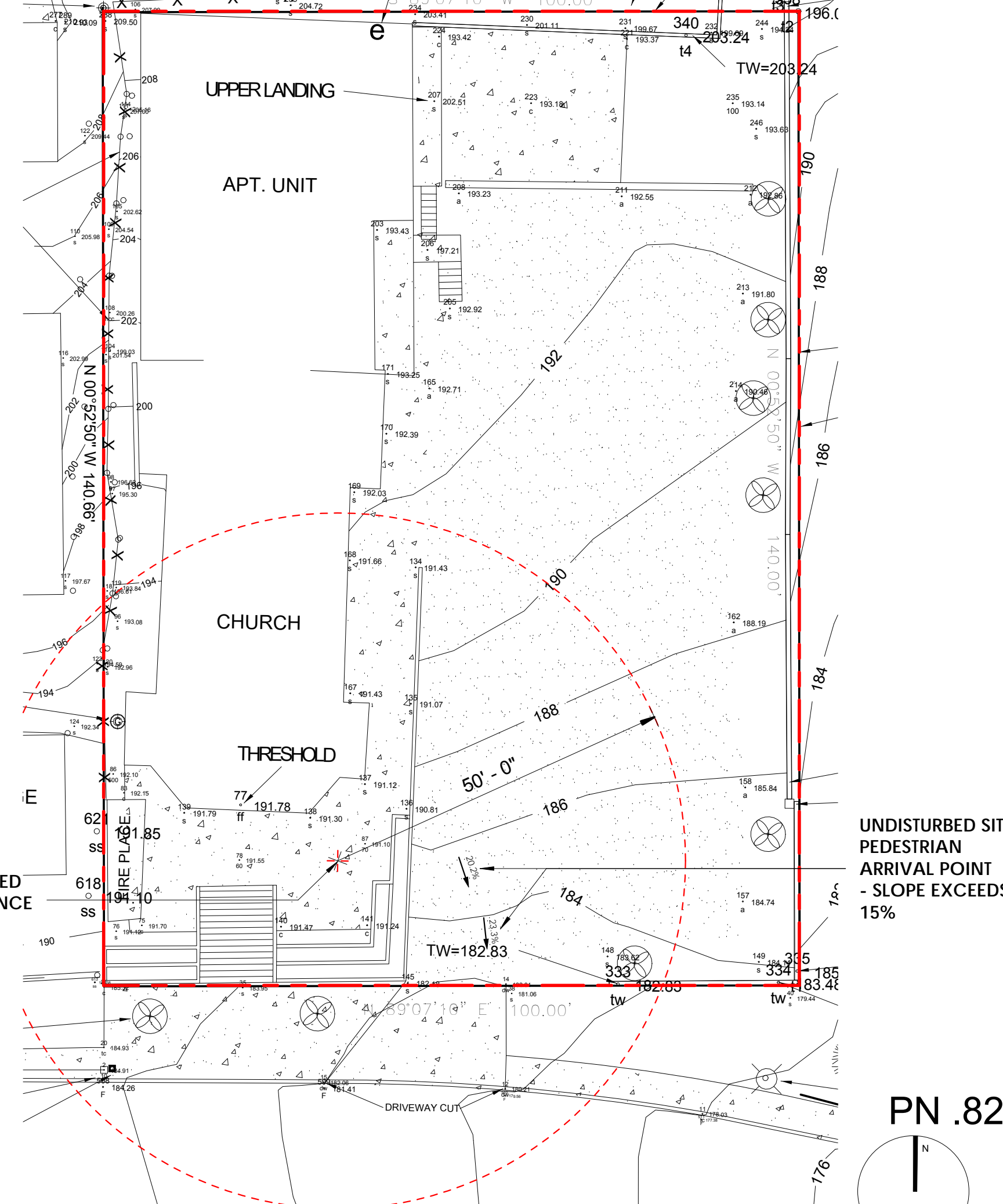
2 LEVEL 1 - ACCESSIBILITY PLAN
1/16" = 1'-0"



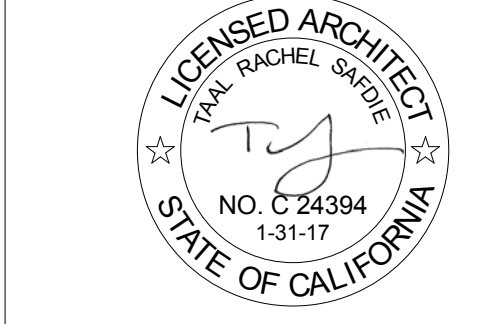
1 BASEMENT - ACCESSIBILITY PLAN
1/16" = 1'-0"



5 SITE IMPRACTICABILITY TEST - PROPOSED
1/16" = 1'-0"



4 SITE IMPRACTICABILITY TEST - UNDISTURBED
1/16" = 1'-0"



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Issue Date
03/24/17
Scale
SRA Project Number
1625

ACCESSIBILITY PLANS / TRANSIT DIAGRAM
A 120

3060
BROADWAY

PTS# 525677

3060 BROADWAY
SAN DIEGO, CA 92102

APN: 539-542-18-00

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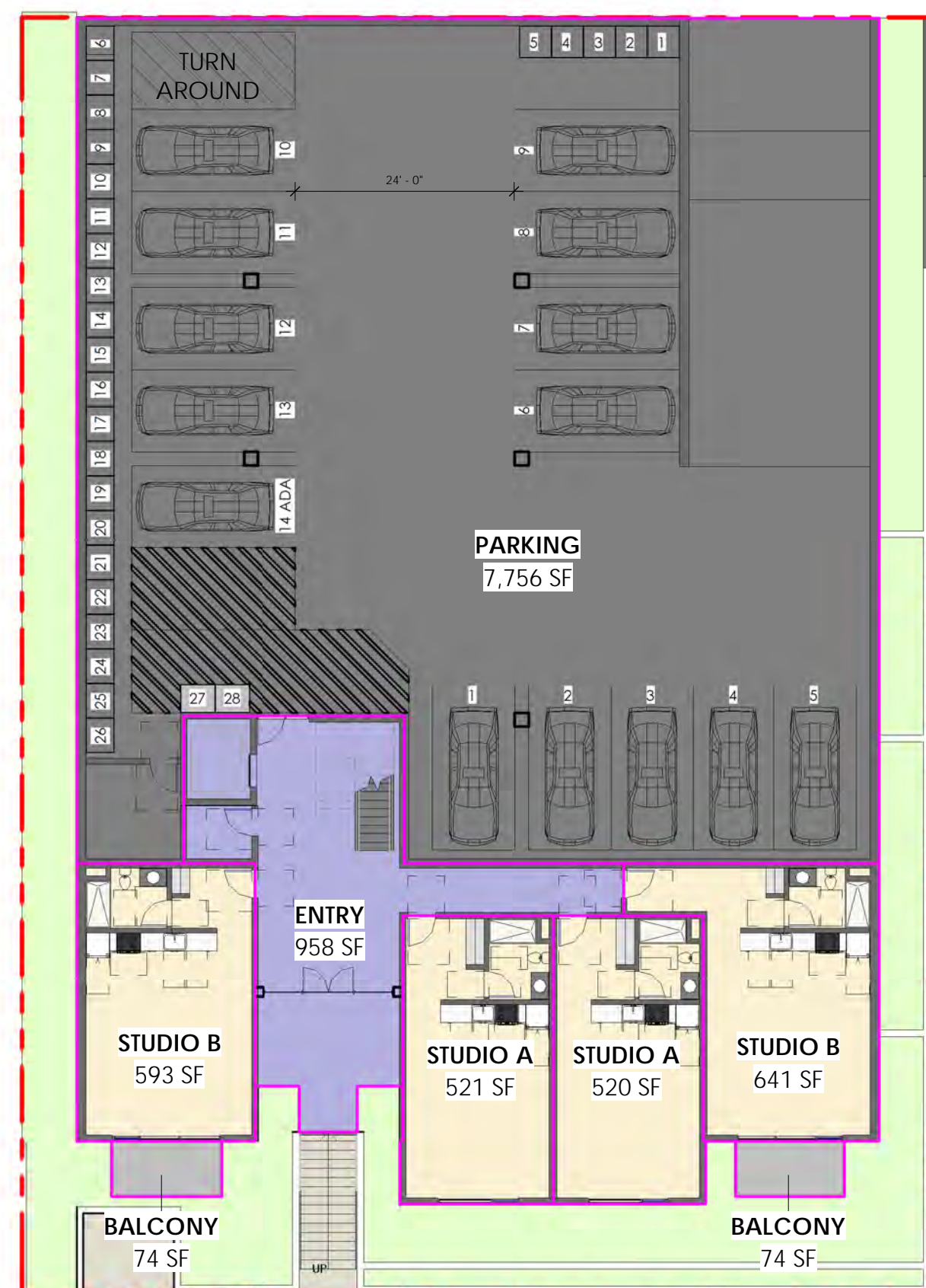
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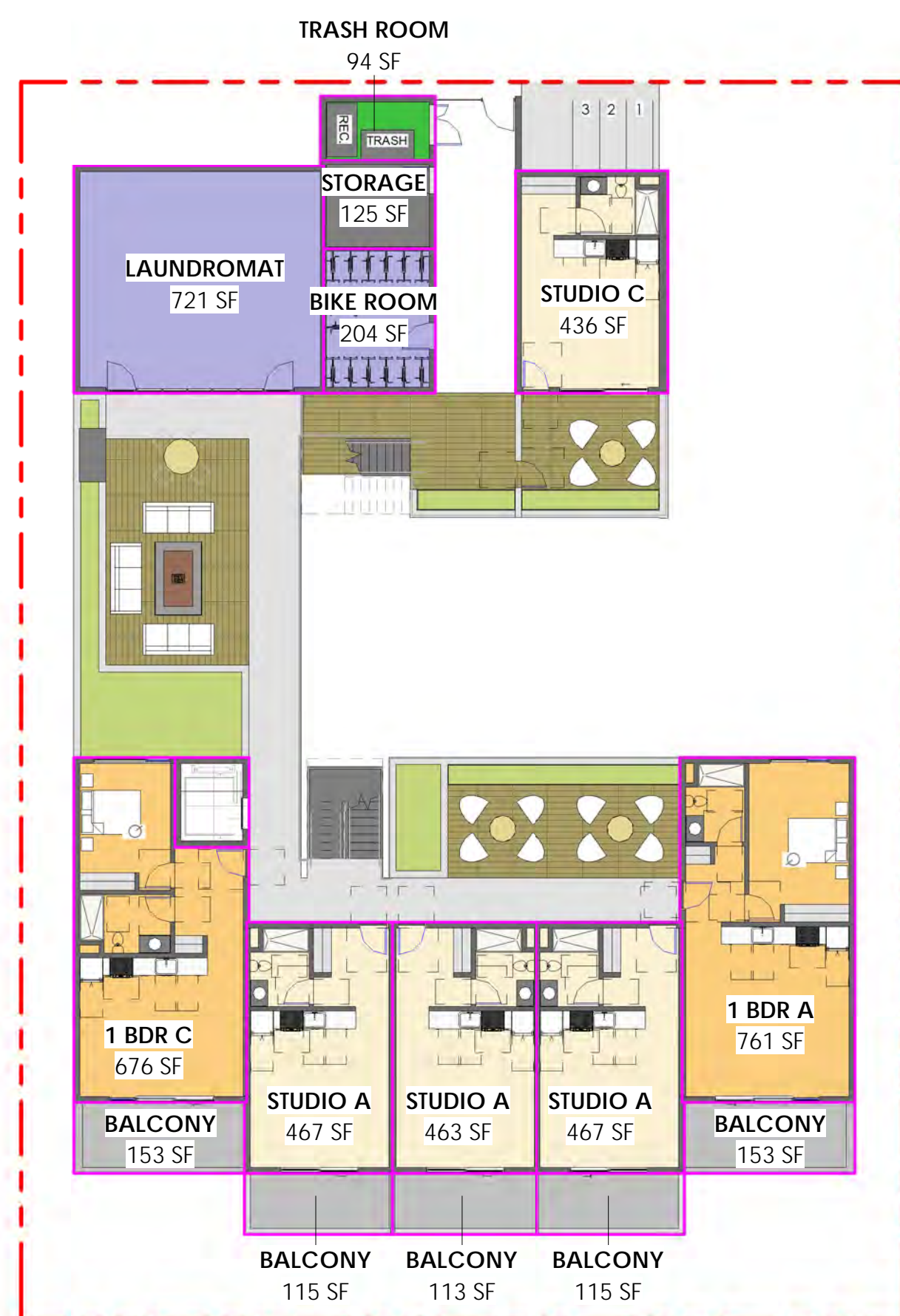
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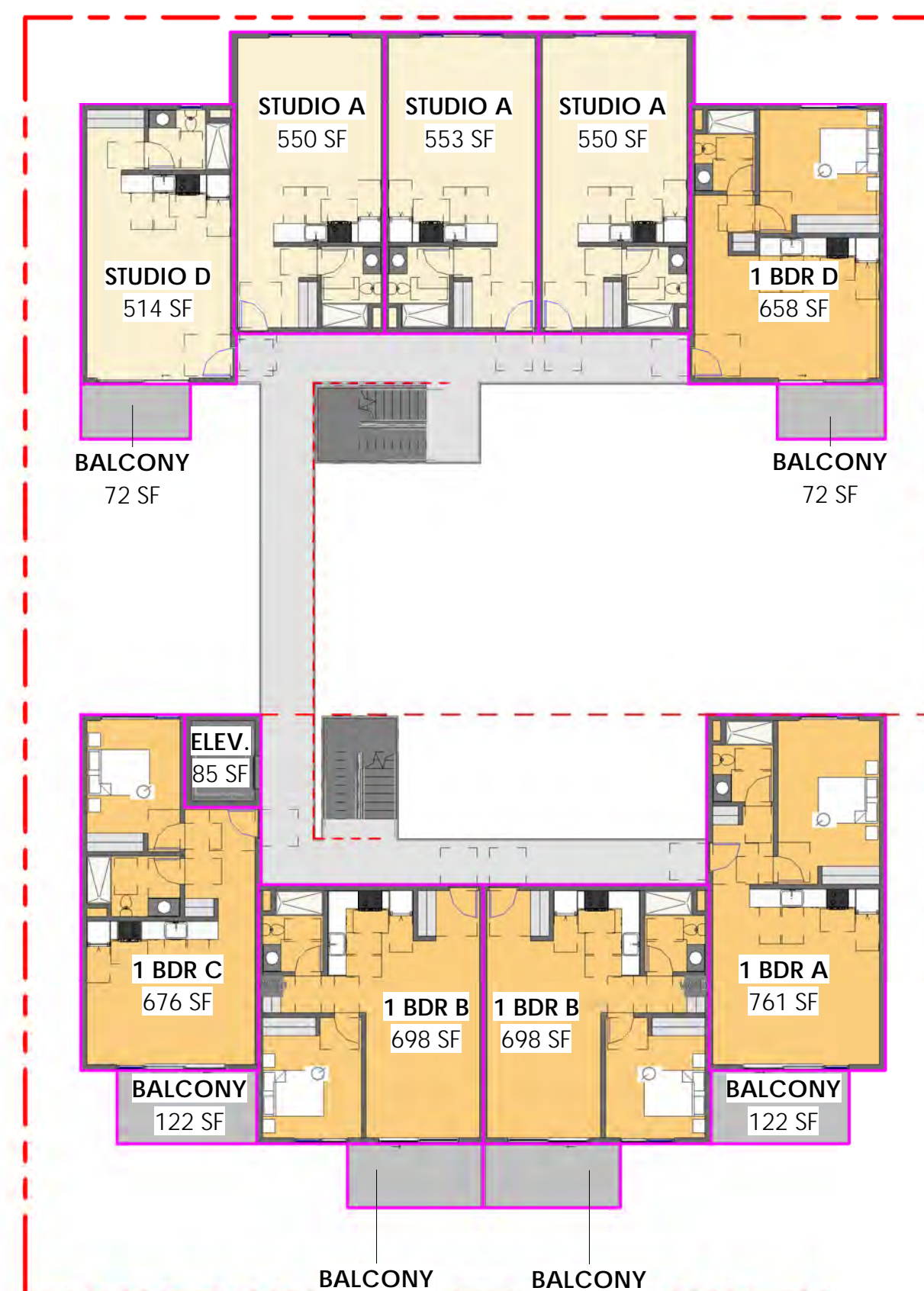
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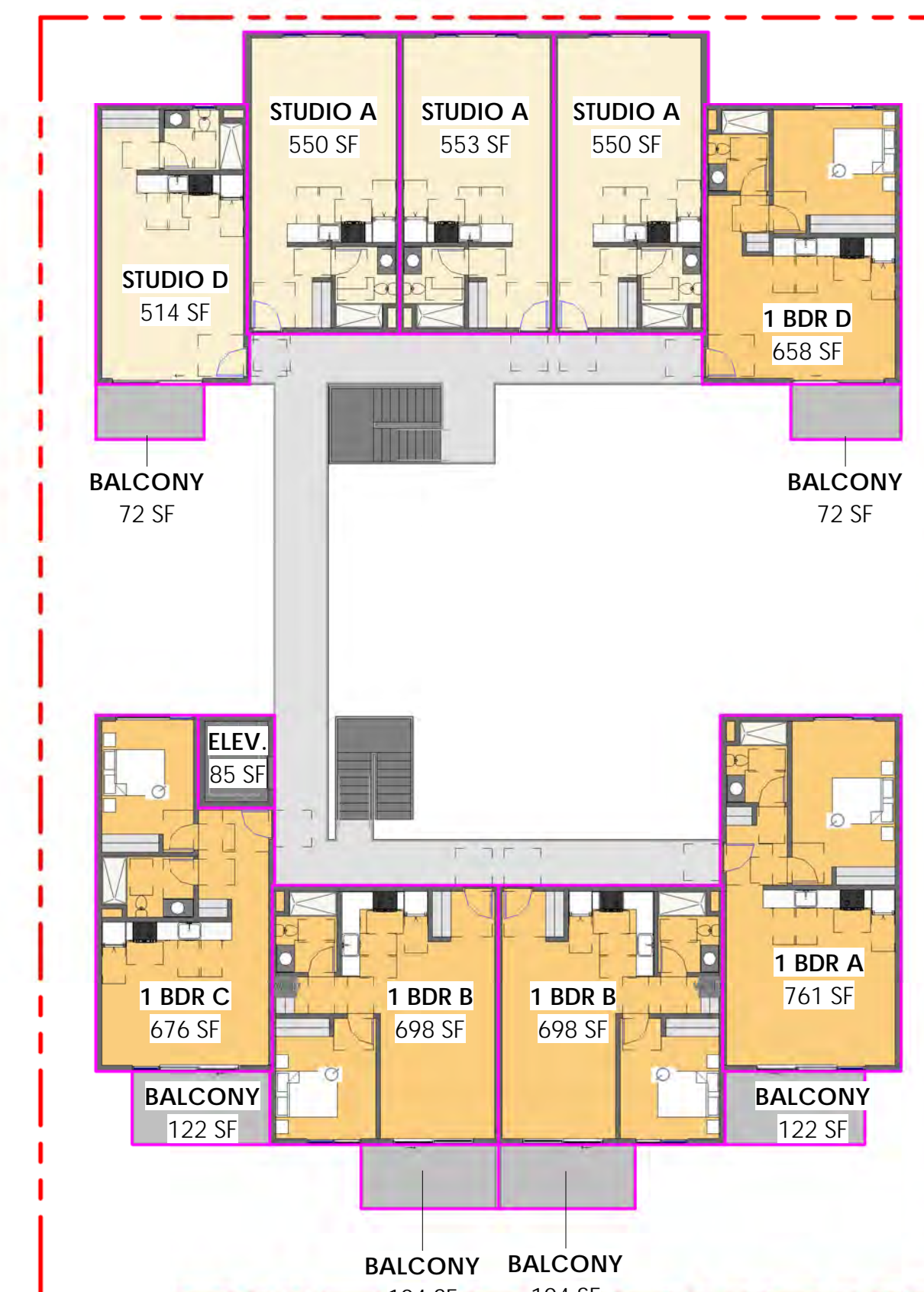
① BASEMENT - AREA CALCULATION
1/16" = 1'-0"



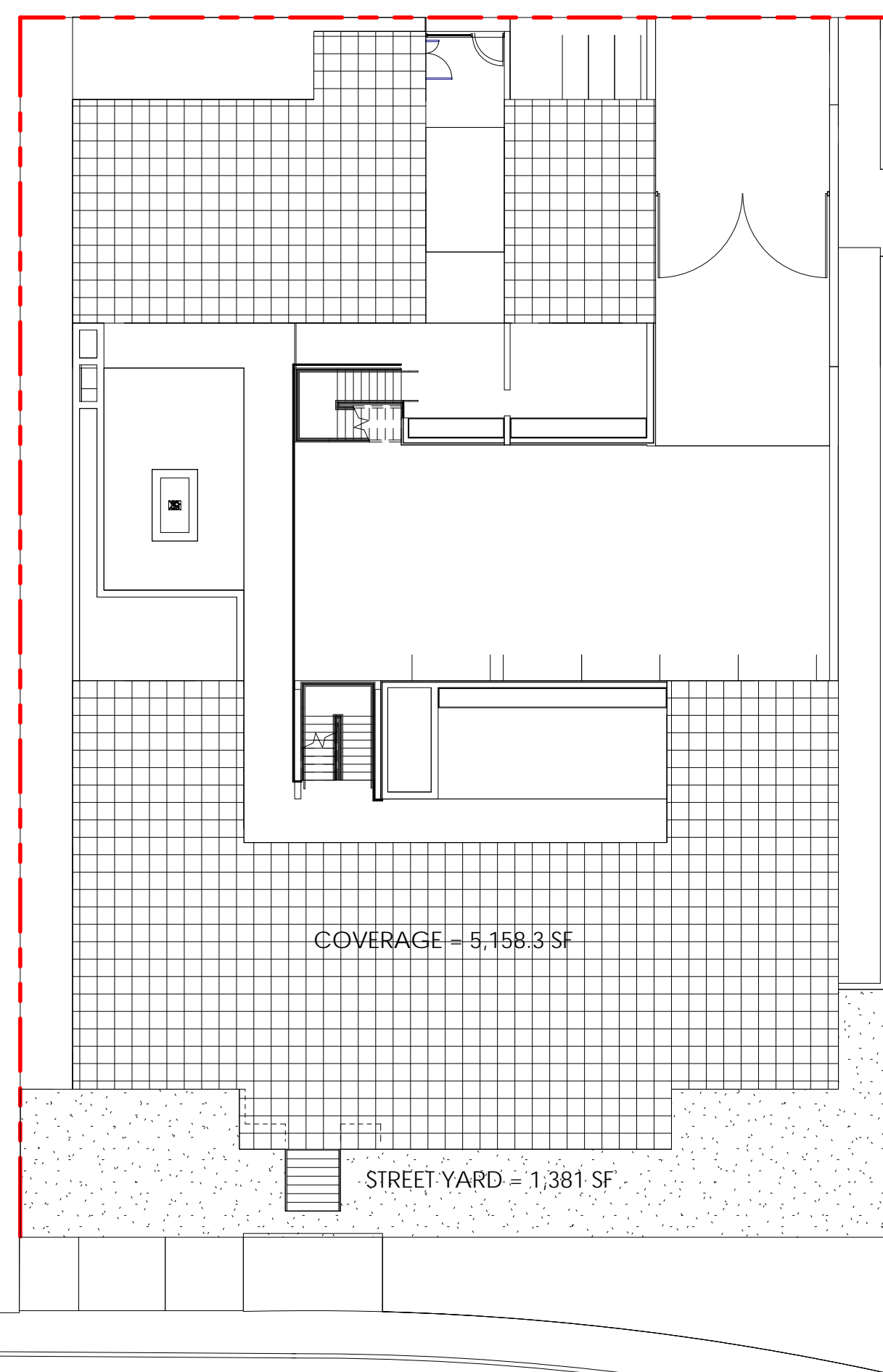
② LEVEL 1 - AREA CALCULATION
1/16" = 1'-0"



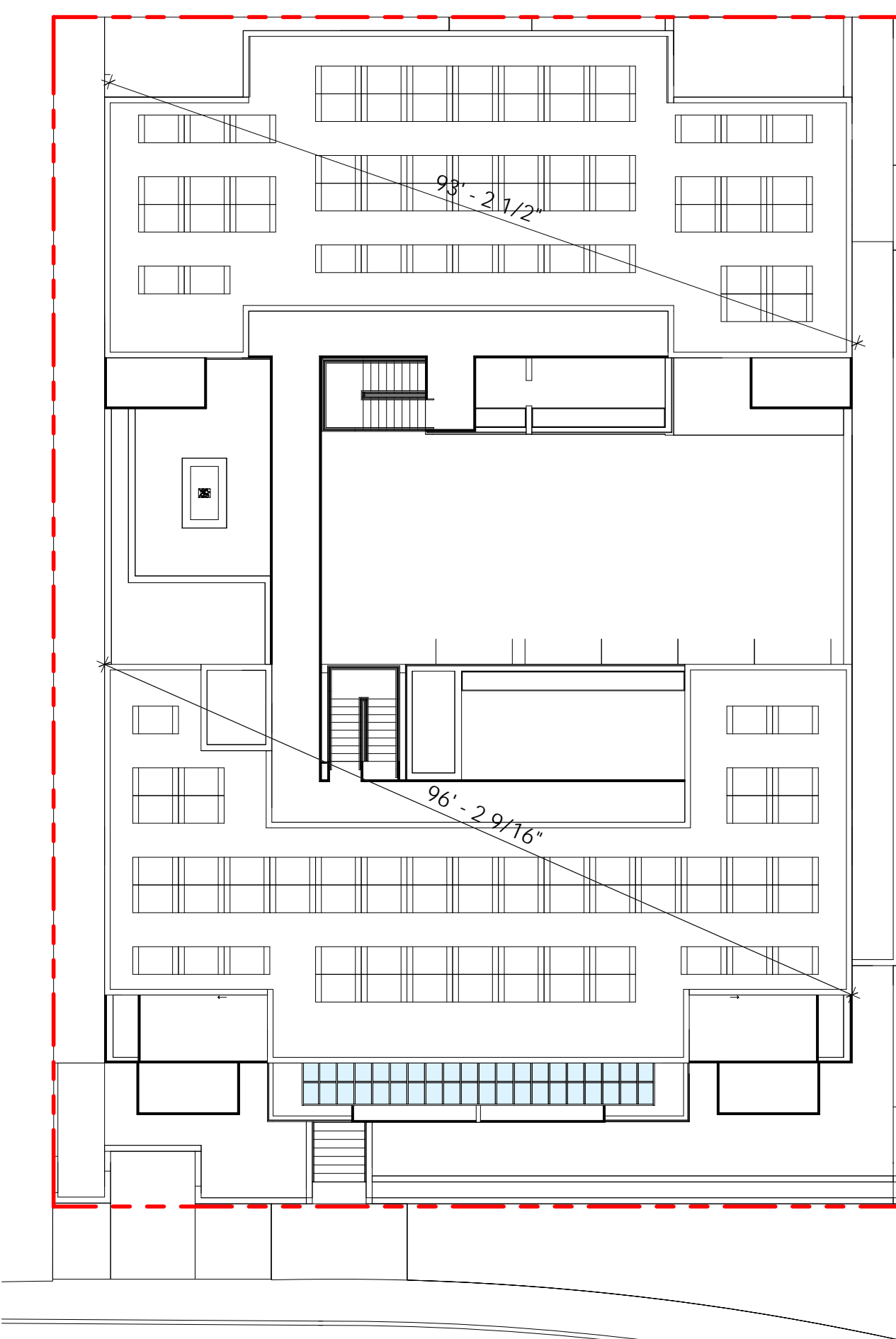
③ Level 2 - AREA CALCULATION
1/16" = 1'-0"



④ Level 3 - AREA CALCULATION
1/16" = 1'-0"



⑤ LEVEL 1 - COVERAGE DIAGRAM
1/16" = 1'-0"



⑥ ROOF - MAXIMUM DIAGONAL PLAN DIMENSION DIAGRAM
1/16" = 1'-0"

FAR CALCULATIONS

ALLOWED: 1.25 (17,500 PER SDMC TABLE 158-03E)
25% BONUS OF ENCLOSED PARKING PER SDMC 158.0301(b)(4)(C)
19,428.75 SF = (14,000 SF LOT * 1.25) + (.25 * 7715)

PROPOSED: 1.25 (17,500 SF TOWARDS FAR PER SDMC 158.0301(b)(4)(C))
17,500 SF GFA BUILDING AREA FAR BONUS PER SDMC 158.0301(b)(4)(C) 1,928.75 SF = 25% * 7,715 SF
7,756 SF ENCLOSED PARKING EXCLUDED FROM FAR PER SDMC 158.0301(b)(4)(A) 19,208 SF TOTAL GFA

AFFORDABLE HOUSING CALCULATIONS

BASE ZONE DENSITY: 600 SF
BASE ZONE UNITS: 23 UNITS = 14,000 SF / 600 SF

% AFFORDABLE HOUSING UNITS: .13 * 23 UNITS = 3 AFFORDABLE UNITS (VERY LOW INCOME) 13%

BENEFITS: >11% = PARKING REDUCTION
42.5% DENSITY BONUS
4 INCENTIVES

DENSITY BONUS(D.B.): 42.5% PER TABLE 143-07A
ALLOWED UNITS: 33 UNITS = 1,425 * 23
PROPOSED UNITS: 28 UNITS - 25 MARKET UNITS - 3 AFFORDABLE UNITS

MAXIMUM DIAGONAL PLAN DIMENSION

PER 158.0301(b)(7): "The maximum diagonal plan dimension shall be measured between the two most extreme points on the floor of the structure containing the most gross floor area."

PER TABLE 158-03G: Maximum Diagonal Plan Dimension is 100% of street frontage which is 100 FT

PER 158.0301(b)(4)(A): "Enclosed parking as defined in Section 158.0104 is not included in the calculation of FAR and coverage

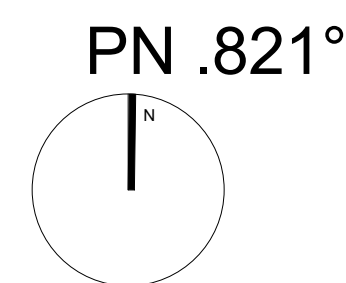
AREA SCHEDULE		
Level	Name	Area
GROUND LEVEL	PARKING	7,756 SF
1		7,756 SF
GROUND LEVEL	ENTRY	958 SF
GROUND LEVEL	STUDIO A	521 SF
GROUND LEVEL	STUDIO A	520 SF
GROUND LEVEL	STUDIO B	593 SF
GROUND LEVEL	STUDIO B	641 SF
LEVEL 1	1 BDR A	761 SF
LEVEL 1	1 BDR C	676 SF
LEVEL 1	BIKE ROOM	204 SF
LEVEL 1	LAUNDROMAT	721 SF
LEVEL 1	STORAGE	125 SF
LEVEL 1	STUDIO A	467 SF
LEVEL 1	STUDIO A	463 SF
LEVEL 1	STUDIO A	467 SF
LEVEL 1	STUDIO C	436 SF
LEVEL 1	TRASH ROOM	94 SF
LEVEL 2	1 BDR A	761 SF
LEVEL 2	1 BDR B	698 SF
LEVEL 2	1 BDR B	698 SF
LEVEL 2	1 BDR C	676 SF
LEVEL 2	1 BDR D	658 SF
LEVEL 2	ELEV.	85 SF
LEVEL 2	STUDIO A	553 SF
LEVEL 2	STUDIO A	550 SF
LEVEL 2	STUDIO A	550 SF
LEVEL 2	STUDIO D	514 SF
LEVEL 3	1 BDR A	761 SF
LEVEL 3	1 BDR B	698 SF
LEVEL 3	1 BDR B	698 SF
LEVEL 3	1 BDR C	676 SF
LEVEL 3	1 BDR D	658 SF
LEVEL 3	ELEV.	85 SF
LEVEL 3	STUDIO A	553 SF
LEVEL 3	STUDIO A	553 SF
LEVEL 3	STUDIO A	550 SF
LEVEL 3	STUDIO D	514 SF
35		19,131 SF
Grand total:		26,888 SF

UNIT MIX		
Name	Level	Area
1 BDR A	LEVEL 1	761 SF
1 BDR A	LEVEL 2	761 SF
1 BDR A	LEVEL 3	761 SF
1 BDR B	LEVEL 2	698 SF
1 BDR B	LEVEL 3	698 SF
1 BDR B	LEVEL 3	698 SF
1 BDR C	LEVEL 2	676 SF
1 BDR C	LEVEL 3	676 SF
1 BDR D	LEVEL 2	658 SF
1 BDR D	LEVEL 3	658 SF
12		8,421 SF
STUDIO A	GROUND LEVEL	521 SF
STUDIO A	GROUND LEVEL	520 SF
STUDIO A	LEVEL 1	467 SF
STUDIO A	LEVEL 1	463 SF
STUDIO A	LEVEL 1	467 SF
STUDIO A	LEVEL 2	553 SF
STUDIO A	LEVEL 2	550 SF
STUDIO A	LEVEL 2	550 SF
STUDIO A	LEVEL 3	553 SF
STUDIO A	LEVEL 3	550 SF
STUDIO B	GROUND LEVEL	593 SF
STUDIO B	GROUND LEVEL	641 SF
16		8,440 SF
Grand total:		16,861 SF

PRIVATE EXTERIOR USEABLE AREA		
Level	Name	Area
GROUND LEVEL	BALCONY	74 SF
GROUND LEVEL	BALCONY	74 SF
LEVEL 1	BALCONY	153 SF
LEVEL 1	BALCONY	153 SF
LEVEL 1	BALCONY	113 SF
LEVEL 1	BALCONY	115 SF
LEVEL 1	BALCONY	115 SF
LEVEL 2	BALCONY	122 SF
LEVEL 2	BALCONY	122 SF
LEVEL 2	BALCONY	72 SF
LEVEL 2	BALCONY	104 SF
LEVEL 2	BALCONY	104 SF
LEVEL 2	BALCONY	104 SF
LEVEL 2	BALCONY	104 SF
LEVEL 2	BALCONY	104 SF
LEVEL 2	BALCONY	104 SF
LEVEL 3	BALCONY	122 SF
LEVEL 3	BALCONY	122 SF
LEVEL 3	BALCONY	72 SF
LEVEL 3	BALCONY	72 SF
LEVEL 3	BALCONY	104 SF
LEVEL 3	BALCONY	104 SF
Grand total:		1,989 SF

PRIVATE EXTERIOR USEABLE SPACE
REQUIRED: 1,400 SF = 50 SF * 28 UNITS
PROPOSED: 1,989 SF

REQUIRED MIN. AVERAGE UNIT SIZE PER PROJECT: 700 SF
PROPOSED AVERAGE UNIT SIZE PER PROJECT: 602 SF = 16,861 / 28 UNITS
REQUIRED AVERAGE 1 BDR SIZE PER PROJECT: 600 SF
PROPOSED AVERAGE 1 BDR SIZE: 702 SF = 8,421 / 12 (1 BDR)
REQUIRED AVERAGE STUDIO SIZE PER PROJECT: 450 SF
PROPOSED AVERAGE STUDIO SIZE: 528 SF = 8,451 / 16 (STUDIO)



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Issue Date

03/24/17

SRA Project Number

1625

AREA / ZONING CALCULATIONS

A 130

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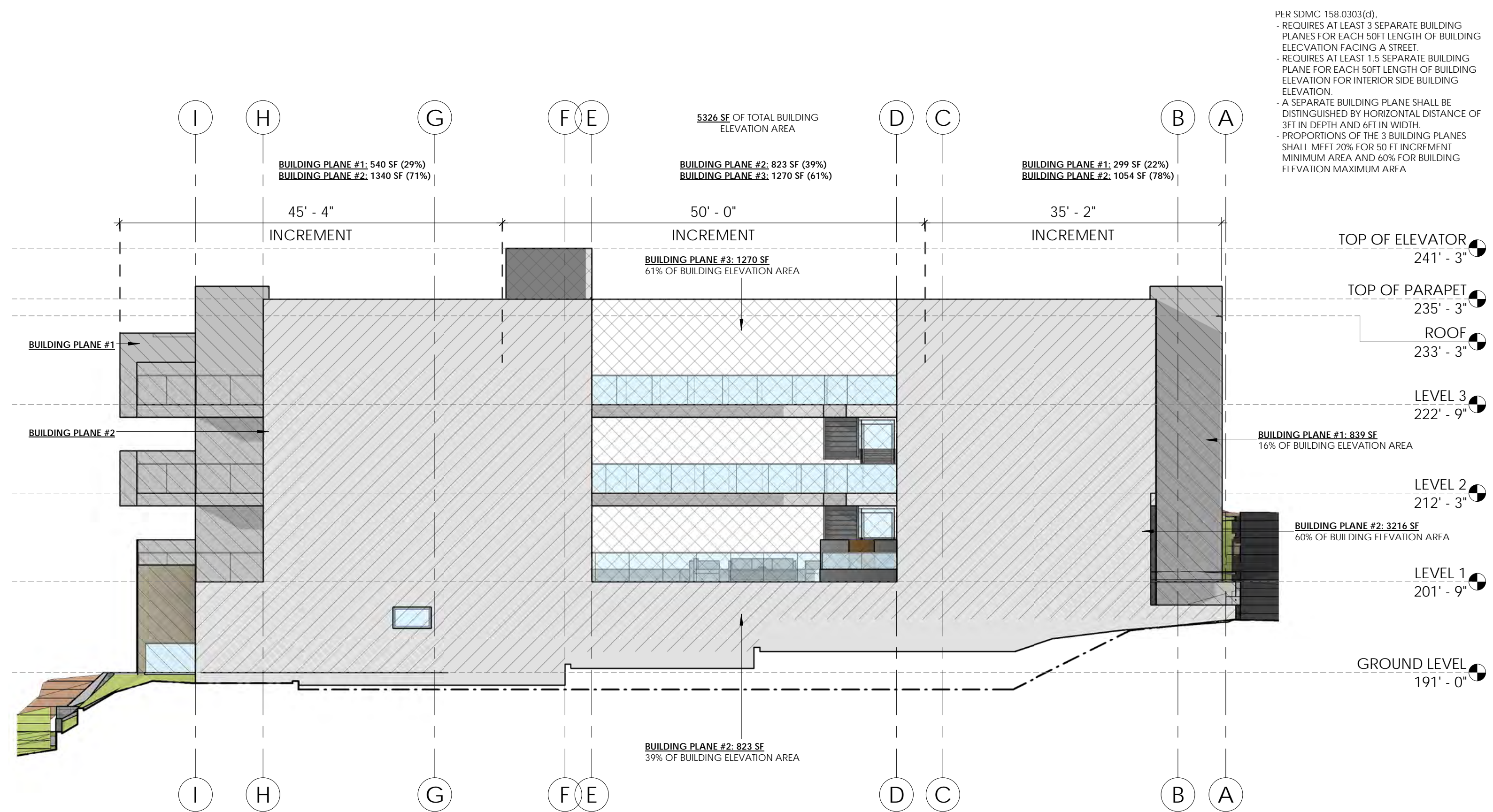
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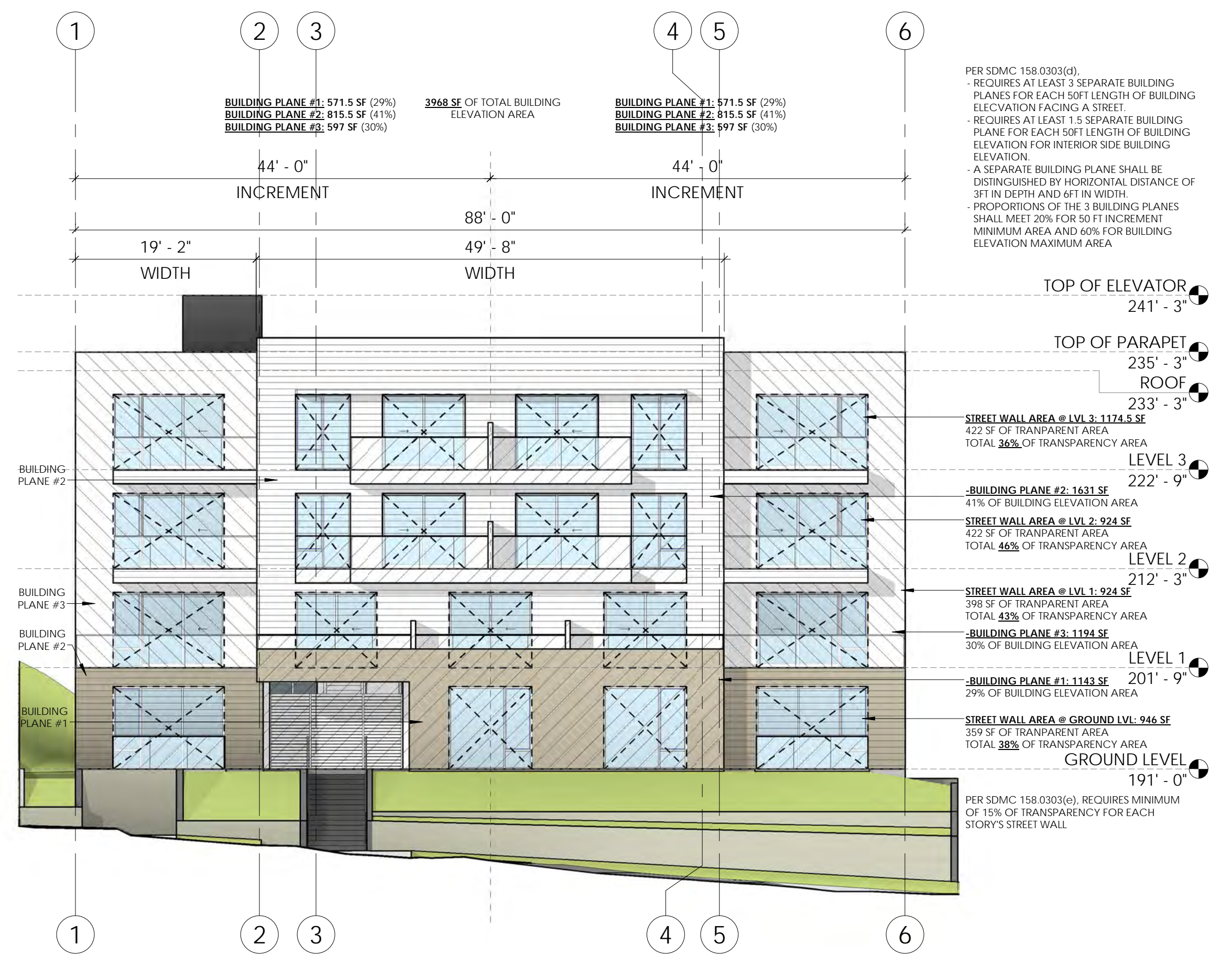
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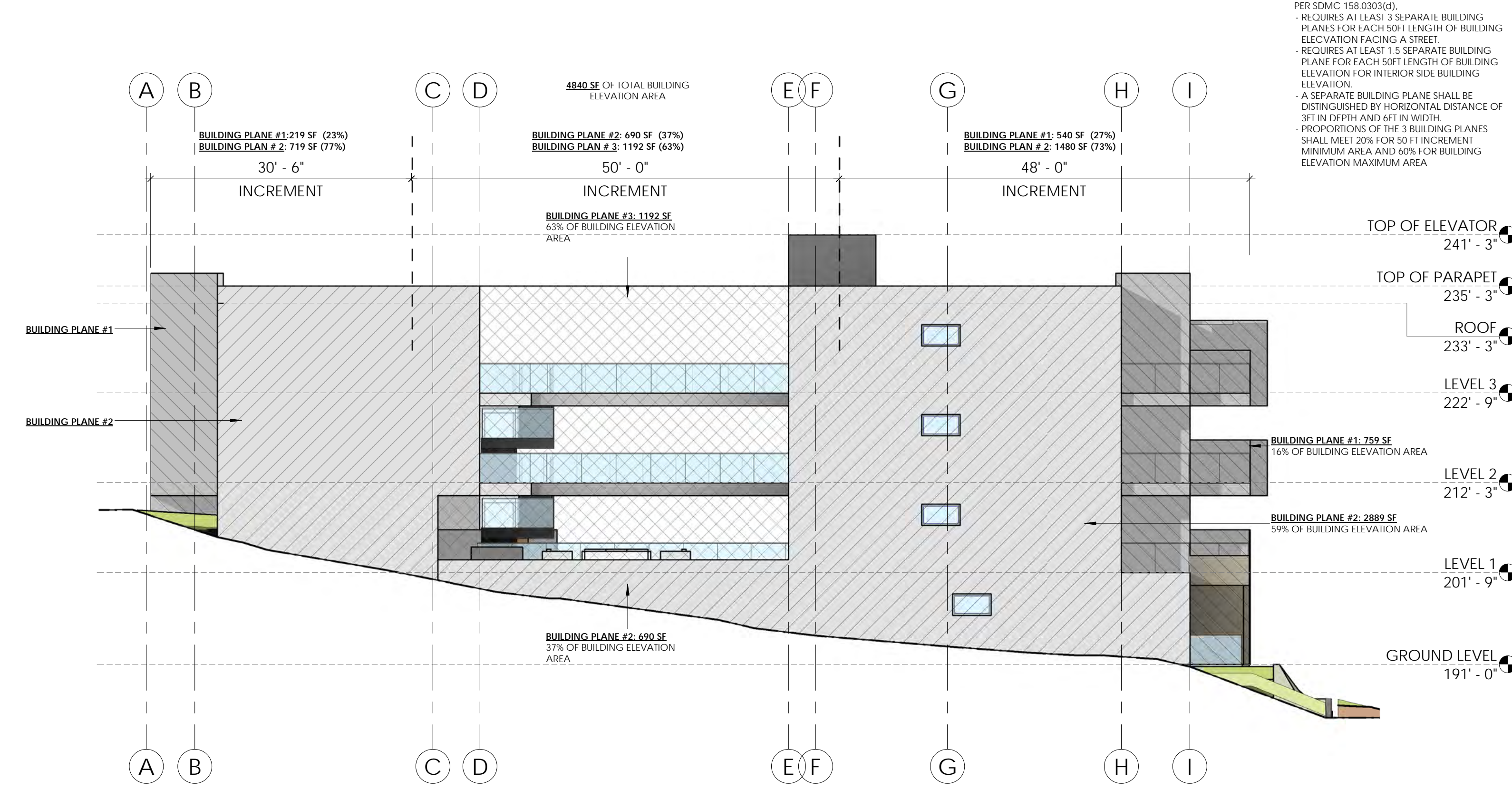
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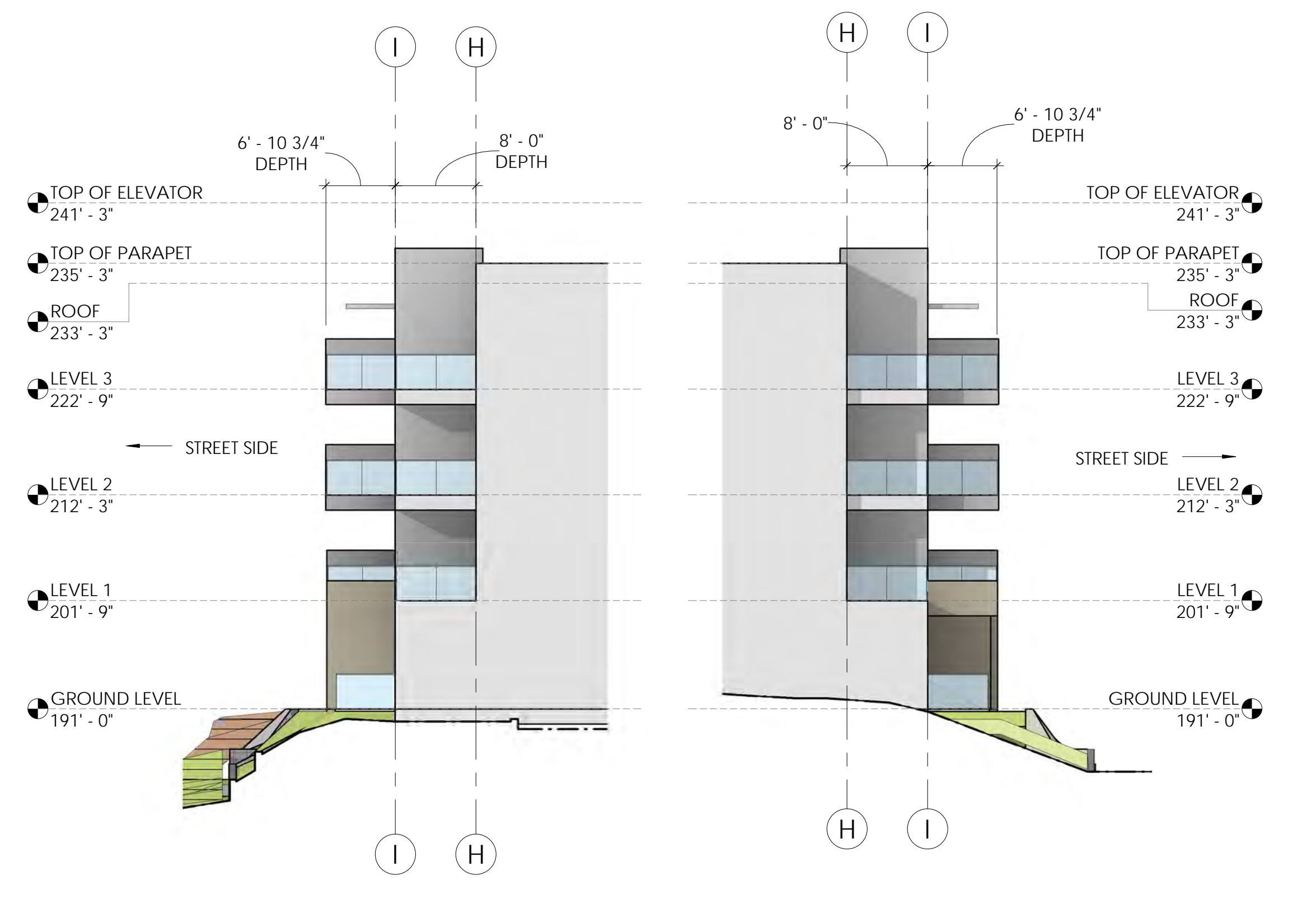
3 EXTERIOR EAST ELEVATION Copy 1
3/32" = 1'-0"



2 OFFSET PLANE - SOUTH ELEVATION
3/32" = 1'-0"

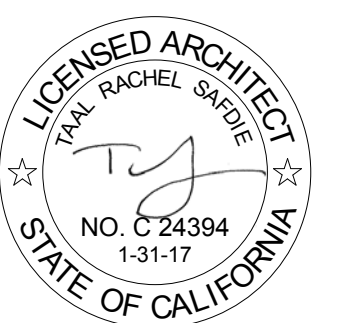


5 EXTERIOR WEST ELEVATION Copy 1
3/32" = 1'-0"



1 OFFSET PLANE - EAST ELEVATION
3/32" = 1'-0"

4 OFFSET PLANE - WEST ELEVATION
3/32" = 1'-0"



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OFFSET PLANE & TRANSPARENCY DIAGRAM
A 140

PTS# 525677
3060 BROADWAY
SAN DIEGO, CA 92102
APN: 539-542-18-00

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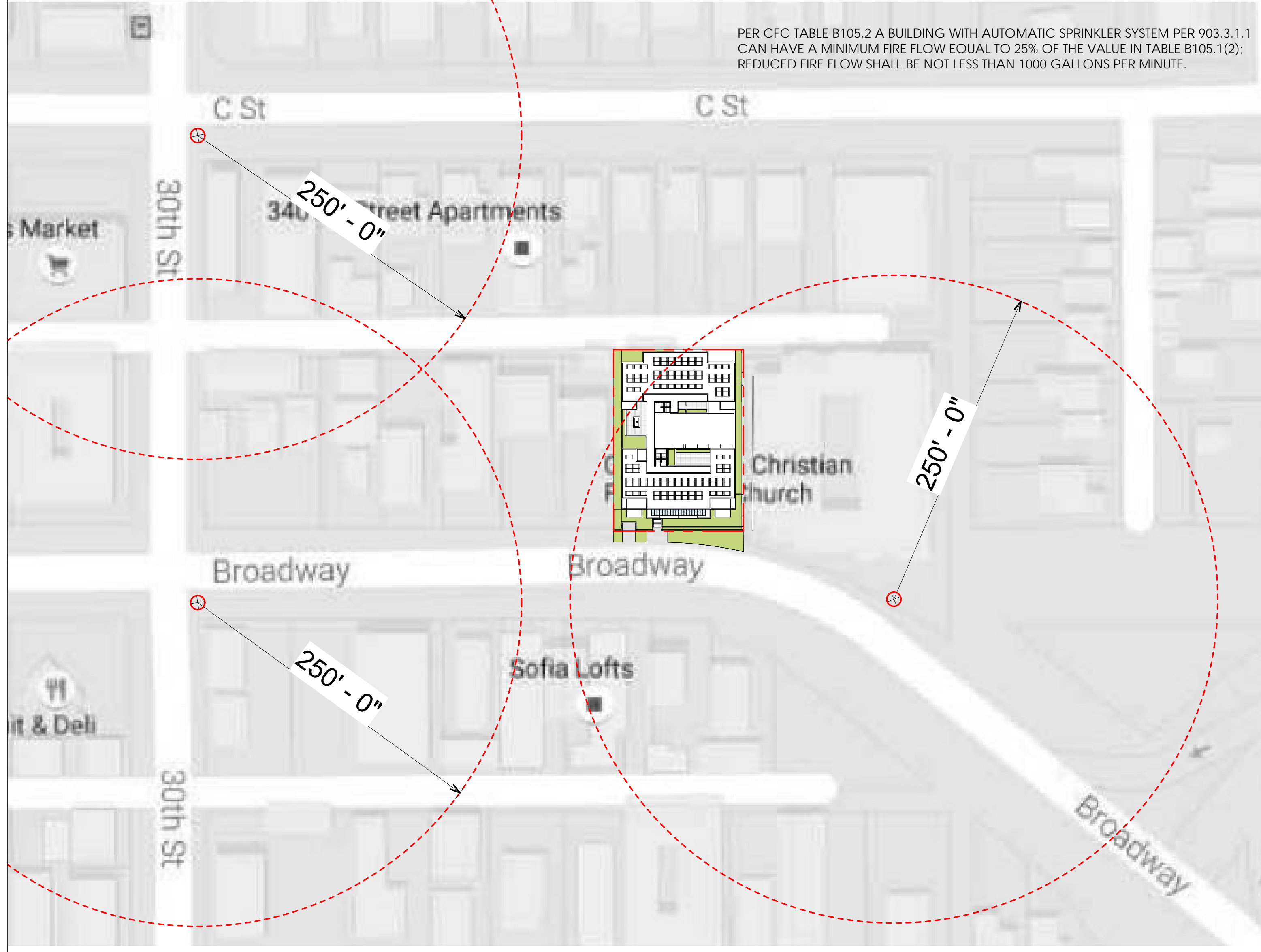
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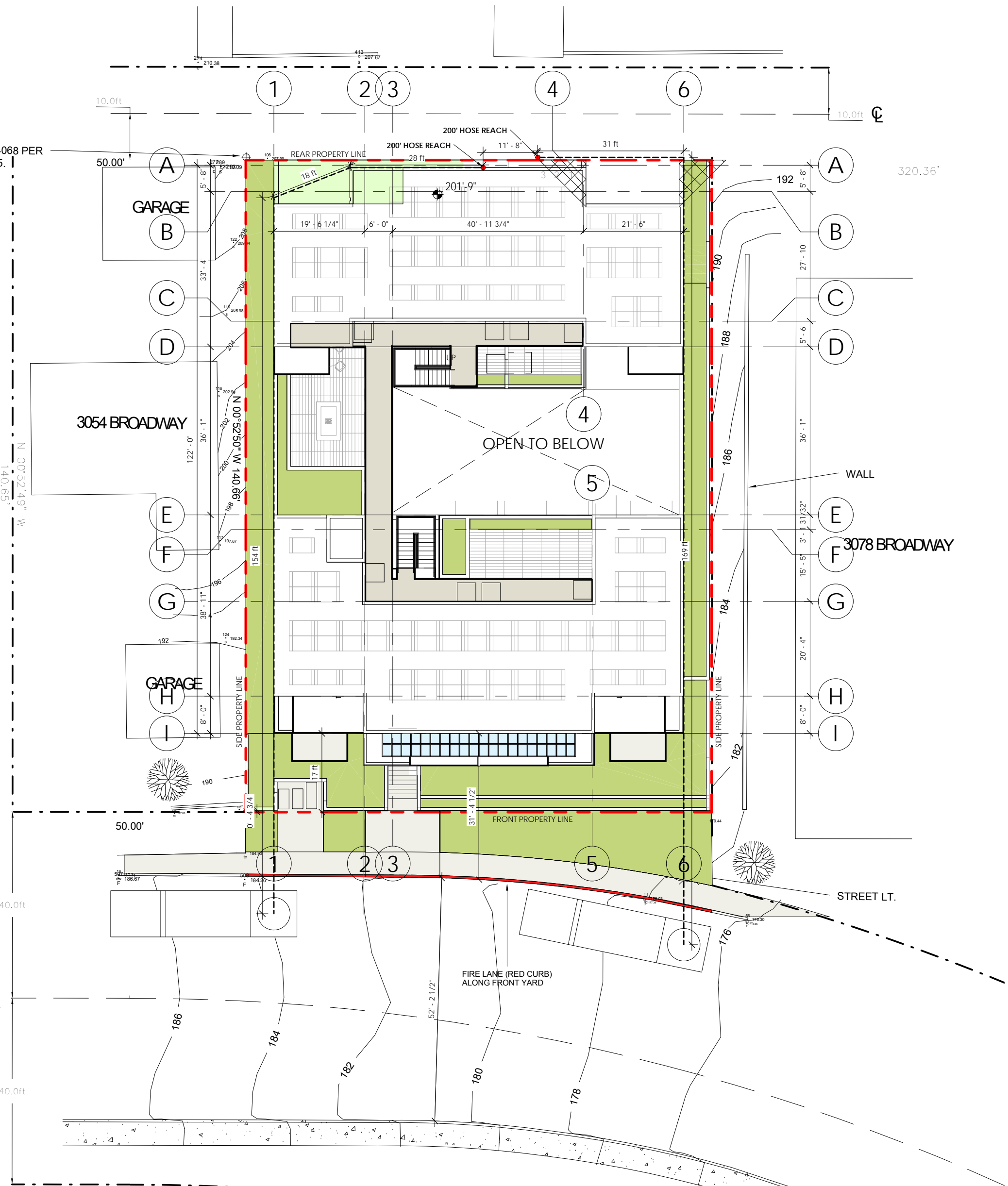
FIRE ACCESS PLAN NOTES

1. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF STRUCTURE.
2. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION CFC 501.4
3. STAIRWAYS EXITING DIRECTLY TO THE EXTERIOR OF A BUILDING FOUR OR MORE STORIES IN HEIGHT SHALL BE PROVIDED WITH A MEANS FOR EMERGENCY ENTRY FOR THE FIRE DEPARTMENT ACCESS.
4. PER 2016 CFC TABLE B105.1(2); FIRE FLOW IS 3,000 GPM (3 HR FLOW DURATION)
5. PER 2016 CFC TABLE C102.1; REQUIRED HYDRANTS IS 3; REQUIRED SPACINGS IS 600' PER SUPERSCRIPT 1 - A 50% SPACING INCREASE SHALL BE PERMITTED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.1; WITH MAX DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT IS 337.5' PER SUPERSCRIPT 1 - A 50% SPACING INCREASE SHALL BE PERMITTED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.1)
6. STAIRWAYS EXITING DIRECTLY TO THE EXTERIOR OF A BUILDING FOUR OR MORE STORIES IN HEIGHT SHALL BE PROVIDED WITH A MEANS FOR EMERGENCY ENTRY FOR FIRE DEPARTMENT ACCESS.
7. EVERY BUILDING FOUR STORIES OR MORE IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION INSTALLED IN ACCORDANCE WITH CFC 331.3.1) STANDPIPE SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS.
8. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW INTERMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREA USES FOR FIREFIGHTING PURPOSES. VEGETATION OF BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES
9. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION
10. CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY ALL RESPECTS WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.

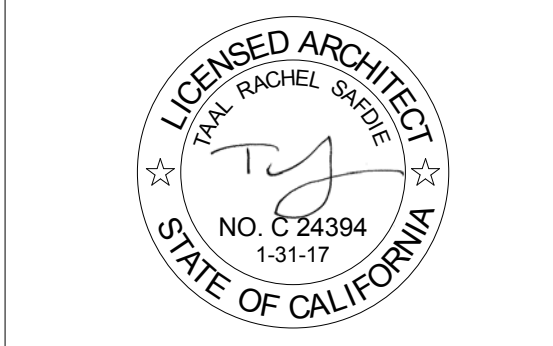
HYDRANT LOCATION DIAGRAM



2 SITE PLAN Fire Access- Hydrant
1" = 60'-0"



1 FIRE ACCESS PLAN - ROOF
1" = 20'-0"



REVISIONS

Number	Description	Date
1	COMPLETENESS CHECK	12.01.2016
2	SITE DEVELOPMENT PERMIT	12.13.2016
3	SDP SUBMITTAL	03.24.2017
4	SDP SUBMITTAL	05.31.2017

Issue Date: 02/06/17
Scale:
SRA Project Number: 1625

FIRE ACCESS PLAN

A 150

3060 BROADWAY

PTS# 525677

3060 BROADWAY
SAN DIEGO, CA 92102
APN: 539-542-18-00

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THE GUILD ON 30TH, ON GOING-PROJECT
3 STORY RESIDENTIAL DEVELOPMENT
CONTEMPORARY STYLE WITH FLAT ROOF



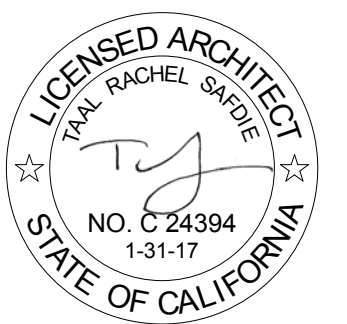
CONTEXT MAP

NOTE:

3060 BROADWAY IS OF SIMILIAR
ARCHITECTURAL STYLE, BULK, SCALE, AND
ROOF LINE AS RECENT NEW PROJECTS IN
THE NEIGHBORHOOD.



SOFIA LOFTS
2-3 STORY RESIDENTIAL DEVELOPMENT
CONTEMPORARY STYLE WITH FLAT ROOF



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Issue Date: 03/24/17
Scale:

SRA Project Number: 1625

**CONTEXT
STUDY
DIAGRAM**

A 160

3060 BROADWAY

PTS# 525677

3060 BROADWAY
SAN DIEGO, CA 92102
PH: (858) 542-18-00
APN: 539-542-18-00

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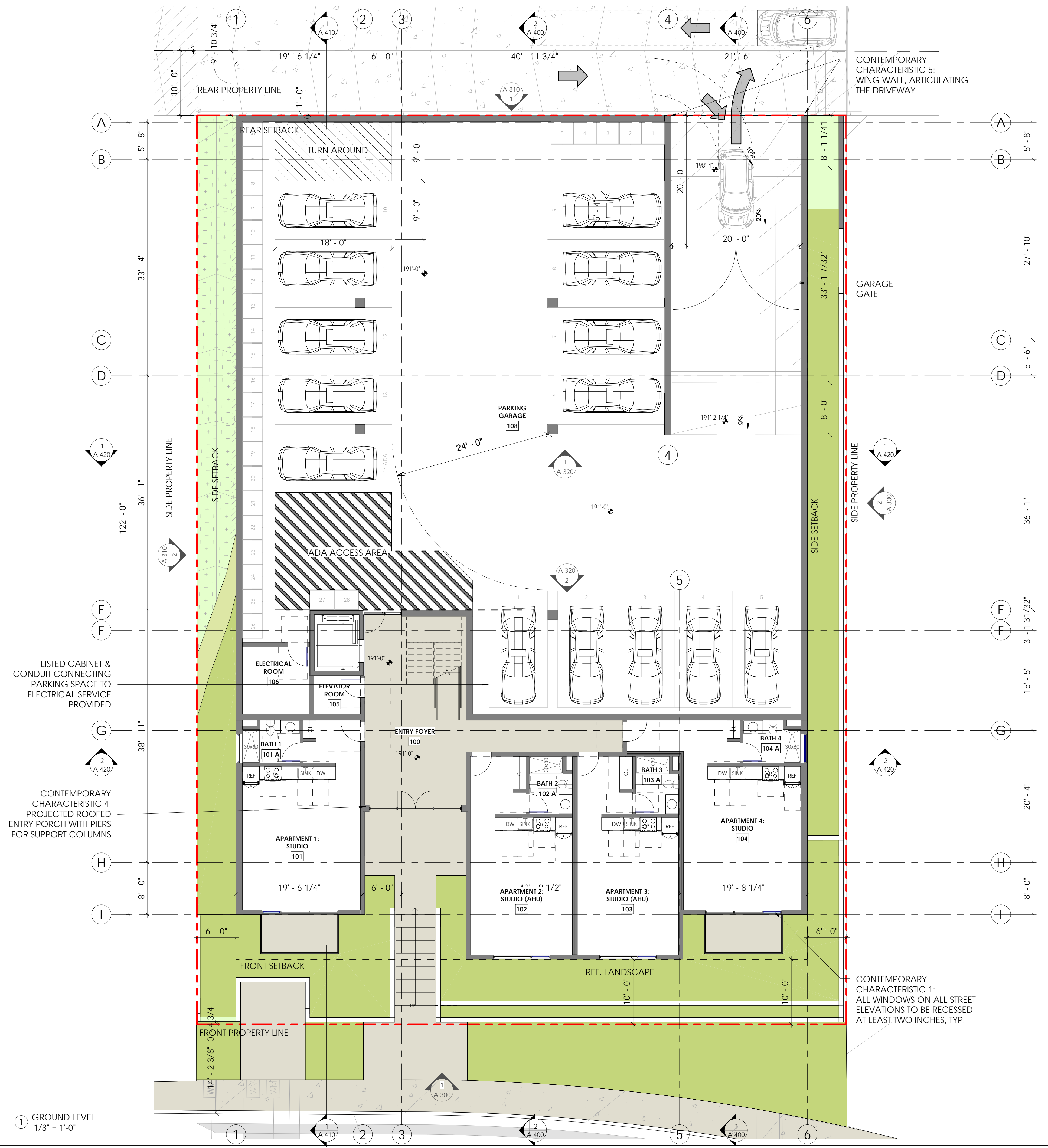
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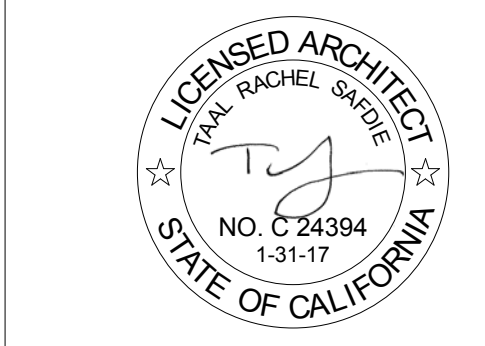
PARKING NOTES

- PROJECT PROPOSES 13% AFFORDABLE UNITS AND LIES WITHIN A TRANSIT PRIORITY AREA. PER AFFORDABLE HOUSING DENSITY BONUS REGULATION SDMC SECTIONS 143.0710 THROUGH 143.0740, AND TABLE 143-07D PARKING SPACES ARE PROVIDED BASED ON RATE OF 5 PARKING SPACES/BEDROOM. 28 BEDROOMS = 14 PARKING SPACES.



GROUND LEVEL
1/8" = 1'-0"

PN .821°
N



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Issue Date
03/24/17

Scale
SRA Project Number
1625

FLOOR PLAN - BASEMENT

A 200

3060
BROADWAY

PTS# 525677

3060 BROADWAY
SAN DIEGO, CA 92102
APN: 539-542-18-00

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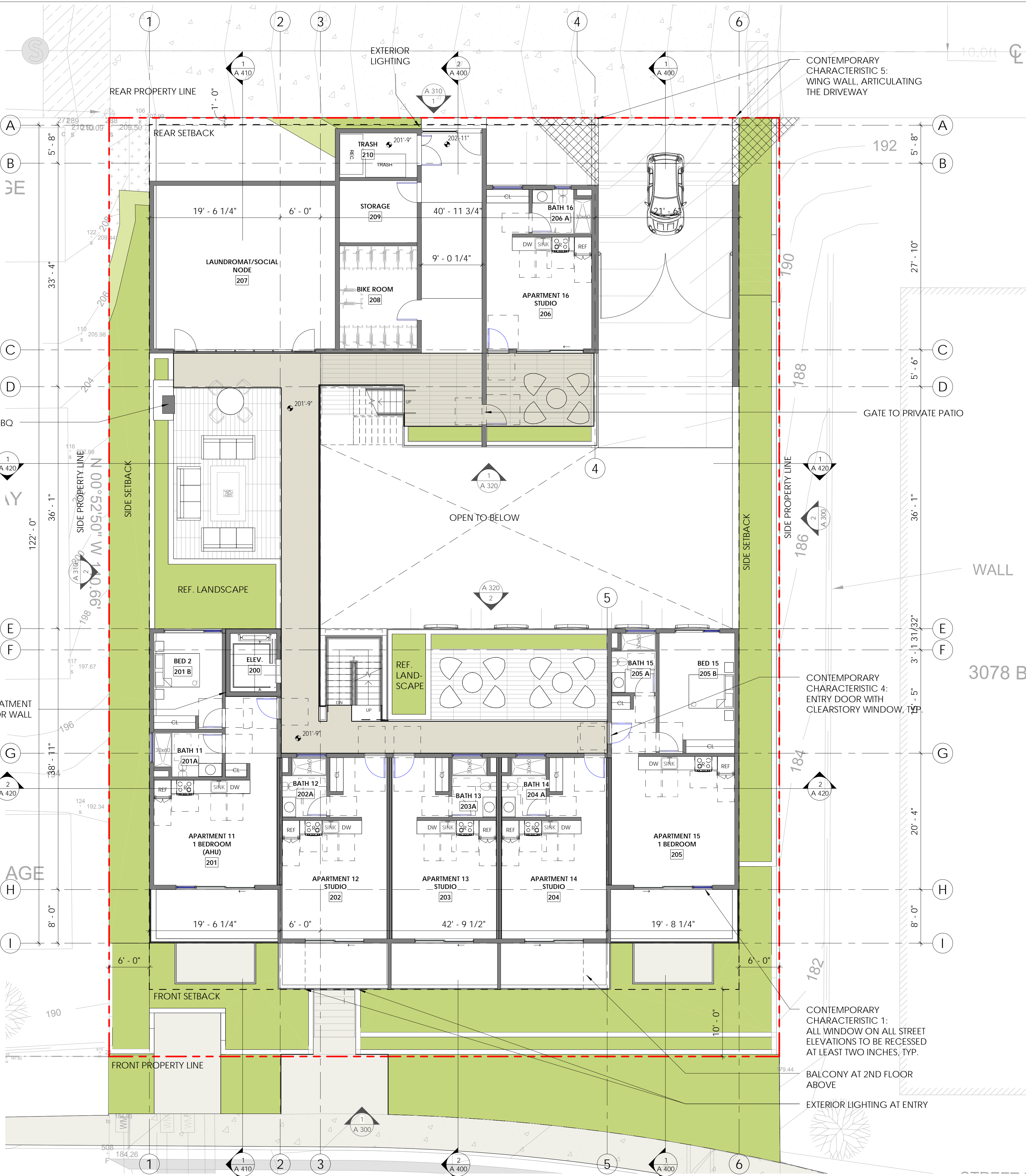
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03/24/17

Scale
SRA Project Number
1625

FLOOR PLAN -
LEVEL 1

A 210



PN .821°
N

3060

PTS# 525677

3060 BROADWAY
SAN DIEGO, CA 92102

APN: 539-542-18-00

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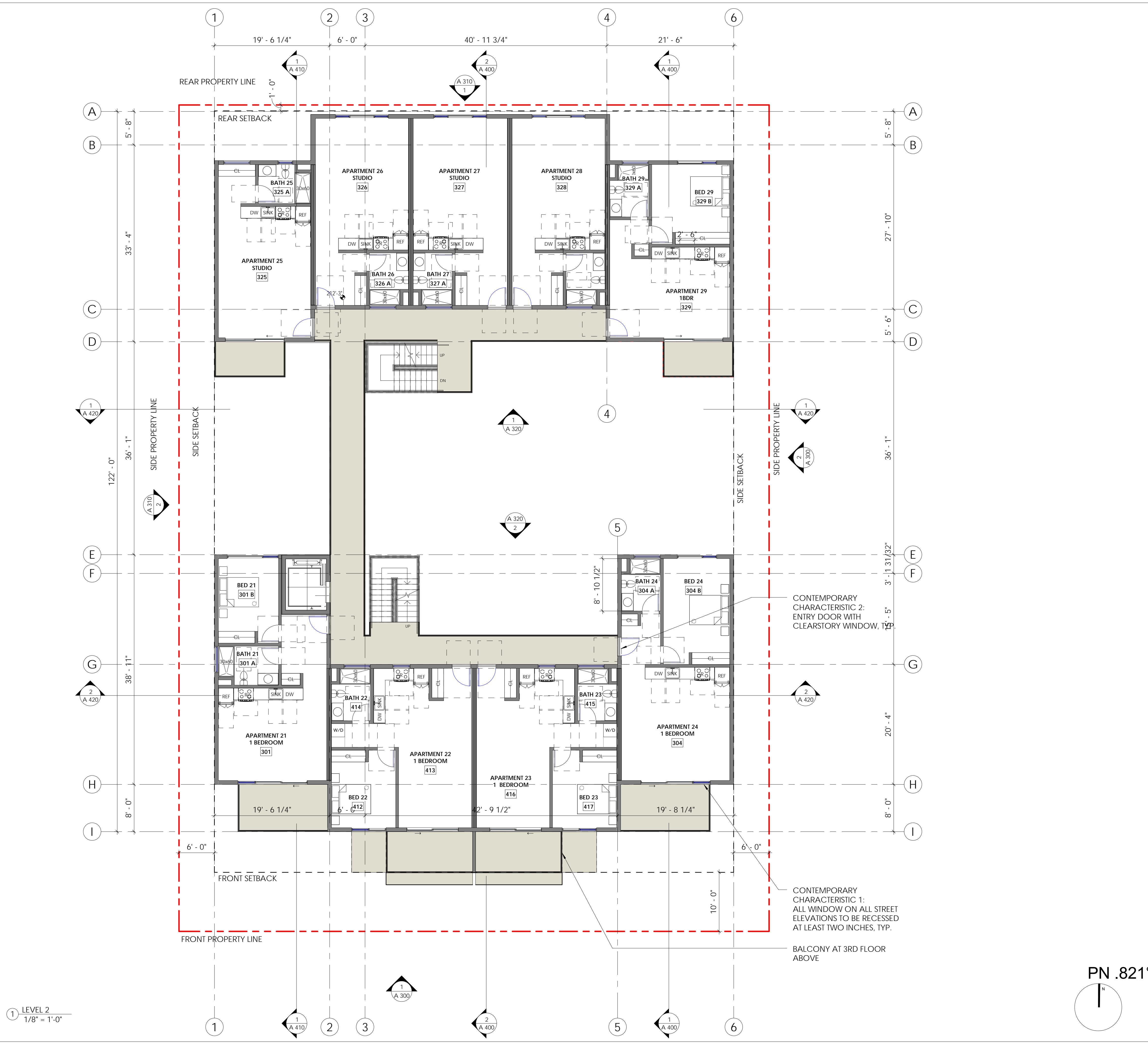
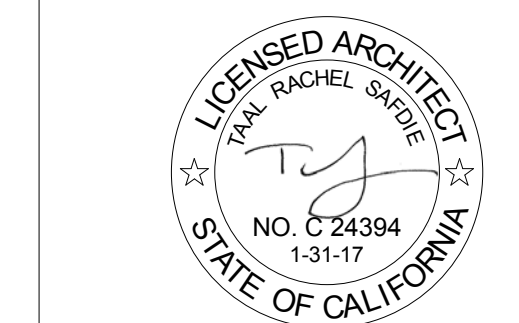
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Issue Date: 03/24/17
Scale:
SRA Project Number: 1625

FLOOR PLAN - LEVEL 2

A 220



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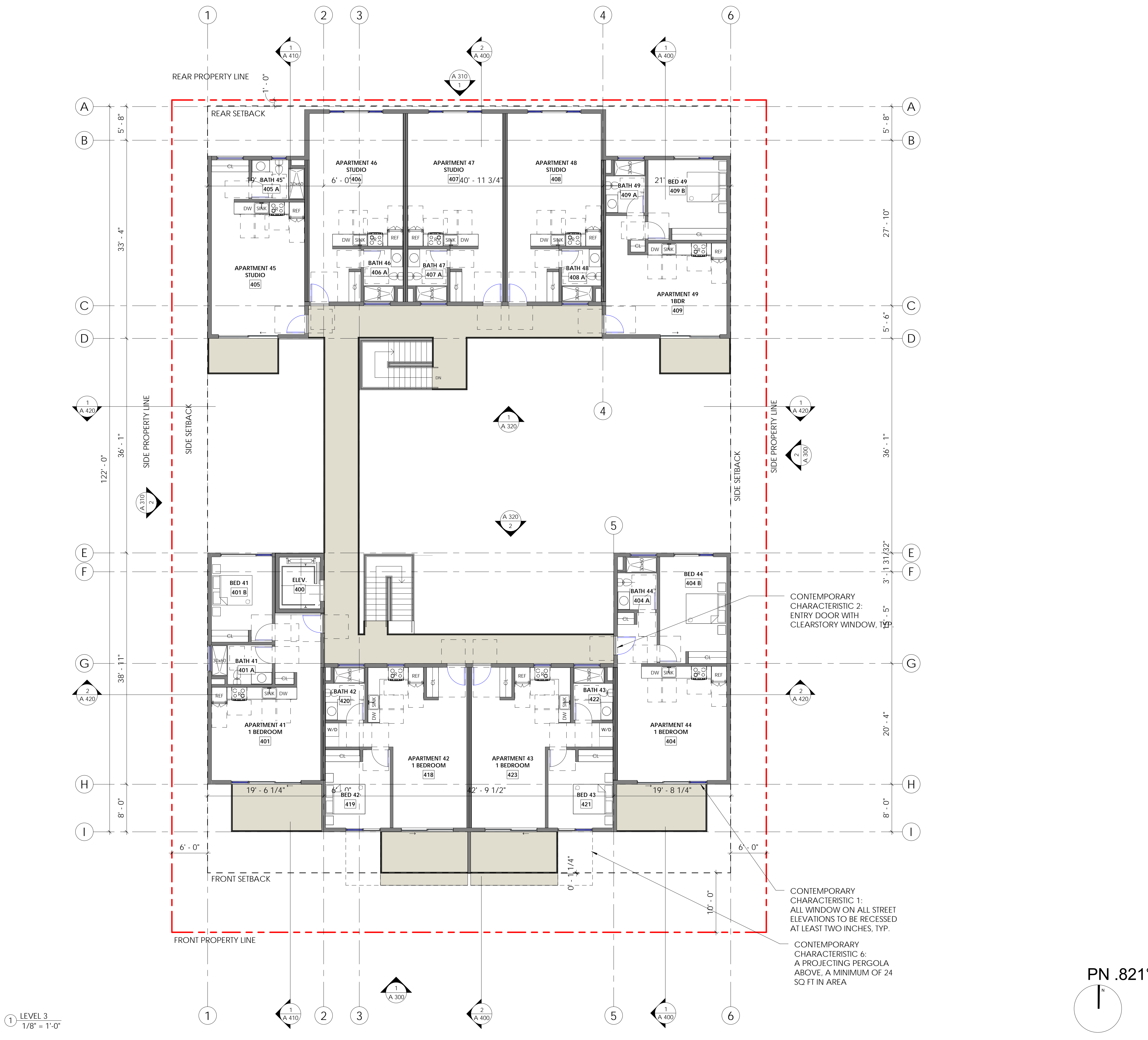
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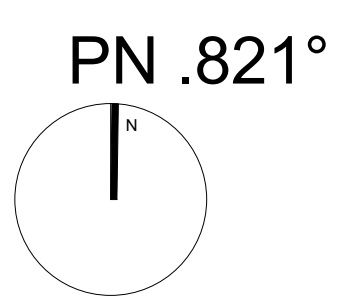
SRA Project Number: 1625

FLOOR PLAN - LEVEL 3

A 230



1 LEVEL 3
1/8" = 1'-0"



3060 BROADWAY

PTS# 525677

3060 BROADWAY
SAN DIEGO, CA 92102

APN: 539-542-18-00

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KEYNOTES

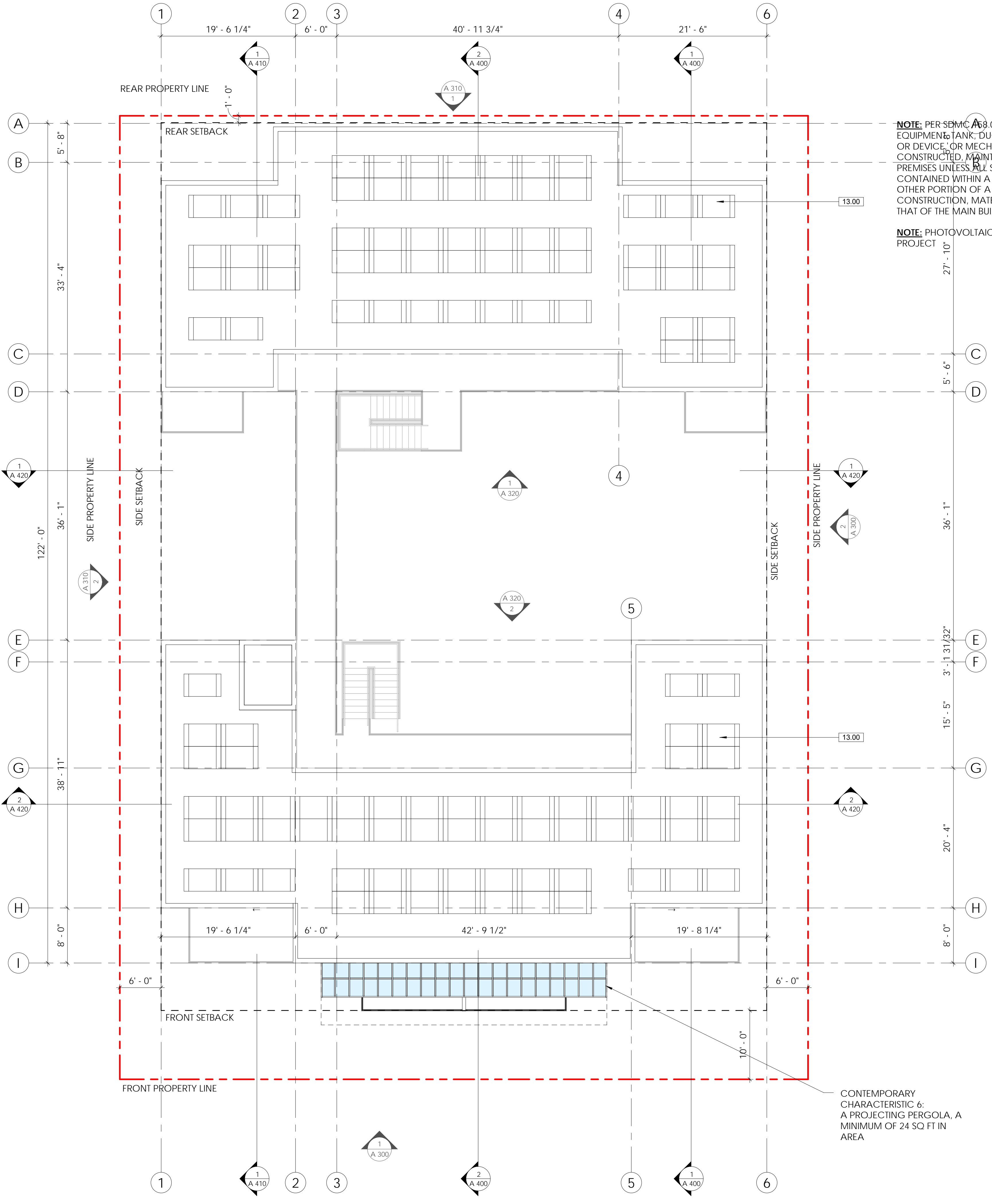
- 3.00 RETAINING WALL
- 3.10 CONCRETE STAIRS
- 3.20 PARKING RAMP
- 5.50 METAL STAIRS PAINTED
- 5.60 ALUMINUM RAIL & GLASS PANEL RAILING
- 5.80 WOOD SLAT GATE w/ BLACKENED STEEL STRUCTURE
- 8.20 ALUMINUM SLIDING DOOR SYSTEM
- 8.30 SOLID WOOD CORE DOORS
- 8.40 ALUMINUM WINDOW SYSTEM - OPERABLE
- 8.50 ALUMINUM WINDOW SYSTEM - FIXED
- 9.00 7/8" THREE COAT CEMENT PLASTER SANTA BARBARA FINISH
- 13.00 PHOTOVOLTAIC PANELS

NOTE: PER SDMC 68.0406, NO UTILITY EQUIPMENT, MECHANICAL EQUIPMENT, TANK, DUCT, ELEVATOR ENCLOSURE, COOLING TOWER OR DEVICE, OR MECHANICAL VENTILATOR SHALL BE ERRECTED, CONSTRUCTED, MAINTAINED, OR ALTERED ANYWHERE ON THE PREMISES UNLESS ALL SUCH EQUIPMENT AND APPURTENANCES ARE CONTAINED WITHIN A COMPLETELY ENCLOSED PENTHOUSE OR OTHER PORTION OF A BUILDING HAVING WALLS AND ROOFS WITH CONSTRUCTION, MATERIALS, COLORS AND APPEARANCE SIMILAR TO THAT OF THE MAIN BUILDING.

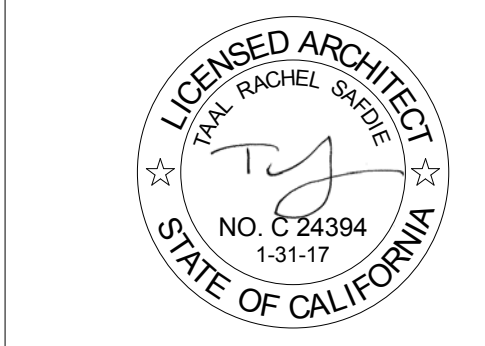
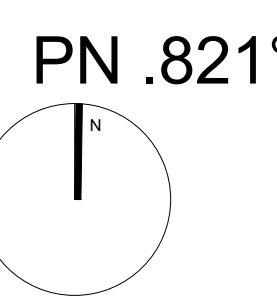
NOTE: PHOTOVOLTAIC SYSTEM WILL BE PROPOSED FOR THIS PROJECT

Attachment 11
Project Plans
Sheet 20 of 26

1 ROOF
1/8" = 1'-0"



CONTEMPORARY CHARACTERISTIC 6: A PROJECTING PERGOLA, A MINIMUM OF 24 SQ FT IN AREA



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ROOF PLAN

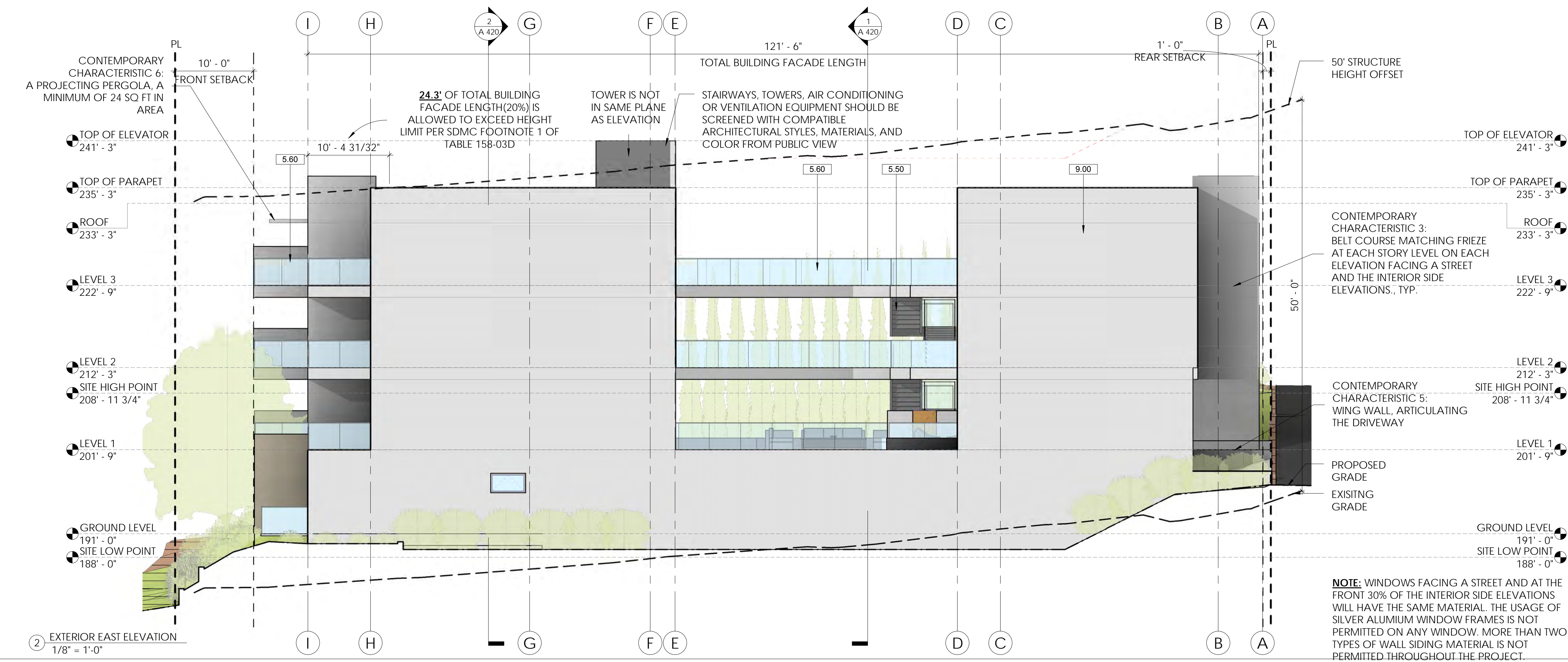
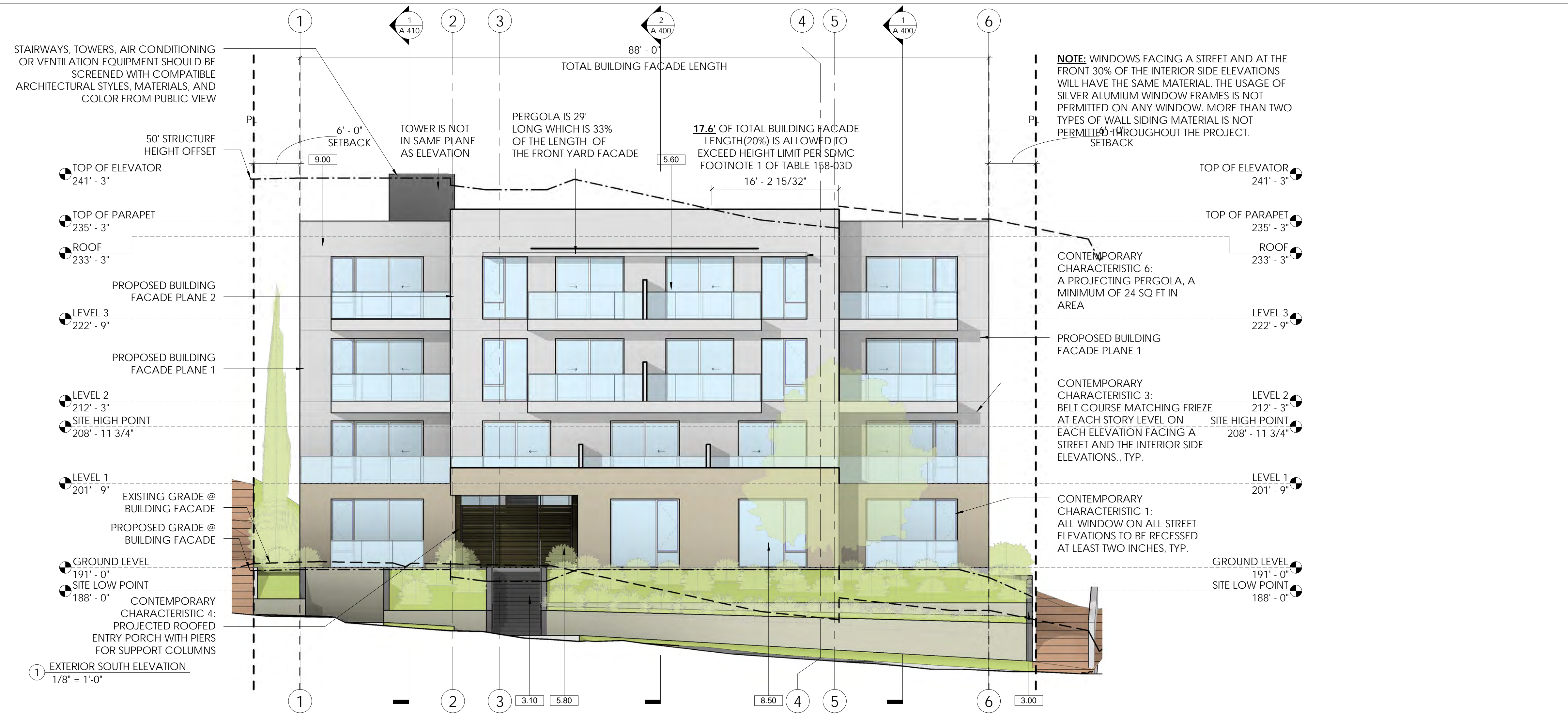
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- 5.60 ALUMINUM RAIL & GLASS PANEL RAILING
- 5.80 WOOD SLAT GATE w/ BLACKENED STEEL STRUCTURE
- 8.20 ALUMINUM SLIDING DOOR SYSTEM
- 8.30 SOLID WOOD CORE DOORS
- 8.40 ALUMINUM WINDOW SYSTEM - OPERABLE
- 8.50 ALUMINUM WINDOW SYSTEM - FIXED
- 9.00 7/8" THREE COAT CEMENT PLASTER SANTA BARBARA FINISH
- 13.00 PHOTOVOLTAIC PANELS



REVISIONS

Number	Description	Date
1	COMPLETENESS CHECK	12.01.2016
2	SITE DEVELOPMENT PERMIT	12.13.2016
3	SDP RESUBMITTAL	03.24.2017
4	SDP RESUBMITTAL	05.31.2017

ELEVATION NOTES

1. A MINIMUM OF 50 PERCENT OF ALL WINDOWS ON ALL STREET ELEVATIONS TO BE RECESSED AT LEAST TWO INCHES.
2. A MINIMUM OF ONE CLERESTORY WINDOW FOR EVERY TWO DWELLING UNITS.
3. BELT COURSE MATCHING FRIEZE AT EACH STORY LEVEL ON EACH ELEVATION FACING A STREET AND ON AT LEAST THE FRONT 30 PERCENT OF THE INTERIOR SIDE ELEVATIONS.
4. PROJECTED ROOFED ENTRY PORCH WITH PIERS FOR SUPPORT COLUMNS. PORCH TO BE A MINIMUM OF 24 SQUARE FEET IF IT SERVES ONE OR TWO ENTRANCE DOORS AND 10 SQUARE FEET PER ENTRANCE FOR IF IT SERVES MORE THAN TWO.
5. WING WALL, ARTICULATING THE DRIVEWAY.
6. A PROJECTING PERGOLA, A MINIMUM OF 24 SQUARE FEET IN AREA.



Issue Date
03/24/17
Scale
SRA Project Number
1625

EXTERIOR ELEVATIONS

A 300

3060
BROADWAY

PTS# 525677

3060 BROADWAY
SAN DIEGO, CA 92102
APN: 539-542-18-00

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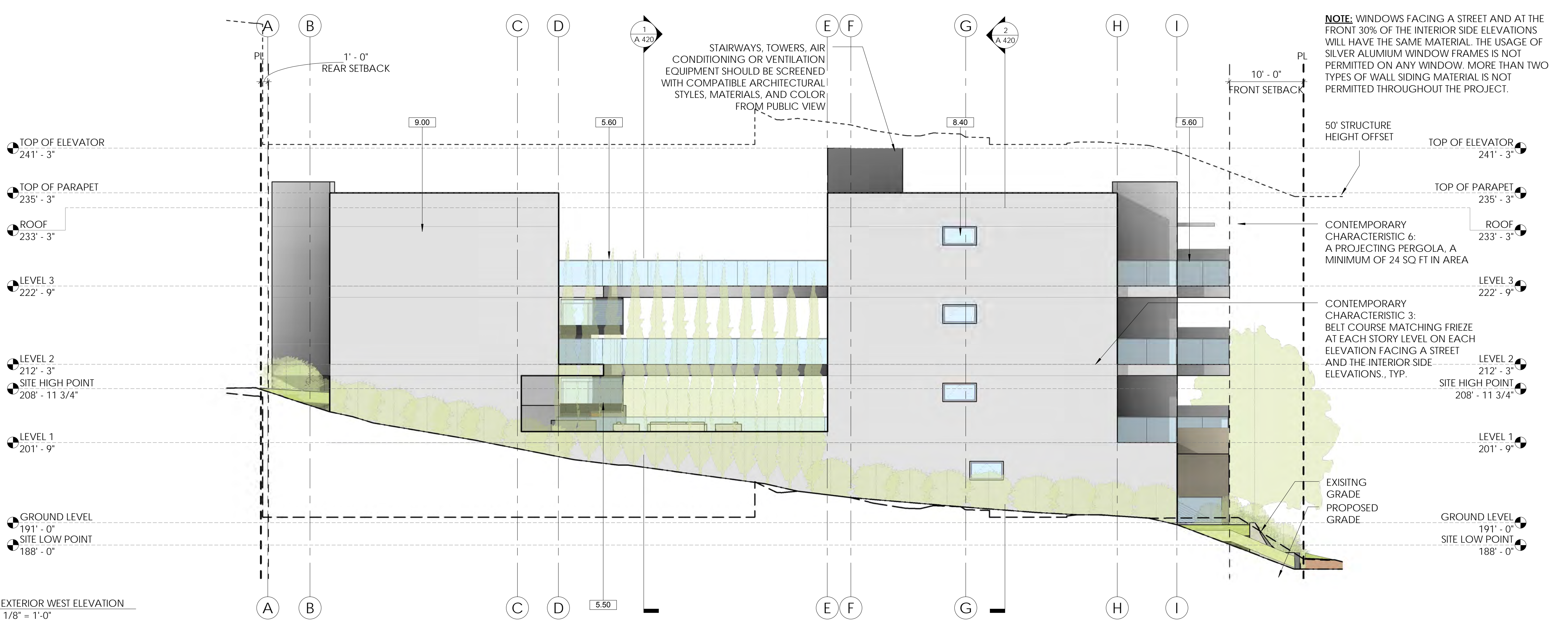
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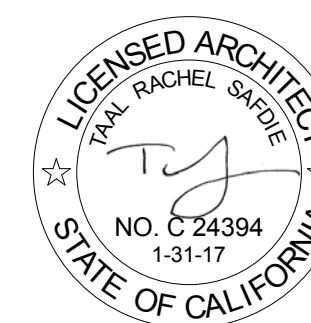
KEYNOTES

- 3.00 RETAINING WALL
- 3.10 CONCRETE STAIRS
- 3.20 PARKING RAMP
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Issue Date
03/24/17

SRA Project Number
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EXTERIOR ELEVATIONS

A 310

3060
BROADWAY

PTS# 525677

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APN: 539-542-18-00

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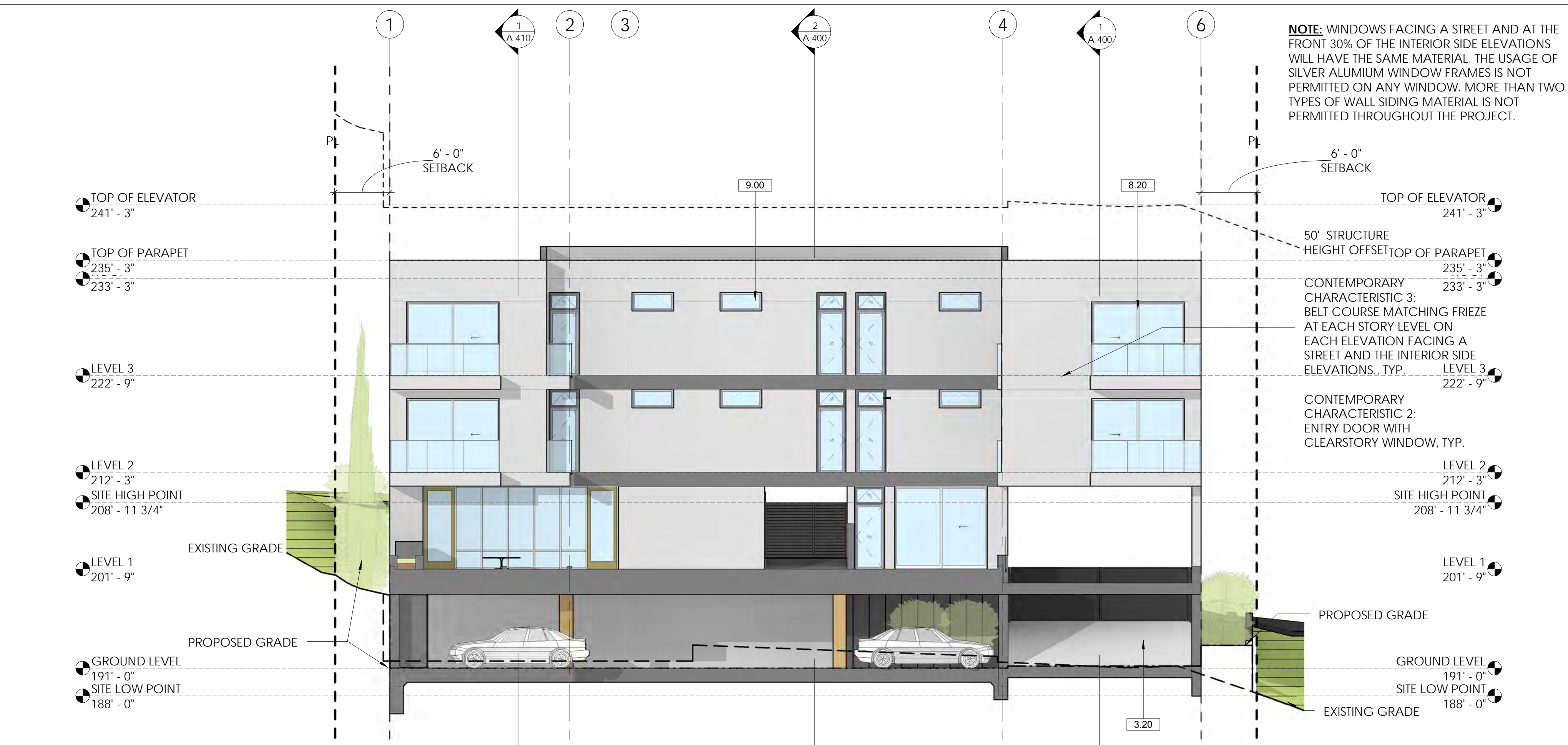
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1 COURTYARD SOUTH ELEVATION
1/8" = 1'-0"



2 COURTYARD NORTH ELEVATION
1/8" = 1'-0"

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Issue Date: 03/24/17
Scale:

SRA Project Number: 1625

COURTYARD ELEVATIONS

A 320

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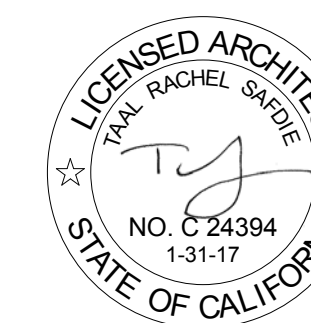
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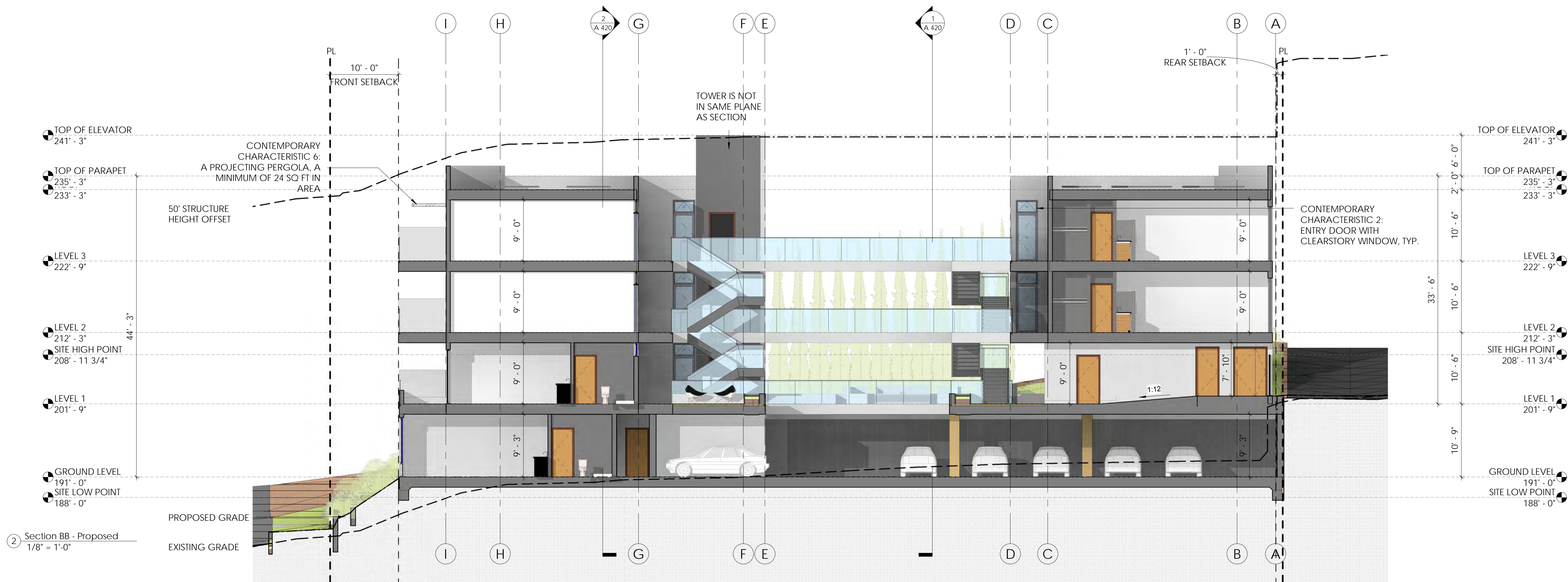
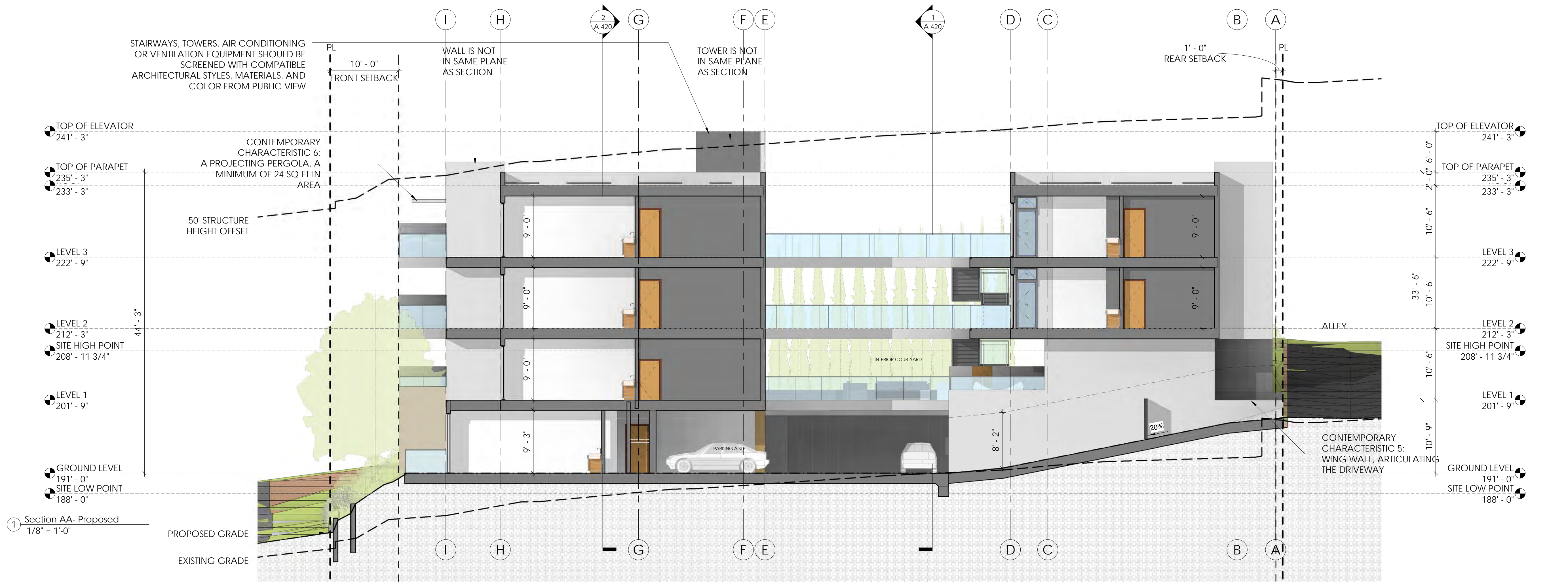
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Scale

SRA Project Number
1625

SECTIONS

A 400



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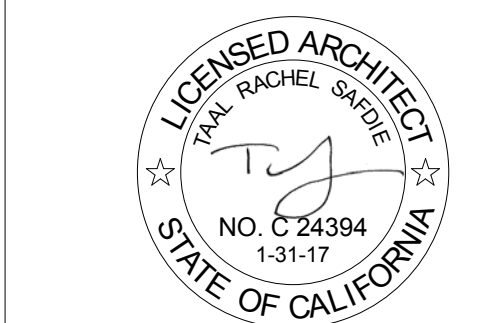
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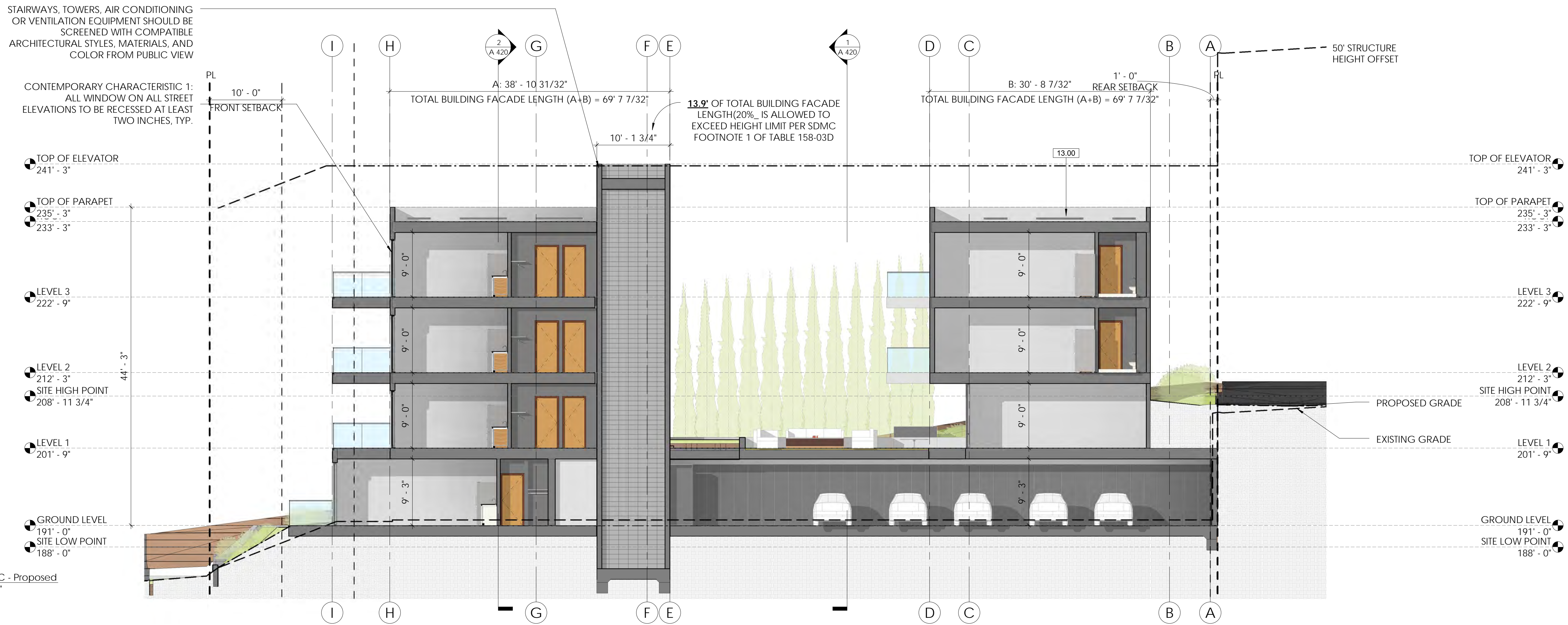
SRA Project Number: 1625

SECTIONS

A 410

STAIRWAYS, TOWERS, AIR CONDITIONING OR VENTILATION EQUIPMENT SHOULD BE SCREENED WITH COMPATIBLE ARCHITECTURAL STYLES, MATERIALS, AND COLOR FROM PUBLIC VIEW

CONTEMPORARY CHARACTERISTIC 1: ALL WINDOW ON ALL STREET ELEVATIONS TO BE RECESSED AT LEAST TWO INCHES, TYP.



1 Section CC - Proposed
1/8" = 1'-0"

3060 BROADWAY

PTS# 525677

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SAN DIEGO, CA 92102
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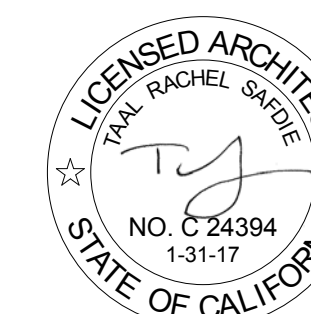
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SECTIONS

A 420

