



Overlay Zone (Non-Appealable Area 2), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal), and is within the Pacific Beach Community Plan and Local Coastal Program Area. The property is surrounded by a mix of residential and commercial uses.

This project proposes to construct four units, totaling 8,105 square-feet. The total lot size is 6,244 square-feet. Nine parking spaces are required and 9 parking spaces are proposed. Currently the project site is developed as a parking lot, with access from both the alley and Hornblend Street. As part of this project, vehicular access will be taken from the alley and the driveway access at Hornblend Street will be removed. This will improve the pedestrian experience along Hornblend Street by reducing pedestrian and vehicle conflicts, along with providing additional space for parkway landscaping.

The proposed condominium subdivision requires a Tentative Map (TM), pursuant to Land Development Code (LDC) §126.0702. The proposed development, including the proposed subdivision, requires a Coastal Development Permit (CDP) and Tentative Map, Process Three.

#### Waiver of Requirement to Underground Utilities

In accordance with LDC §144.0242(c), the applicant has requested a waiver of the requirement to underground the existing overhead utilities within the boundary of the subdivision, or within the abutting public rights-of-way. The project site is located in Block 2Y1 of the City's Undergrounding Master Plan. This block is not scheduled for undergrounding until 2056 and funds are unallocated. (Attachment 10) A waiver request may be granted if at least one of the factors listed in LDC §144.0242(c) applies to the project. In this case, the applicant has cited two supporting facts for the waiver:

1. LDC §144.0242(c)(1)(B): The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and,
2. LDC §144.0242(c)(2)(C): the cost of conversion would increase the cost per unit for proposed residential development by more than one percent.

Staff can support the applicant's request for a waiver to the requirement to underground utilities, based on the supporting facts listed above.

#### CONCLUSION

A Coastal Development Permit and Tentative Map for the proposed four dwelling unit condominium development may be approved if the decision maker finds that the proposed project and division of land complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed development and found it to be in conformance with the applicable sections of the San Diego Municipal Code regulating Coastal Development, Tentative Maps and land use policies. Staff has determined that the required findings can be made and recommends approval of the project as proposed.

ALTERNATIVE

1. Approve Coastal Development Permit No. 1395123 and Tentative Map No. 1395124, with modifications.
2. Deny Coastal Development Permit No. 1395123 and Tentative Map No. 1395124, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Alex Hempton, AICP  
Development Project Manager

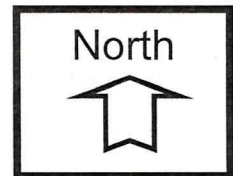
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Coastal Permit Resolution with Findings
6. Draft Coastal Permit with Conditions
7. Draft Tentative Map Resolution
8. Copy of Notice of Environmental Exemption
9. Tentative Map No. 1395124
10. City's Undergrounding Master Plan for Block 1E
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Notice of Public Hearing
14. Photo Survey
15. Project Plans (11 x 17) – Full-size for Hearing Officer

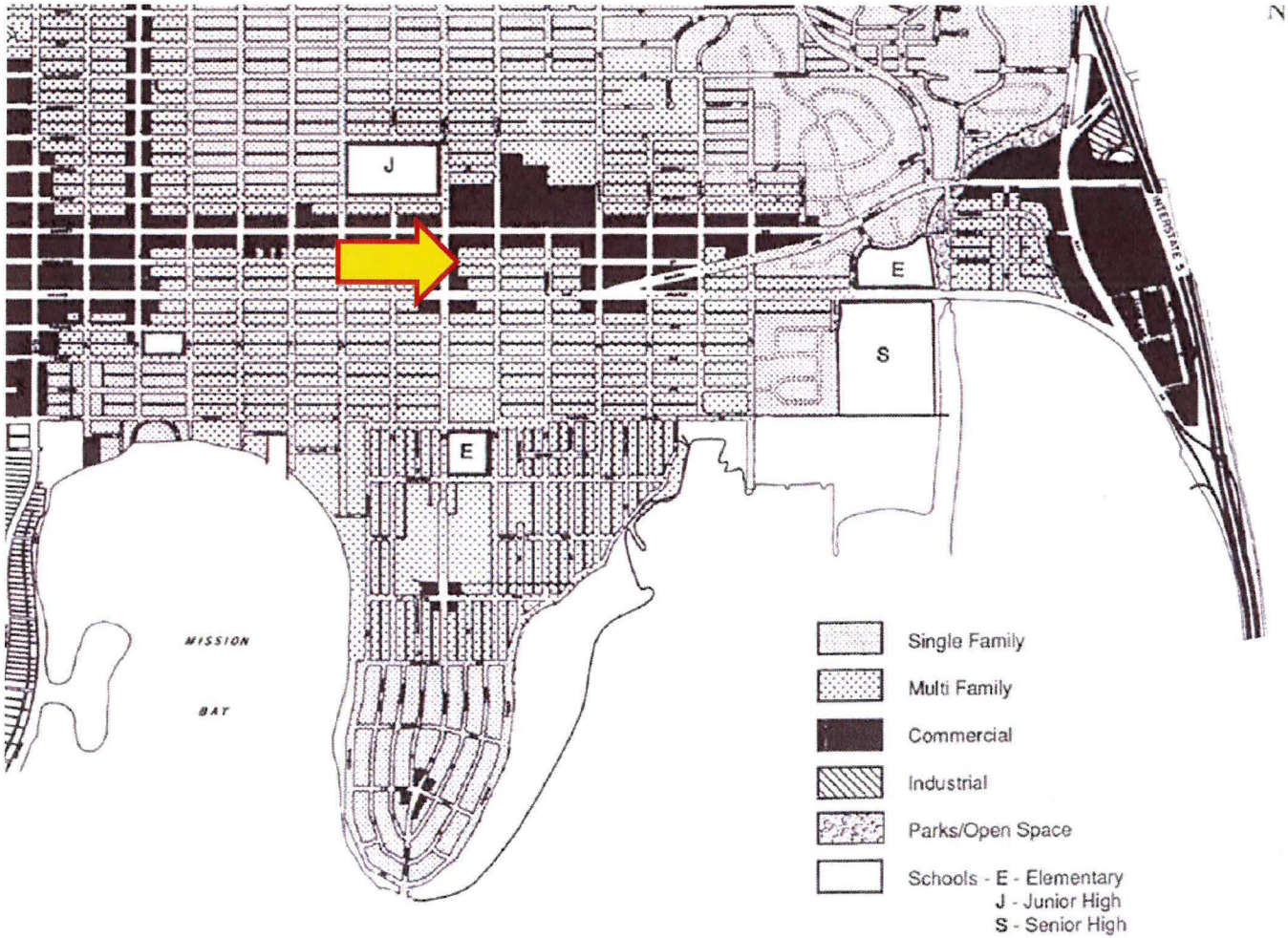


# Aerial Photo

Playa Pacifica Duplexes, 1625 Hornblend Street  
PROJECT NO. 398708



Designated as "Multi Family" Residential



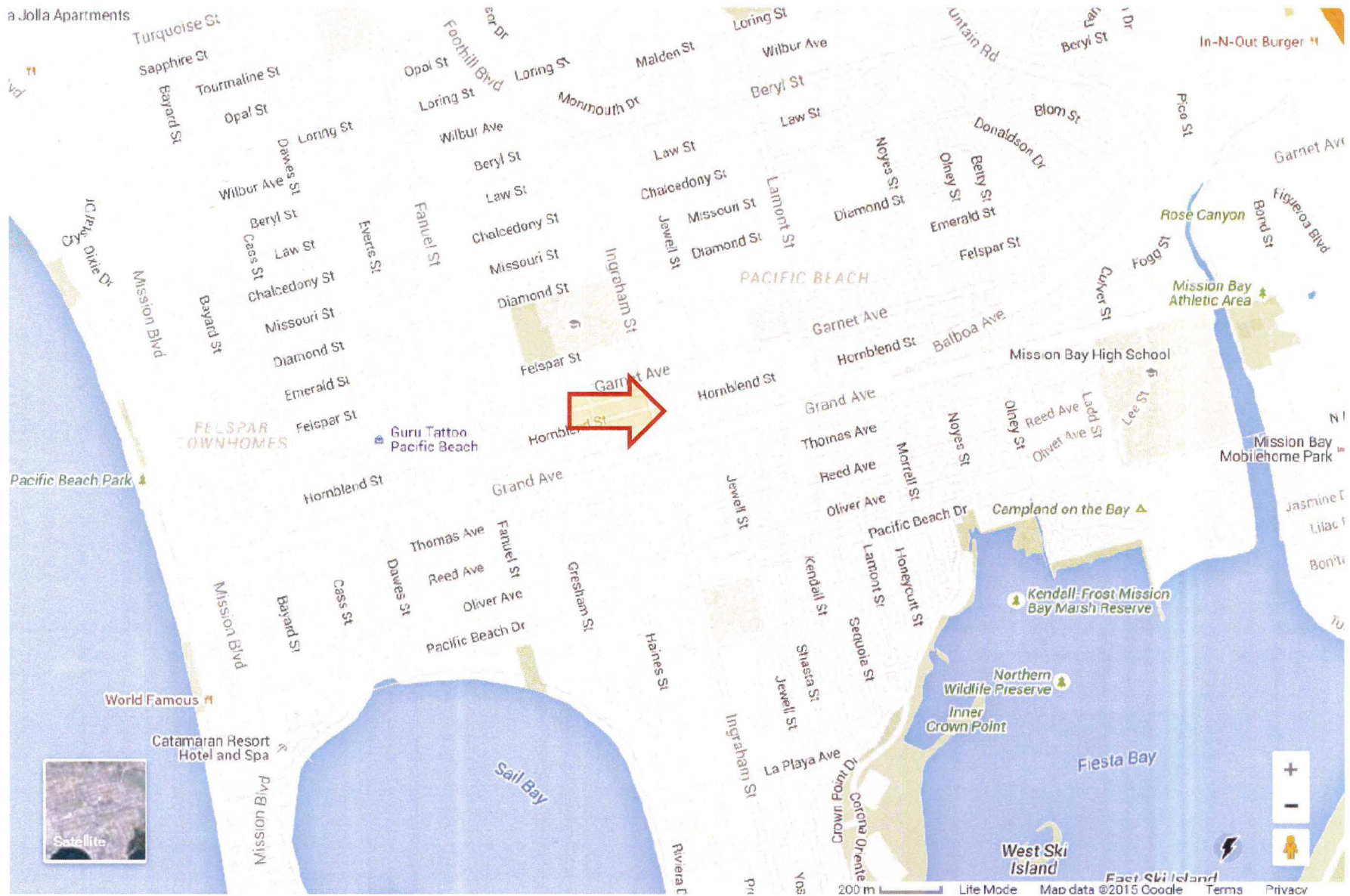
Community Land Use Map



## Land Use Map

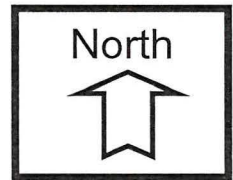
Playa Pacifica Duplexes, 1625 Hornblend Street  
PROJECT NO. 398708





# Project Location Map

Playa Pacifica Duplexes, 1625 Hornblend Street  
**PROJECT NO. 398708**



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Playa Pacifica Duplexes	
<b>PROJECT DESCRIPTION:</b>	Coastal Development Permit (CDP) and Tentative Map (TM) to construct two new three-story duplexes, totaling 8,105 square-feet, and containing four residential condominium units on a 6,244 square-foot lot currently improved with a parking lot.	
<b>COMMUNITY PLAN AREA:</b>	Pacific Beach	
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit & Tentative Map	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Multi-Family Residential	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> RM-2-5 <b>HEIGHT LIMIT:</b> 30 feet <b>LOT SIZE:</b> 6,244 square-feet <b>FLOOR AREA RATIO:</b> 1.35 (1.30 proposed) <b>FRONT SETBACK:</b> 15'/20' <b>SIDE SETBACK:</b> 4' <b>STREETSIDE SETBACK:</b> n/a <b>REAR SETBACK:</b> 5' <b>PARKING:</b> 9 parking spaces required		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential, RM-2-5	Residential
<b>SOUTH:</b>	Commercial, CC-4-2	Commercial
<b>EAST:</b>	Residential, RM-2-5	Residential
<b>WEST:</b>	Residential, RM-2-5	Residential
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On March 25, 2015, the Pacific Beach Planning Group voted 11-1-0 to recommend approval of this project.	

**HEARING OFFICER RESOLUTION NO. XXXX  
COASTAL DEVELOPMENT PERMIT NO. 1395123  
PLAYA PACIFICA DUPLEXES - PROJECT NO. 398708**

WHEREAS, J D HOMES, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to construct two three-story duplexes, totaling 8,105 square-feet, containing four residential condominium units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1395123), on portions of a 0.14-acre property;

WHEREAS, the project site is located at 1625 Hornblend Street in the Coastal Overlay Zone (Non-Appellable Area 2), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal), in the RM-2-5 zone of the Pacific Beach Community Plan and Local Coastal Program Area;

WHEREAS, the project site is legally described as Lots 7 and 8 in Block 236 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof Nos. 697 and 854, filed in the Office of the County Recorder of San Diego County, January 8, 1892 and September 28, 1891;

WHEREAS, on September 9, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1395123, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on August 7, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332 (In-Fill Development Projects) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 September 9, 2015.

FINDINGS:

**Coastal Development Permit - Section 126.0708**

- 1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan; and**

The 0.14-acre project site is currently improved with a paved parking lot. The development proposes to construct two new 8,105 square-foot duplexes containing four condominium units. The project site is located approximately five blocks from Mission Bay, which is located to the south. The development is contained within the existing legal lot, is surrounded by existing residential and commercial developments, no environmentally sensitive lands are present, and the



project will not encroach upon any existing or proposed physical access to the coast. The project site is not located on or adjacent to an identified visual access corridor. The project site is situated along Hornblend Street, within a developed residential and mixed-use commercial neighborhood. The proposed buildings comply with the RM-2-5 development regulations, as well as the Coastal 30-foot Height Limit Overlay Zone, and the proposed structures will protect and enhance the identified public views to and along the ocean.

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

The 0.14-acre project site is currently improved with a paved parking lot. The new development will consist of two residential duplexes totaling 8,105 square-feet. The project site is surrounded by existing commercial and residential development. No environmentally sensitive lands are present on site. The City's Engineering Review section has evaluated the project's Water Quality Report. Best Management Practices (BMPs) will be implemented in order to reduce storm water pollution. The environmental review determined that the project would not have a significant environmental effect on environmentally sensitive lands and was found to be exempt from environmental review under CEQA Guidelines Section 15332 (In-fill Development Projects). The proposed project is located on a site that has been previously disturbed and no environmentally sensitive lands are present on site. Therefore, the development will not adversely affect environmentally sensitive lands.

**3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program; and**

The proposed two duplexes, totaling 8,105 square-feet, with four condominium units, is located on a site which has a Multi-Family Residential land use designation in the Pacific Beach Community Plan and Local Coastal Program. The project complies with the development regulations of the RM-2-5 zone and no deviations are requested. The project is located within the Coastal 30-foot Height Limit Overlay Zone and does not exceed the height limit. During environmental review, it was determined that the project was exempt under the CEQA Guidelines Section 15332 (In-fill Development Projects). Due to these factors, the proposed development is found to be in compliance with the City of San Diego adopted Pacific Beach Community Plan and Local Coastal Land Use Plan.

**4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The 0.14-acre site is located within a well developed residential and mixed-use commercial neighborhood. The project site is located approximately four blocks from the nearest first public road and the sea. The project site is not located between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. Development of the project will be fully within the private property. The project site is approximately five blocks from Mission Bay. There is no identified public access or public recreation area on or adjacent to the project site. The proposed duplexes are contained within the legal lot area and these stated

resources will not be impaired by the development or subdivision of this property. The proposed project is designed to take access off the existing public alley, with nine off-street parking spaces. The project will close access off Hornblend Street, which will enhance the pedestrian design of the street by reducing pedestrian and vehicular conflicts and increasing the level of landscaping in the parkway. The project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1395123, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1395123, a copy of which is attached hereto and made a part hereof.

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Alex Hempton, AICP  
Development Project Manager  
Development Services

Adopted on: September 9, 2015

Job Order No. 24005353

**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**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005353

**COASTAL DEVELOPMENT PERMIT NO. 1395123  
PLAYA PACIFICA DUPLEXES, PROJECT NUMBER 398708  
HEARING OFFICER**

This COASTAL DEVELOPMENT PERMIT (CDP) NO. 1395123 is granted by the HEARING OFFICER of the City of San Diego to J D HOMES, LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.14 -acre site is located at 1625 Hornblend Street in the Coastal Overlay Zone (Non-Appellable Area 2), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal), in the RM-2-5 zone of the Pacific Beach Community Plan and Local Coastal Program Area. The project site is legally described as: Lots 7 and 8 in Block 236 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof Nos. 697 and 854, filed in the Office of the County Recorder of San Diego County, January 8, 1892 and September 28, 1891.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct two three-story duplexes, totaling 8,105 square-feet, containing four residential condominium units, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 9, 2015, on file in the Development Services Department.

The project shall include:

- a. Two three-story duplexes, totaling 8,105 square-feet, and containing four residential condominium units;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;

- d. 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; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. **This permit must be utilized by September 23, 2018.**
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

## ATTACHMENT 6

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.

### **AFFORDABLE HOUSING REQUIREMENTS:**

11. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC §142.1301 et seq.).

**ENGINEERING REQUIREMENTS:**

12. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway, on Hornblend Street, with City standard curb and gutter, satisfactory to the City Engineer.
13. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
14. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
15. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
16. Prior to the issuance of any foundation inspection, the Owner/Permittee shall submit an building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying the pad elevation based on USGS datum is consistent with Exhibit 'A', satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

17. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A" Landscape Development Plan.
18. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).
19. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

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

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

**PLANNING/DESIGN REQUIREMENTS:**

22. 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.

23. 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.

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

25. 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:**

26. Owner/Permittee shall maintain a minimum of **nine (9)** 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.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

27. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director, the City Engineer.

28. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) [BFPD], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

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

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

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on September 9, 2015 and HO-XXXX.



ATTACHMENT 6

Permit Type/PTS Approval No.: CDP No. 1395123

Date of Approval: 9/9/2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Alex Hempton, AICP  
Development Project Manager

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

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

**J D HOMES, LLC**  
Owner/Permittee

By \_\_\_\_\_

JAMES V. PARZIALE  
MANAGER

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

HEARING OFFICER RESOLUTION NUMBER R-\_\_\_\_\_

TENTATIVE MAP NO. 1395124, PLAYA PACIFICA  
DUPLEXES – PROJECT NO. 398708.

WHEREAS, JD Homes, LLC, Subdivider, and David V. Caron, Engineer, submitted an application to the City of San Diego for a tentative map (Tentative Map No. 1395124) for the Playa Pacifica Duplexes, a four-unit condominium development, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 1625 Hornblend Street, in the RM-2-5 zone of the Pacific Beach Community Plan. The property is legally described as Lots 7 and 8 in Block 236 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof Nos. 697 and 854, filed in the Office of the County Recorder of San Diego County, January 8, 1892 and September 28, 1891; and

WHEREAS, the Map proposes the Subdivision of a 0.14 acre-site into one (1) lot with four (4) proposed condominium units; and

WHEREAS, on August 7, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is four (4); and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) as the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and the cost of conversion would increase the cost per unit for proposed residential development by more than one percent; and

WHEREAS, on September 9, 2015, the Hearing Officer of the City of San Diego considered Tentative Map No. 1395124, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section 125.0440 and 144.0240, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1395124:

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

This project proposes to construct two duplexes, totaling 8,105 square-feet. Two existing lots will be combined to one lot and the two duplexes will contain four residential condominium units. The proposed project is located at 1625 Hornblend Street, within the RM-2-5 zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal), and is within the Pacific Beach Community

Plan and Local Coastal Program Area. The property is surrounded by a mix of residential and commercial uses. The project complies with the development regulations of the RM-2-5 zone and no deviations are requested. The project is located within the Coastal Height Limit Overlay zone, which limits development to a total height of 30-feet, and the project complies with that requirement. This project is consistent with the Pacific Beach Community Plan and Local Coastal Program which designates this area for multi-family residential development. Based on this analysis, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

This project proposes to construct two duplexes, totaling 8,105 square-feet. Two existing lots will be combined to one lot and the two duplexes will contain four residential condominium units. The proposed project is located at 1625 Hornblend Street, within the RM-2-5 zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal), and is within the Pacific Beach Community Plan and Local Coastal Program Area. The property is surrounded by a mix of residential and commercial uses. The project complies with the development regulations of the RM-2-5 zone and no deviations are requested. The project is located within the Coastal Height Limit Overlay zone, which limits development to a total height of 30-feet, and the project complies with that requirement. This project is consistent with the Pacific Beach Community Plan and Local Coastal Program which designates this area for multi-family residential development. The request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) as the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and the cost of conversion would increase the cost per unit for proposed residential development by more than one percent. Based on this analysis, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

**3. The site is physically suitable for the type and density of development.**

The proposed development is located on a 6,244 square-foot lot, currently improved with a paved parking lot, which is zoned RM-2-5. The project proposes two duplexes, totaling 8,105 square-feet. This type of residential development and density are permitted by both the zone development regulations and the Pacific Beach Community Plan and Local Coastal Program. The site is located 70 feet above sea-level and is flat. The site is identified as being in geologic hazard code area 52, which is identified as "other level areas... favorable geologic structure, low risk." The site is surrounded by existing commercial and residential development and this in-fill development site is physically suitable for the type and density of development.

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

This development is proposed on a 6,244 square-foot lot currently improved with a paved parking lot. The project proposes to construct two duplexes, totaling 8,105 square-feet. No environmentally sensitive lands are located on the project site. The project's potential storm water impacts have been reviewed by the City's Engineering Review section and a Water Quality Report has been prepared to indicate which Best Management Practices (BMPs) will be applied to this project. General BMPs will be applied to this project during and after construction. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

This project proposes the construction of two duplexes, totaling 8,105 square-feet on an existing 6,244 square-foot lot currently improved with a paved parking lot. The project has been designed in conformance with the RM-2-5 zone development regulations and no deviations are requested. The project is also consistent with the Pacific Beach Community Plan and Local Coastal Program, which designates this area for multi-family residential development. Prior to the issuance of construction permits, the project shall submit detailed construction drawings which will be reviewed for compliance with applicable building codes. The development will be required to comply with applicable codes and City standards. The City's review of the construction documents, issuance of construction permits, and inspection of the project will help ensure that the development will be safe and built according to the required standards. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public safety, and welfare.

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

The 6,244 square-foot lot does not contain any easements that have been acquired by the public at large for access through or use of property within the proposed subdivision. The Tentative Map proposes one lot with four condominium units contained within two duplexes. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

The proposed project involves the creation of one 6,244 square-foot lot with a subdivision consisting of four residential condominium units. The development consists of two residential duplexes which include operable windows and roof decks. The design of the project takes advantage of San Diego's Mediterranean climate which allows for the use of passive heating and cooling opportunities. Two street trees are proposed, which should reach a future height of 25-feet with a spread of 30-feet. These trees will provide some natural shading to the property which should reduce the need for cooling. The project has also been designed to take

advantage of air cross-flow for natural cooling. Since the four condominium units are located within two side-by-side duplexes, which appear as one building, the building should require less artificial heating. The close proximity of the units and buildings should retain heat, resulting in less heat loss from the units and less need for artificial heating than a comparable detached residential unit. The project also qualifies for processing under the City's Sustainable Buildings Expedite Program. This means that 50 percent of the electric energy needs for the development will be provided by on-site photovoltaic panels, which will reduce overall energy use of the development. Therefore, based on the design of the proposed subdivision, the design allows for passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.**

The proposed project results in the creation of one lot and four condominium units located within two new residential duplexes. The applicant has chosen the option of paying an in-lieu fee to meet their affordable housing requirement rather than provide the dwelling units, as determined by the San Diego Housing Commission. Balanced needs for public facilities were taken into consideration with the development of the Pacific Beach Community Plan and the projected build-out with the applied zone designations. The subdivision of this parcel into four residential condominium units is consistent with what was anticipated in the community plan. Environmentally Sensitive Lands are not present on the site. The project design has taken into account the best use of the land to minimize grading. The decision maker has reviewed the administrative record including the project plans, the environmental determination, and has heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of one lot with four residential condominium units is consistent with the housing needs anticipated for the Pacific Beach Community Planning area.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 1395124, is hereby granted to JD Homes, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By

\_\_\_\_\_  
Alex Hempton, AICP  
Development Project Manager

Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24005353

Revised: May 19, 2014 by WJZ

HEARING OFFICER  
CONDITIONS FOR TENTATIVE MAP NO. 1395124, PLAYA PACIFICA  
DUPLEXES - PROJECT NO. 398708

ADOPTED BY RESOLUTION NO. R-XXXX ON September 9, 2015

**GENERAL**

1. This Tentative Map will expire on September 23, 2018.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Parcel Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Parcel Map shall conform to the provisions of Coastal Development Permit No. 1395123.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

Project No. 398708  
TM No. 1395124



**AFFORDABLE HOUSING**

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

**ENGINEERING**

8. The Subdivider shall install a new City standard street light adjacent to the project site on Hornblend Street.
9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
10. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
11. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

**MAPPING**

12. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
13. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
14. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

15. The Parcel Map shall:
- a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

**PUBLIC UTILITIES DEPARTMENT**

16. Prior to the recording of the Parcel Map, all public water and sewer facilities shall be permitted and bonded in a manner satisfactory to the Public Utilities Director and the City Engineer.

**INFORMATION:**

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

Project No. 398708  
TM No. 1395124

## ATTACHMENT 7

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24005353

Project No. 398708  
TM No. 1395124



THE CITY OF SAN DIEGO

Date of Notice: August 7, 2015

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24005353

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**PROJECT NAME/NUMBER:** PLAY PACIFICA DUPLEXES / 398708

**COMMUNITY PLAN AREA:** Pacific Beach Community Plan

**COUNCIL DISTRICT:** 2

**LOCATION:** 1625 Hornblend Street, San Diego, CA 92109

**PROJECT DESCRIPTION:** COASTAL DEVELOPMENT PERMIT and TENTATIVE MAP to demolish an existing surface parking lot and construct four residential condominium units within two, three-story duplex buildings for a total of 8,105-square-feet. The proposed project would conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The 0.14 acre (6,244.25-square-feet) project site is located at 1625 Hornblend Street. The project site is designated for low-medium residential development (9 - <15 dwelling units per acre) and zoned RM-2-5 zone within the Pacific Beach Community Plan and Local Coastal Program. Additionally, the project site is within the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, and Parking Impact Overlay Zone (Coastal). (LEGAL DESCRIPTION: Lots 7 and 8 in Block 236 of Pacific Beach, Map Nos. 697 and 854.)

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

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332 (In-Fill Development Projects)

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332, which allows for construction of in-fill development where the project meets the following conditions: the project is consistent with the general plan and all applicable general plan policies, as well as with applicable zoning designations and regulations; the project is located within the city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the project site can be adequately served by all required utilities and public services. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were identified; the project is not adjacent to

a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**DEVELOPMENT PROJECT MANAGER:** Alexander Hempton  
**MAILING ADDRESS:** 1222 First Avenue, MS501, San Diego CA 92101  
**PHONE NUMBER:** 619-446-5349

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On August 7, 2015, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (August 21, 2015). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

**LEGAL DESCRIPTION:**

LOTS 7 AND 8 IN BLOCK 236 OF PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAPS THEREOF NOS. 697 AND 694, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 8, 1892 AND SEPTEMBER 28, 1891

**SITE ADDRESS:**

1625 HORNBLEND STREET  
SAN DIEGO, CA 92109

**SITE AREA:**

TOTAL SITE AREA (GROSS): 49.97' X 124.96' 0.143 ACRE 6,244.25 SQ. FT.

**ZONE:**

ZONING RM-2-3 ZONE

**PROPOSED LOTS:**

ONE (1)

**OWNER:**

JD HOMES LLC  
SAN DIEGO, CALIFORNIA

**PROPOSED FOUR (4) CONDOMINIUM UNITS:**

UNIT #1 (3 BR./2.5 BA.)  
UNIT #2 (3 BR./3 BA.)  
UNIT #3 (2 BR./2 BA.)  
UNIT #4 (3 BR./2.5 BA.)

NUMBER OF STORIES: 3

**TOPOGRAPHIC SURVEY:**

TOPOGRAPHIC MAP OF 701  
SURVEY PERFORMED 10/2014  
LOTS 7 AND 8 OF BLOCK 236

**MSL DATUM:**

BENCHMARK=BRASS PIN IN THE TOP OF CURB AT THE SW CORNER OF THE INTERSECTION INGRAHAM AND HORNBLEND

ELEVATION=65.749'

BASIS OF BEARINGS OF THE TENTATIVE MAP IS THE SOUTHERLY 7 FOOT OFFSET LINE OF HORNBLEND STREET PER MAP NO. 10574, IE S75°55'31"W.

LAMBERT COORDINATES 230-1695  
CCSB3 COORDINATES 1870-6255

**NOTES:**

- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL ASSURE, BY OBTAINING DOCUMENTATION AN SD&E JOB PACKAGE HAS BEEN ISSUED TO THE SD&E CONSTRUCTION DEPARTMENT, TO RELOCATE OR REMOVE THE EXISTING POWER POLE IN THE ALLEY ADJACENT TO THE SITE, TO A LOCATION APPROVED BY SD&E, AND SATISFACTORY TO THE CITY ENGINEER

**CONSTRUCTION NOTES:**

- SUBDIVIDER SHALL INSTALL A CURRENT CITY STANDARD STREET LIGHT PER SDE-101
- SUBDIVIDER SHALL CONSTRUCT A CURRENT CITY STANDARD CURB AND GUTTER PER SDG-151
- SUBDIVIDER SHALL CONSTRUCT A CURRENT CITY STANDARD SIDEWALK UNDERDRAIN PER D-27
- SUBDIVIDER SHALL CONSTRUCT A YARD INLET

**MONUMENTATION NOTE:**

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

**MAPPING NOTE:**

- A PARCEL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE MAP.

**CONDOMINIUM NOTE:**

- THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS IS 4.

**ENGINEER**



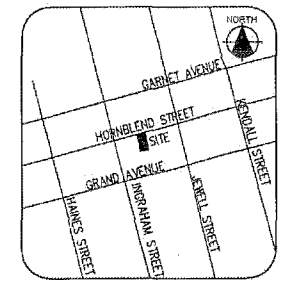
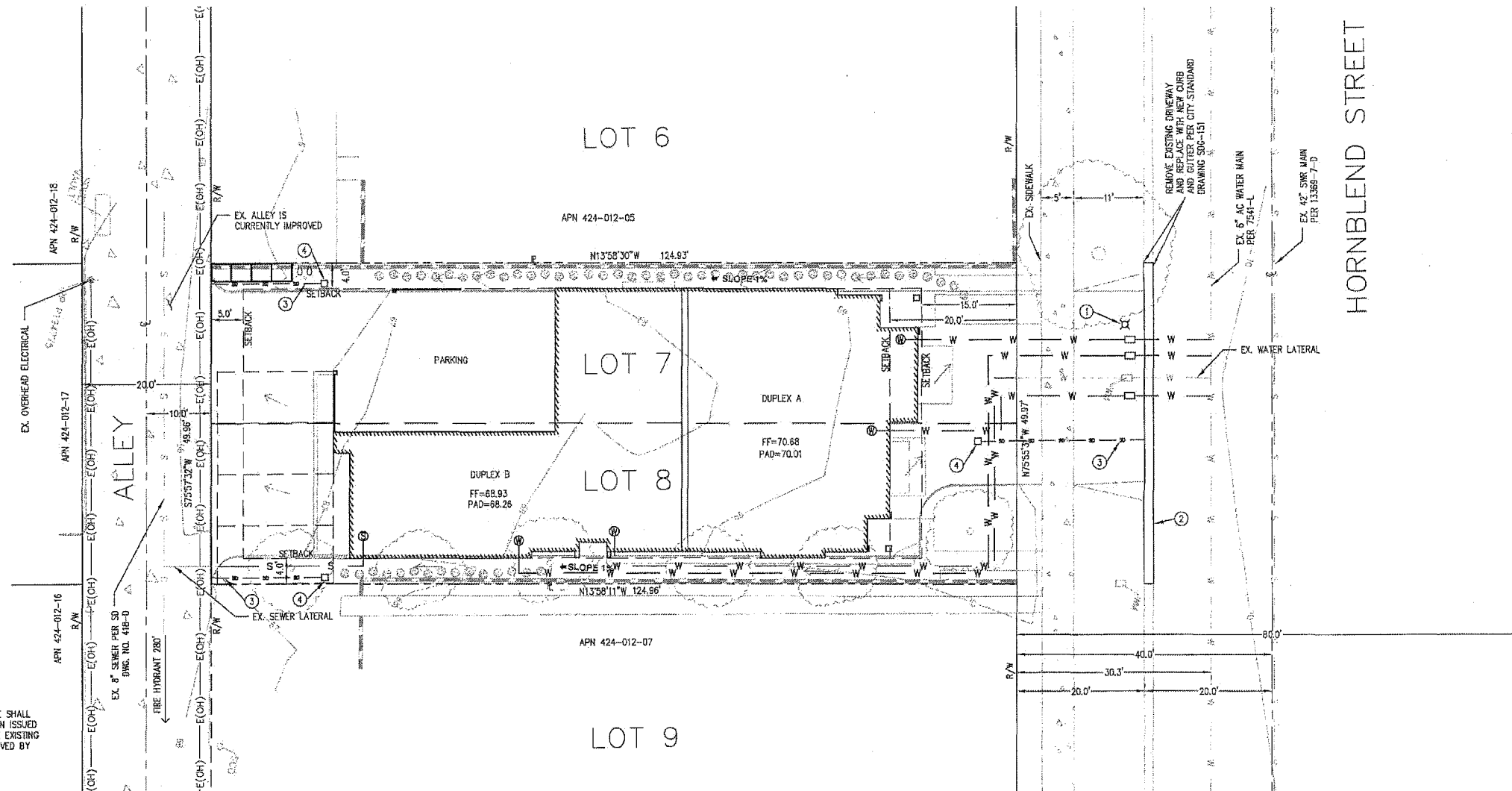
CIVIL LANDWORKS CORP.  
110 COPPERWOOD WAY, SUITE P  
OCEANSIDE, CA 92058  
760-908-8745

DAVID V. CARSON 4-29-15

**Civil Landworks**

110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058  
PH: 760-908-8745 • info@civillandworks.com

TENTATIVE MAP NO. 1395124



VICINITY MAP

NOT TO SCALE

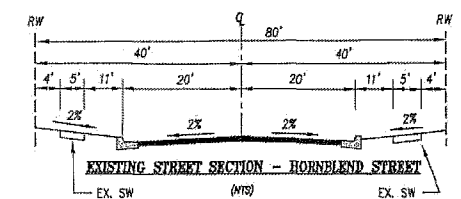
**LEGEND:**

PROPERTY LINE/TM BOUNDARY	---
RIGHT OF WAY	R/W
CENTERLINE	---
EASEMENT	---
EXISTING CONTOUR (MAJOR)	---
EXISTING CONTOUR (MINOR)	---
EXISTING WATER	---
EXISTING SEWER	---
EXISTING OVERHEAD ELECTRICAL	E(OH)
PROPOSED WATER LATERAL	W-①
SEWER CONNECTION	S-②
DIRECTION OF DRAINAGE	---

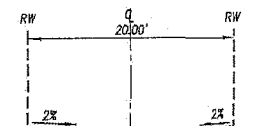
UTILITIES	LOCATION	STATUS
TELEPHONE	ALLEY	OVERHEAD
CABLE	ALLEY	OVERHEAD
POWER	ALLEY	OVERHEAD
WATER	HORNBLEND STREET	UNDERGROUND
GAS	UNKNOWN	UNDERGROUND
SEWER	ALLEY	UNDERGROUND



GRAPHIC SCALE  
SCALE: 1" = 10'



EXISTING STREET SECTION - HORNBLEND STREET



EXISTING STREET SECTION - ALLEY

**PROJECT DATA:**

THE MULTI-FAMILY PROJECT WITH BUILDING CODE 2001 C.B.C. AND CONSTRUCTION TYPE V, NR.

OCCUPANCY	R-3, U
TYPE OF CONSTRUCTION	TYPE VB
ZONE	RM-2-5
PACIFIC BEACH COMMUNITY PLAN	
COASTAL DEVELOPMENT PERMIT OVERLAY	
COASTAL HEIGHT LIMIT OVERLAY	
PARKING IMPACT OVERLAY	
GEOLOGIC HAZARD CATEGORY	52
LOT AREA	6,244 S.F.
LOT AREA (ACRES)	0.14
MAX. HEIGHT ALLOWED	30'
MAXIMUM NON-PARKING GFA	6,322 S.F.
MAXIMUM PARKING GFA	2,107 S.F.
PROPOSED PARKING AREA	1,783 S.F.
PROPOSED NON-PARKING GFA	6,322 S.F.
TOTAL MAX. ALLOWABLE GFA	8,429 S.F.
TOTAL MAX. ALLOWABLE FAR	1.35
TOTAL PROPOSED GFA	8,105 S.F.
TOTAL PROPOSED FAR	1.30
REQUIRED SETBACKS	
FRONT YARD	15' & 20'
INTERIOR YARDS	4'
REAR YARD	5'

**PROPOSED LIVING AREA/NO. OF BEDROOMS:**

UNIT #	NO. OF BEDROOMS	PROPOSED FIRST FLOOR LIVING AREA	PROPOSED SECOND FLOOR LIVING AREA	PROPOSED THIRD FLOOR LIVING AREA	TOTAL PROPOSED LIVING AREA	PROPOSED PORCH AREA	PROPOSED DECK & BALCONY AREA	PROPOSED OPEN SPACE AREA
1	3 BR./2.5 BA.	698 S.F.	627 S.F.	399 S.F.	1,722 S.F.	60 S.F.	214 S.F.	214 S.F.
2	3 BR./3 BA.	298 S.F.	879 S.F.	431 S.F.	1,608 S.F.	11 S.F.	233 S.F.	217 S.F.
3	2 BR./2 BA.	57 S.F.	878 S.F.	465 S.F.	1,400 S.F.	7 S.F.	406 S.F.	406 S.F.
4	3 BR./2.5 BA.	625 S.F.	588 S.F.	379 S.F.	1,592 S.F.	43 S.F.	217 S.F.	217 S.F.

**PROPOSED PARKING PROVIDED:**

TOTAL PARKING SPOTS: 9

**GRADING NOTE:**

- NO GRADING IS PROPOSED



**DRAFT**

**Pacific Beach Planning Group [www.pbplanning.org](http://www.pbplanning.org)**

Pacific Beach Taylor Library

4275 Cass Street, San Diego, CA 92109

Wednesday, March 25, 2015: 6:30-8:30 pm

AGENDA

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PBPG ELECTION (4:30-6:30 pm)

Item 1 - 6:30 Call to Order, Quorum:

Henish, Billy, Imelda, Beltran, Olson, Karen, Scott Chipman, Eve, Brian, Joe Wilding, Don Gross, Jim Krokee, Baylor

Item 2 Current Agenda - Modifications and Approval

Consent Item: Motion to relocate the Deco bike pad at PB Drive & Campland (Sidewalk obstruction) and relocate west of Mike Gotch Bridge.

Objection by Chris Olson, moving to traffic #2.

Approve agenda - Scott 1<sup>st</sup>, Jim 2<sup>nd</sup>, approved 9-0

Item 3 February 25, 2015 Minutes - Modifications and Approval

1<sup>st</sup>: Jim 2<sup>nd</sup>: Joe approved 9-0

Item 4 Chair's Report

Presenter: Brian J. Curry

CPC community planner committee meeting last night: 42 planning groups. 2 issues: 1. San Diego got an award on how they rate crosswalks. Loring and Wilbur crosswalk will be approved. If we've submitted for crosswalks before, we need to resubmit them to get through new metrics for approval. 2. Great concern for all public planners – "planning by the ballot." Barrio Logan had a community plan, then approved at city level by city council. Then it was put on the ballot for all city residents to vote. Paseo in Del Mar was opposed by 4 planning groups, but passed by city council. Lawsuits or community initiative needed to get things passed. Problem is city can override planning groups. Development services is proposing medical marijuana near highway in PB, but voted against by PBPG 12-5. If we were in favor of a project and "big money" was against it, the city council could vote against it, or vice versa. Voice your concerns with your councilmember. Proposing at CPC level to have a workshop to work better with the city. Sometimes planning groups can make bad decisions, but we're in place for a reason and our voice should be heard. Development services may meet with a developer, and even though there is opposition, then there could be our tax dollars paying for development services to fight the case.

Recognize the planning group members and their contribution over the past year.

Beltran: Traffic subcommittee

Chris Olson: Beautiful PB, school murals, bike paths, PB Parks, development subcommittee.

Karen: Development subcommittee, working with the school district as liaison.

Scott Chipman: Involved in upcoming lifeguard project. Mission Bay gateway, De Anza cove. Save PB org and is on the news often.

Eve: Bylaws chair. PB special events committee, code compliance, PB Town Council, Discover PB

Henish: Vice Chair, code enforcement subcommittee chair, development and traffic sometimes.

Joe Wilding: former code chair, removes illegal news racks, bouncer.

Baylor: IT chair, website. Attends other subcommittees sometimes.



Don Wilding: Goes to code, traffic and development. MB Park committee, nuts and bolts. Finds things, gets things done.

Jim Krokee: came on half way through the year. Worked on short term vacation rentals. April 22<sup>nd</sup> is smart growth and housing subcommittee, presenting to Lori Zapf and council members. Lori Zapf will also come to April 22<sup>nd</sup>.

Imelda: election subcommittee:

Billy: liaison into business district.

Larry Emlaw: code enforcement, prior election chair.

Item 5 – 6:45 Non-Agenda Public Comments (Note: 2 minutes maximum per speaker)

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

*Scott Chipman*: CEQA training – advanced tomorrow night – preregister, open to public 6-8pm, at Metropolitan operations meeting. Topaz Way.

*Chris Olson* – 2011 multiple organizations that were complaining, now collaborating better. Holding workshops and charrettes. City of SD responded to our grass roots efforts by applying for a grant for PB Parks (but didn't get it). First time in 20 years city put some effort to plan for our future. "Can't ignore a group that's working to improve its future." YMCA developing at the middle school, high school football field. Trolley from station to beaches. "Perfect Storm for Planning." city officials are seeing this.

*Diane Faulds*: Code compliance, regarding 3920 -3924 Haines, signed off in January 2015. Builder applied with 4 parking spots. 3bd/plus den. Got a permit for garage remodel, calling it a game room. New prop is a potential vacation rental or mini dorm with only 2 parking spots. No trash enclosure, in the alley. We have to figure out how to do single family without impacting parking, create danger in the alley, and not have parking in alley.

*Marcie Beckett*: May 2, Graffiti cleanup 9-12PM. PB Presbyterian church. We provide all the training and supplies. They map it out and send out crews to various locations for cleanup. Over 1,000 sites cleaned. Volunteers then have the knowledge to clean the graffiti.

*Joe Wilding*: Huntington Beach – streets don't go through blocks for traffic calming. Can't "haul ass" down these streets. Block off Graham St between Riviera and Gresham. Need better planning to help traffic flow.

*Don Gross*: sidewalk project tourmaline and Dawes and Jewell and PB drive, full funded and should be done by July. Jewell and La Playa, big project – starting May 20. PB Drive, crown point drive and Olney, in last 10 days, fully funded to get done. Need a filtration system for the drain, needs to pass approval with environmental and storm drain depts.

*Jim Krokee*: short term vacation rentals. Permit city wide. 30 day minimum in SFR zones. Use CAPP program for noise. Since 2007, 10 times increase in vacation rentals. By 2020, there will be 10 times more vacation rentals. Realtors sending flyers advertising saying "make \$100k a year" with a vacation rental. Tons of traffic, noise, parties. Look at Sandiegoneighborhoods.org. Go to council meeting on April 22.

*Eve Anderson*: Debbie Conca is working at Frosty Shop, couldn't make it tonight. April 11 there is run coming through PB. 2,500 runners. It never came to special events committee. Down La Jolla Blvd, Turquoise to Diamond. Ends with beer garden in Crown Point Park. Special Events committee should have been informed.

Item 6 – 7:00 Government Office Reports (Information Item)

Water and sewer Project. Matthew Bell. 5 miles water, ½ mile sewer. Water main is from 1920s. Break last night on Cass St. Old cast iron needs to be replaced. TC Construction, trying to impact you as little as possible. Starting mid-summer. In design phase now. 2-3 years total for work. Will try to not impact schools. Genevieve Wong – community liaison. Cook and Schmidt firm. Community outreach. She'll be

providing updates to community. Kyle Wood – Michael Baker Int'l – Design. All pipes will be replaced. Once that street is done, it will be completely repaved. Not coordinated with other underground pipes, like gas. Would like to have bike paths installed along with work.

Presenter: Liezl Mangonon (Rep - City Councilmember Zapf)

Lori Zapf will be at next month meeting for PBPG. 9am at city hall on 12<sup>th</sup> floor for STVR. 4 councilmembers sit on this committee, Sherman, Zapf, Gloria, and \_\_\_\_\_. City council will issue a memo to tell Mayor, colleagues her position on STVR. Development services will be presenting the report, may be available as soon as next to the public. Discover PB casino night – council member Zapf will be there. Last week council approved \$750k to restore Crystal Pier. Work will be done before Memorial Day weekend. Looking for interns, High school students, college students, send to Liezl. Paid internship. New staffer: Bruce Williams – handles mission beach community. Has worked with city staff before. Legislative recess starts next week. Captain Hara is leaving northern division, moving to HQ. New captain is Handen. Sidewalk projects: City council approved \$100k for Jewell sidewalk repair. Jim Krokee: Ask Lori, Why isn't a vacation rental called a "visitor accommodation?"

Scott Chipman: Thanks to Lori's office to clean ditch along PB drive at Mission Bay. Where are we on \$300k budget request for de Anza special study area?

Liezl – April 15 get a better idea and then during budget meetings in June. Email Mayor's office and other council members.

Jim Morris: Boardwalk seawall status?

Liezl: moving forward, bids have gone out and been approved. Ernie Navarro handles Mission Beach, it should be starting soon.

#### Item 7 – 7:10 Balboa Avenue Station Area Study (Information Item)

Presenter: Michael Prinz, Senior Planner (City of San Diego) – long range planner and community planner. Worked on projects from Otay Mesa to Black Mountain Range. Managing Balboa Area Station. Land use and mobility improvements. Focus on immediate area around station. How to leverage trolley station. From Freeway to Rose Creek. How to get people from PB to the station? Timeline: Grant Agreement: April 2015. Procurement: Sept 2015. Kick-off: Late fall 2015. 2 ½ year process, to go through public process and get through city.

BC: can we collaborate all the different special studies in the area?

MP: yes, works next to the planners in the adjacent areas.

BC: Do smart zoning?: doesn't specify exact use of area.

MP: Yes. Will use "form based zoning." Will allow greater flexibility.

Karen (friends of rose creek): Including rose creek?

MP: Will consider it.

Paula Ferraco: Can we implement without general election?

MP: Not sure, but he prefers to avoid a ballot measure.

Planned route to go down Grand ave, light rail. In the regional transportation plan with SANDAG.

Scott Chipman: Need to have bike and pedestrian access.

MP: Yes, critical component of project. Design is 1-2 years. Not sure about a new bridge.

Chris Olson: We have an engaged community.

MP: Developing a website for public input for Morena Corridor.

Eve: Change name to say "Balboa/Garnet Plan" so people know it includes PB.

mprinz@sandiego.gov

#### Item 8 – 7:40 Traffic & Parking Subcommittee (Action Item)

Presenter: Michael Beltran

1. 4-Way Stop & Crosswalks at Pacific Beach Drive & Kendall (Motion to Approve)

Rex Burns brought to attention, got 42 signatures. Community requesting this stop sign. Chris Olson: Traffic Calming.

Motion a) 4 way stop sign at Kendal and PB Drive b) Move limit line and stop sign for Southeast corner of Kendall northward to meet lane line on PB Drive c) maintain shrubbery on Eastern median so traffic stopped on southeast corner can see oncoming traffic d) better options for traffic calming such as pop outs, cross walks and reconfiguration of islands at this intersection PB Drive and Jewell will be considered in the future.

1<sup>st</sup>: Chris: 2<sup>nd</sup> Scott.

Scott Chipman: Ambrose Wong came with a more thorough plan with bump outs.

Joe Wilding: "Duct Tape planning."

Don Wilding: Stop sign is a good idea, but changing the limit line can be dangerous for pedestrians.

Passed 10-2, Imelda and Joe against.

2. **Motion to relocate the Deco bike pad at PB Drive & Campland (sidewalk obstruction) and relocate east of the current location, a minimum of 50 ft.**

Don Gross – relocate 50 feet east of current location.

Chris Olson – looked at area carefully. No current sidewalk, but in the area of vehicle parking. Real issue is there is no sidewalk. Have to walk in street. Not sure if there is space between street and ditch. PB Pathways was supposed to put them in but they don't have to time to do it.

Don Gross – getting clearance in 2-3 weeks to approve a sidewalk. Maybe first true bike lane in PB. If this deco bike pad stays there, it could prevent the upcoming future bike lane.

1<sup>st</sup>: Henish 2<sup>nd</sup>: Scott Passed 11-0 (Mike Beltran stepped out)

Key person is Thomas Landre at [tlandre@sandiego.gov](mailto:tlandre@sandiego.gov) (619) 533-3045 – need to send to him to get him to do this.

**Motion to extend meeting 30 minutes: 1<sup>st</sup> Henish, 2<sup>nd</sup> Eve. Passed 11-0**

Item 9 – 7:50 Development Subcommittee (Action Items)

Presenter: Chris Olson

Information Item: Project Name – Mission Blvd. CDP #379964, Description – CDP (process 3) to demolish and existing eating establishment and construct a 6,200 sq. ft. single story retail building on a 12,398 sq. ft. site zoned CV-1-2 at 732 & 748 Hornblend Ave and 4450 & 4462 Mission Blvd. Discussing issue of use versus parking. Contact Chris Olson if you want to see plans.

1. PB Rowhome Condos #407050

Tentative Map (Process 3) to convert 6 residential units (currently under construction) into condominiums on an 8,903 sq. ft. lot zoned RM-2-5 and located at 1514-1524 PB Drive. The CDP for this project was approved by the PBPG on July 28th, 2010 by a vote of 10-0-0 and there were no conditions. Subcommittee recommends motion to approve tentative map.

Currently building already – converting to condos. Need a map waiver. Approved 3-0-0 in subcommittee.

Motion to approve tentative map waiver: 1<sup>st</sup>: Scott. 2<sup>nd</sup>: Chris.

Motion Approved 10-1-1 Don is against, Mike Beltran Abstain.

2. Playa Pacifica Duplexes #398708

CDP (process 3) and tentative map construct 4 residential condominium units (11 bedrooms / 9 parking) for a total of 8,108 sq. ft. on a 6,250 sq. ft. lot zoned RM-2-5 and located at 1625 Hornblend St. Current use is parking lot. Subcommittee recommends motion to approve with recommendations.

Next to US Bank. Asked for permeable surfaces. Asked to collect rain water from roof.  
 Applicant: Greg and Ed. Solar panels. Landscape is low water, 28% less water. Lots of patios and storage. 5 garages, 4 on alley.

Motion: Approve the project, 1<sup>st</sup>: Chris 2<sup>nd</sup>: Scott.

DG: Happy that it meets all zoning requirements.

Motion Passed: 11-1-0 Baylor opposed – not enough parking.

### 3. 1460 Thomas Ave Homes #403617

CDP to demolish 2 existing homes on a 9,372 sq. ft. site zoned RM-1-1 and construct 3- detached residences (12 bedroom + 3 Cabana/Penthouse + 3 office, 6 parking total).

Subcommittee vote to approve did not pass. Issues a) Carport at one foot set-back from alley causes a safety hazard for cars backing up into alley. Response: set-back meets municipal code. Applicant looked at devices to warn when car is backing up but could not find appropriate technology. If Carport is moved it will either reduce the backyard or push more bulk to front of building b) Carport is not acceptable as it will be enclosed after sale and become garage. Carport should be included in FAR calculation. Response: This is what competing developers are doing so this is what they have to do.

Applicant requires buyers to sign and record knowledge of code during escrow. c) Scott Chipman: Goes against community plan. 5 bedrooms, 25' wide and 2 parking spaces are not what we want in PB Response: Regarding size of house – sold 5 homes to good buyers, for example Dr. and college professor. Not renting the rooms out, not going to be vacation rental.

and d) plans show 4 bedrooms and similar projects are being sold as 5 bedrooms. Response: 5 bedrooms do not change parking calculation and it would still meet municipal code. e) Don Gross: Only house on the block classified as historic. Response Greg: Not historic house

. Chris recommended all developers keep graffiti off the project site before and during construction. .

Motion to Approve the project 1<sup>st</sup>: Chris 2<sup>nd</sup>: Billy: Motion Failed 4-7-0. . Effectively motion to deny.

### 4. De Anza Planning Area.

Draft document to be used as Guiding Principles for moving forward on community participation related to De Anza planning. Subcommittee recommends motion to approve. Posted to pbplanning.org on development subcommittee. \$300k budget for planning. Changing some of the wording: Mission beach, pacific beach collaborators. Approving guiding principles.

1<sup>st</sup>: Eve 2<sup>nd</sup>: Chris

Rebecca (Audubon society) – Kendall Frost Marsh verbiage removed?

Chris: Removed in development subcommittee.

Judy: requested it be removed. It belongs to UCSD. Campland leasehold will benefit from it. Can be dredged back into marshland. Not restoring marsh, just Campland area.

Rebecca: Incorporate/dovetail with other regional plans?

“Coordinate with other regional planning efforts.”

\$300k used to survey Rose Creek north of Grand.

Edited Document for Motion is:

#### Pacific Beach / Mission Community Collaborators Guiding Principles For the Development and Restoration Northeast Corner of Mission Bay Park

1. The project area for consideration, discussion and eventual development and restoration should expand beyond De Anza peninsula and the “Special Study Area” to include all properties and uses that are adjacent or related to the area including, but not limited to: Rose Creek, Campland Leasehold area, Northern

Wildlife Preserve, Mission Bay golf course, Mission Bay Boat and Ski Club area, youth fields, tennis club, and relationships to Mission Bay High School, pedestrian/bike paths to nearby community areas and potential pedestrian/bike connections to the mid coast trolley system and stations.

2. The Mission Bay Park Master Plan should be considered a guiding document coordinated with other regional planning efforts.
3. Time is of the essence and the process for vetting and planning should proceed post haste. This group supports the budget request by District 2 Councilmember Lorie Zapf of \$300k for the 2015-2016 fiscal budget.
4. The current energy, expertise and volunteer efforts of the coalition groups should be utilized and integrated into the city planning process to help facilitate the public vetting, information and public opinion gathering and planning. This will increase collaboration and coordination as well as reduce or eliminate disparate and duplicate efforts.

Don Gross: None of it is city land, it's state of California land, given in trust. \$10m in hiding. Another \$6m. You need to see the trust and the word "wetland" is not in there.

Motion: PBPG to support Principles as edited, 1<sup>st</sup>: Chris 2<sup>nd</sup>: Eve.

Motion Passed 9-0-2 Don Gross and Billy Ramirez abstain.

Item 10 – 8:20 PBPG Election Results (Information Item)

Presenter: Imelda McClendon

77.00: Harry Couch 17 wins over Elizabeth Knowles 9 votes.

78.00 Jim Morrison

79.01 Joe Wilding 4 votes

79.03 Brian Curry 2 votes

80.01 James Krokee 3 votes

2 seats commercial: Marcia Nordstrom, Mike Beltran, and Debbie Conca

3 vacancies. 79.04, 80.02/83.1 and one commercial seat. Can turn in packets by 4:00PM on April 22<sup>nd</sup>.

Item 12 – 9:07 Adjournment

Next Meeting: Wednesday, April 22, 2015, 6:30-8:30 pm (General Meeting)



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

# Ownership Disclosure Statement

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

Project Title: Playa Pacifica Project No. For City Use Only

Project Address: 1625 Honblend, San Diego, CA. 92109

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

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

Additional pages attached  Yes  No

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Project Title:	Project No. (For City Use Only)
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**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

Corporation  
  Limited Liability -or-  
  General) What State? CA  
 Corporate Identification No. 2007 10910102  
 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): <u>J.D. HOMES LLC</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>2140-476 AVE</u> City/State/Zip: <u>SAN DIEGO, CA 619-232-5416</u> Phone No: <u>619-231-2700</u> Fax No: Name of Corporate Officer/Partner (type or print): <u>JAMES V. PARZIALE</u> Title (type or print): <u>MANAGER</u> Signature: <u>James Parziale</u> Date: <u>12-3-14</u>	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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: _____



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 25, 2015

# NOTICE OF PUBLIC HEARING

## HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

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<b>DATE OF HEARING:</b>	September 9, 2015
<b>TIME OF HEARING:</b>	8:30 A.M.
<b>LOCATION OF HEARING:</b>	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
<b>PROJECT TYPE:</b>	COASTAL DEVELOPMENT PERMIT and TENTATIVE MAP, PROCESS THREE
<b>PROJECT NO:</b>	<u>398708</u>
<b>PROJECT NAME:</b>	<u>PLAYA PACIFICA DUPLEXES</u>
<b>APPLICANT:</b>	GREG GOERTZEN
<b>COMMUNITY PLAN AREA:</b>	PACIFIC BEACH
<b>COUNCIL DISTRICT:</b>	District 2
<b>CITY PROJECT MANAGER:</b>	Alex Hempton, Development Project Manager
<b>PHONE NUMBER/E-MAIL:</b>	(619) 446-5349 / ahempton@sandiego.gov

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As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Coastal Development Permit (CDP) and Tentative Map (TM), Process Three, for a four-unit residential condominium development consisting of two new three-story duplexes totaling 8,105 square-feet. The project is located on an existing 6,244 square-foot lot improved with a parking lot with an address of 1625 Hornblend Street. The development is within the Coastal Overlay Zone (Non-Appealable Area). This application was filed on December 4, 2014.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 business days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101



The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on August 7, 2015 and the opportunity to appeal that determination ended August 21, 2015.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24005353

Revised 11-17-14 wjz

November 2, 2014

**Photographic Survey**

**For**

**1625 Hornblend St San Diego, CA 92109**

*Picture 1 – Front Elevation / North Elevation of 1625 Hornblend ST*



*Picture 2 – Side Elevation / East Elevation*



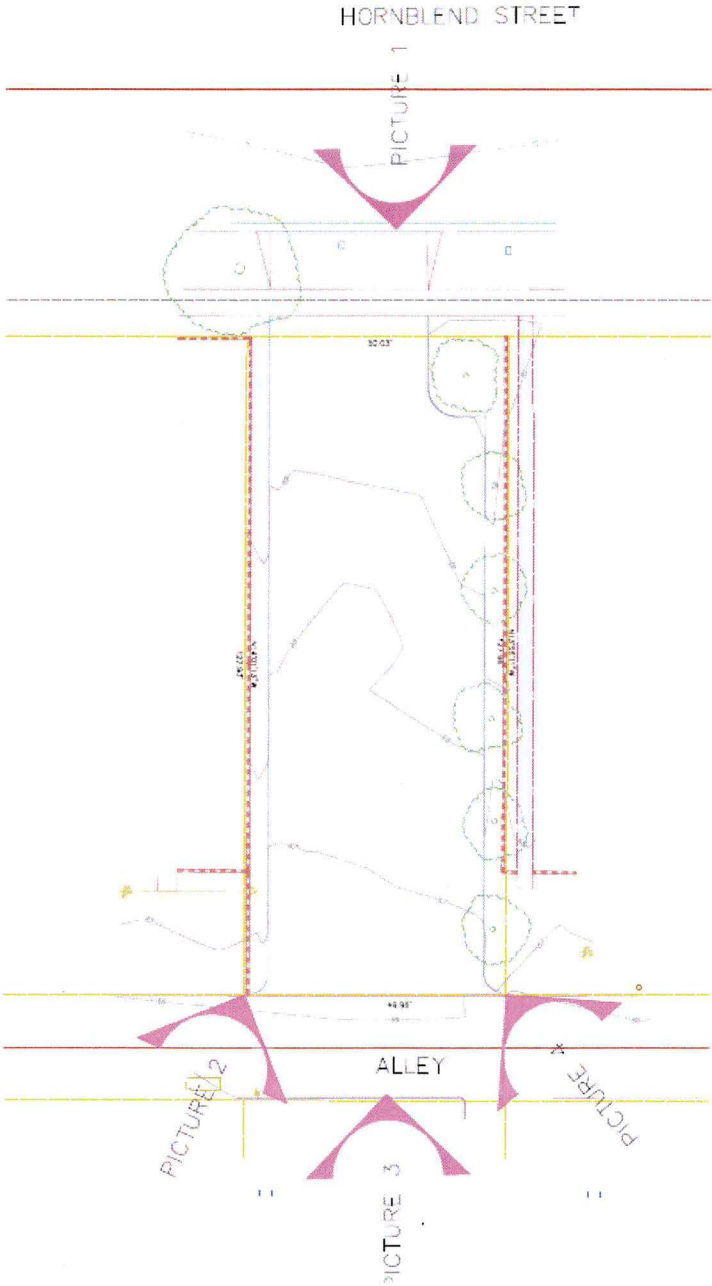
*Picture 3 – Rear elevation / South Elevation*



*Picture 4 – Side Elevation / West Elevation*



*Pictures Taken November 2 2014 By Greg Goertzen*



**OWNER :**

WESTCAL CORP  
PO BOX 91335  
SAN DIEGO, CA  
92169

**DEVELOPER:**

GS DEVELOPMENT, INC.  
PO BOX 91335  
SAN DIEGO, CA  
92169

**DESIGNER:**

ED SIEFKEN  
SIEFKEN & ASSOCIATES  
7126 HYATT ST.  
SAN DIEGO, CA  
92111 (619) 778-9750

**SURVEYOR:**

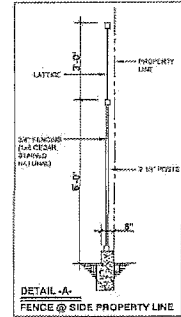
MATT SPIRO  
SPIRO LAND SURVEYING  
28194 LOCKOUT POINT LANE  
MENIFEE, CA 92585  
(951) 334-3174

**CIVIL ENGINEER:**

DAVE CARON, PE  
PRINCIPAL ENGINEER  
CIVIL LANDWORKS  
110 COPPERWOOD WAY  
SUITE F  
OCEANSIDE, CA 92058  
760-908-6745

**GENERAL NOTES:**

- THIS PROJECT SHALL ABIDE BY THE 2013 CALIFORNIA RESIDENTIAL CODE.
- NO EXISTING OR PROPOSED BUS STOPS AT THIS PROJECT.
- PROVIDE BUILDING ADDRESS THAT IS VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER PHPS POLICY P-00-6 (UFC 901.4.4).
- NO EASEMENTS EXIST ON THIS PROPERTY.
- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE.
- DOWN SPOITS SHALL BE DIRECTED INTO LANDSCAPED AREAS AND WALKWAYS SHALL SLOPE INTO LANDSCAPED AREAS WHERE FEASIBLE.
- ALL OUTDOOR LIGHTING SHALL BE SHADED AND ADJUSTED TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION 'BEST MANAGEMENT PRACTICES' NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
- NO PROPOSED GRADING:
- 88 CUBIC YARDS OF EXPORT FROM FOOTING DISTURBANCE.
- ALL STORM WATER RUN-OFF FROM THE ROOF DECKS AND BALCONIES SHALL BE DIRECTED INTO LANDSCAPING AREAS.
- EXISTING WATER METER AND BOX SHALL BE ADJUSTED TO GRADE AFTER EXISTING DRIVEWAY IS REMOVED.
- NO ACCESS GATE SHALL SWING OPEN INTO THE ALLEY OF THOMAS AVE. RIGHT-OF-WAY.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- MIN. TREE SEPARATION DISTANCE IS 5 FEET TO UTILITY LINES AND 10 FEET TO SEWER LINES. ALSO 20 FEET TO TRAFFIC SIGNALS OR STOP SIGNS AND 10 FEET TO ABOVE GROUND UTILITY STRUCTURES OR DRIVEWAYS.
- ROOT BARRIER NOTE: A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MIN. DIMENSION FOR THIS AREA SHALL BE 5 FEET, 142.0403(b)(5).
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. SPRAY IRRIGATION TO BE INSTALLED.



UNIT #1 (3 BR./2.5 BA.)	
PROPOSED FIRST FLOOR LIVING AREA:	696 S.F.
PROPOSED SECOND FLOOR LIVING AREA:	627 S.F.
PROPOSED THIRD FLOOR LIVING AREA:	399 S.F.
TOTAL PROPOSED LIVING AREA:	1,722 S.F.
PROPOSED PORCH AREA:	60 S.F.
PROPOSED DECK & BALCONY AREA:	214 S.F.
PROPOSED OPEN SPACE AREA:	214 S.F.

UNIT #2 (3 BR./3 BA.)	
PROPOSED FIRST FLOOR LIVING AREA:	298 S.F.
PROPOSED SECOND FLOOR LIVING AREA:	379 S.F.
PROPOSED THIRD FLOOR LIVING AREA:	431 S.F.
TOTAL PROPOSED LIVING AREA:	1,608 S.F.
PROPOSED PORCH AREA:	11 S.F.
PROPOSED DECK & BALCONY AREA:	233 S.F.
PROPOSED OPEN SPACE AREA:	217 S.F.

UNIT #3 (2 BR./2 BA.)	
PROPOSED FIRST FLOOR LIVING AREA:	57 S.F.
PROPOSED SECOND FLOOR LIVING AREA:	878 S.F.
PROPOSED THIRD FLOOR LIVING AREA:	465 S.F.
TOTAL PROPOSED LIVING AREA:	1,400 S.F.
PROPOSED PORCH AREA:	7 S.F.
PROPOSED DECK & BALCONY AREA:	406 S.F.
PROPOSED OPEN SPACE AREA:	406 S.F.

UNIT #4 (3 BR./2.5 BA.)	
PROPOSED FIRST FLOOR LIVING AREA:	625 S.F.
PROPOSED SECOND FLOOR LIVING AREA:	568 S.F.
PROPOSED THIRD FLOOR LIVING AREA:	379 S.F.
TOTAL PROPOSED LIVING AREA:	1,592 S.F.
PROPOSED PORCH AREA:	46 S.F.
PROPOSED DECK & BALCONY AREA:	217 S.F.
PROPOSED OPEN SPACE AREA:	217 S.F.

**GRADING DATA:**

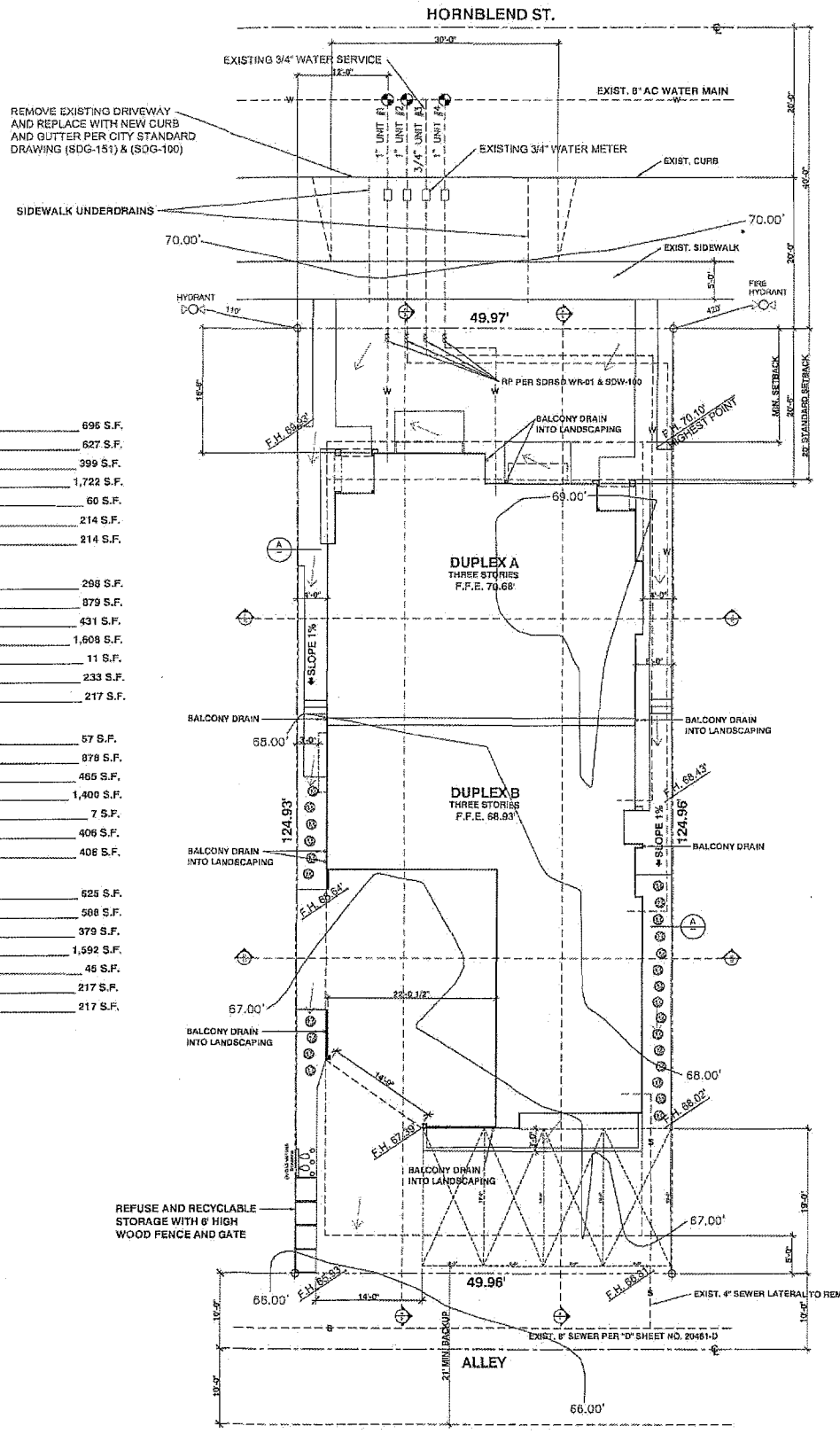
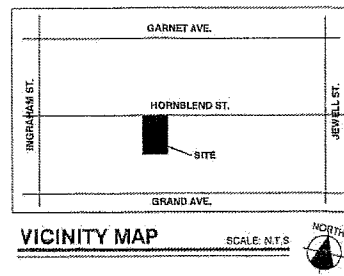
AMOUNT OF DEMOLITION	0 CUBIC YARDS
SOIL DISTURBANCE:	15 CUBIC YARDS
AMOUNT OF CUT:	88 CUBIC YARDS (FOOTINGS)
AMOUNT OF FILL:	0 CUBIC YARDS
AMOUNT OF IMPORT/EXPORT:	88 CUBIC YARDS

**CONSERVATION/SUSTAINABILITY MEASURES:**

SOLAR PANELS TO PRODUCE 80% OF PROJECTED TOTAL ENERGY USE, TANKLESS HOT WATER HEATERS, DUAL PANE LOW E GLAZING, ENERGY STAR APPLIANCES, ENERGY STAR FURNACES, LOW FLUSH TOILETS, TITLE 24 COMPLIANCE INCLUDING BUT NOT LIMITED TO FLUORESCENT LIGHTING, UTILIZING ROOF WATER RUN OFF INTO LANDSCAPING AND DROUGHT RESISTANT PLANTING.

**SCOPE OF WORK:**

OBTAIN COASTAL DEVELOPMENT PERMIT BUILD TWO NEW DUPLEXES (THREE STORIES) WITH DECKS AND A TENTATIVE MAP WAIVER.



**LEGAL DESCRIPTION:**

A.P.N. : 424-012-06  
MAP 854, PACIFIC BEACH AMENDED TRUSTEES MAP, BLK. 236  
LOTS 7 & 8

**PROJECT DATA:**

OCCUPANCY	R-3, U
TYPE OF CONSTRUCTION	TYPE VB
ZONE	RM-2.5
PACIFIC BEACH COMMUNITY PLAN	
COASTAL DEVELOPMENT PERMIT OVERLAY	
COASTAL HEIGHT LIMIT OVERLAY	
GEOLOGIC HAZARD CATEGORY	52
LOT AREA:	6,244 S.F.
LOT AREA (ACRES)	.14
MAX. HEIGHT ALLOWED	30'
MAXIMUM NON PARKING GFA:	6,322 SQ. FT.
MAXIMUM PARKING GFA:	2,107 SQ. FT.
PROPOSED PARKING AREA	1,733 S.F.
PROPOSED NON PARKING GFA:	6,322 SQ. FT.
TOTAL MAXIMUM ALLOWABLE GFA	8,429 S.F.
TOTAL MAXIMUM ALLOWABLE FAR	1.35
TOTAL PROPOSED GFA	8,105 S.F.
TOTAL PROPOSED FAR	1.30

**REQUIRED SETBACKS**

INTERIOR YARDS:	4'
FRONT YARD:	15' & 20'
REAR YARD:	5'

**PARKING SPACE CALCULATION:**

UNIT #1 (3BDR-UNIT x 2.25 SPACES/UNIT)	2.25
UNIT #2 (3BDR-UNIT x 2.25 SPACES/UNIT)	2.25
UNIT #3 (2BDR-UNIT x 2.00 SPACES/UNIT)	2.00
UNIT #4 (3BDR-UNIT x 2.25 SPACES/UNIT)	2.25
TOTAL SPACES REQUIRED:	9
TOTAL SPACES PROVIDED:	9

**SHEET INDEX:**

SHEET 1	SITE PLAN
SHEET 1.1	GFA DIAGRAMS
SHEET 2	TOPOGRAPHIC SURVEY
SHEET 3	FIRST FLOOR PLAN
SHEET 4	SECOND FLOOR PLAN
SHEET 5	THIRD FLOOR PLAN
SHEET 6	ROOF PLAN
SHEET 7	ELEVATIONS
SHEET 8	ELEVATIONS
SHEET 9	SECTIONS A & B
SHEET 10	SECTION C & D
SHEET L1	LANDSCAPE PLAN
SHEET TM	TENTATIVE MAP

**ADDRESS KEY :**

UNITS	ADDRESS
UNIT #1	1621 HORNBLEND ST.
UNIT #2	1623 HORNBLEND ST.
UNIT #3	1625 HORNBLEND ST.
UNIT #4	1627 HORNBLEND ST.

**NOTE :**

**SUSTAINABLE ENERGY CONSERVATION PROJECT:**  
THIS PROJECT CONFORMS TO COUNCIL POLICY 900-14 & QUALIFIES AS A PRIORITY 4 PROJECT UNDER THE SUSTAINABLE BUILDINGS INFORMATION BULLETIN 538.

PREPARED BY: ED SIEFKEN SIEFKEN & ASSOCIATES 7126 HYATT STREET SAN DIEGO, CA 92111 819-778-9750	REVISION 13: _____ REVISION 12: _____ REVISION 11: _____ REVISION 10: _____ REVISION 9: _____ REVISION 8: _____ REVISION 7: _____ REVISION 6: _____ REVISION 5: _____ REVISION 4: _____ REVISION 3: 5-21-15 REVISION 2: 3-25-15 REVISION 1: 2-2-15
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PROJECT ADDRESS:  
1625-1631 HORNBLEND ST.  
SAN DIEGO, CALIFORNIA 92109

PROJECT NAME:  
PLAYA PACIFICA

SHEET TITLE:  
SITE PLAN

ORIGINAL DATE:  
6-8-14

SHEET 1 OF 13  
PROJECT # 398768

NO.	REVISION	DESCRIPTION	BY

**SIEFKEN & ASSOC.**  
7126 HYATT STREET  
SAN DIEGO, CA 92111

**GS DEVELOPMENT INC.**

**PLAYA PACIFICA**  
1625 HORNBLEND ST.  
SAN DIEGO, CA 92109

DESIGN BY  
**ED SIEFKEN**

DRAWN  
ES

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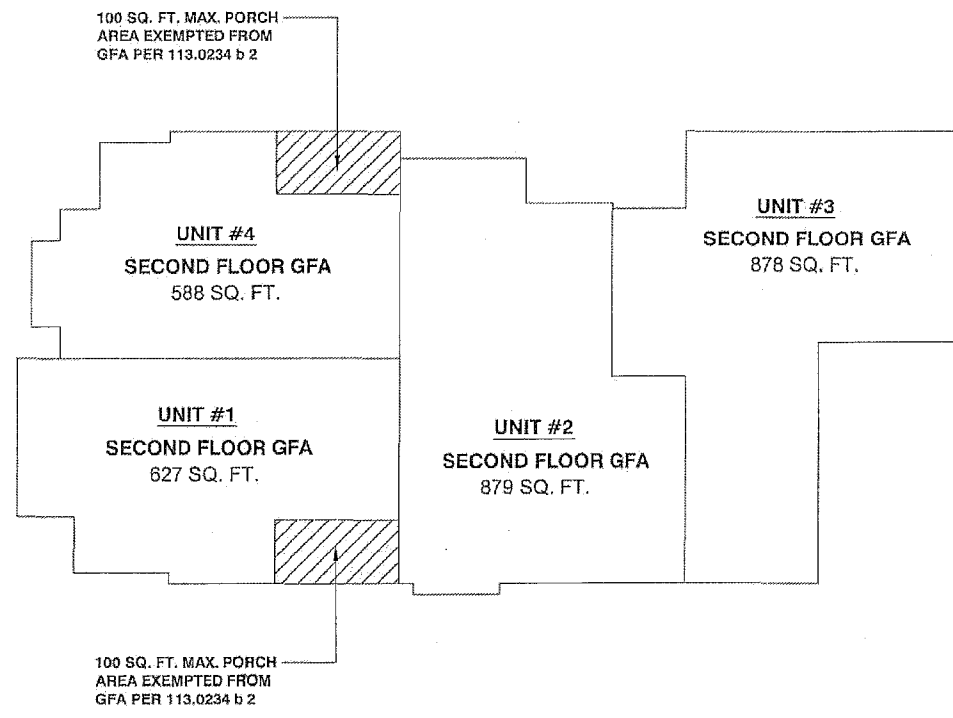
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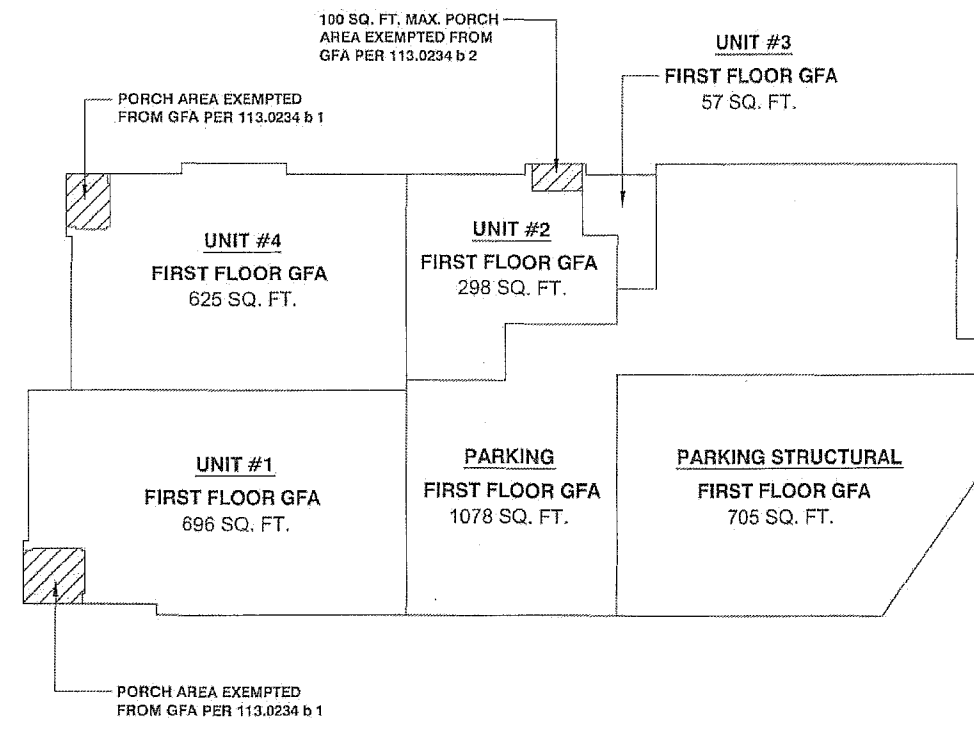
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**1**

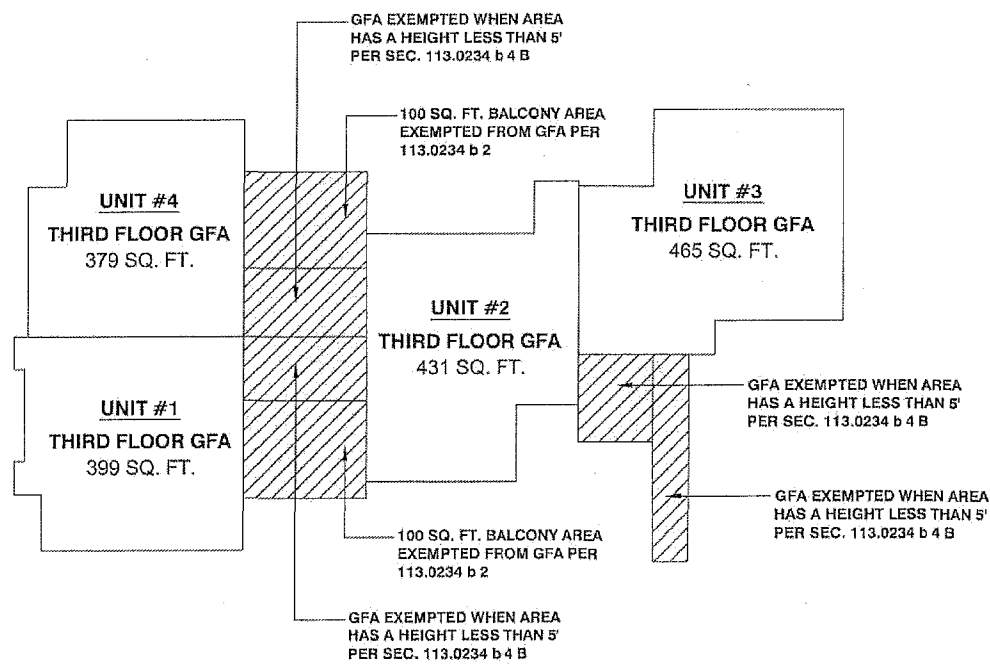
SHEET: 0/1



**SECOND FLOOR GFA DIAGRAM** 2,972 GFA  
SCALE: 1/8"=1'-0"



**FIRST FLOOR GFA DIAGRAM** 3,459 GFA  
SCALE: 1/8"=1'-0"



**THIRD FLOOR GFA DIAGRAM** 1,674 GFA  
SCALE: 1/8"=1'-0"

PREPARED BY:  
ED SIEFKEN  
SIEFKEN & ASSOCIATES  
7126 HYATT STREET  
SAN DIEGO, CA 92111  
619-778-9750

PROJECT ADDRESS:  
1625-1631 HORNBLEND ST.  
SAN DIEGO, CALIFORNIA 92109

PROJECT NAME:  
PLAYA PACIFICA

SHEET TITLE:  
GFA PLAN

REVISION 13: \_\_\_\_\_  
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REVISION 1: \_\_\_\_\_

ORIGINAL DATE:  
8-8-14

SHEET 1.1 OF 13  
PROJECT # 396708

NO.	REVISION DESCRIPTION	BY

**SIEFKEN & ASSOC.**  
7126 HYATT STREET  
SAN DIEGO, CA 92111

**GS DEVELOPMENT INC.**

**PLAYA PACIFICA**  
1625 HORNBLEND ST.  
SAN DIEGO, CA 92109

DESIGN BY  
**ED SIEFKEN**

DRAWN  
**ES**

CHECKED  
\_\_\_\_\_

DATE  
8/8/14

SCALE  
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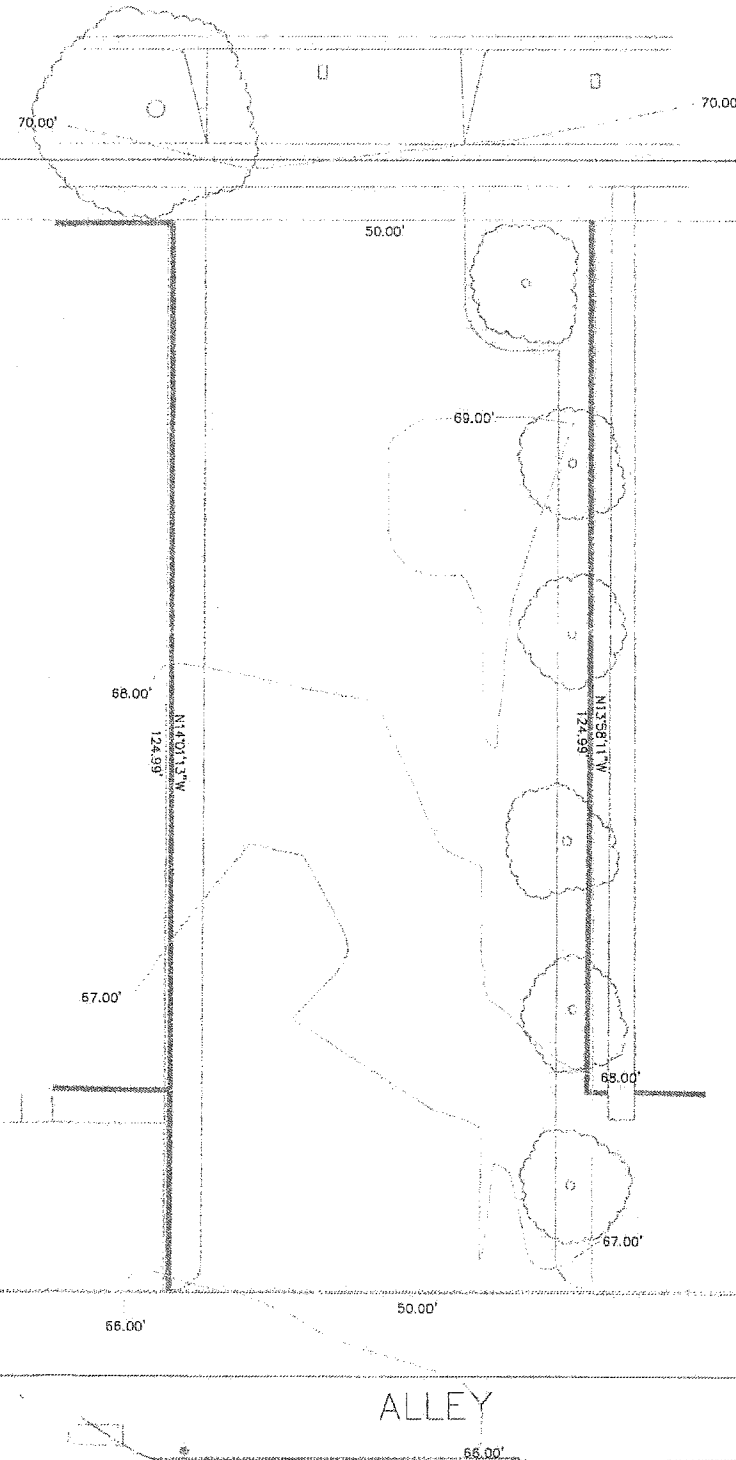
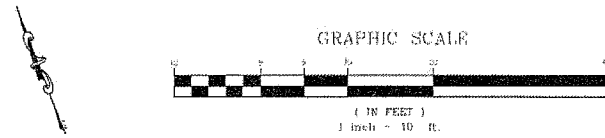
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**1.1**

SHEET: OF:



HORNBLEND STREET

TOPOGRAPHIC SURVEY AND BOUNDARY SURVEY  
 PERFORMED OCTOBER 2014, BY MATTHEW SPIRO, L.S.8461  
 SURVEY OF LOTS 7 AND 8 OF BLOCK 236 OF MAP 791  
 BENCHMARK: BRASS PIN IN THE TOP OF CURB AT THE  
 SW CORNER OF THE INTERSECTION INGRAHAM AND  
 HORNBLEND ELEVATION=65.749'



ALLEY

SIEFKEN & ASSOC.  
 7126 HYATT STREET  
 SAN DIEGO, CA 92111

GS DEVELOPMENT INC.

1625 HORNBLEND DUPLEXES  
 1625 HORNBLEND ST.  
 SAN DIEGO, CA 92109


PREPARED BY	ED SIEFKEN
DRAWN BY	ES
CHECKED BY	
DATE	6/8/14
SCALE	NOTED
NO. OF SHEETS	2





NO.	REVISION DESCRIPTION	BY

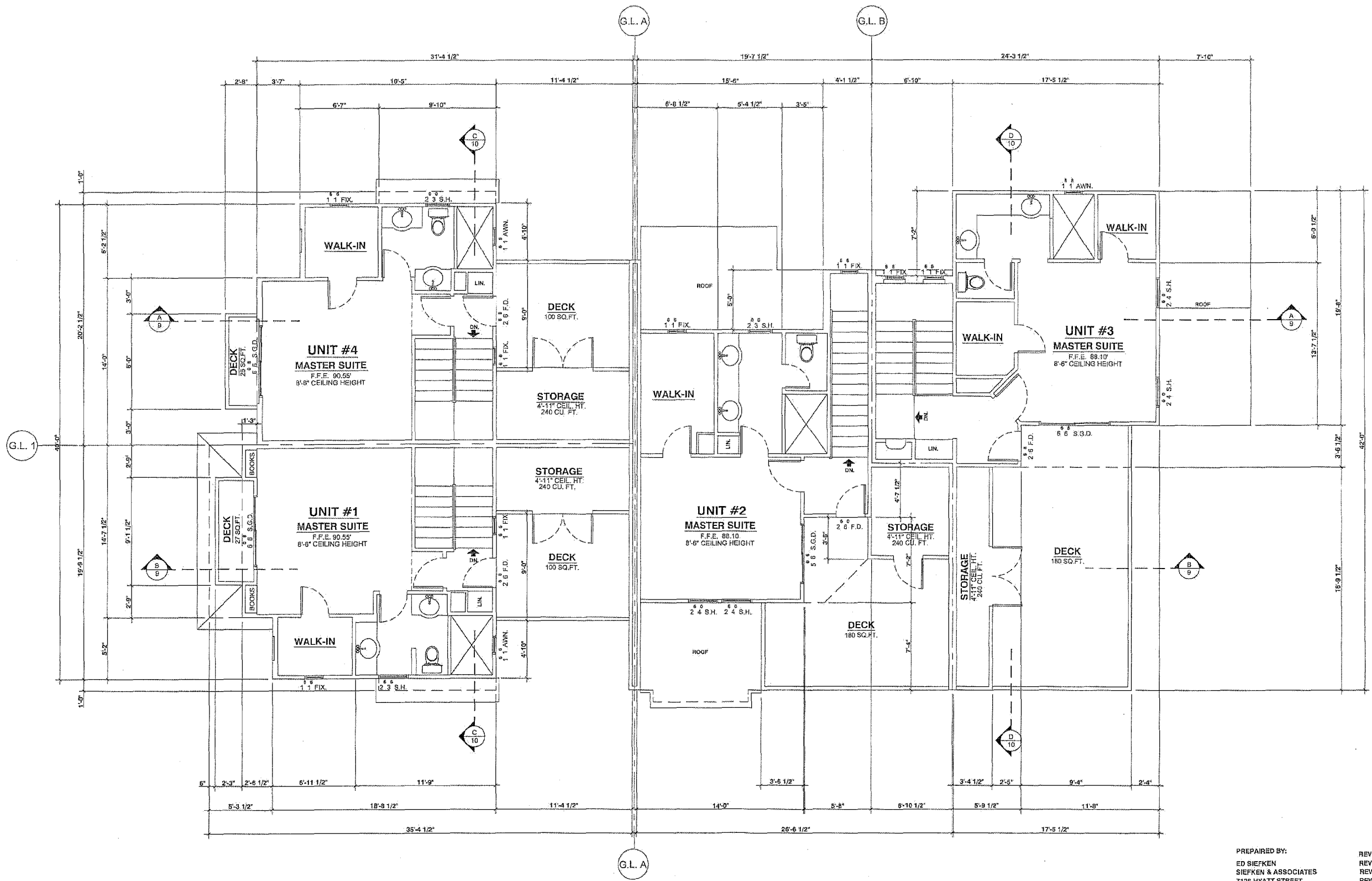
**SIEFKEN & ASSOC.**  
 7126 HYATT STREET  
 SAN DIEGO, CA 92111



**GS DEVELOPMENT INC.**

**PLAYA PACIFICA**  
 1625 HORNBLEND ST.  
 SAN DIEGO, CA 92109

DESIGN BY <b>ED SIEFKEN</b>
DRAWN <b>ES</b>
CHECKED
DATE <b>8/8/14</b>
SCALE <b>NOTED</b>
JOB NO.
SHEET <b>5</b>



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

PREPARED BY:  
 ED SIEFKEN  
 SIEFKEN & ASSOCIATES  
 7126 HYATT STREET  
 SAN DIEGO, CA 92111  
 619-778-9750

PROJECT ADDRESS:  
 1625-1631 HORNBLEND ST.  
 SAN DIEGO, CALIFORNIA 92109

PROJECT NAME:  
 PLAYA PACIFICA

SHEET TITLE:  
 THIRD FLOOR PLAN

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 REVISION 1: 2-2-15

ORIGINAL DATE:  
 8-8-14

SHEET 5 OF 13

PROJECT # 396708





NO.	REVISION	DESCRIPTION	BY

**SIEFKEN & ASSOC.**  
 7126 HYATT STREET  
 SAN DIEGO, CA 92111



**GS DEVELOPMENT INC.**

**PLAYA PACIFICA**  
 1625 HORNBLAND ST.  
 SAN DIEGO, CA 92109

DESIGN BY  
**ED SIEFKEN**

DRAWN  
**ES**

CHECKED

DATE  
 8/8/14

SCALE  
 NOTED

JOB NO.

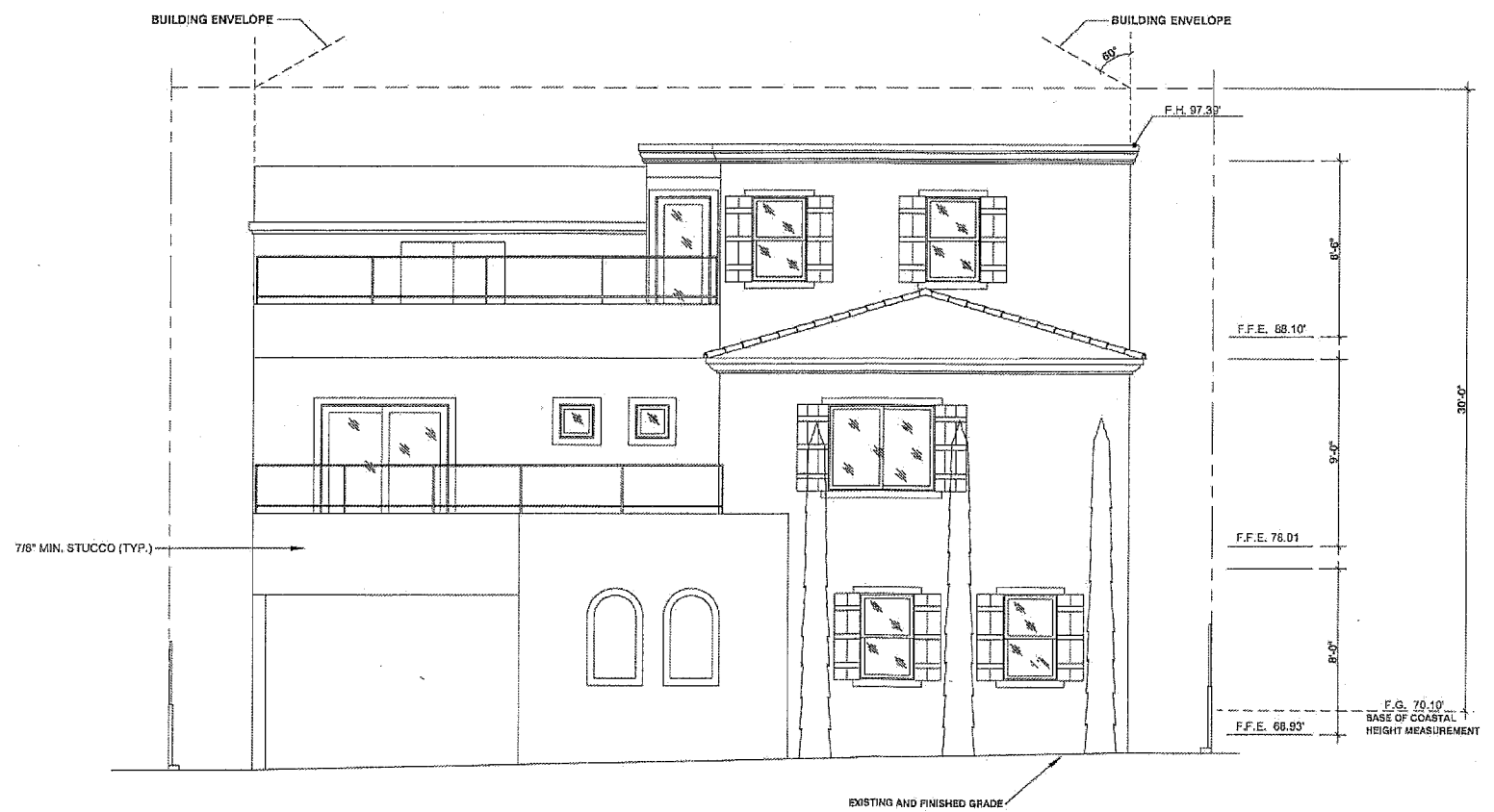
SHEET

**8**

SHEET OF



**WEST ELEVATION**  
 SCALE: 1/4"=1'-0"



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

PREPARED BY:  
 ED SIEFKEN  
 SIEFKEN & ASSOCIATES  
 7126 HYATT STREET  
 SAN DIEGO, CA 92111  
 619-778-9760

PROJECT ADDRESS:  
 1625-1631 HORNBLAND ST.  
 SAN DIEGO, CALIFORNIA 92109

PROJECT NAME:  
 PLAYA PACIFICA

SHEET TITLE:  
 ELEVATIONS

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 REVISION 1: 2-2-15


ORIGINAL DATE:  
 8-8-14

SHEET 8 OF 13

PROJECT # 388758

NO.	REVISION	DESCRIPTION	BY

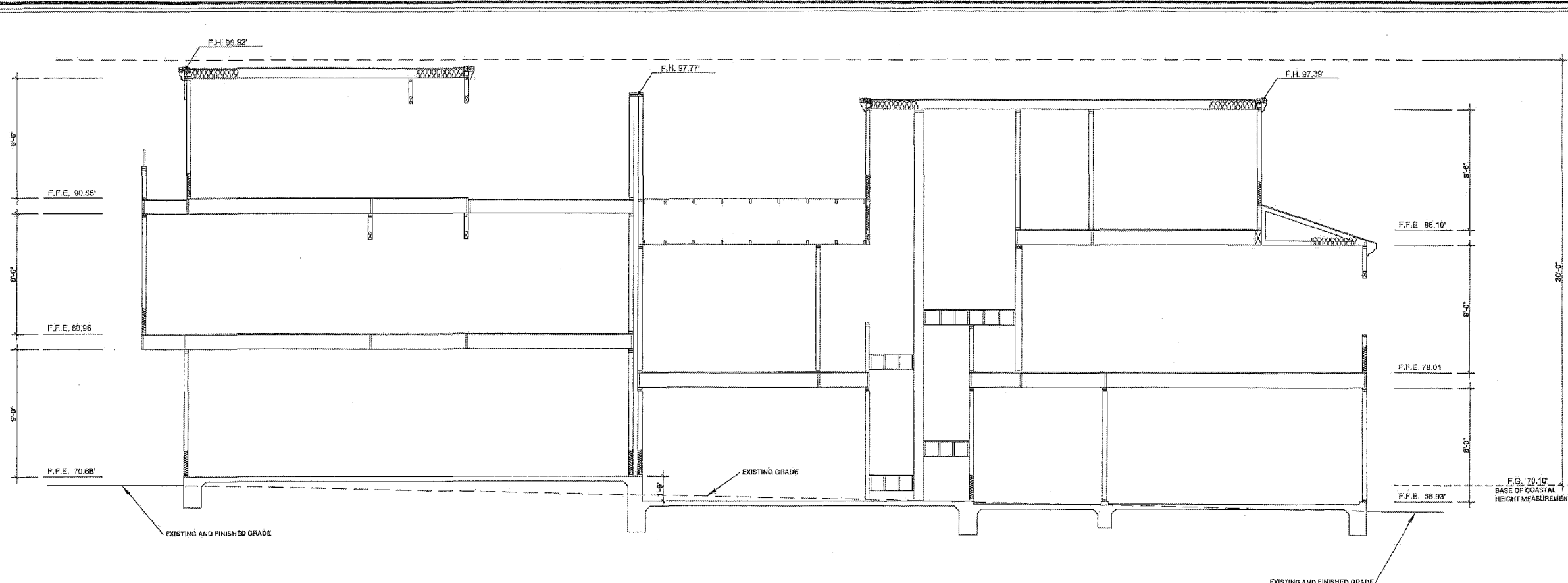
**SIEFKEN & ASSOC.**  
 7126 HYATT STREET  
 SAN DIEGO, CA 92111



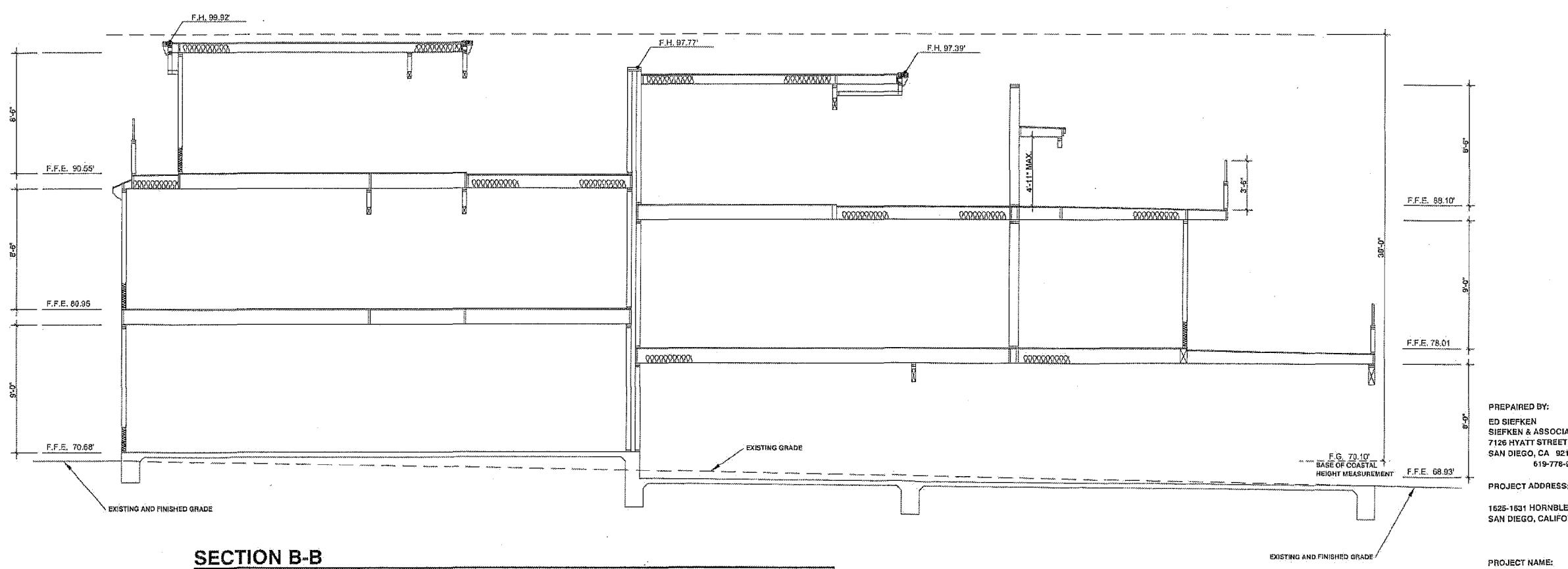
**GS DEVELOPMENT INC.**

**PLAYA PACIFICA**  
 1625 HORNBLEND ST.  
 SAN DIEGO, CA 92109

DESIGNED BY <b>ED SIEFKEN</b>
DRAWN <b>ES</b>
CHECKED
DATE <b>8/8/14</b>
SCALE <b>NOTED</b>
JOB NO.
SHEET
<b>9</b>
SHEET:      OF:



**SECTION A-A**  
 SCALE: 1/4"=1'-0"



**SECTION B-B**  
 SCALE: 1/4"=1'-0"

PREPARED BY:  
 ED SIEFKEN  
 SIEFKEN & ASSOCIATES  
 7126 HYATT STREET  
 SAN DIEGO, CA 92111  
 619-778-9750

PROJECT ADDRESS:  
 1625-1631 HORNBLEND ST.  
 SAN DIEGO, CALIFORNIA 92109

PROJECT NAME:  
 PLAYA PACIFICA

SHEET TITLE:  
 SECTIONS

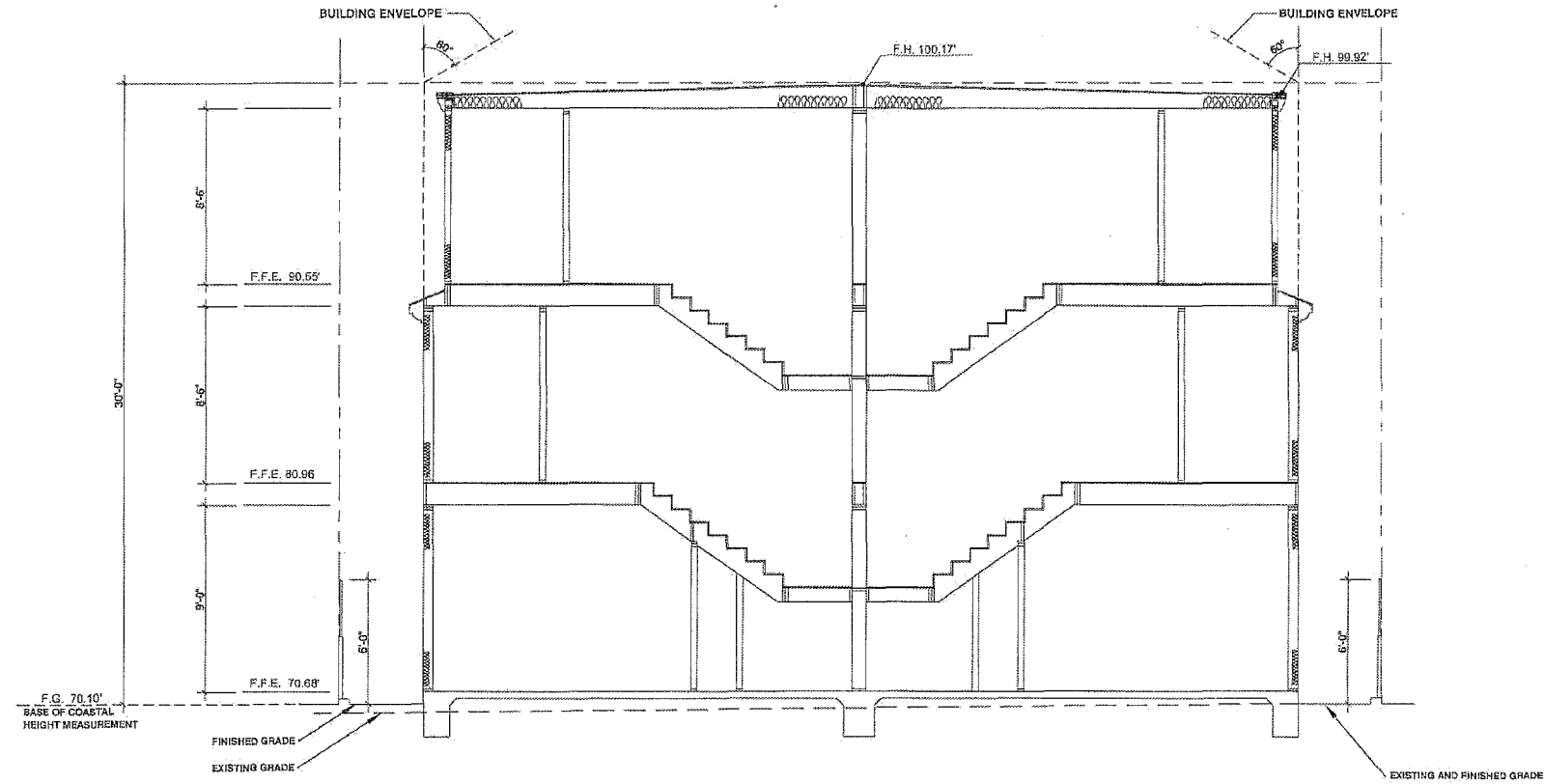
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ORIGINAL DATE:  
 8-8-13

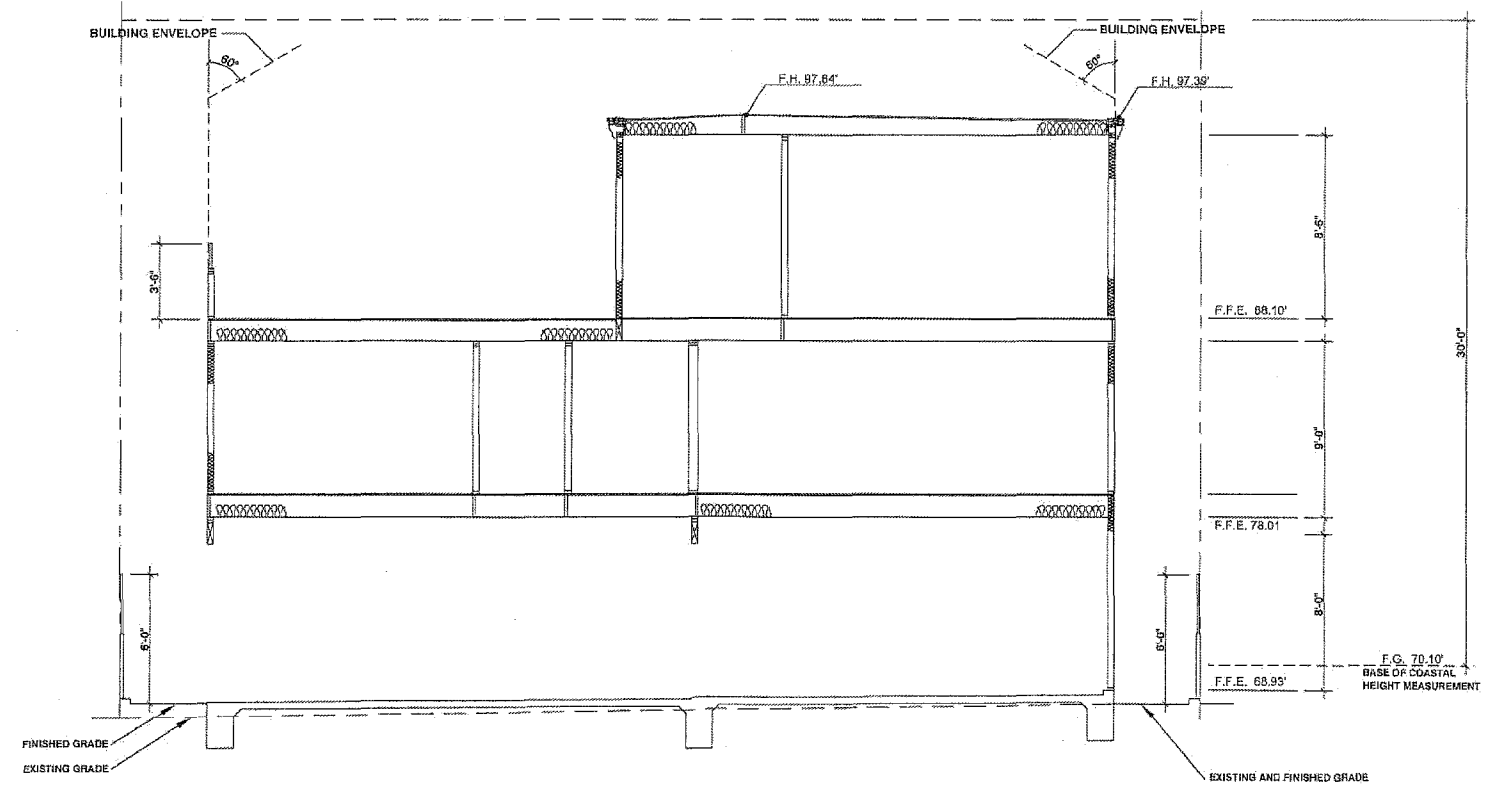
SHEET 9 OF 12

PROJECT #





**SECTION C-C**  
SCALE: 1/4"=1'-0"



**SECTION D-D**  
SCALE: 1/4"=1'-0"

PREPARED BY:  
ED SIEFKEN  
SIEFKEN & ASSOCIATES  
7126 HYATT STREET  
SAN DIEGO, CA 92111  
619-776-9750

PROJECT ADDRESS:  
1625-1631 HORNBLEND ST.  
SAN DIEGO, CALIFORNIA 92109

PROJECT NAME:  
PLAYA PACIFICA

SHEET TITLE:  
SECTIONS


- REVISION 13: \_\_\_\_\_
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- REVISION 1: \_\_\_\_\_

ORIGINAL DATE:  
8-8-13

SHEET 10 OF 12  
PROJECT #

NO.	REVISION DESCRIPTION	BY

**SIEFKEN & ASSOC.**  
7126 HYATT STREET  
SAN DIEGO, CA 92111



**GS DEVELOPMENT INC.**

**PLAYA PACIFICA**  
1625 HORNBLEND ST.  
SAN DIEGO, CA 92109

DESIGN BY  
**ED SIEFKEN**

DRAWN  
**ES**

CHECKED

DATE  
8/8/14

SCALE  
NOTED

JOB NO.

SHEET

**10**

SHEET: OF:

**LANDSCAPE CALCULATIONS WORKSHEET**

**STREET YARD:**  
 TOTAL STREET YARD AREA: 1,016 SQ. FT.  
 PLANTING AREA REQUIRED: 608 SQ. FT.  
 REQUIRED PLANT POINTS: 50 POINTS  
 PLANTING AREA PROVIDED: 868 SQ. FT.  
 PLANT POINTS PROVIDED: (2) NEW KING PALMS - 5 BTH = 36 POINTS  
 (11) 1-GALLON SHRUBS = 11 POINTS  
 (4) 5-GALLON SHRUBS = 8 POINTS  
 TOTAL POINTS PROVIDED = 55 POINTS

**REMAINING YARD:**  
 TOTAL REMAINING YARD REQUIREMENT: 60 POINTS, PROVIDED BY A COMBINATION OF TREES AND SHRUBS.  
 PROVIDED: (2) 8' BTH QUEEN PALMS = 48 POINTS  
 (9) 1-GALLON SHRUBS = 9 POINTS  
 (5) 5-GALLON SHRUBS = 10 POINTS  
 TOTAL POINTS PROVIDED = 67 POINTS

**VEHICLE USE AREA CALCULATIONS**

POINTS REQUIRED: AREA LESS THAN 6,000 SQ. FT.  
 40 FT. PER TREE  
 PLANTING POINTS REQUIRED .05

VEHICLE USE AREA: 1044 SQ. FT. = 100% x .05 = 52 POINTS REQUIRED

PROVIDED: (2) 8' BTH QUEEN PALMS = 48 POINTS  
 (4) 5-GALLON SHRUBS = 8 POINTS  
 TOTAL POINTS PROVIDED = 56 POINTS

TOTAL IRRIGATED LANDSCAPE AREA = 1,890 SQ. FT.

**LEGEND**

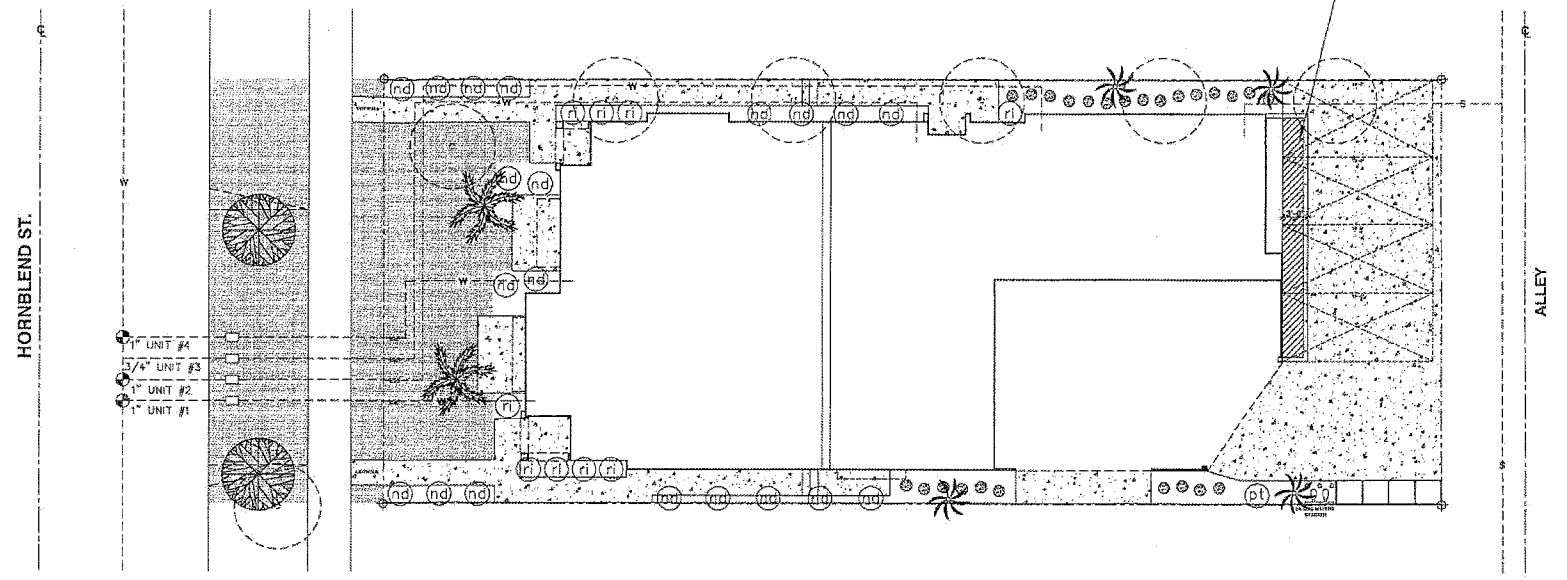
- PALM TREE (LOWER MEXICO THEME) ARCHONDIOPHOENIX CUNNINGHAMIANA (KING PALM) 100% 10' BROWN TRUNK HEIGHT/8' SPREAD
- GOLD MEDALION TREE CASSIA LEPTOPHYLLA 25' HEIGHT/30' SPREAD
- PALM TREE (LOWER MEXICO THEME) SYAGRUS ROMANOFFIANUM (QUEEN PALM) 100% 8' BROWN TRUNK HEIGHT/8' SPREAD
- ZOYSIA GRASS (GROUND COVER) ZOYSIA TENUIFOLIA DROUGHT TOLERANT
- BERMUDA GRASS (GROUND COVER) CYNODON DACTYLON DROUGHT TOLERANT
- REMOVED EXISTING TREES
- TRELLIS W/ VINES BOGANVILLEA --- (ALTERNATE SPECIES - DISTICTUS BUCKSINATUS) (TRUMPET VINE) 100% 1-GALLON
- SHRUBS (COMPLIMENT PALMS, SOFTEN ARCHITECTURE) (BORDER HARDSCAPE) PYTOSPORUM TOBIRA --- (ALTERNATE SPECIES - CALANDRA INEQUILATERA) (MOCK ORANGE) 100% 5-GALLON
- SHRUBS (COMPLIMENT PALMS, SOFTEN ARCHITECTURE) (BORDER HARDSCAPE) RAPHIOLEPSIS INDICA (CLARA) - (ALTERNATE SPECIES - JASMINUM NUDIFLORUM) (PINK INDIAN HAWTHORN) 50% 5-GALLON 50% 1-GALLON
- TROPICAL SHRUB (COMPLIMENT PALMS, SOFTEN ARCHITECTURE) MANDINIA DOMESTICA --- (ALTERNATE SPECIES - GODIAEUM VARIEGATUM) (MANDARINA) 50% 5-GALLON 50% 1-GALLON
- 6' MIN. BTH NEXT TO ALL PEDESTRIAN WAYS.
- 20" DIA. EXPOSED AGGREGATE STEPPING STONE
- CONCRETE FLAT WORK

**WATER USE CALCULATION**

<b>MAXIMUM APPLIED WATER ALLOWANCE (MAWA)</b>	<b>ESTIMATED TOTAL WATER USE (ETWU)</b>
MAWA = (ETw)(0.62)[(0.7)(LA)+(0.3)(SLA)]	ETWU = (ETw)(0.62)[(PF X HA /IE)+SLA]
MAWA = (41)(0.62)[(0.7)(1890)+(0.3)(0)]	ETWU = (41)(0.62)[(0.3 X 1890 /0.6)+0]
MAWA = 33,638.29 GAL/YR	ETWU = 24,021.90 GAL/YR

**TOTAL ETWU PERCENTAGE**  
 PERCENT = MAWA - ETWU X 100 = 33,638.29 - 24,021.90 GAL X 100 = 28.59%  
 MAWA 33,638.29  
 ETWU = 24,021.90 GAL/YR

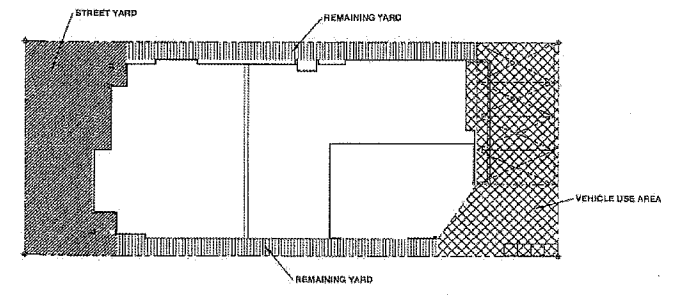
THE TOTAL ANNUAL WATER SAVINGS IS 28.49% OR 9816.39 GALLONS PER YEAR



**LANDSCAPE DEVELOPMENT PLAN**  
 SCALE: 1"=10'-0"

**NOTES:**

- IRRIGATION**
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AFFORD OPTIMUM COVERAGE FOR THE SUPPORT OF PLANT GROWTH. THE COVERAGE SHALL MEET THE WATER REQUIREMENTS FOR THE SELECTED PLANT MATERIAL AND BE WITHIN THE GIVEN PLANTING AREAS. THE DESIGN SHALL TAKE INTO CONSIDERATION THE TYPE OF EXPOSURE FOR CERTAIN PLANT MATERIALS AND THE RELATIVE WATER NEEDS FOR THOSE ZONES WITHOUT OVER WATERING.
  - THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH RESPECT TO WATER CONSERVATION. IRRIGATION HEADS (SPRAY SYSTEMS AND DRIP SYSTEMS) SHALL BE CHOSEN FOR MAXIMUM COVERAGE WITH LOW-GALLONAGE AND PRECIPITATION QUALITIES. THE IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC AND AS MAINTENANCE-FREE AS POSSIBLE.
  - THE MATERIALS FOR THIS SYSTEM SHALL BE OF AN EXTREMELY DURABLE NATURE AND SHALL BE SELECTED FOR WEAR-RESISTANCE AND LONG LIFE. THE OVERALL SYSTEM SHALL BE DESIGNED FOR EASE OF MAINTENANCE.
  - AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY 142.0403(c) FOR PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. SPRAY IRRIGATION TO BE INSTALLED.
- LANDSCAPING**
- ALL CONCRETE FLAT WORK (EXCEPT PRIVATE YARDS, REAR PARKING, TRASH AND UTILITY AREA) TO BE COLORED CONCRETE W/SALTED BROOM FINISH.
  - ALL PLANTING AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC SPRINKLER SYSTEM.
  - ALL PLANT MATERIAL INDICATED MAY BE SUBSTITUTED WITH AN EQUAL SELECTION BUT NOT REDUCED IN SIZE. ANY REVISION TO STREET TREES SHALL BE APPROVED BY THE DEVELOPMENT SERVICES DEPT. ANY FIELD CHANGES OTHER THAN TREE SUBSTITUTION MUST BE RESUBMITTED IN WRITING FOR APPROVAL BY THE DEVELOPMENT SERVICES DEPT. LANDSCAPE SECTION. ANY CHANGES MADE WITHOUT DEVELOPMENT SERVICES DEPT. APPROVAL WILL NOT BE ACCEPTED AT THE TIME OF FINAL INSPECTION.
  - ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
  - TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
  - A MINIMUM ROOT ZONE OF 40 S.F. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MIN. DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b).
  - MIN. TREE SEPARATION DISTANCE IS 5 FEET TO UTILITY LINES AND 10 FEET TO SEWER LINES. ALSO 20 FEET TO TRAFFIC SIGNALS OR STOP SIGNS AND 10 FEET TO ABOVE GROUND UTILITY STRUCTURES OR DRIVEWAYS.
  - NO TREES OR SHRUBS EXCEEDING 3 FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER AND FIVE FEET OF ANY WATER FACILITIES.
  - MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
  - IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
- MAINTENANCE**
- REGULAR PLANTING OPERATIONS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED. PLANTS SHALL BE KEPT IN A HEALTHY, GROWING CONDITION AND IN A VISUALLY PLEASING APPEARANCE BY WATERING, PRUNING, ROLLING, TRIMMING, EDGING, FERTILIZING, RE-STAKING, PEST AND DISEASE CONTROL, SPRAYING, WEEDING, CLEANING-UP AND ANY OTHER NECESSARY OPERATION OF MAINTENANCE. LANDSCAPE AREAS SHALL BE KEPT FREE OF WEEDS, NOXIOUS GRASS, UNDESIRABLE VEGETATIVE GROWTH AND DEBRIS. ALL PLANTS FOUND TO BE DEAD OR IN AN IMPAIRED CONDITION SHALL BE REPLACED IMMEDIATELY WITHIN THREE DAYS.
  - ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY GREG GOERTZEN. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY GREG GOERTZEN. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
  - TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE SECTION 142.0403(b)(10).



**LANDSCAPE DIAGRAM**

<b>PREPARED BY:</b> ED SIEFKEN SIEFKEN & ASSOCIATES 7126 HYATT STREET SAN DIEGO, CA 92111 619-778-9750	<b>REVISION 13:</b> _____ <b>REVISION 12:</b> _____ <b>REVISION 11:</b> _____ <b>REVISION 10:</b> _____ <b>REVISION 9:</b> _____ <b>REVISION 8:</b> _____ <b>REVISION 7:</b> _____ <b>REVISION 6:</b> _____ <b>REVISION 5:</b> _____ <b>REVISION 4:</b> _____ <b>REVISION 3:</b> _____ <b>REVISION 2:</b> _____ <b>REVISION 1:</b> 5-21-16
<b>PROJECT ADDRESS:</b> 1625-1631 HORNBLEND ST. SAN DIEGO, CALIFORNIA 92109	<b>ORIGINAL DATE:</b> 8-8-14
<b>PROJECT NAME:</b> PLAYA PACIFICA	<b>SHEET 11 OF 12</b>
<b>SHEET TITLE:</b> LANDSCAPE PLAN	<b>PROJECT #</b>

NO.	REVISION	DESCRIPTION	BY

**SIEFKEN & ASSOC.**  
 7126 HYATT STREET  
 SAN DIEGO, CA 92111

**GS DEVELOPMENT INC.**

**PLAYA PACIFICA**  
 1625 HORNBLEND ST.  
 SAN DIEGO, CA 92109

DESIGN BY  
**ED SIEFKEN**

DRAWN  
**ES**

CHECKED

DATE  
8/8/14

SCALE  
NOTED

JOB NO.

**L1**

SHEET: OF:

TENTATIVE MAP NO. 1395124

LEGAL DESCRIPTION:

LOTS 7 AND 8 IN BLOCK 236 OF PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAPS THEREOF NOS. 697 AND 854, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 6, 1992 AND SEPTEMBER 28, 1991

SITE ADDRESS:

1625 HORNBLEND STREET  
SAN DIEGO, CA 92109

SITE AREA:

TOTAL SITE AREA (GROSS): 49.97' X 124.95' 0.143 ACRE 6,244.25 SQ. FT.

ZONE:

ZONING RM-2-5 ZONE

PROPOSED LOTS:

ONE (1)

OWNER:

JD HOMES LLC  
SAN DIEGO, CALIFORNIA

PROPOSED FOUR (4)  
CONDOMINIUM UNITS:

UNIT #1 (3 BR./2.5 BA.)  
UNIT #2 (3 BR./3 BA.)  
UNIT #3 (2 BR./2 BA.)  
UNIT #4 (3 BR./2.5 BA.)

NUMBER OF STORIES: 3

TOPOGRAPHIC SURVEY:

TOPOGRAPHIC MAP OF 791  
SURVEY PERFORMED 10/2014  
LOTS 7 AND 8 OF BLOCK 236

MSL DATUM:

BENCHMARK=BRASS PIN IN THE TOP OF CURB AT THE SW CORNER OF THE INTERSECTION INGRAHAM AND HORNBLEND

ELEVATION=63.749'

BASE OF BEARINGS OF THE TENTATIVE MAP IS THE SOUTHERLY 7 FOOT OFFSET LINE OF HORNBLEND STREET PER MAP NO. 10574, IE S75°55'31"W.

LAMBERT COORDINATES 230-1695  
CCS83 COORDINATES 1870-6255

NOTES:

- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE SHALL ASSURE, BY OBTAINING DOCUMENTATION AN SD&E JOB PACKAGE HAS BEEN ISSUED TO THE SD&E CONSTRUCTION DEPARTMENT, TO RELOCATE OR REMOVE THE EXISTING POWER POLE IN THE ALLEY ADJACENT TO THE SITE, TO A LOCATION APPROVED BY SD&E, AND SATISFACTORY TO THE CITY ENGINEER

CONSTRUCTION NOTES:

- SUBDIVIDER SHALL INSTALL A CURRENT CITY STANDARD STREET LIGHT PER SDE-101
- SUBDIVIDER SHALL CONSTRUCT A CURRENT CITY STANDARD CURB AND GUTTER PER SDG-151
- SUBDIVIDER SHALL CONSTRUCT A CURRENT CITY STANDARD SIDEWALK UNDERDRAIN PER D-27
- SUBDIVIDER SHALL CONSTRUCT A YARD INLET

MONUMENTATION NOTE:

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

MAPPING NOTE:

- A PARCEL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE MAP.

CONDOMINIUM NOTE:

- THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS IS 4.

ENGINEER

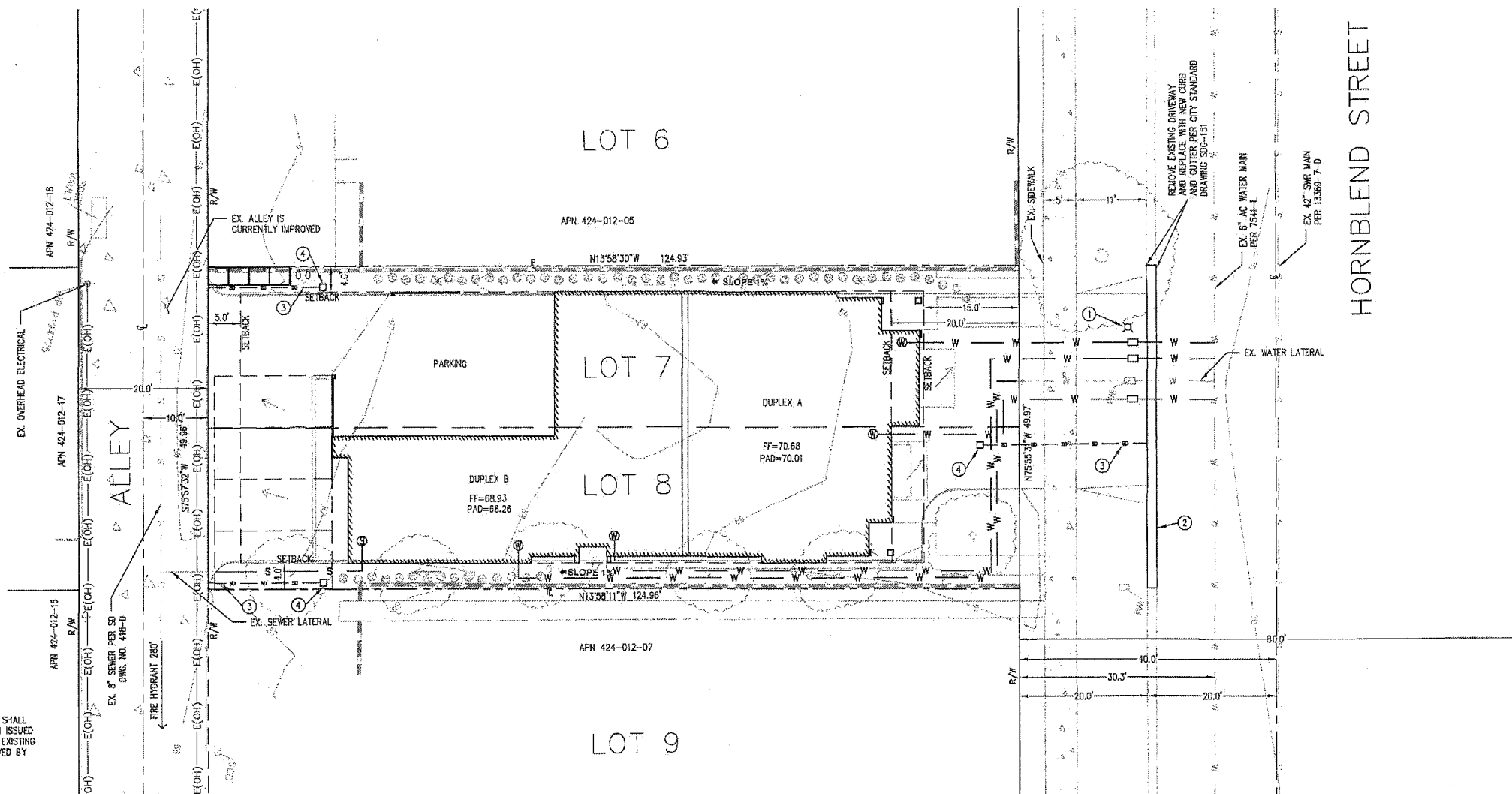
CIVIL LANDWORKS CORP.  
110 COPPERWOOD WAY, SUITE P  
OCEANSIDE, CA 92055  
760-908-8745

DAVID V. CARON 4-29-15



**Civil Landworks**

110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058  
PH: 760-908-8745 • info@civillandworks.com



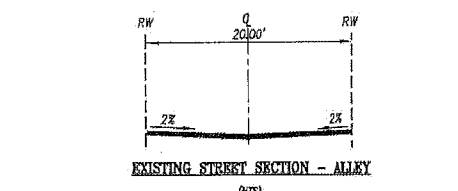
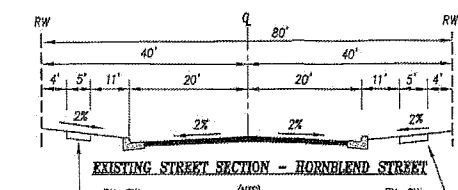
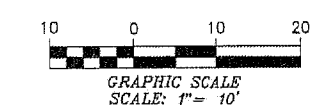
VICINITY MAP

NOT TO SCALE

LEGEND:

PROPERTY LINE/TM BOUNDARY	---
RIGHT OF WAY	R/W
CENTERLINE	---
EASEMENT	---
EXISTING CONTOUR (MAJOR)	---
EXISTING CONTOUR (MINOR)	---
EXISTING WATER	---
EXISTING SEWER	---
EXISTING OVERHEAD ELECTRICAL	---
PROPOSED WATER LATERAL	---
SEWER CONNECTION	---
DIRECTION OF DRAINAGE	---

UTILITIES	LOCATION	STATUS
TELEPHONE	ALLEY	OVERHEAD
CABLE	ALLEY	OVERHEAD
POWER	ALLEY	OVERHEAD
WATER	HORNBLEND STREET	UNDERGROUND
GAS	UNKNOWN	UNDERGROUND
SEWER	ALLEY	UNDERGROUND



PROJECT DATA:

THE MULTI-FAMILY PROJECT WITH BUILDING CODE 2001 C.B.C. AND CONSTRUCTION TYPE V, NR.

OCCUPANCY	R-3, U
TYPE OF CONSTRUCTION	TYPE VB
ZONE	RM-2-5
PACIFIC BEACH COMMUNITY PLAN	
COASTAL DEVELOPMENT PERMIT OVERLAY	
COASTAL HEIGHT LIMIT OVERLAY	
PARKING IMPACT OVERLAY	
GEOLOGIC HAZARD CATEGORY	52
LOT AREA	6,244 S.F.
LOT AREA (ACRES)	0.14
MAX. HEIGHT ALLOWED	30'
MAXIMUM NON-PARKING GFA	6,322 S.F.
MAXIMUM PARKING GFA	2,107 S.F.
PROPOSED PARKING AREA	1,783 S.F.
PROPOSED NON-PARKING GFA	6,322 S.F.
TOTAL MAX. ALLOWABLE GFA	8,429 S.F.
TOTAL MAX. ALLOWABLE FAR	1.35
TOTAL PROPOSED GFA	8,105 S.F.
TOTAL PROPOSED FAR	1.30
REQUIRED SETBACKS	
FRONT YARD	15' & 20'
INTERIOR YARDS	4'
REAR YARD	5'

PROPOSED LIVING AREA/NO. OF BEDROOMS:

UNIT #1 (3 BR./2.5 BA.)	UNIT #2 (3 BR./3 BA.)	UNIT #3 (2 BR./2 BA.)	UNIT #4 (3 BR./2.5 BA.)
PROPOSED FIRST FLOOR LIVING AREA: 699 S.F.	PROPOSED FIRST FLOOR LIVING AREA: 298 S.F.	PROPOSED FIRST FLOOR LIVING AREA: 57 S.F.	PROPOSED FIRST FLOOR LIVING AREA: 625 S.F.
PROPOSED SECOND FLOOR LIVING AREA: 627 S.F.	PROPOSED SECOND FLOOR LIVING AREA: 879 S.F.	PROPOSED SECOND FLOOR LIVING AREA: 878 S.F.	PROPOSED SECOND FLOOR LIVING AREA: 588 S.F.
PROPOSED THIRD FLOOR LIVING AREA: 399 S.F.	PROPOSED THIRD FLOOR LIVING AREA: 431 S.F.	PROPOSED THIRD FLOOR LIVING AREA: 465 S.F.	PROPOSED THIRD FLOOR LIVING AREA: 379 S.F.
TOTAL PROPOSED LIVING AREA: 1,722 S.F.	TOTAL PROPOSED LIVING AREA: 1,608 S.F.	TOTAL PROPOSED LIVING AREA: 1,400 S.F.	TOTAL PROPOSED LIVING AREA: 1,592 S.F.
PROPOSED PORCH AREA: 60 S.F.	PROPOSED PORCH AREA: 11 S.F.	PROPOSED PORCH AREA: 7 S.F.	PROPOSED PORCH AREA: 45 S.F.
PROPOSED DECK & BALCONY AREA: 214 S.F.	PROPOSED DECK & BALCONY AREA: 233 S.F.	PROPOSED DECK & BALCONY AREA: 406 S.F.	PROPOSED DECK & BALCONY AREA: 217 S.F.
PROPOSED OPEN SPACE AREA: 214 S.F.	PROPOSED OPEN SPACE AREA: 217 S.F.	PROPOSED OPEN SPACE AREA: 408 S.F.	PROPOSED OPEN SPACE AREA: 217 S.F.

PROPOSED PARKING PROVIDED:

TOTAL PARKING SPOTS: 9

GRADING NOTE:

- NO GRADING IS PROPOSED