



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: January 2, 2025 REPORT NO. PC-25-001
HEARING DATE: January 9, 2025
SUBJECT: OCEANVIEW TERRACE, Process Four Decision
PROJECT NUMBER: 1091403
OWNER/APPLICANT: OVB Encanto, LLC./Elizabeth Carmichael

SUMMARY

Issue: Should the Planning Commission approve an application for a small lot subdivision containing 20 lots with 19 townhome style dwelling units currently under construction on a 0.71-acre site located at the northeast corner of South Willie James Jones Avenue and Ocean View Boulevard in the Encanto Neighborhoods community planning area?

Proposed Actions:

1. APPROVE Vesting Tentative Map No. PMT-3223247; and
2. APPROVE Neighborhood Development Permit No. PMT-3223248.

Fiscal Considerations: None associated with this action. All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The project proposes a small lot subdivision of one parcel into 20 lots and the construction of 19 townhome style dwelling units, currently under construction, and 1 common lot area. The Encanto Neighborhoods Community Plan designates the 0.71-acre site for Residential-Medium use at 15-29 dwelling units/acre, which would allow 11 to 21 residential dwelling units on the site. The project would implement the existing land use designations and would create 19 single-dwelling residential units where none currently exist.

This project is subject to the Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13 which require two affordable units (19 units x 10% = 2 units) at or below 120% of the Area Median Income (AMI). The Owner/Permittee has indicated they will

comply with the Inclusionary Housing Regulations by designating 10% of the units, two dwelling units, as moderately affordable for-sale dwelling units at or below 120% of the area median income (AMI) for no fewer than 55 years.

Community Planning Group Recommendation: On March 18, 2024, the Chollas Valley Community Planning Group voted 12-0-1 to recommend approval of the project with no conditions (Attachment 10).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 20, 2024, and the opportunity to appeal that determination ended September 4, 2024.

BACKGROUND

The project site is located at the northeast corner of South Willie James Jones Avenue and Ocean View Boulevard, APN 548-242-1700, in the RM-2-5 Zone of the Encanto Neighborhoods Community Plan. Additionally, the project is located within the Airport Land Use Compatibility Overlay Zone (San Diego International Airport), Airport Influence Area (Review Area 2), Transit Priority Area, Sustainable Development Area, Parking Standards Transit Priority Area, Community Plan Implementation Overlay Zone A, and the Promise Zone.

The site slopes downward from South Willie James Jones Avenue, along Ocean View Boulevard, toward the east at elevations ranging from approximately 148 feet above Mean Sea Level (MSL) within the northwestern portion of the site to approximately 115 feet above MSL within the southeastern portion of the site. To the north, and adjacent to the site, is a mix of single and multi-dwelling residential units. To the west, across South Willie James Jones Avenue, is a mix of single and multi-dwelling residential units. To the south, across Ocean View Boulevard, and to the east, there are single-dwelling residential units. The site is not within, or adjacent to, the Multi-Habitat Planning Area (MHPA) and does not contain other types of environmentally sensitive lands as defined in SDMC Section 113.0103.

DISCUSSION

Project Description:

The project proposes a small lot subdivision containing (twenty) 20 lots in accordance with SDMC Section 143.0365. Nineteen (19) lots will be for single-dwelling residential townhome style units and one (1) lot for parking, pedestrian circulation and landscaping. Two residential units will be deed-restricted as affordable for sale to moderate income households at 30% of 120% of AMI. The purpose and intent of the Small Lot Subdivision regulations is to encourage development of single dwelling units on small lots in order to provide a space-efficient and economical alternative to traditional single dwelling unit development. It is also the intent of these regulations to provide

pedestrian friendly developments that are consistent with the neighborhood character.

The front 10 dwelling units along Ocean View Boulevard will be three stories containing three bedrooms, three bathrooms, living and dining areas, one two-car garage at the main level, and will each be 1,527 square feet in size. The nine rear units to the north will be three stories containing three bedrooms, two bathrooms, a powder room, living and dining areas, one two-car garage at the main level, and will each be 1,420 square feet in size. Additionally, each residential dwelling unit will provide an average 159 square feet of private exterior open space. The 19 three-story townhome style units are currently under construction and were issued building permits on April 21, 2023 under Project No. [691064](#).

The neighborhood around the proposed development currently contains one and two-story single-dwelling units and two and three-story multi-dwelling unit developments. The surrounding development is eclectic containing single-dwelling units from the 1930's to multi-dwelling units built in the 2010's. The eclectic development surrounding the site features stucco textures and painted wood siding. The 19 dwelling units are designed as narrow three-story townhomes, approximately 21 to 23-foot wide, that serve as a transition between the surrounding single-dwelling and multi-dwelling unit developments. The units include off-setting planes and stucco siding in earth-toned beiges and blues.

The proposed project was reviewed for compliance with the RM-2-5 zone development requirements, which include but are not limited to height, setbacks, density, landscape, parking, and floor area ratio.

Permits Required:

Due to process consolidation, all actions are processed concurrently as a Process Four. Development of the proposed project requires:

A Process 2 Neighborhood Development Permit (NDP), reduced from a Process 3 Site Development Permit, for the small lot subdivision because it qualifies as residential in-fill development within the San Diego Promise Zone, in accordance with SDMC Sections 126.0502(b)(4), 126.0402(q), and 143.0915(b).

A Process 2 NDP, reduced from a Process 4 Planned Development Permit (PDP), for one development deviation because it qualifies as residential in-fill development within the San Diego Promise Zone, in accordance with SDMC Sections 126.0602(b)(1), 126.0402(q), and 143.0915(b). The units are currently under construction and were approved for ministerial building permits under Project No. 691064. The Small Lot Subdivision regulation 143.0365(d) requires 200 square feet of exterior open space per unit. This requirement was triggered by the Small Lot Subdivision and not required during the building permit phase. The proposal includes a development deviation to include 159 square feet of exterior open space per unit where 200 square feet per unit are required. Because the proposal is within the San Diego Promise Zone, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Expedite Program.

A Process 4 Vesting Tentative Map (VTM) for the development of a small lot subdivision with deviations in accordance with SDMC Section 125.0410.

Community Plan Analysis:

Housing

The project is consistent with the land use designation and density in the Encanto Neighborhoods Community Plan [Plan]. The Plan designates the site for Residential Medium density which allows both single-dwelling unit and multi-dwelling unit housing within a density range of 15-29 dwelling units per acre. The project site is 0.71 acres, proposes 19 dwelling units, and the resulting density, 27 units per acre, is within the prescribed range. Two of the residential units will be deed-restricted as moderately affordable for-sale dwelling units at or below 120% of the AMI.

The Housing Element of the General Plan serves as a policy guide to address the comprehensive housing needs of the City of San Diego. Specific to affordable housing, Goal No. 3 of the Housing Element is to provide new affordable housing. The Community Plan also includes policies on the provision of market-rate and affordable housing. The proposed project implements the General Plan Housing Element and the Community Plan Land Use policies by dedicating 10% of the units, two dwelling units, as moderately affordable dwelling units at or below 120% of the area median income.

The project further aligns with the Plan's Land Use policies by offering diverse housing types that support homeownership, including larger, adaptable three-bedroom units suitable for multigenerational living. Located in the Village District, where the Plan encourages a mixture of residential opportunities, the project helps implement the Plan's goal of providing small lot townhome development.

Mobility

The project site aligns with the Plan's vision for development in the Village District by providing walkability improvements. Specifically, the project will incorporate sidewalk improvements along Ocean View Boulevard to install a missing sidewalk and curb ramps that remove accessibility barriers and promote activated pedestrian environments within the Village District.

Additionally, with the project site situated within a quarter-mile of a transit stop, the project meets the objectives of transit policies by improving the environment around public transit. The installation of curb extensions, lighting, and landscaping where appropriate will enhance the safety and comfort of the area, aligning with the Plan's broader mobility goals.

Conservation

The proposed project helps implement the sustainability goals of the General Plan Conservation Element through roof mounted solar systems on each dwelling unit, providing renewable energy alternatives within the project. Each unit also includes low-flow plumbing fixtures to reduce water usage.

Design

The proposed project helps implement the Plan's Urban Design goals and policies. By incorporating smaller-scale architectural elements including varied windows and colors, off-setting planes, and staggered setbacks, the design adds visual interest to the project. A tentative map is required to provide individual lots and promote a townhome design that serves as a transition from the surrounding single dwelling units to the south and east, and the higher density complexes and mixed-use development to the north.

The proposed project's design prioritizes connectivity with the surrounding neighborhood. The front units are oriented toward public streets with visible front doors that foster a strong visual connection to the neighborhood. Garages are located internally, off the private drive aisle, so they do not dominate the main entrances, helping to support the prominence of pedestrian entryways. The project provides dedicated and identifiable pedestrian access from the street into the project, promoting walkability to public transit and connecting the development to the broader community.

Project-Related Issues:

Deviations - The proposed development includes residential development within the San Diego Promise Zone and qualifies as in-fill development pursuant to SDMC 143.0915(b)(1). Because the project qualifies as in-fill development, the applicant is requesting a deviation through a Neighborhood Development Permit pursuant to SDMC 143.0920. The deviation is as follows:

1. A deviation from SDMC Section 143.0365(d), exterior open space: reduction in exterior open space to 159 square feet per unit where 200 square feet per unit is required.

The proposal to deviate from the exterior open space requirement allows for more interior living space in each unit and enhances the livable areas.

Conclusion:

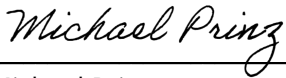
Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the SDMC. With approval of the proposed deviation, the project meets all applicable regulations and policies. Staff supports the determination that the project is consistent with the applicable land use plan policies of the Encanto Neighborhoods Community Plan and the General Plan recommended and the development standards in effect for this site per the SDMC. Thus, Staff recommends Planning Commission approve the project as proposed.

ALTERNATIVES

1. Approve Vesting Tentative Map No. PMT-3223247 and Neighborhood Development Permit No. PMT-3223248 with modifications.

2. Deny Vesting Tentative Map No. PMT-3223247 and Neighborhood Development Permit No. PMT-3223248 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



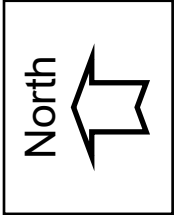
Michael Prinz
Interim Assistant Deputy Director
Development Services Department



Sarah Häätinen
Development Project Manager
Development Services Department

Attachments:

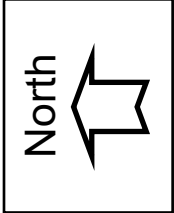
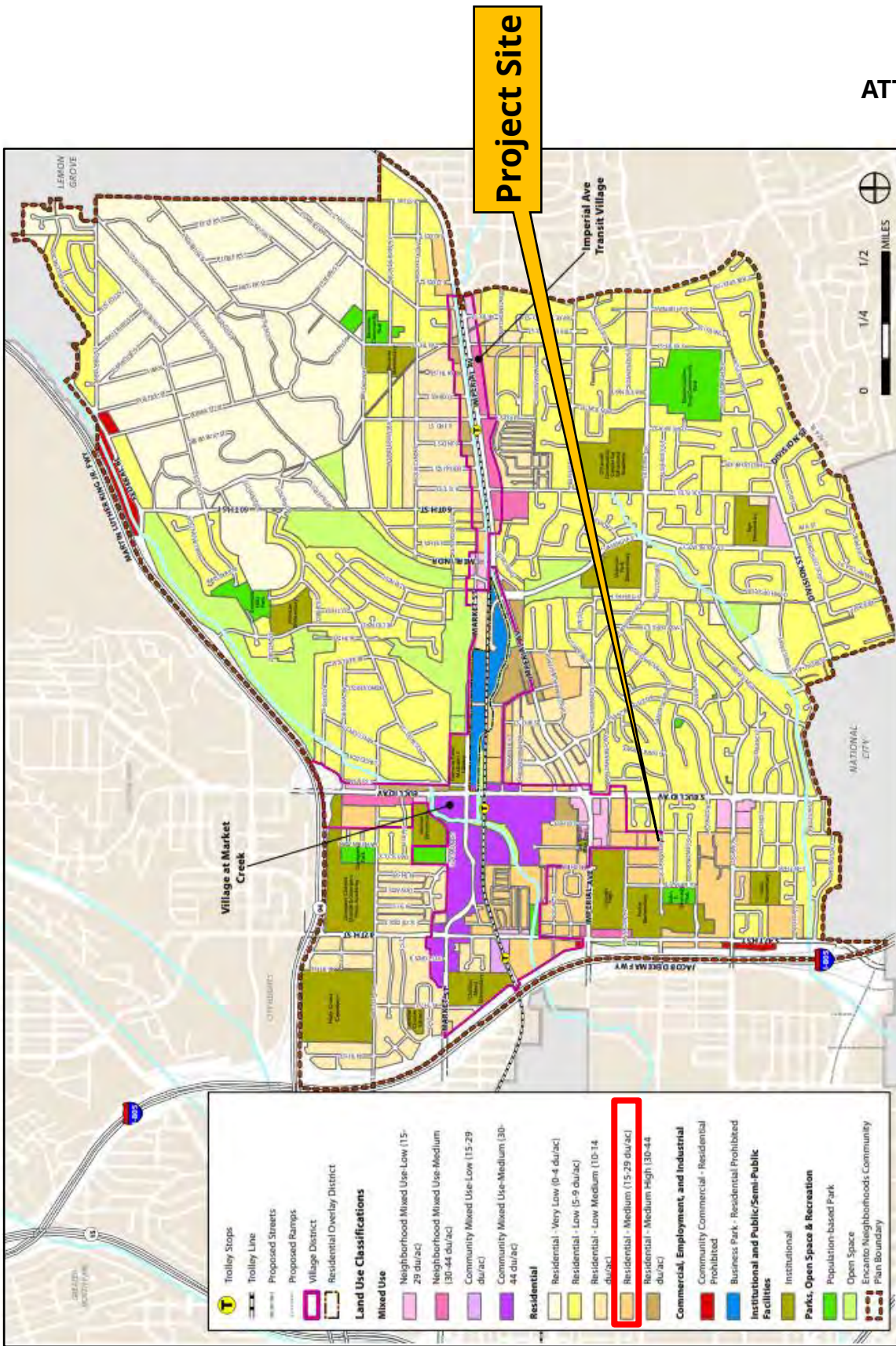
1. Aerial Photograph
2. Community Plan Land Use Map
3. Location Map
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Draft Map Conditions
7. Draft Map Resolution with Findings
8. Notice of Right to Appeal
9. Ownership Disclosure Statement
10. Community Planning Group Recommendation
11. Site Development Plans
12. Tentative Map



Aerial Photograph

**Oceanview Terrace
PRJ-1091403 – APN 548-242-1700**

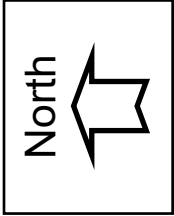
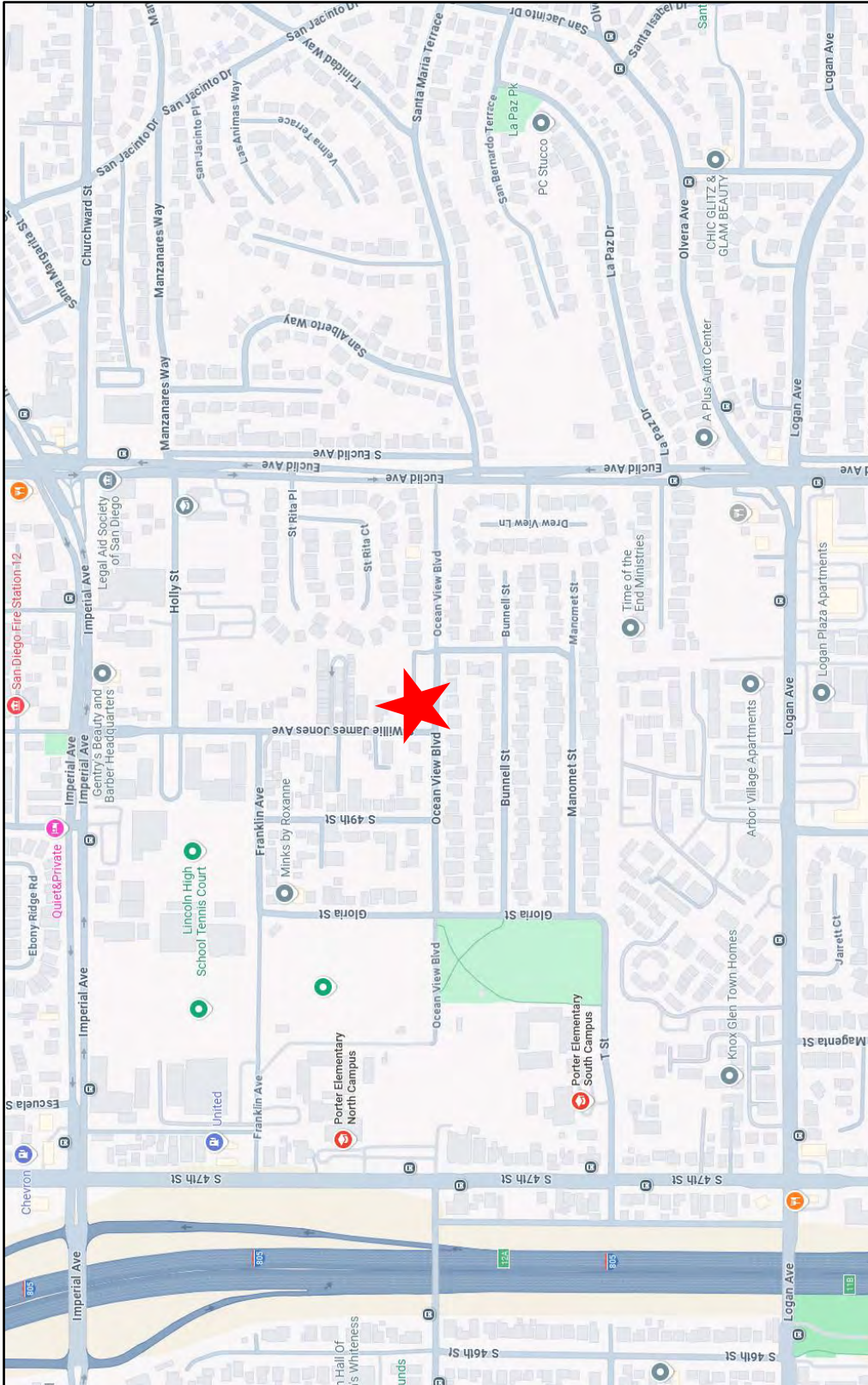




Land Use Map

Oceanview Terrace
PRJ-1091403 – APN 548-242-1700





Location Map

Oceanview Terrace

PRJ-1091403 – APN 548-242-1700



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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009568

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3223248
OCEANVIEW TERRACE PROJECT NO. 1091403
PLANNING COMMISSION

This Neighborhood Development Permit No. PMT-3223248 is granted by the Planning Commission of the City of San Diego to OVB Encanto, LLC., a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0402(q). The 0.71-acre site is located at the northeast corner of South Wille James Jones Avenue and Ocean View Boulevard, APN 548-242-1700, in the RM-2-5 Zone, Airport Land Use Compatibility Overlay Zone (San Diego International Airport), Airport Influence Area (Review Area 2), Communities of Concern, Housing Solutions Area (Tier 3), Transit Priority Area, Sustainable Development Area, Parking Standards Transit Priority Area, Community Plan Implementation Overlay Zone A, and the Promise Zone within the Encanto Community Plan area.

The project site is legally described as: ALL THAT PORTION OF LOT 53 HORTON'S PURCHASE, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 283, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 9, 1878, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF SAID LOT 53; THENCE NORTH 140 FEET; THENCE WEST 290.56 FEET; THENCE SOUTH 140 FEE; THENCE WEST 250.56 FEE; THENCE SOUTH 140 FEET; THENCE EAST 290.25 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM, THAT PORTION OF SAID LOT 53, AS CONTAINED IN DEED TO THE CITY OF SAN DIEGO, RECORDED DECEMBER 11, 1981 AS Instr.# 1981-388523 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO WILLIAM AND RITA SCHERLIS, HUSBAND AND WIFE AS JOINT TENANTS RECORDED IN SAID OFFICE OF THE COUNTY RECORDER ON JUNE 5, 1958 IN Book 7108, Page 371 OF OFFICIAL RECORDS; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL, BEING ALSO THE EASTERLY LINE OF OZARK STREET, AS LOCATED AND ESTABLISHED AS OF THE DATE OF THIS INSTRUMENT, 110 FEE TO AN INTERSECTION WITH THE NORTHERLY LINE OF OCEAN VIEW BOULEVARD, 60 FEET WIDE, AS SAID STREET IS LOCATED AND ESTABLISHED AS TO THE DATE OF THIS INSTRUMENT; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF OCEAN VIEW BOULEVARD, A DISTANCE OF 25 FEET TO THE BEGINNING OF A TANGENT 20-FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE LEAVING SAID NORTHERLY LINE OF OCEAN VIEW BOULEVARD, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREE, AN ARC DISTANCE OF 31.42 FEET; THENCE TANGENT

TO SAID CURVE, NORTHERLY ALONG A LINE PARALLEL TO AND DISTANT 5 FEET EASTERLY OF THE WESTERLY LOT LINE OF SAID PARCEL, A DISTANCE OF 90 FEET TO THE NORTHERLY LINE OF SAID PARCEL; THENCE WESTERLY, ALONG SAID NORTHERLY LOT LINE, A DISTANCE OF 5 FEET RETURNING TO THE POINT OF BEGINNING.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner/Permittee for a small lot subdivision and construction of 19 three-story single dwelling units subject to the City's land use regulations as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 9, 2025, on file in the Development Services Department.

The project shall include:

- a. 19 three-story townhome style single dwelling units, including two affordable for-sale units to moderate-income households at 30% of 120% of Area Median Income (AMI) ranging in size from 1,420 square feet to 1,527 square feet. All units to include private exterior space and a two-car garage;
- b. Development Deviation as follows:
 1. Reduction in the private exterior open space to 159 square feet per unit where 200 square feet per unit is required per SDMC 143.0365(d);
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by January 7, 2028.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

AFFORDABLE HOUSING REQUIREMENTS:

12. Prior to issuance of any building permit associated with this project, the Owner/Permittee shall demonstrate compliance with the provisions of the Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13 and the Inclusionary Housing Procedures Manual. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project, the Owner/Permittee shall provide two affordable units with prices of no more than 120% AMI.

ENGINEERING REQUIREMENTS:

13. The development shall comply with the conditions of Vesting Tentative Map Permit No. PMT-3223247.

14. Prior to Certificate of Occupancy, the Owner/Permittee shall ensure the permitted improvements per Project No. 651075 are completed to the satisfaction of the City's Resident Engineer.

PLANNING/DESIGN REQUIREMENTS:

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

16. 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.

17. 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

18. The Owner/Permittee will provide the following Vehicle Miles Traveled (VMT) reduction measures in the locations as shown on Exhibit "A":

- a. Provide pedestrian scale lighting along all pedestrian walkways along the development frontage;
- b. Provide an on-site bicycle repair station;
- c. Provide six (6) short-term bicycle parking spaces; and
- d. Four additional shade trees beyond the minimum required on Willie James Jones Avenue.

These improvements shall be completed and operational prior to first occupancy.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

19. 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 Department and the City Engineer.

20. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. Back flow prevention device(s) shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this

discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

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

APPROVED by the Planning Commission of the City of San Diego on January 9, 2025, and [Approved Resolution Number].

DRAFT

Neighborhood Development Permit No. PMT-3223248
Date of Approval: January 9, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Sarah Hatinen
Development Project Manager

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

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

OVB ENCANTO, LLC.
Owner/Permittee

By _____
NAME:
TITLE:

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

PLANNING COMMISSION RESOLUTION NO. _____
NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3223248
OCEANVIEW TERRACE - PROJECT NO. 1091403

WHEREAS, OVB ENCANTO, LLC., A California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit for a small lot subdivision and construction of 19 three-story single dwelling units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-3223248), on a 0.71-acre site;

WHEREAS, the project site is located at the northeast corner of South Wille James Jones Avenue and Ocean View Boulevard, APN 548-242-1700, in the RM-2-5 Zone, Airport Land Use Compatibility Overlay Zone (San Diego International Airport), Airport Influence Area (Review Area 2), Communities of Concern, Housing Solutions Area (Tier 3), Transit Priority Area, Sustainable Development Area, Parking Standards Transit Priority Area, Community Plan Implementation Overlay Zone A, and the Promise Zone within the Encanto Community Plan area;

WHEREAS, the project site is legally described as ALL THAT PORTION OF LOT 53 HORTON'S PURCHASE, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 283, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 9, 1878, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF SAID LOT 53; THENCE NORTH 140 FEET; THENCE WEST 290.56 FEET; THENCE SOUTH 140 FEE; THENCE WEST 250.56 FEE; THENCE SOUTH 140 FEET; THENCE EAST 290.25 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM, THAT PORTION OF SAID LOT 53, AS CONTAINED IN DEED TO THE CITY OF SAN DIEGO, RECORDED DECEMBER 11, 1981 AS Instr.# 1981-388523 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED

ATTACHMENT 5

TO WILLIAM AND RITA SCHERLIS, HUSBAND AND WIFE AS JOINT TENANTS RECORDED IN SAID OFFICE OF THE COUNTY RECORDER ON JUNE 5, 1958 IN Book 7108, Page 371 OF OFFICIAL RECORDS; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL, BEING ALSO THE EASTERLY LINE OF OZARK STREET, AS LOCATED AND ESTABLISHED AS OF THE DATE OF THIS INSTRUMENT, 110 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF OCEAN VIEW BOULEVARD, 60 FEET WIDE, AS SAID STREET IS LOCATED AND ESTABLISHED AS TO THE DATE OF THIS INSTRUMENT; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF OCEAN VIEW BOULEVARD, A DISTANCE OF 25 FEET TO THE BEGINNING OF A TANGENT 20-FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE LEAVING SAID NORTHERLY LINE OF OCEAN VIEW BOULEVARD, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREE, AN ARC DISTANCE OF 31.42 FEET; THENCE TANGENT TO SAID CURVE, NORTHERLY ALONG A LINE PARALLEL TO AND DISTANT 5 FEET EASTERLY OF THE WESTERLY LOT LINE OF SAID PARCEL, A DISTANCE OF 90 FEET TO THE NORTHERLY LINE OF SAID PARCEL; THENCE WESTERLY, ALONG SAID NORTHERLY LOT LINE, A DISTANCE OF 5 FEET RETURNING TO THE POINT OF BEGINNING;

WHEREAS, on August 20, 2024, 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;

WHEREAS, on January 9, 2025, the Planning Commission of the City of San Diego considered Neighborhood Development Permit No. PMT-3223248 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Neighborhood Development Permit No. PMT-3223248:

A. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404(a) & (f)]

1. Findings for all Neighborhood Development Permits:

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

The project proposes a small lot subdivision containing twenty (20) lots in accordance with San Diego Municipal Code (SDMC) Section 143.0365. Nineteen (19) lots will be for single-dwelling units and one (1) lot will be for parking, pedestrian circulation and landscaping. The project site is located at the northeast corner of South Wille James Jones Avenue and Ocean View Boulevard, APN 548-242-1700, in the RM-2-5 Zone of the Encanto Neighborhoods Community Plan. The site currently contains 19 dwelling units under construction on one parcel fronting South Wille James Jones Avenue to the west and Oceanview Boulevard to the south. The Encanto Neighborhoods Community Plan designates the site for Residential Medium density which allows both single-dwelling unit and multi-dwelling unit housing within a density range of 15-29 dwelling units per acre (du/ac). is consistent with the land use designation and density. The project site is 0.71 acres, proposes 19 dwelling units, and the resulting density, 27 du/ac, is within the prescribed range. Two of the residential units will be reserved for moderately affordable for-sale dwelling units at or below 120% of the area median income.

The General Plan Housing Element seeks to facilitate the construction of quality housing. The proposed project would provide quality housing and promote a diversity of housing options in the community by implementing the Small Lot Subdivision regulations. The proposed project also implements the Housing Element goal of providing new affordable housing by deed-restricting 10% of the units, or two dwelling units, as moderately affordable dwelling units at or below 120% of the area median income.

Located in the Village District, where the Encanto Neighborhoods Community Plan encourages a mixture of residential opportunities, the project helps implement the Plan's goal of providing small lot townhome development. The project further aligns with the Plan's Land Use policies by offering diverse housing types that support homeownership, including larger, adaptable three-bedroom units suitable for multigenerational living.

The Plan recommends improving walkability within the Village District and between adjacent neighborhoods by addressing sidewalk and other infrastructure maintenance deficits. The Plan also aims to achieve pedestrian-friendly neighborhoods, streets, and intersections that provide well-lit sidewalks with parkways, and safe street crossings. Another recommendation of the Plan includes

improving the environment surrounding bus and trolley stops through the installation of curb extensions, shelters, additional seating, lighting, trash receptacles, and landscaping where appropriate. The project site is within a quarter-mile of a transit stop and addresses the Plan's mobility goals by including curb and sidewalk improvements. Specifically, the project will incorporate sidewalk improvements along Ocean View Boulevard to install a missing sidewalk and curb ramps that remove accessibility barriers and promote activated pedestrian environments within the Village District.

The proposed project helps implement the Plan's Urban Design goals and policies by incorporating smaller-scale architectural elements, including varied windows and colors, off-setting planes, and staggered setbacks; the design adds visual interest to the project. These design features establish a townhome design that transitions from the surrounding single dwelling units to the south and east, and the higher density complexes and mixed-use development to the north.

The proposed development is designed to be consistent with the character of the neighborhood by creating a single-unit style townhome development. A vesting tentative map is utilized to provide separate lots allowing for individual ownership of each unit. The townhome design is consistent with the character of the surrounding single dwelling unit development while bringing more dwelling units into the neighborhood consistent with the residential density of the land use designation. Additionally, with the project site situated within a quarter-mile of a transit stop, the project meets the objectives of transit policies by improving the environment around public transit.

The proposed project helps implement the sustainability goals of the General Plan Conservation Element through roof mounted solar systems on each dwelling unit, providing renewable energy alternatives within the project.

Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The development proposes a small lot subdivision containing twenty (20) lots in accordance with SDMC Section 143.0365. Nineteen (19) lots will be for townhome style single-dwelling units currently under construction and approved for building permits under Project No. 691064, and one (1) lot for parking, pedestrian circulation and landscaping. Two of the residential lots will be reserved for moderately affordable for-sale dwelling units at or below 120% of the area median income. The project site is located at the northeast corner of South Wille James Jones Avenue and Ocean View Boulevard, APN 548-242-1700, in the RM-2-5 Zone of the Encanto Neighborhoods Community Plan.

In addition to the on-site construction of the small lot subdivision, the development includes sidewalk and curb improvements on South Willie James Jones Avenue and a new sidewalk and curb on Ocean View Terrace Boulevard bringing all sidewalks and curbs fronting the site to City Standards. This creates a safe passageway for pedestrians while connecting the site to the adjacent neighborhood.

The City of San Diego conducted an environmental review of this site in accordance with the California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Guideline Section 15332 which allows for construction of infill development within an urbanized area that can be adequately serviced by all required utilities and public services.

The permit for the development includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. These conditions include providing pedestrian lighting along walkways, installation of back flow prevention devices, and providing shade trees adjacent to public pedestrian walkways. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Neighborhood Development Permit No. PMT-3223248, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee shall be required to obtain grading and public improvement permits. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The site contains 19 dwelling units under construction on one parcel fronting South Willie James Jones Avenue to the west and Oceanview Boulevard to the south. These units are currently under construction and were approved for building permits under Project No. [691064](#).

The proposed development includes residential development within the San Diego Promise Zone and qualifies as in-fill development pursuant to SDMC 143.0915(b)(1). Because the project qualifies as in-fill development, the proposal includes one deviation applied for through a Neighborhood Development Permit pursuant to SDMC 143.0920. The deviation is as follows:

1. A deviation from SDMC Section 143.0365(d), exterior open space: reduction in exterior open space to 159 square feet per unit where 200 square feet per unit is required.

The proposal to deviate from the exterior open space requirement allows for more interior living space in each unit and enhances the livable areas.

The proposed development will comply with all other applicable requirements including density and floor area ratio of the RM-2-5 zone, as allowed through a Neighborhood Development Permit, reflecting the desired goals and objectives for the site as described in the Encanto Neighborhoods Community Plan. Other than the requested deviation, the project meets all applicable regulations, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the SDMC and Encanto Neighborhoods Community Plan. The project is consistent with the community plan, has been designed to address the physical environment, and would not adversely impact the public's health or safety. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

2. Supplemental Findings - Affordable Housing, In-Fill Projects, or Sustainable Buildings Deviation

a. The development will materially assist in accomplishing the goal in providing affordable housing, in-fill projects, or sustainable buildings opportunities.

The development is described in NDP finding A.1.a, incorporated by reference herein. The project site has a General Plan land use designation of Residential and the Encanto Neighborhoods Community Plan designates the site as Residential Medium density which allows both single-family and multi-family housing development within a density range of 15-29 dwelling units per acre. The project site is 0.71 acres, proposes 19 dwelling units, and the resulting density, 27 units per acre, is within the prescribed range. The on-site affordable housing units will include 10 percent of the development, or two units, provided at a moderately affordable rate of 120% area median income (AMI) for no fewer than 55 years.

These units are currently under construction and were approved for building permits under Project No. [691064](#). The site contributes to the housing stock of affordable housing dwelling units that are diverse housing opportunities at a variety of income levels near community resources such as regional transit, healthcare services, shopping areas and employment centers. As such, the proposed development would be provided in conformance with the goals and policies of the Housing Element of the General Plan which include Goal 1: Facilitate the Construction of Quality Housing, Goal 2: Improve the Existing Housing Stock, and Goal 3: Provide New Affordable Housing.

b. Any proposed deviations are appropriate for the proposed location.

The project is described in NDP finding A.1.a, incorporated by reference herein. The project site is an infill development proposed on an underutilized site located at the northeast corner of South Wille James Jones Avenue and Ocean View Boulevard, APN 548-242-1700, in the RM-2-5 Zone of the Encanto Neighborhoods Community Plan.

Surrounding development includes single dwelling units and higher density multi-dwelling unit complexes.

The project is requesting a deviation as described in NDP finding A.1.c, incorporated by reference herein. The purpose of the Affordable Housing, In-Fill Projects, and Sustainable Buildings Development Regulations is to provide flexibility in the application of development regulations for qualifying project types while assuring that development achieves the purpose and intent of the applicable land use plan. Providing housing within this infill development site furthers the General Plan and Encanto Neighborhoods Community Plan goals and policies related to the provision of housing. The requested deviation is necessary due to site constraints, to provide market rate and affordable dwelling units, and to maintain the architectural character of the project. Other than the requested deviation, the proposed project is in conformance with the applicable regulations and policy documents and consistent with the land use and development standards in effect for the subject property per the SDMC. Therefore, the proposed deviation is appropriate for the project location.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Neighborhood Development Permit No. PMT-3223248 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. PMT-3223248, a copy of which is attached hereto and made a part hereof.

Sarah Hatinen
Development Project Manager
Development Services

Adopted on: January 9, 2025

IO#: 24009568

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE MAP NO. PMT-3223247

OCEANVIEW TERRACE- PROJECT NO. 1091403

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Vesting Tentative Map will expire on January 9, 2028.
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 Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Vesting Tentative Map shall conform to the provisions of Neighborhood Development Permit No. PMT-3223248.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

6. Prior to the recordation of the Final Map, the Subdivider shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code §§ 143.0301 et seq.).

ENGINEERING

7. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
8. The Subdivider shall ensure that all 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.
9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
10. 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 Vesting 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.

TRANSPORTATION

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

MAPPING

12. Prior to expiration of the Vesting Tentative Map, a Final Map to subdivide the 0.71-acre property into 19 residential lots and 1 common area lot shall be recorded in the San Diego County Recorder's Office.
13. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. Please note if tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted, and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.
14. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Code and Subdivision Map Act Section 66495. All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Code.

15. Prior to the recordation of the Final Map, all private streets and drives shall be shown with bearings and distances along the centerline and width of the streets shown on a non-title sheet on the Final Map. The street names shall be submitted to DSD-Addressing for approval and published on the Final Map.
16. 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. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (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 shall be shown on the map.
17. "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].
18. "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."

GEOLOGY

19. Prior to the recordation of the Final Map, the Owner/Subdivider shall complete the As-Built process and grading permit close-out for the open grading permit that has been issued under PTS-0651075, Approval no. 2359210.

INFORMATION:

- The approval of this Vesting Tentative Map by the Planning Commission 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 Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting 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. 24009568

DRAFT

PLANNING COMMISSION RESOLUTION NUMBER R-_____

VESTING TENTATIVE MAP NO. PMT-3223247
OCEANVIEW TERRACE- PROJECT NO. 1091403

WHEREAS, OVB Encanto, LLC., a California Limited Liability Company, Subdivider, and Jose Raul Gomez, Engineer, submitted an application to the City of San Diego for a Vesting Tentative Map (Vesting Tentative Map No. PMT-3223247) for a small lot subdivision and construction of 19 three-story single dwelling units. The project site is located at the northeast corner of South Wille James Jones Avenue & Ocean View Boulevard, APN 548-242-1700, in the Encanto Neighborhoods community planning area. The property is legally described as ALL THAT PORTION OF LOT 53 HORTON'S PURCHASE, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 283, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 9, 1878, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF SAID LOT 53; THENCE NORTH 140 FEET; THENCE WEST 290.56 FEET; THENCE SOUTH 140 FEE; THENCE WEST 250.56 FEE; THENCE SOUTH 140 FEET; THENCE EAST 290.25 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM, THAT PORTION OF SAID LOT 53, AS CONTAINED IN DEED TO THE CITY OF SAN DIEGO, RECORDED DECEMBER 11, 1981 AS Instr.# 1981-388523 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO WILLIAM AND RITA SCHERLIS, HUSBAND AND WIFE AS JOINT TENANTS RECORDED IN SAID OFFICE OF THE COUNTY RECORDER ON JUNE 5, 1958 IN Book 7108, Page 371 OF OFFICIAL RECORDS; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL, BEING ALSO THE EASTERLY LINE OF OZARK STREET, AS LOCATED AND ESTABLISHED AS OF THE DATE OF THIS INSTRUMENT, 110 FEE TO AN INTERSECTION WITH THE NORTHERLY LINE OF OCEAN VIEW BOULEVARD, 60 FEET WIDE, AS SAID STREET IS LOCATED AND ESTABLISHED AS TO THE DATE OF

THIS INSTRUMENT; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF OCEAN VIEW BOULEVARD, A DISTANCE OF 25 FEET TO THE BEGINNING OF A TANGENT 20-FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE LEAVING SAID NORTHERLY LINE OF OCEAN VIEW BOULEVARD, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREE, AN ARC DISTANCE OF 31.42 FEET; THENCE TANGENT TO SAID CURVE, NORTHERLY ALONG A LINE PARALLEL TO AND DISTANT 5 FEET EASTERLY OF THE WESTERLY LOT LINE OF SAID PARCEL, A DISTANCE OF 90 FEET TO THE NORTHERLY LINE OF SAID PARCEL; THENCE WESTERLY, ALONG SAID NORTHERLY LOT LINE, A DISTANCE OF 5 FEET RETURNING TO THE POINT OF BEGINNING. ; and

WHEREAS, the Map proposes the Subdivision of a 0.71-acre site into twenty (20) lots for nineteen (19) three-story single dwelling units and one (1) lot for parking, pedestrian circulation, and landscaping; and

WHEREAS, on August 20, 2024, 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; and

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

WHEREAS, on January 9, 2025, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. PMT-3223247, and pursuant to San Diego Municipal Code section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral

presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. PMT-3223247:

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

The project proposes a small lot subdivision containing twenty (20) lots in accordance with San Diego Municipal Code (SDMC) Section 143.0365. Nineteen (19) lots will be for single-dwelling units and one (1) lot for parking, pedestrian circulation, and landscaping. The project site is located at the northeast corner of South Wille James Jones Avenue and Ocean View Boulevard, APN 548-242-1700, in the RM-2-5 Zone of the Encanto Neighborhoods community planning area. The site contains 19 dwelling units under construction on one parcel fronting South Wille James Jones Avenue to the west and Oceanview Boulevard to the south. The Encanto Neighborhoods Community Plan designates the site Residential Medium density which allows both single-dwelling unit and multi-dwelling unit housing within a density range of 15-29 dwelling units per acre. The project site is 0.71 acres, and the resulting density, 27 units per acre, is within the prescribed range. Two of the residential units will be deed-restricted as moderately affordable for-sale dwelling units at or below 120% of the area median income.

The General Plan Housing Element seeks to facilitate the construction of quality housing. The proposed project would provide quality housing and promote a diversity of housing options in the community by implementing the Small Lot Subdivision regulations. The proposed project also implements the Housing Element goal of providing new affordable housing by deed-restricting 10% of the units, or two dwelling units, as moderately affordable dwelling units at or below 120% of the area median income.

Located in the Village District, where the Encanto Neighborhoods Community Plan encourages a mixture of residential opportunities, the project helps implement the Plan's goal of providing small lot townhome development. The project further aligns with the Plan's Land Use policies by offering diverse housing types that support homeownership, including larger, adaptable three-bedroom units suitable for multigenerational living. The project is consistent with the land use designation and density in the Encanto Neighborhoods Community Plan [Plan]. The Plan designates the site for Residential Medium density which allows both single dwelling unit and multi dwelling unit housing within a density range of 15-29 dwelling units per acre. The project site is 0.71 acres, proposes 19 dwelling units, and the resulting density, 27 units per acre, is within the prescribed range. Two of the residential units will be deed-restricted as moderately affordable for-sale dwelling units at or below 120% of the AMI.

The Housing Element of the General plan serves as a policy guide to address the comprehensive housing needs of the City of San Diego. Specific to affordable housing, Goal No. 3 of the Housing Element is to provide new affordable housing. The Community Plan also includes policies on the provision of market-rate and affordable housing. The proposed project implements the General Plan Housing Element and the Community Plan Land Use policies by dedicating 10% of the units, two dwelling units, as moderately affordable dwelling units at or below 120% of the area median income.

The project further aligns with the Plan's Land Use policies by offering diverse housing types that support homeownership, including larger, adaptable three-bedroom units suitable for multigenerational living. Located in the Village District, where the Plan encourages a mixture of residential opportunities, the project helps implement the Plan's goal of providing small lot townhome development.

The project site aligns with the Plan's vision for development in the Village District by providing walkability improvements. Specifically, the project will incorporate sidewalk improvements along Ocean View Boulevard to install a missing sidewalk and curb ramps that remove accessibility barriers and promote activated pedestrian environments within the Village District.

Additionally, with the project site situated within a quarter-mile of a transit stop, the project meets the objectives of transit policies by improving the environment around public transit. The installation of curb extension, lighting, and landscaping where appropriate, will enhance the safety and comfort of the area, aligning with the Plan's broader mobility goals.

The proposed project helps implement the sustainability goals of the General Plan Conservation Element through roof mounted solar systems on each dwelling unit, providing renewable energy alternatives within the project. Each unit also includes low-flow plumbing fixtures to reduce water usage.

The proposed project helps implement the Plan's Urban goals and policies. By incorporating smaller-scale architectural elements including varied windows and colors, off-setting planes, and staggered setbacks, the design adds visual interest to the project. A tentative map is required to provide individual lots and promote a townhome design that serves as a transition from the surrounding single dwelling units to the south and east, and the higher density complexes and mixed-use development to the north.

The proposed project's design prioritizes connectivity with the surrounding neighborhood. The front units are oriented toward public streets with visible front doors that foster a strong visual connection to the neighborhood. Garages are located internally, off the private drive aisle, so they do not dominate the main entrances, helping to support the prominence of pedestrian entryways. The project provides dedicated and identifiable pedestrian access from the street into the project, promoting walkability to public transit and connecting the development to the broader community. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project proposes a small lot subdivision containing twenty (20) lots in accordance with San Diego Municipal Code (SDMC) Section 143.0365. Nineteen (19) lots will be for townhome style single-dwelling units currently under construction and one (1) lot for parking, pedestrian circulation and landscaping. Two of the residential dwelling lots will be deed-restricted affordable units. The project site is located at the northeast corner of South Wille James Jones Avenue and Ocean View Boulevard, APN 548-242-1700, in the RM-2-5 Zone of the Encanto Neighborhoods Community Plan.

The site currently contains 19 dwelling units under construction on one parcel fronting South Wille James Jones Avenue to the west and Oceanview Boulevard to the south. The Encanto Neighborhoods Community Plan designates the site for Residential Medium density which allows both single-family and multi-family housing within a density range of 15-29 dwelling units per acre. The project site is 0.71 acres, and the resulting density, 27 units per acre, is within the prescribed range. Two of the residential units will be for affordable housing. The proposed development includes residential development within the San Diego Promise Zone and qualifies as in-fill development pursuant to SDMC 143.0915(b)(1). Because the project qualifies as in-fill development, the proposal includes a deviation applied for through a Neighborhood Development Permit pursuant to SDMC 143.0920. The deviation is as follows:

1. A deviation from SDMC Section 143.0365(d), exterior open space: reduction in exterior open space to 159 square feet per unit where 200 square feet per unit is required.

The proposal to deviate from the exterior open space requirement allows for more interior living space in each unit and enhances the livable areas.

The proposed development will comply with all other applicable requirements including density and floor area ratio of the RM-2-5 zone, as allowed through a Neighborhood Development Permit, reflecting the goals and objectives for the site in the Encanto Neighborhoods Community Plan. Other than the requested deviation, the project meets all applicable regulations, and is consistent with the recommended land use, urban design policies, and development standards in effect for this site per the SDMC and Encanto Neighborhoods Community Plan. The project is consistent with the community plan, has been designed to address the physical environment, and would not adversely impact the public's health or safety. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The site slopes downward from South Willie James Jones Avenue, along Ocean View Boulevard, toward the east. The proposal includes grading, so the site is accessible from both streets. The proposal utilizes a stepped-down building design that follows the existing slope of Ocean View Boulevard to minimize grading and remain in harmony with the sloping character of the existing neighborhood. There are no existing structures or existing environmental conditions that would adversely affect constructing the proposed project on the subject site as the site does not contain environmentally sensitive lands. The existing 30,895 square-foot site can accommodate up to 21 dwelling units in accordance with the RM-2-5 zone. The Encanto Neighborhoods Community Plan designates the site as Residential Medium density which allows both single-family and multi-family housing within a density range of 15-29 dwelling units per acre. The project site is 0.71 acres, and the resulting density, 27 units per acre, is within the prescribed range. The creation of the 19 residential parcels is consistent with the community plan's land use designation and zoning density range. Therefore, the 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.

On August 20, 2024, the project was determined to be categorically exempt from CEQA pursuant to Guideline Section 15332 which allows for construction of infill development within an urbanized area that can be adequately serviced by all required utilities and public services. The project is located within an urbanized and built-out environment where there are no watercourses, environmentally sensitive lands or Multiple Species Conservation Program/Multiple Habitat Planning Area harboring fish or wildlife on or adjacent to the site. Therefore, the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat.

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

The project proposes a small lot subdivision containing twenty (20) lots in accordance with SDMC Section 143.0365. Nineteen (19) lots will be for townhome style single-dwelling units currently under construction and one (1) lot for parking, pedestrian circulation and landscaping. Two of the residential units will be deed-restricted as moderately affordable for-sale dwelling units at or below 120% of the area median income. The project site is located at the northeast corner of South Willie James Jones Avenue and Ocean View Boulevard, APN 548-242-1700, in the RM-2-5 Zone of the Encanto Neighborhoods Community Plan.

In addition to the on-site construction of the small lot subdivision, the project includes sidewalk and curb improvements on South Willie James Jones Avenue and a new sidewalk and curb on Ocean View Terrace Boulevard bringing all sidewalks and curbs fronting the site to City Standards. This creates a safe passageway for pedestrians while connecting the site to the surrounding neighborhood.

The City of San Diego conducted an environmental review of this site in accordance with the California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Guideline Section 15332 which allows for construction of infill development within an urbanized area that can be adequately serviced by all required utilities and public services.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Vesting Tentative Map No. PMT-3223247, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee shall be required to obtain grading and public improvement permits. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

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

The proposed subdivision will not conflict with existing public easements as there are none on the site. The site has frontage on South Willie James Jones Avenue and Ocean View Terrace Boulevard which are dedicated public rights-of-way. Additionally, general utilities run along the public rights-of-way and not through the existing project site. The subdivision proposes improvements on South Willie James Jones Avenue and a new sidewalk and curb on Ocean View Terrace Boulevard bringing the sidewalks and curbs to current City Standards. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The project proposes a small lot subdivision containing twenty (20) lots in accordance with SDMC Section 143.0365. Nineteen (19) lots will be for townhome-style single-dwelling units currently under construction and one (1) lot for parking, pedestrian circulation and landscaping. These units are currently under construction and were approved for building permits under Project No. 691064. The project design does not impede or inhibit any future passive or natural heating and cooling opportunities. Each of the proposed 19 dwelling units includes roof-mounted photovoltaic systems, reducing each unit's nonrenewable energy usage and promoting renewable energy alternatives. Each unit is also designed with operable windows, allowing for cross ventilation. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The project proposes a small lot subdivision containing twenty (20) lots in accordance with SDMC Section 143.0365. Nineteen (19) lots will be for townhome-style single-dwelling units currently under construction and one (1) lot for parking, pedestrian circulation and landscaping. The project site has a General Plan land use designation of Residential and the Encanto Neighborhoods Community Plan designates the site as Residential Medium density which allows both single-dwelling unit and multi-dwelling unit housing development within a density range of 15-29 dwelling units per acre. The project site is 0.71 acres, proposes 19 dwelling units, and the resulting density, 27 units per acre, is within the prescribed range. Ten (10) percent of the units, or two units, will be deed-restricted for-sale housing units provided at a moderately affordable rate of 120% area median income (AMI) for no fewer than 55 years.

The proposed subdivision is within an urbanized community with adequate infrastructure. The decision maker has determined that the available fiscal and environmental resources are balanced by adequate public transit, proximity to retail uses and essential services, and recreation amenities in the nearby developed urban area. The project is within 0.25 miles of public transit, 0.25 miles from retail services, and 0.13 miles from John F. Kennedy Neighborhood Park. Therefore, the housing needs of the region are balanced against the needs for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. PMT-3223247, is hereby granted to OVB Encanto, LLC., a California Limited Liability Company, subject to the attached conditions which are made a part of this resolution by this reference.

By _____

Sarah Hatinen
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24009568

DRAFT



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 20, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009568

PROJECT NAME / NUMBER: 4950 Ocean View / PRJ-1091403**COMMUNITY PLAN AREA:** Encanto**COUNCIL DISTRICT:** 4**LOCATION:** 4950 Ocean View Boulevard, San Diego, CA 92113. APN 548-242-1700

PROJECT DESCRIPTION: A request for a NEIGHBORHOOD DEVELOPMENT PERMIT and TENTATIVE MAP for proposed lot subdivision, and construction of 19 three-story "townhome style" single family residences at 4950 Ocean View Boulevard. Off-site improvements within the adjacent street right-of-way include new sidewalks along roadway frontages, two 20-foot-wide driveways, fire hydrant, and utility connections. Each unit would have a two-car garage and a 20-foot private drive through the site would be provided. The site was previously approved for a 19-unit apartment project under Project No. PTS-6051075, and graded per Grading and Improvement Plans Drawing No. 416554-D. The project designates 15% of for sale units at or below 120 percent area mean income. The project is requesting five waivers from the San Diego Municipal Code (SDMC): (1) to reduce the drive aisle width from 24 to 21.5 feet at the entrance with 24 feet provided at the garage door (SDMC Section 142.0560 table 142-05L); (2) reduce the visibility triangle from 25 to 23 feet at the corner of Ocean View Boulevard and South Willie James Jones Avenue (SDMC Section 113.0273); (3) front entry porch to encroach 8 feet into the side yard setback instead of 6 feet (SDMC Section 131-04S(6)(A)(D)); (4) to reduce side yard setbacks from 11 feet to 10 feet (SDMC Section 131.0443(3)(2)(A) and Table 131-04G); and to reduce the exterior open space requirement from 200 square feet per unit to 159 square feet per unit (SDMC Section 143.0365(d)(1)). The 0.709-acre site is in the RM-2-5 base zone, Community Plan Implementation Overlay Zone A, and Promise Zone within the Encanto Neighborhoods Community Plan area. In addition, the site is within the San Diego International Airport Overlay Zone and Review Area 2, and Transit Priority Area. Legal Description: Portion of Lot 53 Hortons Purchase, City of San Diego, County of San Diego, State of California, according to the map thereof No. 283, filed in the Office of the County Recorder of San Diego County, March 9, 1878. Assessor's Parcel Number 548-242-1700.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

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 determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15332, In-fill Development Projects; and where the exceptions listed in Section 15300.2 would not apply. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project occurs within the City of San Diego limits on a 0.709-acre site that is less than five acres and is substantially surrounded by urban uses. The project site has already been graded and contains no value as habitat for endangered, rare or threatened species. Based on City staff review and compliance with regulations, the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project was reviewed and can be adequately served by all required utilities and public services. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Benjamin Hafertepe
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: 619-446-5086 / bhafertepe@sandiego.gov

On August 20, 2024 the City of San Diego (City), as Lead Agency, has 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 by 5:00pm within ten (10) business days from the date of the posting of this Notice (September 4, 2024). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City

Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

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

POSTED IN THE OFFICE OF DSD
Posted AUG 20 2024 *ml*
Removed SEP 04 2024
Posted by *myralee*

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	FORM DS-318 October 2017
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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: OCEANVIEW TERRACE **Project No. For City Use Only:** _____

Project Address: 4950 OCEANVIEW BLVD., SAN DIEGO, CA 92113

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? CALIFORNIA Corporate Identification No. 201702610232
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

Name of Individual: OVB ENCANTO, LLC Owner Tenant/Lessee Successor Agency

Street Address: 5003 IMPERIAL AVENUE, SUITE 114-B

City: SAN DIEGO State: CA Zip: 92113

Phone No.: 619-246-4907 DocuSigned by: Roxanne M Girard Fax No.: _____ Email: ROXANNE@ITOGIRARD.COM

Signature: _____ Date: 3-17-23

Additional pages Attached: Yes No

Applicant

Name of Individual: OVB ENCANTO, LLC Owner Tenant/Lessee Successor Agency

Street Address: 5003 IMPERIAL AVENUE, SUITE 114-B

City: SAN DIEGO State: CA Zip: 92113

Phone No.: 619-246-4907 DocuSigned by: Roxanne M Girard Fax No.: _____ Email: ROXANNE@ITOGIRARD.COM

Signature: _____ Date: 3-17-23

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No



**Secretary of State
Amendment to Articles of
Organization of a
Limited Liability Company (LLC)**

LLC-2

ATTACHMENT 9

IMPORTANT — Read Instructions before completing this form.

Filing Fee — \$30.00

Copy Fees — First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00

Note: You must file a Statement of Information (Form LLC-12), to change the business address(es) of the LLC or to change the name or address of the LLC's manager(s) and/or agent for service of process, which can be filed online at lcbizfile.sos.ca.gov/SI.

FILED
Secretary of State
State of California

JUL 03 2020

SDW

lcc

Above Space For Office Use Only

1. LLC Exact Name (Enter the exact name on file with the California Secretary of State.)

OVB Encanto LLC

2. LLC 12-Digit Entity (File) Number (Enter the exact 12-digit Entity (File) Number issued by the California Secretary of State.)

201702610232

3. New LLC Name (if Amending) (See Instructions — List the proposed LLC name exactly as it is to appear on the records of the California Secretary of State. The name must contain an LLC identifier such as LLC or L.L.C. "LLC" will be added, if not included.)

4. Management (if Amending) (Select only one box)

The LLC will be managed by:

One Manager More than One Manager All LLC Member(s)

5. Purpose Statement (Do not alter Purpose Statement.)

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

6. Additional Amendment(s) set forth on attached pages, if any, are incorporated herein by reference and made part of this Form LLC-2. (All attachments should be 8½ x 11, one-sided, legible and clearly marked as an attachment to this form LLC-2.)

Signature

By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Rm Girard

Sign here

Roxanne M Girard, Pres. The Girard & ASSOCIATES.

Print your name here



I hereby certify that the foregoing transcript of _____ page(s) is a full, true and correct copy of the original record in the custody of the California Secretary of State's office.

JUL 15 2020 *RA*

Date: _____

Alex Padilla

ALEX PADILLA, Secretary of State

**SECOND AMENDMENT TO OPERATING
AGREEMENT OF OVB ENCANTO, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY**

This Second Amendment to Operating Agreement of OVB Encanto, LLC, a California limited liability company ("Amendment") is entered into to be effective as of this 28th day of February, 2020 ("Effective Date"), by the Managers listed on the signature page hereof ("Managers"), Managing Members listed on Exhibit A attached hereto ("Managing Members") and the Investor Members listed on Exhibit A attached hereto ("Investor Members") The parties are hereinafter sometimes collectively and individually referred to as "Member" or "Members."

RECITALS

WHEREAS, Articles of Organization for the Company were filed with the California Secretary of State on January 25, 2017;

WHEREAS, the Members entered into that certain Operating Agreement for the Company dated as of January 25, 2017 (the "Operating Agreement");

WHEREAS, the Managing Members, Infill Development Company and Jon-Lee Investment Company, LLC, have resigned effective January 28, 2020;

WHEREAS, pursuant to Section 14 of the Operating Agreement, the Managers and Members have consented to this Second Amendment to the Operating Agreement set forth below;

WHEREAS, the Members wish to amend the Operating Agreement to reflect the resignation of Infill Development Company and Jon-Lee Investment Company, LLC.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the foregoing Recitals, which Recitals are incorporated herein by this reference, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the mutual covenants contained herein, the Members agree to amend the Operating Agreement as follows:

1. Resignation of Managing Member(s). As of January 28, 2020, Managing Member(s) Infill Development Company and Jon-Lee Investment Company, LLC have resigned as managing member(s) and will have no further involvement in the day to day operations of the Company.
 - (a) 7.1 Manager. Section 7.1 Manager is hereby amended to reflect that the sole and only Manager shall be Ito Girard & Associates. Neither Infill Development Company or Jon-Lee Investment Company, LLC shall be entitled to manage the affairs of the company or to participate in any distributions from the company.

- (b) 7.3 Construction Management Fee. The Construction Management Fee to Infill Development Company is terminated as of January 28, 2020. Any unpaid, accrued fee is waived.
- (c) The resigning Managing Member(s) hereby relinquish any and all of their respective economic interests or entitlements to profit distributions from the LLC and assign the same to the remaining Managing Member, Ito-Girard & Associates.
2. Representations and Warranties of Infill Development Company and Jon-Lee Investment Company, LLC. Each of the Infill Development Company and Jon-Lee Investment Company, LLC hereby represent and warrant, jointly and severally to OVB Encanto, LLC and Ito Girard & Associates as follows:
- (a) The Infill Development Company and Jon-Lee Investment Company, LLC have the requisite power and authority to enter into this Agreement, to carry out their respective obligations hereunder and to consummate the transactions contemplated hereby. The execution and delivery by the Infill Development Company and Jon-Lee Investment Company, LLC of this Agreement, the performance by the Infill Development Company and Jon-Lee Investment Company, LLC of their respective obligations hereunder and the consummation by the Infill Development Company and Jon-Lee Investment Company, LLC of the transactions contemplated hereby have been duly authorized by all requisite corporate or partnership action on the part of the Infill Development Company and Jon-Lee Investment Company, LLC. This Agreement has been duly executed and delivered by the Infill Development Company and Jon-Lee Investment Company, LLC and (assuming due execution and delivery by OVB Encanto, LLC) constitutes such legal, valid and binding obligation, enforceable against such Infill Development Company and Jon-Lee Investment Company, LLC in accordance with its terms.
- (b) Infill Development Company and Jon-Lee Investment Company, LLC own the Interests free and clear of all liens, pledges, security interests, charges, claims, encumbrances, agreements, options, voting trusts, proxies and other arrangements or restrictions of any kind (collectively, "Encumbrance").
- (c) The Interests represent 100% of all membership and economic interests in OVB Encanto, LLC owned either directly or beneficially by any of the Infill Development Company and Jon-Lee Investment Company, LLC. The Infill Development Company and Jon-Lee Investment Company, LLC hereby affirm their respective intent to relinquish their ownership interest in OVB Encanto, LLC.
- (d) The execution, delivery and performance by Infill Development Company and Jon-Lee Investment Company, LLC of this Agreement does not conflict with, violate or result in the breach of, or create any Encumbrance on Infill Development Company and Jon-Lee Investment Company, LLC interest in OVB Encanto, LLC pursuant to, any agreement, instrument, order, judgment, decree, law or governmental regulation to which Infill Development Company and Jon-Lee Investment Company, LLC is a party or is subject or by which the Interests are bound.

(e) There are no actions, suits, claims, investigations or other legal proceedings pending or, to the knowledge of the Infill Development Company and Jon-Lee Investment Company, LLC, threatened against or by the Infill Development Company and Jon-Lee Investment Company, LLC that challenge or seek to prevent, enjoin or otherwise delay the transactions contemplated by this Agreement.

3. Indemnification. Each Infill Development Company and Jon-Lee Investment Company, LLC shall jointly and severally indemnify OVB Encanto, LLC and Ito Girard & Associates and hold OVB Encanto, LLC and Ito Girard & Associates harmless against and in respect of any and all losses, liabilities, damages, obligations, claims, costs and expenses (including, without limitation, reasonable attorneys' fees) incurred by OVB Encanto, LLC and Ito Girard & Associates resulting from any breach of any representation, warranty, covenant, fiduciary duty or agreement made by such Infill Development Company, Jon-Lee Investment Company, LLC or any officer, director or principal of the same.

4. Amendment. The terms and conditions of this Amendment shall amend, supersede, replace, govern and control over any conflicting or inconsistent terms and conditions in the Operating Agreement; but, except as specifically amended herein, all other terms and conditions of the Operating Agreement shall remain unmodified and in full force and effect and are hereby ratified and reaffirmed by each of the undersigned members. Unless otherwise defined in this Amendment, all capitalized terms shall have the same meanings as provided in the Operating Agreement.

5. Counterparts. This Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute but one (1) agreement.

6. Other Terms. All other terms of the Operating Agreement, as amended previously, will remain in full force and effect.

[SIGNATURES FOLLOW]

IN WITNESS WHEREOF, the Members and Managers of the Company have executed this Second Amendment, effective as of the date first written above.

Managing Members:

Investor Members:

Infill Development Company,
a California corporation

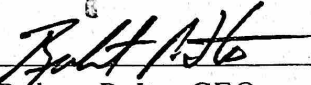
La Jolla MJ Management, LLC, a
California limited liability company

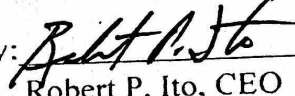
By: 
David L. Weiland, President

By: 
Jack McGrory, Manager

Ito Girard & Associates

Ito Girard & Associates

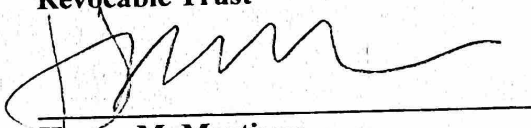
By: 
Robert P. Ito, CEO

By: 
Robert P. Ito, CEO

Jon-Lee Investment Company,
LLC

**Ronald C. Wiser, Trustee of Cleveland
Revocable Trust**

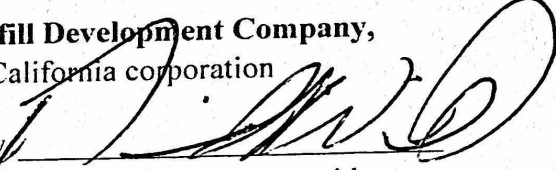
By: 


Hector M. Martinez

Managers:

Infill Development Company,
a California corporation

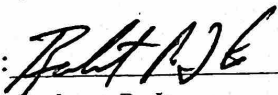
Vision Real Estate 1, LLC, an
Ohio limited liability company

By: 
David L. Weiland, President

By: _____
Christopher W. Kohnen, President

Ito Girard & Associates

Munkholm Family Trust dated August 8, 2012

By: 
Robert P. Ito

By: _____
Kevin Munkholm, Trustee

By: _____
Laura Munkholm, Trustee

Page 3		City of San Diego · Information Bulletin 620		August 2018	
		City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h1>Community Planning Committee Distribution Form</h1>	
Project Name: Oceanview Terrace			Project Number: PRJ-1091403		
Community: Encanto Neighborhoods					
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO . Select "Search for Project Status" and input the Project Number to access project information.					
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				Date of Vote: March 18, 2024	
# of Members Yes 12		# of Members No 0		# of Members Abstain 1	
Conditions or Recommendations: No specific recommendations, just a BIG Thank You for Market Rate Townhomes in our area. Please give our Chollas Valley Community Planning Group (CVCPG) area residents First Notice when the interest list goes up.					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Sally Smull					
TITLE: Chairperson, Chollas Valley Community Planning Group				DATE: March 19, 2024	

OCEANVIEW TERRACE

VESTING TENTATIVE MAP No. 3223247

NEIGHBORHOOD DEVELOPMENT PERMIT No. 3223248

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, CITY OF SAN DIEGO AND DESCRIBED AS FOLLOWS:
ALL THAT PORTION OF LOT 53 HORTON'S PURCHASE, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 283, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 9, 1878, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF SAID LOT 53; THENCE NORTH 140 FEET; THENCE WEST 290.56 FEET; THENCE SOUTH 140 FEET; THENCE WEST 250.56 FEET; THENCE SOUTH 140 FEET; THENCE EAST 290.25 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM, THAT PORTION OF SAID LOT 53, AS CONTAINED IN DEED TO THE CITY OF SAN DIEGO, RECORDED DECEMBER 11, 1981 AS INSTR. # 1981-388523 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO WILLIAM AND RITA SCHERLIS, HUSBAND AND WIFE AS JOINT TENANTS RECORDED IN SAID OFFICE OF THE COUNTY RECORDER ON JUNE 5, 1958 IN BOOK 7108, PAGE 371 OF OFFICIAL RECORDS, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL, BEING ALSO THE EASTERLY LINE OF OZARK STREET, AS LOCATED AND ESTABLISHED AS OF THE DATE OF THIS INSTRUMENT, 110 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF OCEAN VIEW BOULEVARD, 60 FEET WIDE, AS SAID STREET IS LOCATED AND ESTABLISHED AS TO THE DATE OF THIS INSTRUMENT; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF OCEAN VIEW BOULEVARD, A DISTANCE OF 25 FEET TO THE BEGINNING OF A TANGENT 20-FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE LEAVING SAID NORTHERLY LINE OF OCEAN VIEW BOULEVARD, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREE, AN ARC DISTANCE OF 31.42 FEET; THENCE TANGENT TO SAID CURVE, NORTHERLY ALONG A LINE PARALLEL TO AND DISTANT 5 FEET EASTERLY OF THE WESTERLY LOT LINE OF SAID PARCEL, A DISTANCE OF 90 FEET TO THE NORTHERLY LINE OF SAID PARCEL; THENCE WESTERLY, ALONG SAID NORTHERLY LOT LINE, A DISTANCE OF 5 FEET RETURNING TO THE POINT OF BEGINNING.

EXISTING EASEMENTS

- 1 DRAINAGE EASEMENT FOR MAINTENANCE, RECORDED 02/17/1960, INSTRUMENT No. 32656, OF OFFICIAL RECORDS.

PROPOSED EASEMENTS

- LOT T PROPOSED PRIVATE ROAD ACCESS AND COMMON AREA LOT EASEMENT (PER FINAL MAP)
- 1 PROPOSED PRIVATE DRAINAGE EASEMENT ACROSS LOTS A THROUGH J
- 2 PROPOSED PRIVATE ACCESS AND UTILITY EASEMENT ACROSS LOTS A THROUGH J
- 3 PROPOSED PRIVATE DRAINAGE EASEMENT ACROSS LOTS K THROUGH S

SOURCE OF TOPOGRAPHY

TOPOGRAPHY SHOWN ON THIS SURVEY WAS PRODUCED BY PHOTOGRAMMETRIC METHODS FROM 3000 SCALE AERIAL PHOTOGRAPHY DATED IS BASED UPON AN AERIAL SURVEY BY MORENO AERIAL PHOTO SURVEYS, DECEMBER 18, 2017.
PROVIDED FOR ACCULINE SURVEY INC., SAN DIEGO, CALIFORNIA

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN G.P.S. STATION 172 AND G.P.S. STATION 1173 PER RS 14492. I.E., NORTH 82°26'52" EAST
THE COMBINED SCALE FACTOR AT G.P.S. STATION 172 IS 1.0000085. QUOTED BEARINGS FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

MAPPING NOTE

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

BENCHMARK

BRASS PLUG AT SOUTH EAST CORNER OF OCEANVIEW BOULEVARD AND WILLIE JAMES JONES STREET (FORMERLY KNOWN AS OZARK STREET) ELEVATION 121.73 M.S.L. (NGVD29).

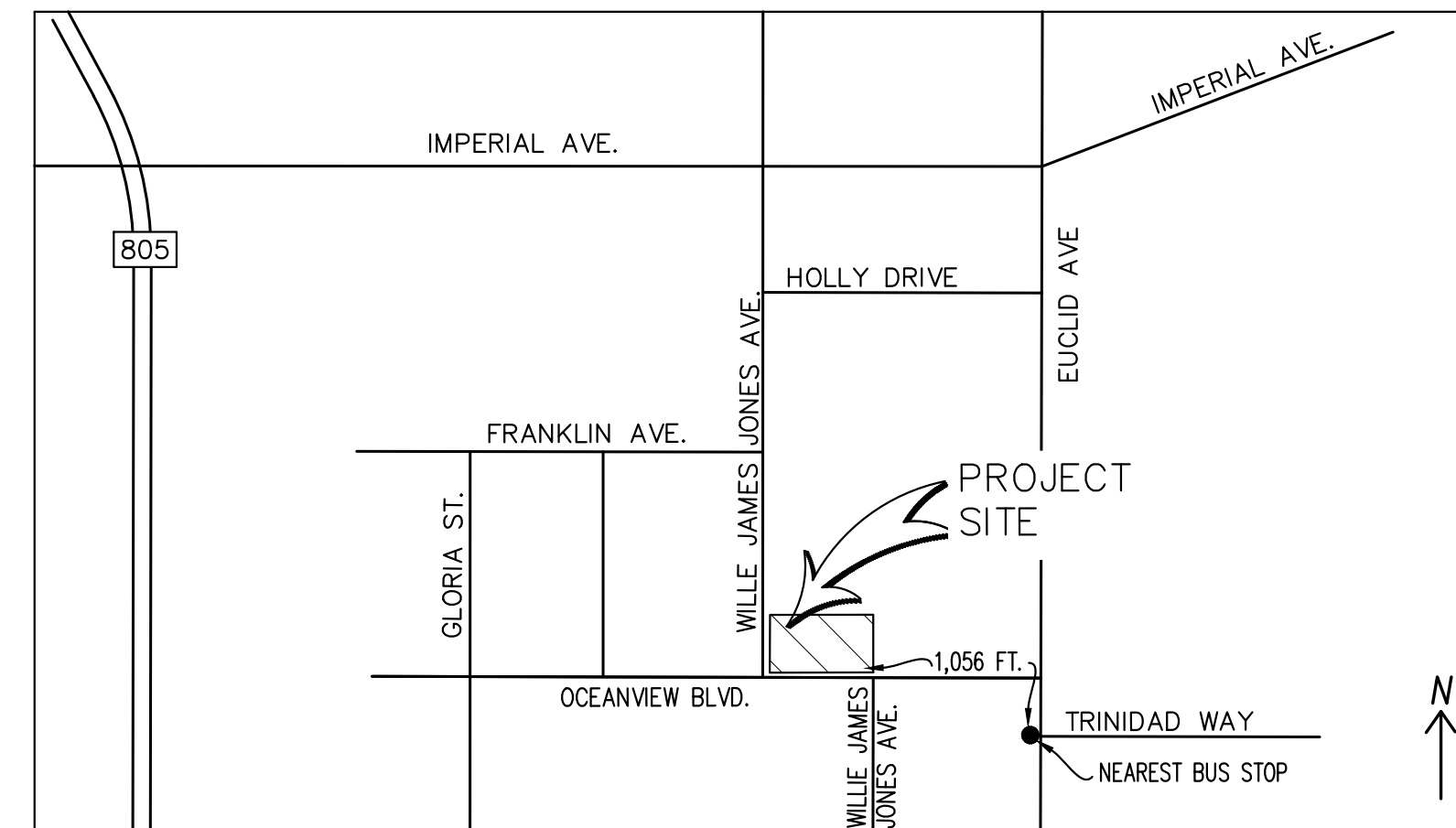
REFERENCE DRAWINGS

- 25693-D 19132-2-D
- 19153-D
- 6895-W
- 8414-D

GEOTECHNICAL

GEOTECHNICAL INVESTIGATION FOR THE SUBJECT PROPERTY LOCATED AT APN 548-242-17-00, APPROXIMATE ADDRESS 298-498 S. WILLIE JAMES JONES AVENUE, SAN DIEGO, CA 92113. PREPARED BY APPLIED CONSULTANTS. DATED APRIL 9, 2018.

UPDATED GEOTECHNICAL INVESTIGATION FOR THE SUBJECT PROPERTY LOCATED AT APN 548-242-17-00, APPROXIMATE ADDRESS 298-498 S. WILLIE JAMES JONES AVENUE, SAN DIEGO, CA 92113. PREPARED BY APPLIED CONSULTANTS, DATED OCTOBER 9, 2020.



VICINITY MAP
N.T.S.

BUILDING AREA SUMMARY

SINGLE FAMILY RESIDENTIAL	28,050 SF (SEE UNIT BREAKDOWN BELOW)	
OVERALL FAR = 28,050 SF / (0.903 x 43560) = 0.71		
SINGLE FAMILY BREAKDOWN		
UNIT TYPE	QTY.	AREA PER UNIT
FRONT UNIT	10	1,527 SF
REAR UNIT	9	1,420 SF
TOTAL	19	28,050 SF

LOT DATA:

FRONT LOTS:	
LOTS A THROUGH J	WIDTH = 21.33', DEPTH = 42.50'
	LOT AREA = 906.53 S.F.
	INDIVIDUAL LOT OPEN SPACE = 112 S.F. (MINIMUM REQUIRED = 60 S.F.)
REAR LOTS:	
LOTS K THROUGH R	WIDTH = 23.17', DEPTH = 42.15'
	LOT AREA = 976.62 S.F.
	INDIVIDUAL LOT OPEN SPACE = 203 S.F. (MINIMUM REQUIRED = 60 S.F.)
LOTS S	
	WIDTH = 25.50', DEPTH = 42.15'
	LOT AREA = 1,074.83 S.F.
	INDIVIDUAL LOT OPEN SPACE = 203 S.F. (MINIMUM REQUIRED = 60 S.F.)
PARKING:	
REQUIRED PARKING = SFR 2 SPACES PER UNIT	19 SFR REQUIRES 38 SPACES
PROPOSED PARKING = 2 CAR GARAGES FOR EACH UNIT = 38 SPACES	1 STANDARD ADA PARKING SPACE

GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED: AREA: 0.71 ACRES
TOTAL AMOUNT OF OFFSITE TO BE GRADED: AREA: 0 ACRE
AMOUNT OF CUT: 4,068 CY
MAXIMUM DEPTH OF CUT: 10.5 FT
SLOPE RATIO: 2:1
AMOUNT OF FILL: 1,979 CY
MAXIMUM DEPTH OF FILL: 12.3 FT
SLOPE RATIO: 2:1
AMOUNT OF IMPORT/EXPORT SOIL: 2,089 CY

DEVIATION TABLE

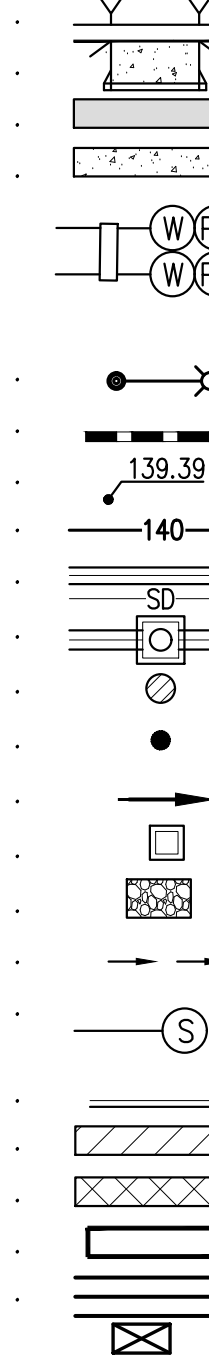
WAIVER REQUESTED	REQUIRED STANDARD	PROPOSED	ADDITIONAL INFORMATION
EXTERIOR OPEN SPACE	200 SF PER UNIT REQUIRED	159 SF PER UNIT (FRONT UNITS), COMMON OPEN SPACE PROVIDED (2,627 SF) AND ADDITIONAL LANDSCAPING AREA (891 SF)	COMMON OPEN SPACE PROVIDED (2,627 SF) AND ADDITIONAL LANDSCAPING AREA (891 SF) ARE INCLUDED TO SUPPLEMENT UNITS WITH LESS THAN 200 SF OF INDIVIDUAL EXTERIOR OPEN SPACE, ENSURING TOTAL OPEN SPACE FOR ALL UNITS MEETS OR EXCEEDS THE REQUIRED 3,800 SF PER SDMC §143.0365(d)(1).

LEGEND

PROPOSED IMPROVEMENT

PROPOSED IMPROVEMENT	STANDARD DWGS.
PROPOSED SLOPE (2:1 MAX.)	
PROPOSED CONCRETE DRIVEWAY	SDG-159
PROPOSED AC PAVEMENT (PVT)	
PROPOSED CONCRETE SIDEWALK	SDG-155, SDG-156
PROPOSED DUAL 2" WATER SERVICE AND METERS WITH REDUCED PRESSURE BACKFLOW DEVICE (PER SEPARATE PERMIT)	SDM-105, SDW-114 SDW-149, WS-03 SDW-155
PROPOSED STREET LUMINAIRE UPGRADE	SDE-101
PROPOSED MASONRY RETAINING WALL (PER SEPARATE PERMIT)	
PROPOSED FINISHED ELEVATION	
PROPOSED CONTOUR ELEVATION	
PROPOSED STORM DRAIN (PVT)	
PROPOSED TYPE A4 CLEAN OUT (PUBLIC)	D-09
PROPOSED AREA DRAIN (PVT)	
PROPOSED SEWER CLEANOUT (PVT)	SDS-103
PROPOSED PERFORATED 4" SUB DRAIN AT RETAINING WALLS (PVT)	
PROPOSED 36X36 PRECAST CONCRETE BOX (PVT)	
PROPOSED RIP RAP (PVT)	SDD-104
DIRECTION OF FLOW	
PROPOSED PVT 6" SEWER LATERAL W/CLEANOUT	SDS-103, SDS-105 SDS-110(C)
CURB AND GUTTER	SDG-151
TRENCH AND RESURFACING	SDG-107
NEW AC OVERLAY (PUB)	SDG-113
APPROXIMATE LIMITS OF REMEDIAL EARTH WORK	
PROPOSED PCC BROW DITCH	SDD-106
PROPOSED STREET TREE LOCATION	

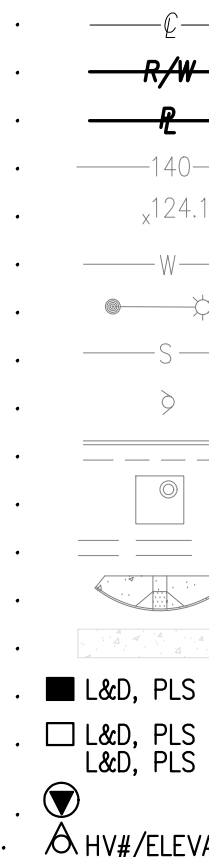
SYMBOL



EXISTING IMPROVEMENTS

ITEM	SYMBOL
CENTER LINE	
RIGHT OF WAY LINE	R/W
PROPERTY LINE	P
EXISTING CONTOUR ELEVATION	140
EXISTING SPOT ELEVATION	124.1
EXISTING WATER MAIN	W
EXISTING STREET LIGHT	
EXISTING SEWER MAIN	S
EXISTING FIRE HYDRANT	
EXISTING CURB AND GUTTER	
EXISTING CURB INLET	
EXISTING STORM DRAIN	
EXISTING CURB RAMP	
EXISTING CONCRETE	
EXISTING SURVEY MONUMENT TO BE PROTECTED IN PLACE	L&D, PLS 7190
EXISTING SURVEY MONUMENT, AS NOTED TO BE DESTROYED AND REPLACED AFTER CONSTRUCTION	L&D, PLS 7190 L&D, PLS 3369
EXISTING 1/2" BRASS CAP IN WELL (CITY OF SAN DIEGO 1994)	HV#E/ELEVATION
HORIZONTAL & VERTICAL CONTROL POINT	

SYMBOL



GENERAL NOTES

- ZONING: EXISTING: RM-2-5; PROPOSED: RM-2-5
- OVERLAY ZONING INFORMATION: NONE
- TRANSPORTATION: ALUPC AIRPORT INFLUENCE AREA (AIA) - SDIA - AREA 2
- HISTORIC AND CULTURAL RESOURCES: CULTURAL SENSITIVITY AREA, MODERATE; PALEONTOLOGICAL SENSITIVITY AREA, MODERATE
- GEOLGY AND SOILS: GEOLOGIC HAZARD CATEGORY 27
- LAND USE: EXISTING: VACANT; PROPOSED: SINGLE FAMILY RESIDENTIAL
- GROSS SITE AREA: 0.709 ACRES = 30,894.90 SQUARE FEET
- GRADED NET SITE AREA: 0.709 ACRES = 30,894.90 SQUARE FEET
- STREET R.O.W. DEDICATION: NONE
- OFFSITE GRADED/DISTURBANCE: 0.0048 ACRE - 207 S.F.
- ASSESSORS PARCEL NUMBER: 548-242-17-00
- LAMBERT COORDINATE: LC: 194-1741; NAD 27: 194-1741; NAD 83: 1834-6301
- PLAN AREA: COMMUNITY PLAN AREA (CPA) : ENCANTO NEIGHBORHOODS; COMPLETE COMMUNITIES HOUSING SOLUTIONS (CCHS) : Yes; FAR TIER 3: 6.5 FAR; COMPLETE COMMUNITY MOBILITY CHOICES (CCMC) : Yes; MOBILITY ZONE : 2; COMMUNITIES OF CONCERN (COC) : Yes

BULLET POINT NARRATIVE

- THE PROJECT SITE CONSISTS OF APPROXIMATELY 0.709 ACRE VACANT LAND LOCATED WITHIN THE ENCANTO NEIGHBORHOODS.
- THE PROJECT WILL CONSIST OF 19 SINGLE FAMILY RESIDENTIAL LOTS AND 1 COMMON AREA LOT, BEING DESIGNED UNDER SUPPLEMENTAL SITE DEVELOPMENT REGULATIONS FOR SMALL LOT SUBDIVISIONS PER SDMC 143.0365.
- THE PROJECT WILL REQUIRE A NEIGHBORHOOD DEVELOPMENT PERMIT AND TENTATIVE MAP.
- THE PROJECT WILL PROPOSE A PRIVATE DRIVE FOR ACCESS AND UTILITIES.
- PER SDMC TABLE 143-03C THE MINIMUM LOT AREA OF THE PRE-DIVIDED LOT IS BASED ON THE MINIMUM LOT DIMENSIONS OF 25 FEET IN WIDTH BY 50 FEET IN DEPTH. THE EXISTING PRE-DIVIDED LOT MEASURES 110 FEET IN WIDTH AND 286 FEET IN DEPTH.
- PER SDMC TABLE 143-03C, THE REQUIRED SETBACKS ARE APPLIED TO THE PRE-SUBDIVIDED LOT, WITH A STREET SIDE SETBACK OF 10 FEET (ALONG OCEANVIEW BOULEVARD), AND 15 FEET FRONT YARD SETBACK ALONG WILLIE JAMES JONES AVENUE.
- PER SDMC TABLE 131-04G, THE MAXIMUM FLOOR AREA RATIO (F.A.R.) IS 1.35. THE PROJECT HAS A F.A.R. OF 1.05. (LOT AREA OF 39,346 SF AND ACTUAL FLOOR AREA OF 37,332 SF)
- PER SDMC TABLE 131-04G AND TABLE 143-03C, THE MAXIMUM DENSITY IS 1,500 S.F. PER DWELLING UNIT. THE LOT AREA IS 39,346 S.F. DIVIDED BY 1,500 S.F./D.U. = 26 UNITS. THE PROJECT PROPOSES A MAXIMUM NUMBER OF 19 DWELLING UNITS.
- ALL PROPOSED SINGLE FAMILY RESIDENCES ARE ACCESSED BY A PRIVATE DRIVE. PEDESTRIAN ACCESS IS BY WAY OF THE PRIVATE DRIVE AND FROM OCEANVIEW BOULEVARD ON THE SOUTH AND WILLIE JAMES JONES AVENUE ON THE WEST.

ARCHITECT

ECO HOUSE ARCHITECTURE
2640 FINANCIAL COURT, SUITE D
SAN DIEGO, CA 92117
(858) 352-6332

ENGINEER OF WORK

JOSE RAUL GOMEZ P.E.
3071 BUENA VISTA AVENUE,
LEMON GROVE, CALIFORNIA 91945
(619) 210-3371

LANDSCAPE ARCHITECT

ECO HOUSE ARCHITECTURE
2640 FINANCIAL COURT, SUITE D
SAN DIEGO, CA 92117
(858) 352-6332

RUDY P. PACHECO
ACCULINE SURVEY INC.
1919 GRAND AVE #1G
SAN DIEGO, CA 92109
(858) 483-6665

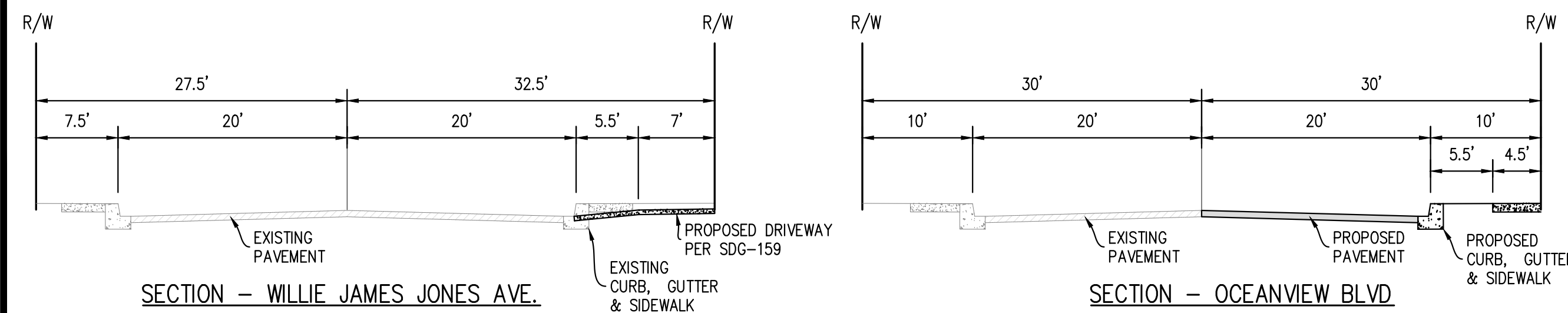


NOTE

- THE PROJECT HAS PREVIOUSLY APPROVED MINISTERIAL PERMIT UNDER PROJECT NO. PTS-0651075 FOR A 19-UNIT APARTMENT BUILDING. THE GRADING AND PUBLIC IMPROVEMENT PLANS, DRAWING NO. 41654-D, INCLUDING HYDROLOGY REPORT AND SWMP WERE APPROVED ON JANUARY 6, 2023.
- THIS DISCRETIONARY APPLICATION IS TO SUBDIVIDE THAT PREVIOUSLY APPROVED 19-UNIT APARTMENT INTO SMALL LOT SUBDIVISION PER SDMC SECTION 143.0365. THERE ARE NO PROPOSED CHANGES TO THE APPROVED GRADING PLAN, IMPROVEMENT PLAN, DRAINAGE STUDY AND SWMP. INDICATE THAT THERE IS NO PROPOSED CHANGE TO THE PREVIOUSLY APPROVED IMPERVIOUS AREA.

VMT REDUCTION MEASURES

REQUIREMENT	PROVIDED MEASURES
MOBILITY ZONE 2 VMT REDUCTION MEASURES (AT LEAST 5 POINTS REQUIRED)	
PEDESTRIAN SCALE LIGHTING ADJACENT TO PUBLIC PEDESTRIAN WALKWAYS ALONG THE ENTIRE DEVELOPMENT	0.5 POINT
ON-SITE BICYCLE REPAIR STATION.	1.5 POINTS
SHORT-TERM BICYCLE PARKING SPACES AT LEAST 10% BEYOND MINIMUM REQUIREMENTS (6 SPACES PROVIDED). CALCULATED PER SDMC TABLE 142-05C: 0 REQUIRED, 6 PROVIDED.	1.5 POINTS
PLANTING SHADE TREES ADJACENT TO A PUBLIC PEDESTRIAN WALKWAY BEYOND MINIMUM STANDARDS.	1 POINT
EACH ADDITIONAL TREE BEYOND THE MINIMUM. ON OCEANVIEW BLVD: 7 TREES REQUIRED (212' STREET FRONTAGE / 30' = 7), PROVIDED 10 TREES. ON WILLIE JAMES JONES AVE: 1 TREE REQUIRED AT FRONT UNITS (36' STREET FRONTAGE), 0 TREES REQUIRED AT REAR UNITS (29' STREET FRONTAGE), PROVIDED 2 TREES. TOTAL POINT AWARDED (4 ADDITIONAL TREES x 0.2) = 0.8	0.8 POINTS
TOTAL POINTS PROVIDED	5.3 POINTS



Title: PROJECT INFORMATION SHEET
Sheet: C01

PREPARED BY
JOSE RAUL GOMEZ P.E.
3071 BUENA VISTA AVENUE
LEMON GROVE, CA 91945
(619) 210-3371

REVISIONS
1 02-22-2023
2 01-29-2024
3 12-06-2024

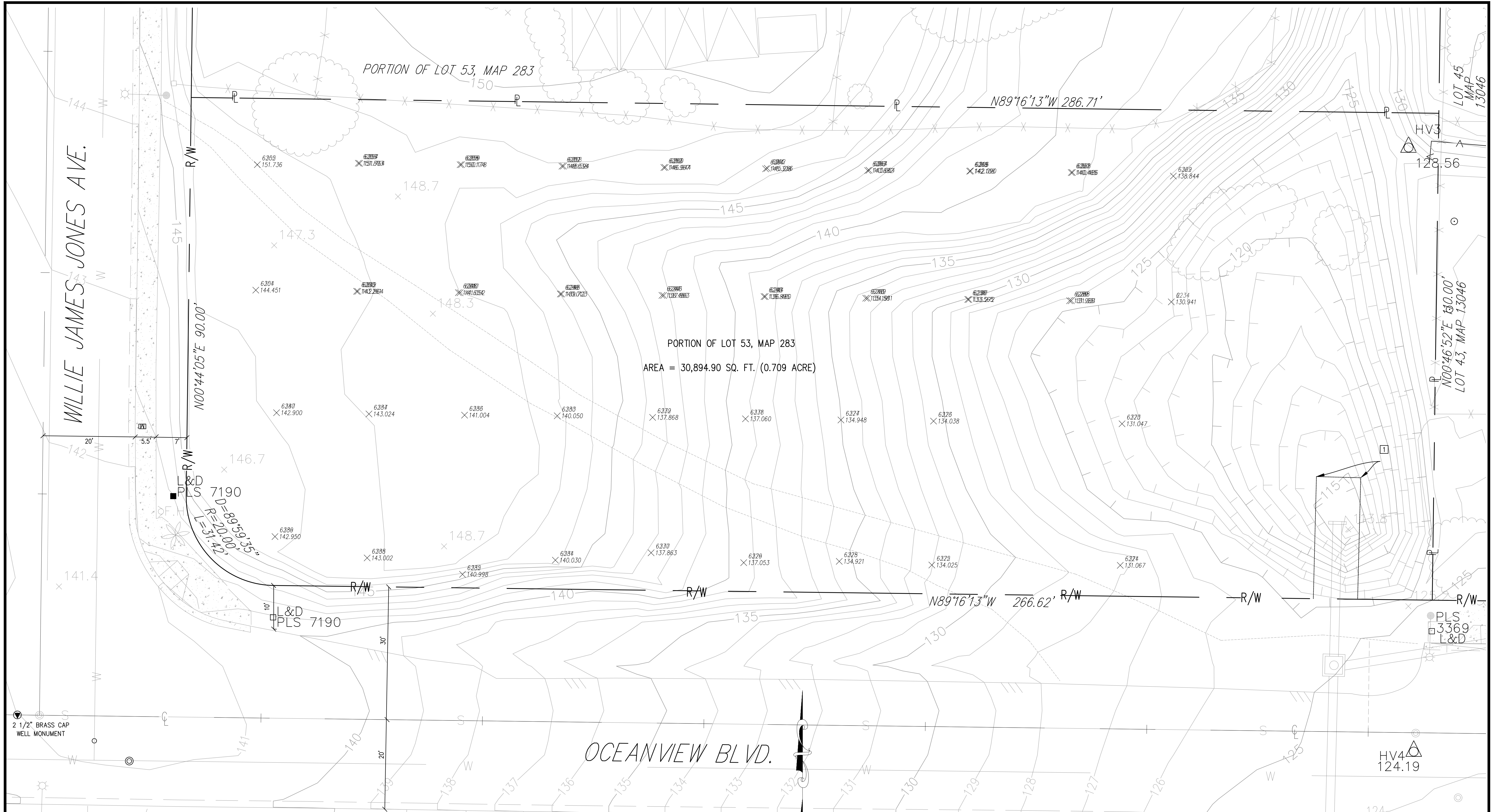
LEGAL DESCRIPTION
PORTION OF LOT 53 PER MAP 283

APN: 548-242-17

PROJECT NAME: OCEANVIEW TERRACE

SHEET 1 OF 28

PTS#



PORTION OF LOT 53, MAP 283
 AREA = 30,894.90 SQ. FT. (0.709 ACRE)

LEGEND

ITEM	SYMBOL
EXISTING CONTOUR ELEVATION	140
EXISTING SPOT ELEVATION	124.1
EXISTING WATER MAIN	W
EXISTING STREET LIGHT	SL
EXISTING SEWER MAIN	S
EXISTING FIRE HYDRANT	FH
EXISTING CURB AND GUTTER	C&G
EXISTING CURB INLET	CI
EXISTING STORM DRAIN	SD
EXISTING CURB RAMP	CR
EXISTING EDGE OF PAVEMENT	EP
HORIZONTAL AND VERTICAL CONTROL POINT	HV4

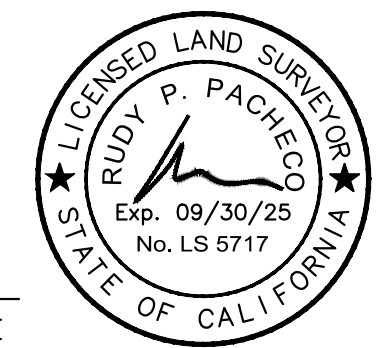
TOPOGRAPHIC MAP
 SCALE: 1"=10'
 SCALE IN FEET
 SCALE: 1" = 10'

EXISTING EASEMENTS
 1 DRAINAGE EASEMENT FOR MAINTENANCE, RECORDED 02/17/1960, INSTRUMENT No. 32656, OF OFFICIAL RECORDS.

MONUMENT LIST:

LEAD AND DISC, MARKED PLS 7190	□
LEAD AND DISC, MARKED PLS 7190	■
LEAD AND DISC, MARKED PLS 3369	□
2 1/2" BRASS CAP IN WELL (CITY OF SAN DIEGO 1994)	●

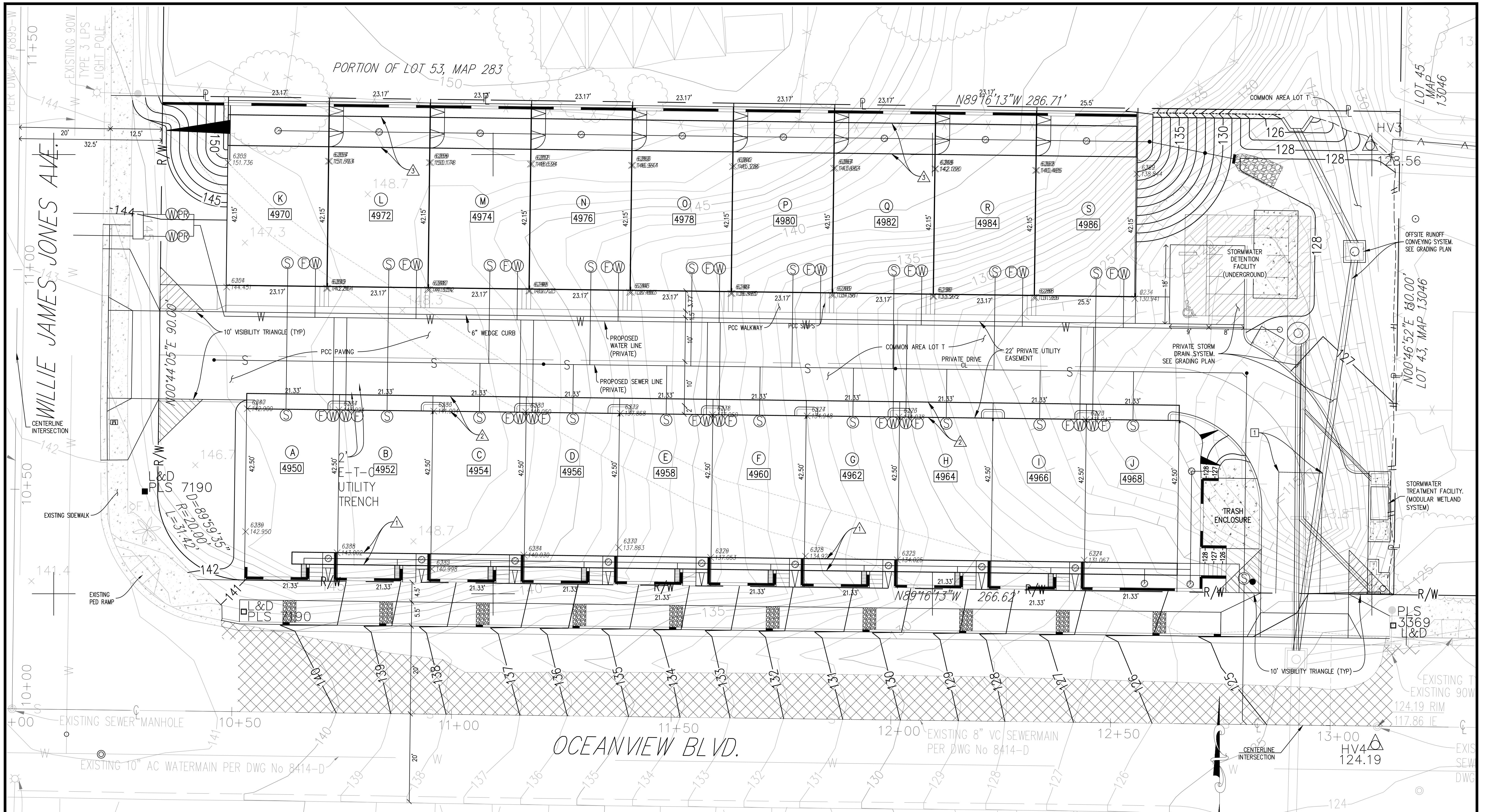
RUDY P. PACHECO
 ACCULINE SURVEY INC.
 1919 GRAND AVE #1G
 SAN DIEGO, CA 92109
 (858) 483-6665
 RUDY P. PACHECO P.L.S. 5717 DATE



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02-22-2023	
01-29-2024	
12-06-2024	

Title: EXISTING TOPOGRAPHIC MAP
 Sheet: C02
 PREPARED BY
 JOSE RAUL GOMEZ P E
 3071 BUENA VISTA AVENUE
 LEMON GROVE, CA 91945
 (619) 210 - 3371
 LEGAL DESCRIPTION
 PORTION OF LOT 53 PER MAP 283
 APN: 548-242-17
 PROJECT NAME: OCEANVIEW TERRACE
 SHEET 2 OF 28
 PTS#



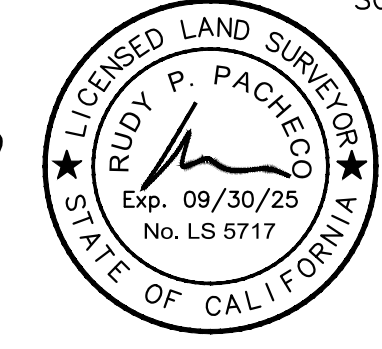
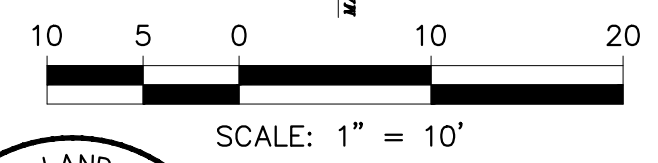
LEGEND

NEW AC OVERLAY (PUB)	
NEW AC PAVEMENT (PRIVATE AND PUBLIC)	
NEW CONCRETE WALKWAY	
NEW CMU RETAINING WALL	
NEW AREA DRAIN AND DRAINAGE PIPE	
NEW UNDERGROUND DETENTION TANK	
NEW MODULAR WETLAND SYSTEM (STORM WATER TREATMENT SYSTEM)	
RUNOFF OVERFLOW CURB INLET	
DRAINAGE PIPE AND CLEANOUT	
STORM DRAIN HEADWALL	

TENTATIVE MAP GENERAL NOTES:

- ACCESS TO THE SUBDIVISION IS BY ONSITE PRIVATE ROAD DIRECTLY FROM WILLIE JAMES JONES AVE AND OCEAN VIEW BLVD, A PUBLIC ROAD.
- A NEW PRIVATE WATER MAIN SHALL BE INSTALLED TO PROVIDE DOMESTIC AND FIRE PROTECTION, INCLUDING THREE FIRE HYDRANTS ONSITE. THIS WATER MAIN WILL BE CONNECTED TO THE EXISTING 6" MAIN ON WILLIE JAMES JONES AVENUE.
- A NEW PRIVATE SEWER COLLECTION SYSTEM SHALL BE INSTALLED TO SERVE THE PROJECT AND WILL BE CONNECTED TO THE PUBLIC SYSTEM ON OCEAN VIEW BLVD.
- ALL ONSITE UTILITIES WILL BE UNDER-GROUND IN APPROPRIATE AND CORRESPONDING EASEMENT
- ALL RESIDENTIAL LOTS SHALL HAVE PRIVATE SEWER LATERALS AND INDIVIDUAL WATER SERVICE METERS
- PEDESTRIAN ACCESS TO RESIDENTIAL UNITS A THROUGH J SHALL BE DIRECTLY FROM OCEAN VIEW BLVD. PEDESTRIAN ACCESS TO RESIDENTIAL UNITS K THROUGH S, SHALL BE FROM PRIVATE WALKWAY DIRECTLY FROM WILLIE JAMES JONES AVENUE.
- THE ONSITE STORM DRAIN SYSTEM SHALL BE PRIVATE AND WILL BE INSTALLED IN PRIVATE ACCESS, UTILITY AND COMMON AREA LOT "T".
- THE ONSITE PRIVATE DRIVEWAY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL AND GRADING RECOMMENDATIONS
- PUBLIC STREET LIGHTS AND PRIVATE ONSITE LIGHTING SHALL BE INSTALLED AS SHOWN ON PLAN.
- THE PRIVATE ONSITE MODULAR WETLAND, CURB INLET AND UNDERGROUND DETENTION TANK SHALL BE PRIVATELY MAINTAINED.
- ALL WATER AND SEWER FACILITIES ASSOCIATED WITH THE DEVELOPMENT WILL BE PRIVATE UP TO THE POINT OF CONNECTION TO THE CITY'S PUBLIC WATER AND SEWER INFRASTRUCTURE WITHIN THE PUBLIC RIGHT OF WAY.
- THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT CROSS-LOT DRAINAGE FOR THE PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT AND CROSS-LOT DRAINAGE ARE PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.
- WHEREAS THE MAP PROPOSES THE SUBDIVISION OF A 0.709 ACRE SITE INTO 19 LOTS FOR RESIDENTIAL DEVELOPMENT.

VISIBILITY TRIANGLE NOTE:
NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 36 INCHES IN HEIGHT.



RUDY P. PACHECO
ACCU LINE SURVEY INC.
1919 GRAND AVE #1G
SAN DIEGO, CA 92109
(858) 483-6665

Title: TENTATIVE MAP
Sheet: C03

PREPARED BY
JOSE RAUL GOMEZ P.E
3071 BUENA VISTA AVENUE
LEMON GROVE, CA 91945
(619) 210-3371

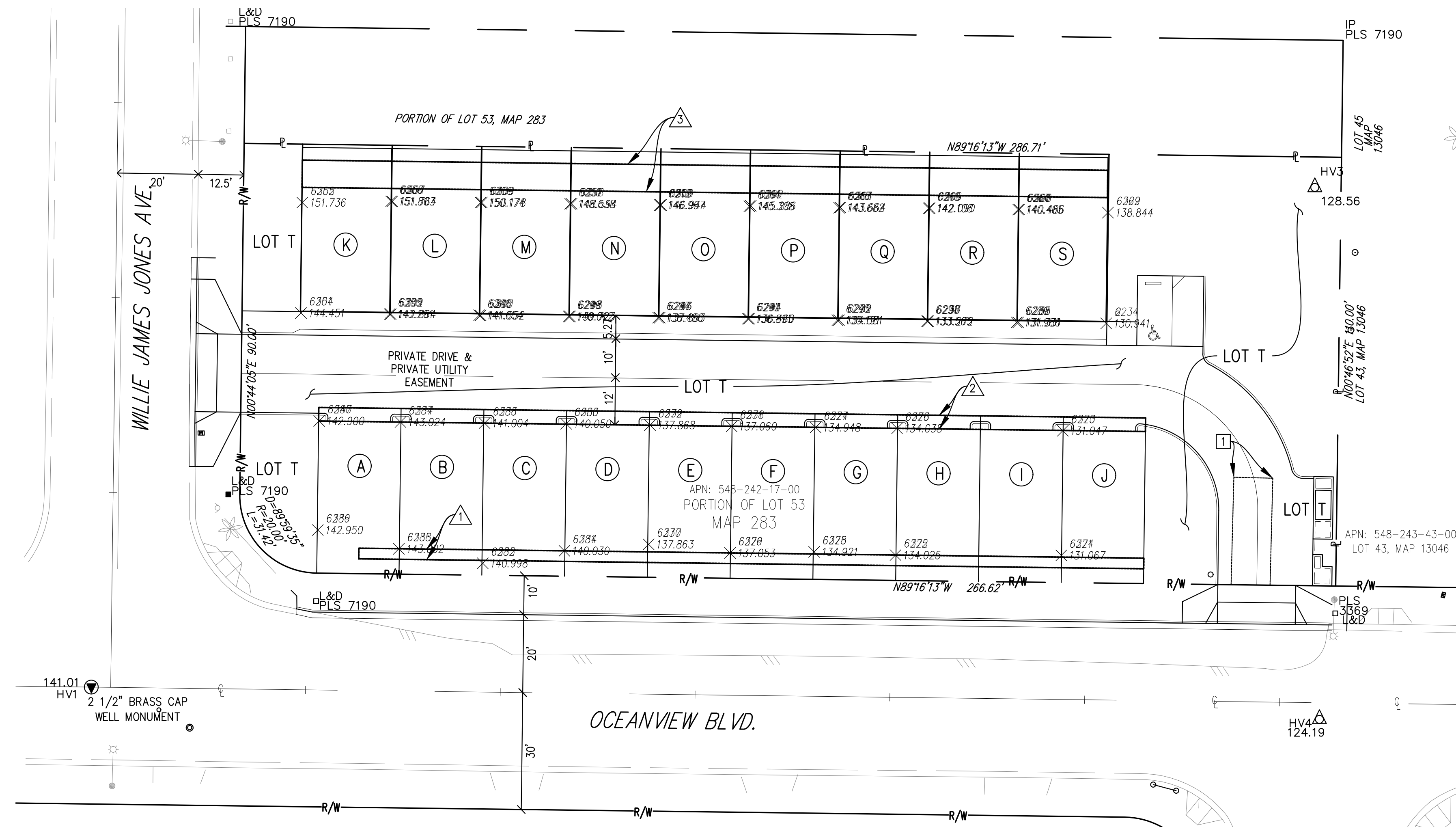
LEGAL DESCRIPTION
PORTION OF LOT 53 PER MAP 283

APN: 548-242-17

PROJECT NAME: OCEANVIEW TERRACE

SHEET 3 OF 28

PTS#



EASEMENT PLAN
SCALE 1"=20'

MONUMENT LIST:

LEAD AND DISC, MARKED PLS 7190	□
LEAD AND DISC, MARKED PLS 7190	■
LEAD AND DISC, MARKED PLS 3369	□
2 1/2" BRASS CAP IN WELL (CITY OF SAN DIEGO 1994)	▼

SPECIAL NOTE

LOT T INCLUDES PRIVATE DRIVEWAY, UTILITIES, BIOFILTRATION BASINS AND COMMON LANDSCAPE/SLOPED AREAS.

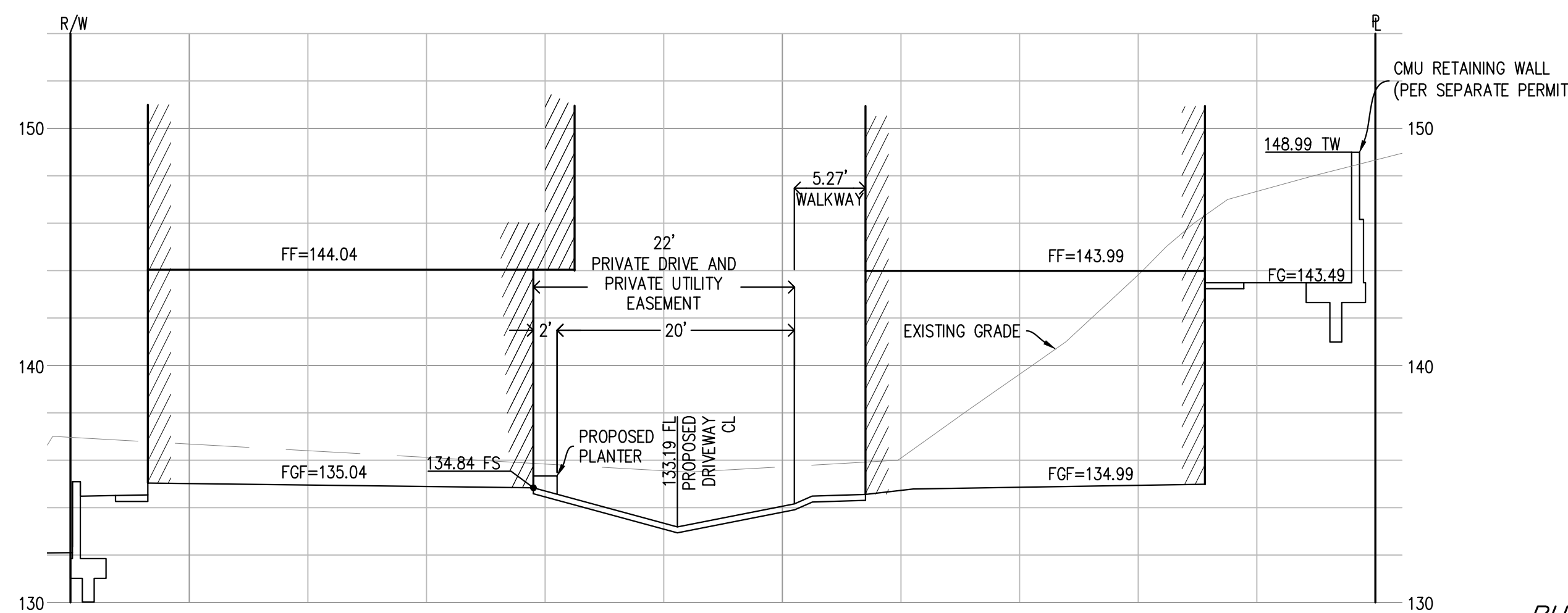
LOTS A THROUGH S ARE SINGLE FAMILY RESIDENTIAL LOTS.

EXISTING EASEMENTS

- 1] DRAINAGE EASEMENT FOR MAINTENANCE, RECORDED 02/17/1960, INSTRUMENT No. 32656, OF OFFICIAL RECORDS.

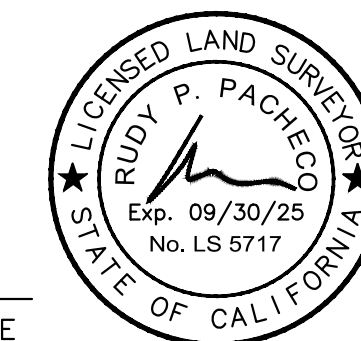
PROPOSED EASEMENTS

- LOT T PROPOSED PRIVATE ROAD ACCESS AND COMMON AREA LOT EASEMENT (PER FINAL MAP)
- ▲ PROPOSED PRIVATE DRAINAGE EASEMENT ACROSS LOTS A THROUGH J
- ▲ PROPOSED PRIVATE ACCESS AND UTILITY EASEMENT ACROSS LOTS A THROUGH J
- ▲ PROPOSED PRIVATE DRAINAGE EASEMENT ACROSS LOTS K THROUGH S



PROPOSED PRIVATE DRIVE AND PRIVATE UTILITY EASEMENT
SCALE H 1"=10'
V 1"=5'

RUDY P. PACHECO
ACCULINE SURVEY INC.
1919 GRAND AVE #1G
SAN DIEGO, CA 92109
(858) 483-6665
RUDY P. PACHECO P.L.S. 5717 DATE



REVISIONS

▲	02-22-2023
▲	01-29-2024
▲	12-06-2024
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Title: EASEMENT PLAN
Sheet: C04

PREPARED BY
JOSE RAUL GOMEZ P.E.
3071 BUENA VISTA AVENUE
LEMON GROVE, CA 91945
(619) 210 - 3371

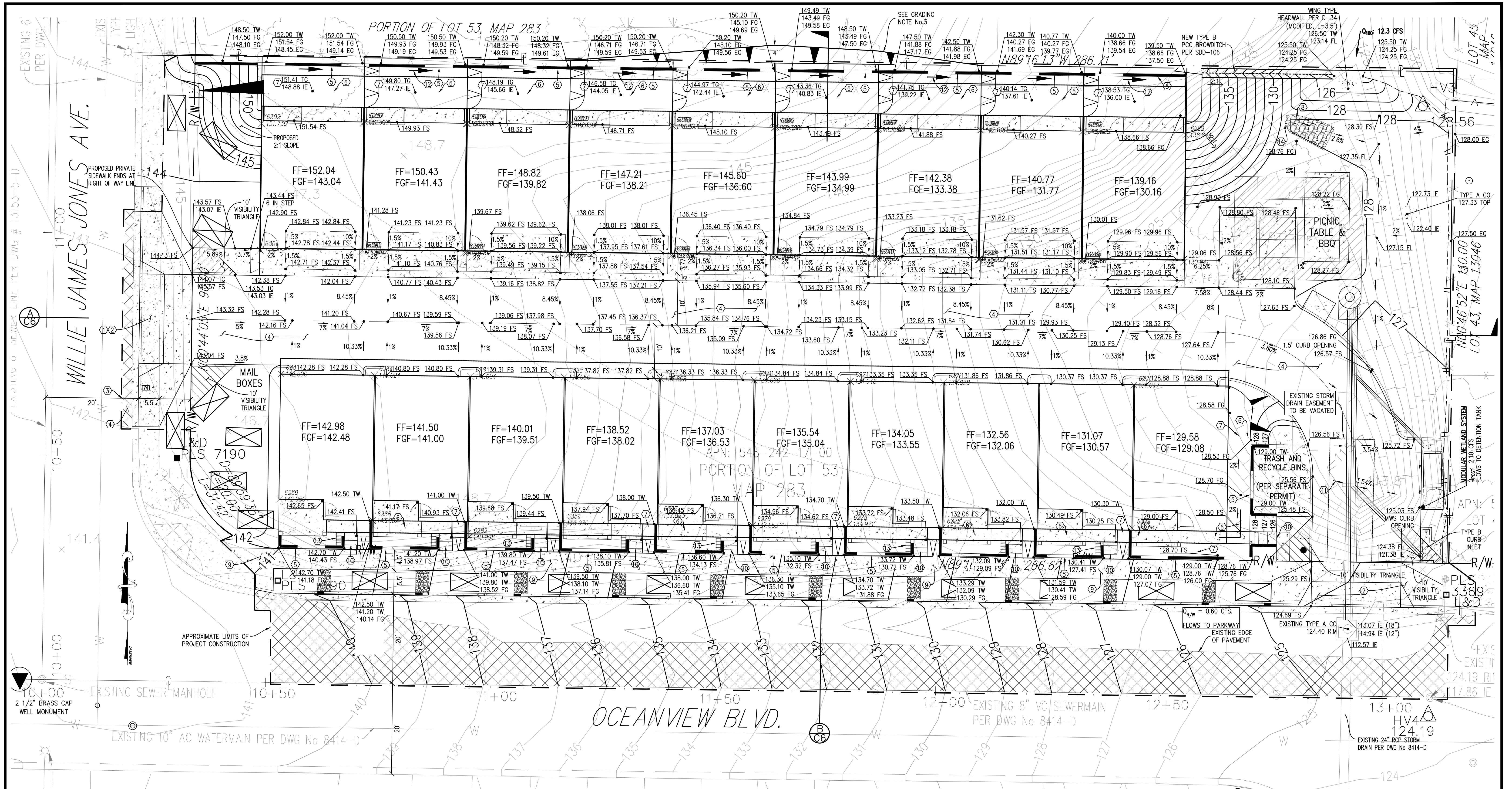
LEGAL DESCRIPTION
PORTION OF LOT 53 PER MAP 283

APN: 548-242-17

PROJECT NAME: OCEANVIEW TERRACE

SHEET 4 OF 28

PTS#



Title: PRELIMINARY GRADING PLAN
 Sheet: C05

PREPARED BY
 JOSE RAUL GOMEZ P.E.
 3071 BUENA VISTA AVENUE
 LEMON GROVE, CA 91945
 (619) 210 - 3371

LEGAL DESCRIPTION
 PORTION OF LOT 53 PER MAP 283

APN: 548-242-17

PROJECT NAME: OCEANVIEW TERRACE

SHEET 5 OF 28

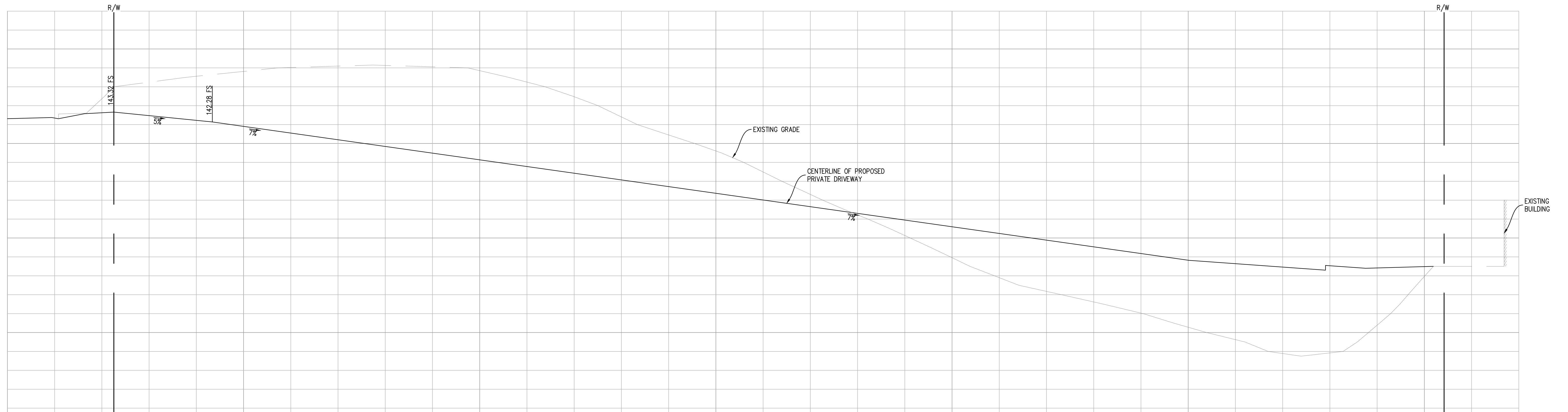
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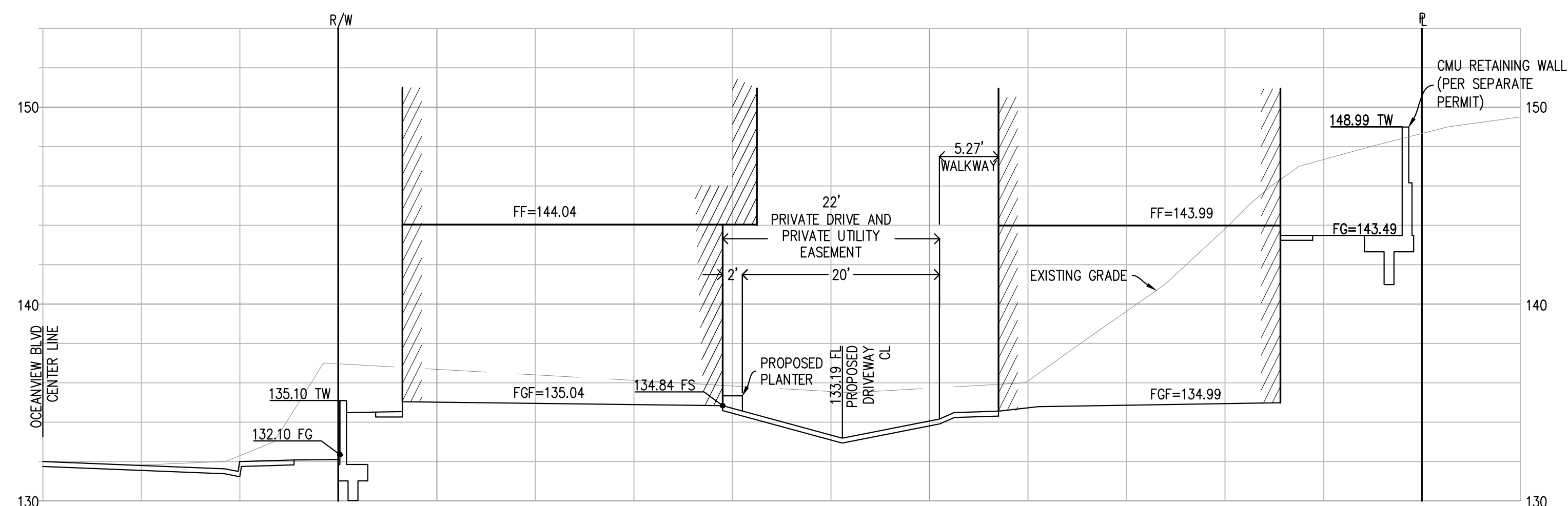
JOSE RAUL GOMEZ R.G.E. 43306 DATE
 REGISTRATION EXPIRES 03/31/2024

REVISIONS

02-22-2023	
01-29-2024	
12-06-2024	

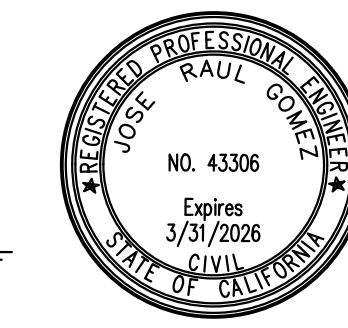


SITE SECTION A
 SCALE H 1":10'
 V 1": 5'



SITE SECTION B
 SCALE H 1":10'
 V 1": 5'

Jose Raul Gomez
 JOSE RAUL GOMEZ R.G.E. 43306 DATE
 REGISTRATION EXPIRES 03/31/2024



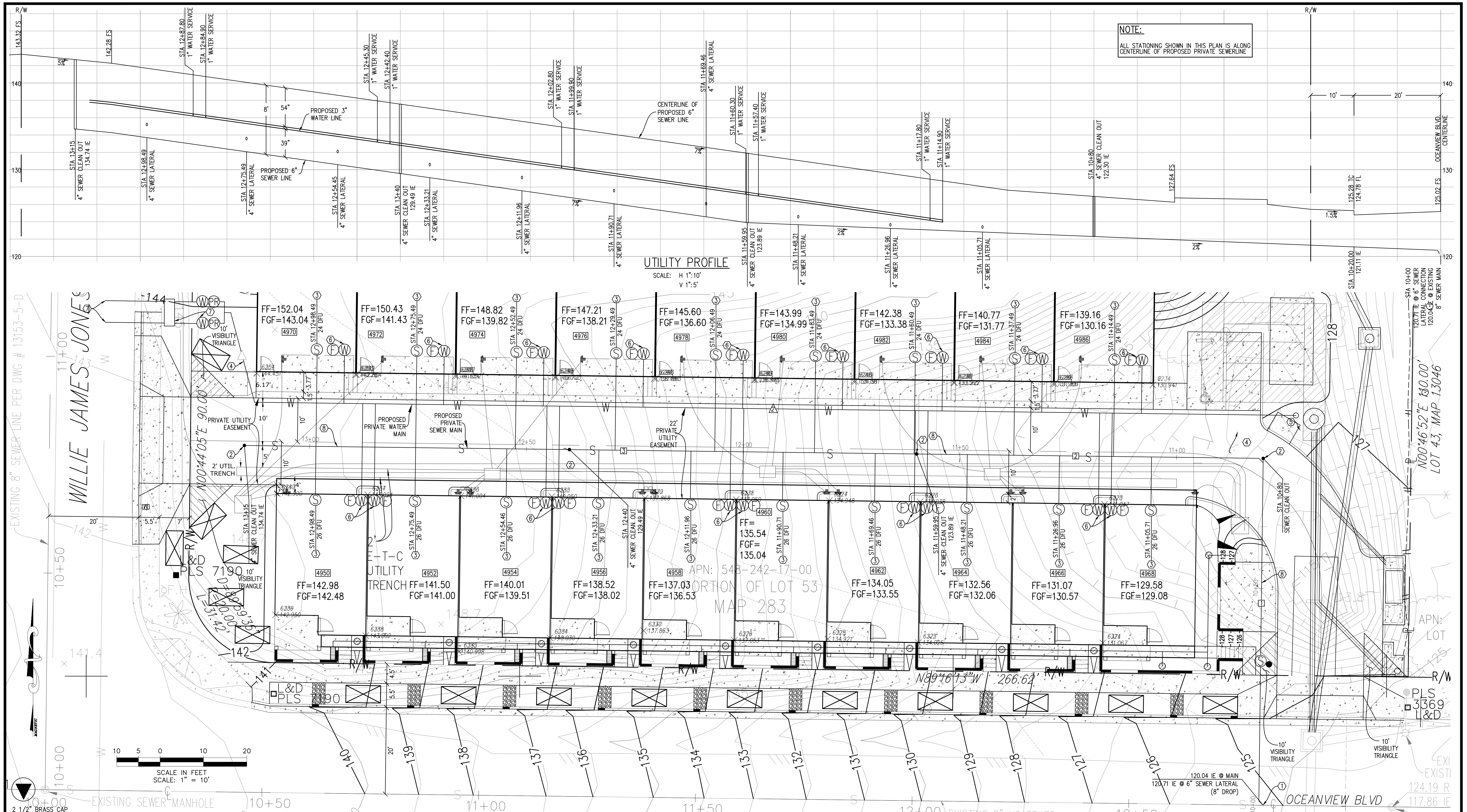
REVISIONS

△	02-22-2023
△	01-29-2024
△	12-06-2024
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Title: PRELIMINARY GRADING PLAN
 Sheet: C06

PREPARED BY
 JOSE RAUL GOMEZ P.E.
 3071 BUENA VISTA AVENUE
 LEMON GROVE, CA 91945
 (619) 210 - 3371

LEGAL DESCRIPTION
 PORTION OF LOT 53 PER MAP 283
 APN: 548-242-17
 PROJECT NAME: OCEANVIEW TERRACE
 SHEET 6 OF 28
 PTS#



NOTE:
ALL STATIONING SHOWN IN THIS PLAN IS ALONG CENTERLINE OF PROPOSED PRIVATE SEWERLINE

UTILITY PROFILE
SCALE: H 1"=10'
V 1"=5'

PLAN VIEW - UTILITY PLAN
SCALE: 1"=10'

- CONSTRUCTION KEY NOTES**
- PROPOSED 6" PVC PRIVATE SEWER LATERAL PER DRAWING No. 41654-4-D.
 - INSTALL 4" SEWER CLEAN OUT PER SDS-121
 - INSTALL 4" SEWER LATERAL AT 2% MINIMUM PER SDS-102, SDS-105. TYPICAL
 - INSTALL 3" WATERLINE, PVC SCHEDULE 80 PER SDW-107
 - INSTALL 2" BLOW OFF VALVE PER SDW-143.
 - INSTALL 1 1/2" WATER SERVICE PER SDW-150, MODIFIED WITHOUT METER AND PLACE SHUT OFF VALVE IN CLEANOUT WELL. PRIVATE WATER METER WILL BE INSTALLED INSIDE THE GARAGE.
 - PROPOSED PUBLIC DUAL WATER SERVICE, METERS & PRIVATE BACK FLOW DEVICE PER DWG. No. 41654-4-D.
 - INSTALL 6" PVC-SDR35 SEWER LINE @ 2% MIN.

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Key symbol)	CONSTRUCTION KEYNOTE	(Key symbol)	STORM DRAIN CURB INLET
(Key symbol)	WATER LINE DATA	(Key symbol)	STORM DRAIN CLEAN OUT
(Key symbol)	SEWER LINE DATA	(Key symbol)	PROPERTY LINE
(Key symbol)	RESIDENTIAL WATER SERVICE	(Key symbol)	RIGHT OF WAY LINE
(Key symbol)	RESIDENTIAL FIRE WATER SERVICE	(Key symbol)	RESIDENTIAL ADDRESS
(Key symbol)	4" SEWER LATERAL	(Key symbol)	STORM DRAIN LINE (PUBLIC)
(Key symbol)	STORM DRAIN LINE (PRIVATE)	(Key symbol)	DRAINAGE AREA DRAIN
(Key symbol)	RESIDENTIAL GAS SERVICE	(Key symbol)	DRAINAGE FIXTURE UNITS
(Key symbol)	SEWER MANHOLE	(Key symbol)	
(Key symbol)	SEWER CLEANOUT	(Key symbol)	

PRIVATE SEWER LATERAL TABLE

NO.	DELTA / BEARING	LENGTH	REMARKS
1	N 0° 43' 38.68" E	80.01'	6" PVC-SDR35
2	N 89° 16' 21.32" W	67.05'	6" PVC-SDR35
3	N 89° 16' 21.32" W	168.00'	6" PVC-SDR35

PRIVATE WATER MAIN TABLE

NO.	DELTA / BEARING	LENGTH	REMARKS
1	S 14° 50' 50.16" E	21.38'	3" PVC-SCHEDULE 80
2	S 89° 16' 21.32" E	240.26'	3" PVC-SCHEDULE 80

ALL DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.

PRIVATE UTILITY NOTE
ALL NEW WATER, SEWER AND STORM DRAIN UTILITIES FROM THE PROJECT WILL BE PRIVATE AND WHEN ENTERING THE PUBLIC RIGHT OF WAY, THE SEWER AND STORM DRAIN UTILITIES WILL BE REQUIRED TO PRODUCE AN EMRA AND WILL BE LABELED "PRIVATE". THE PROPOSED WATER WILL BE PUBLIC BETWEEN THE WATER MAIN AND THE METER AND BE PRIVATE AFTER WATER METER.



JOSE RAUL GOMEZ R.G.E. 43306 DATE
REGISTRATION EXPIRES 03/31/2024

REVISIONS

NO.	DATE	DESCRIPTION
02-22-2023		
01-29-2024		
12-06-2024		

Title: PRIVATE UTILITY PLAN
Sheet: C07

PREPARED BY
JOSE RAUL GOMEZ P.E.
3071 BUENA VISTA AVENUE
LEMON GROVE, CA 91945
(619) 210-3371

LEGAL DESCRIPTION
PORTION OF LOT 53 PER MAP 283

APN: 548-242-17

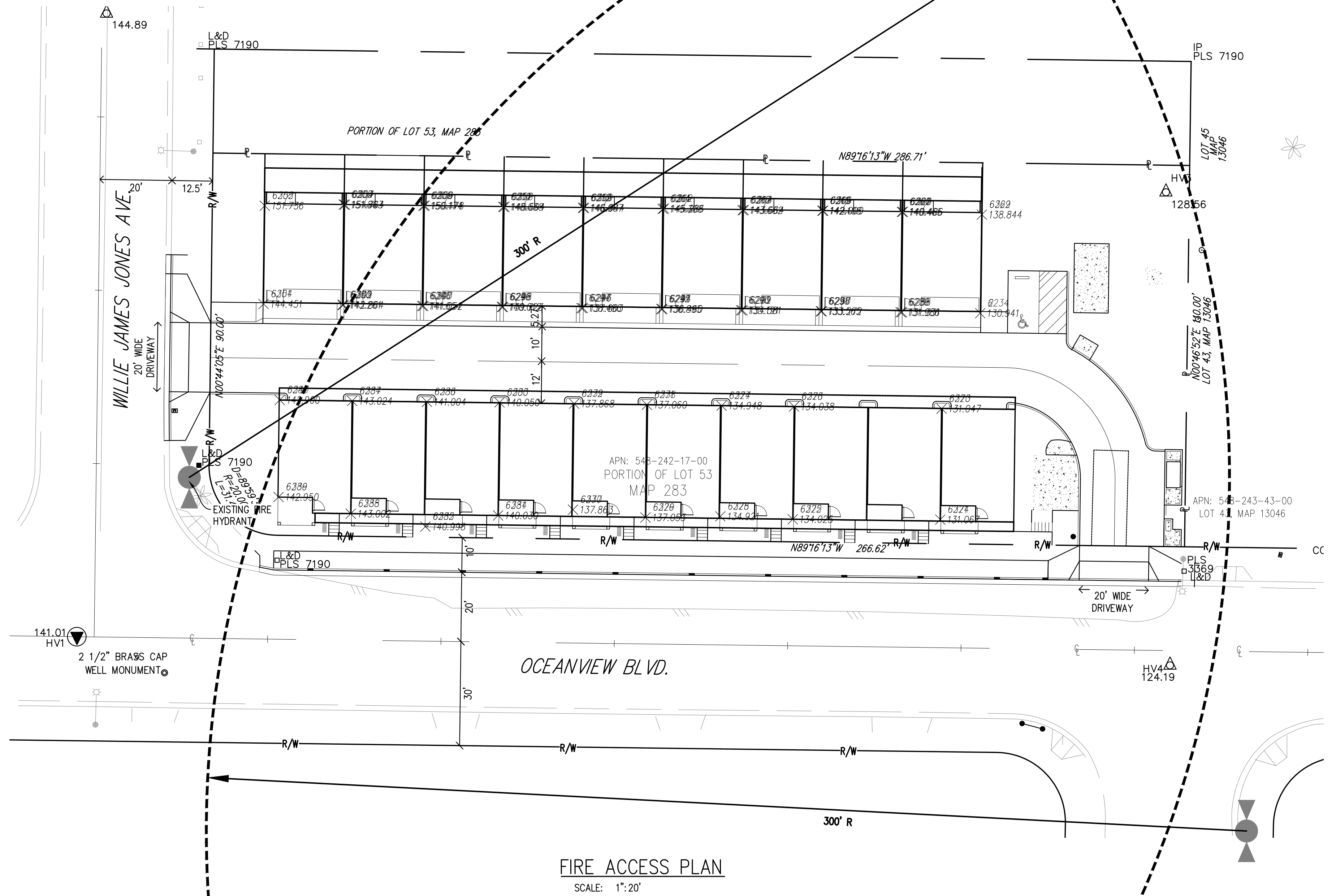
PROJECT NAME: OCEANVIEW TERRACE

SHEET 7 OF 28

PTS#

NOTES:

1. DEAD END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FT. IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. CFC 503.2.5. SEE APPENDIX D CFC FIGURE D103.1 RADIUS 30' INSIDE, 50' OUTSIDE.
2. ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING(S) PER POLICY A-14-1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN A FIRE ACCESS ROAD/LANE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/LANE. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR A SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 200'. FOR NON-SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.
3. ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND A 300' RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT. SD ORDINANCE 17927.
4. CFC 507.5.5 - CLEAR SPACE AROUND HYDRANTS; A 3 FOOT RADIUS CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
5. SAN DIEGO MUNICIPAL CODE SECTION §55.0507 ITEM (C) HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED IN ROAD/LANE AND/OR BETWEEN CURBS. THE MARKER(S) SHALL BE AT A RIGHT ANGLE TO THE HYDRANT.
6. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. CFC 501.4
7. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.



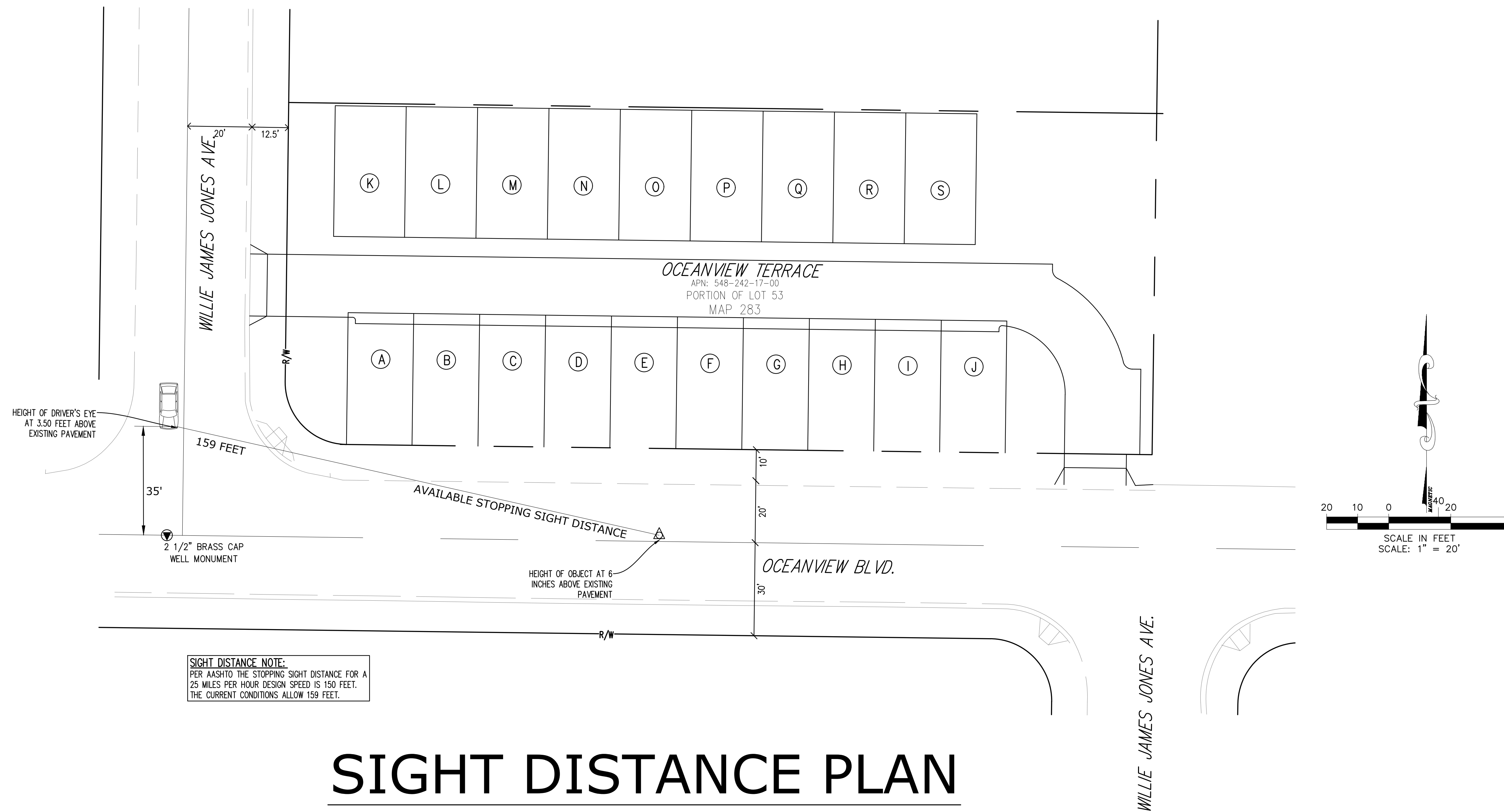
JOSE RAUL GOMEZ R.C.E. 43306 DATE
 REGISTRATION EXPIRES 03/31/2024



REVISIONS

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△	01-29-2024
△	12-06-2024
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Title: FIRE ACCESS PLAN
 Sheet: C08
 PREPARED BY
 JOSE RAUL GOMEZ P.E.
 3071 BUENA VISTA AVENUE
 LEMON GROVE, CA 91945
 (619) 210 - 3371
 LEGAL DESCRIPTION
 PORTION OF LOT 53 PER MAP 283
 APN: 548-242-17
 PROJECT NAME: OCEANVIEW TERRACE
 SHEET 8 OF 28
 PTS#



SIGHT DISTANCE NOTE:
 PER AASHTO THE STOPPING SIGHT DISTANCE FOR A
 25 MILES PER HOUR DESIGN SPEED IS 150 FEET.
 THE CURRENT CONDITIONS ALLOW 159 FEET.

SIGHT DISTANCE PLAN

Design Speed (mph)	Assumed Speed for Condition (mph)	Brake Reaction		Coefficient of Friction f	Braking Distance on Level ^a (ft)	Stopping Sight Distance	
		Time (sec)	Distance (ft)			Computed ^a (ft)	Rounded for Design (ft)
20	20-20	2.5	73.3-73.3	0.40	33.3-33.3	106.7-106.7	125-125
25	24-25	2.5	88.0-91.7	0.38	50.5-54.8	138.5-146.5	150-150
30	28-30	2.5	102.7-110.0	0.35	74.7-85.7	177.3-195.7	200-200
35	32-35	2.5	117.3-128.3	0.34	100.4-120.1	217.7-248.4	225-250
40	36-40	2.5	132.0-146.7	0.32	135.0-166.7	267.0-313.3	275-325
45	40-45	2.5	146.7-165.0	0.31	172.0-217.7	318.7-382.7	325-400
50	44-50	2.5	161.3-183.3	0.30	215.1-277.8	376.4-461.1	400-475
55	48-55	2.5	176.0-201.7	0.30	256.0-336.1	432.0-537.8	450-550
60	52-60	2.5	190.7-220.0	0.29	310.8-413.8	501.5-633.8	525-650
65	55-65	2.5	201.7-238.3	0.29	347.7-485.6	549.4-724.0	550-725
70	58-70	2.5	212.7-256.7	0.28	400.5-583.3	613.1-840.0	625-850

^aDifferent values for the same speed result from using unequal coefficients of friction.

Table III-1. Stopping sight distance (wet pavements).

Title: SIGHT DISTANCE PLAN
 Sheet: C09

PREPARED BY
 JOSE RAUL GOMEZ P.E.
 3071 BUENA VISTA AVENUE
 LEMON GROVE, CA 91945
 (619) 210-3371

LEGAL DESCRIPTION
 PORTION OF LOT 53 PER MAP 283

APN: 548-242-17

PROJECT NAME: OCEANVIEW TERRACE

SHEET 9 OF 28

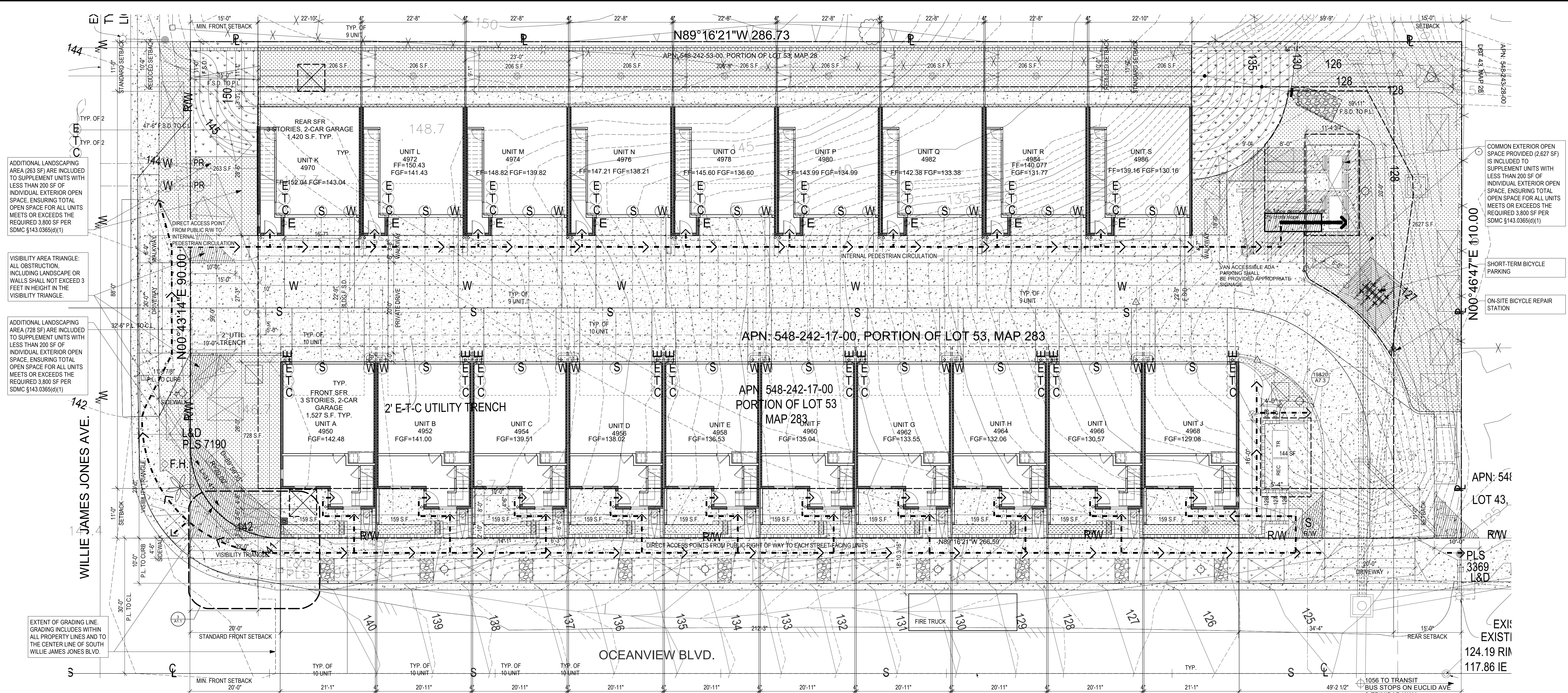
PTS#

- REVISIONS
- △ 11-22-2024
 - △ 12-06-2024
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JOSE RAUL GOMEZ P.E.
 3071 BUENA VISTA AVENUE
 LEMON GROVE, CA 91945
 (619) 210-3371

JOSE RAUL GOMEZ P.E.
 R.C.E. 43306
 REGISTRATION EXPIRES 03/31/2026





ADDITIONAL LANDSCAPING AREA (263 SF) ARE INCLUDED TO SUPPLEMENT UNITS WITH LESS THAN 200 SF OF INDIVIDUAL EXTERIOR OPEN SPACE ENSURING TOTAL OPEN SPACE FOR ALL UNITS MEETS OR EXCEEDS THE REQUIRED 3,800 SF PER SDMC §143.0365(d)(1)

VISIBILITY AREA TRIANGLE: ALL OBSTRUCTION INCLUDING LANDSCAPE OR WALLS SHALL NOT EXCEED 3 FEET IN HEIGHT IN THE VISIBILITY TRIANGLE.

ADDITIONAL LANDSCAPING AREA (728 SF) ARE INCLUDED TO SUPPLEMENT UNITS WITH LESS THAN 200 SF OF INDIVIDUAL EXTERIOR OPEN SPACE ENSURING TOTAL OPEN SPACE FOR ALL UNITS MEETS OR EXCEEDS THE REQUIRED 3,800 SF PER SDMC §143.0365(d)(1)

EXTENT OF GRADING LINE: GRADING INCLUDES WITHIN ALL PROPERTY LINES AND TO THE CENTER LINE OF SOUTH WILLIE JAMES JONES BLVD.

COMMON EXTERIOR OPEN SPACE PROVIDED (2,627 SF) IS INCLUDED TO SUPPLEMENT UNITS WITH LESS THAN 200 SF OF INDIVIDUAL EXTERIOR OPEN SPACE ENSURING TOTAL OPEN SPACE FOR ALL UNITS MEETS OR EXCEEDS THE REQUIRED 3,800 SF PER SDMC §143.0365(d)(1)

SHORT-TERM BICYCLE PARKING
ON-SITE BICYCLE REPAIR STATION

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

GENERAL NOTES

- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO ANY ADJACENT PROPERTY OTHER THAN THE PUBLIC RIGHT-OF-WAY.
- NOTICE TO THE CONTRACTOR / BUILDERS / INSTALLER / SUB-CONTRACTOR / OWNER - BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION / INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDINGS COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.
- COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIRE EXTINGUISHERS SYSTEMS, INCLUDING AUTOMATIC SPRINKLER AND STANDPIPE SYSTEMS AND OTHER SPECIAL FIRE EXTINGUISHING SYSTEMS AND RELATED APPURTENANCES SHALL BE SUBMITTED TO THE CITY OF SAN DIEGO FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- OPEN FLAMES, FIRE AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO.
- CALIFORNIA MECHANICAL CODE 2019 (CMC 2019), CALIFORNIA PLUMBING CODE 2019 (CPC 2019) AND 2019 TITLE 24 ENERGY STANDARDS ARE THE CURRENT CODE / STANDARDS THAT ARE APPLICABLE TO THIS PROJECT.
- NOTICE TO THE APPLICANT / OWNER / OWNER'S AGENT / ARCHITECT OR ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION / INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDINGS COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.
- THE PROJECT WILL NOT BE AUTHORIZED ANY INSPECTION OF THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND/OR CALCULATIONS FOR THOSE DEFERRED ITEMS.
- DUMPSTER AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE 1 OR IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON-OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3
- WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL
- MASTER WATER METER/BACKFLOW PREVENTER ADDRESS: 4988 OCEAN VIEW BLVD.

- DRAIN NOTES:**
- HORIZONTAL DRAINAGE SHALL BE RUN IN A PRACTICAL ALIGNMENT AND A UNIFORM SLOPE OF NOT LESS THAN 1/4"FT PER TABLE 7-5 FOR DRAIN SIZE 6" OR LESS.
 - ALL PIPING SHALL BE INSTALLED OF SCHEDULE 40 PVC MATERIAL.
 - ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10 FEET OF ANY SEWER FACILITY AND FIVE FEET OF ANY WATER FACILITIES.

AFFORDABLE HOUSING DESIGNATION

THE PROJECT DESIGNATES 10% OR 2 UNITS FOR-SALE UNITS AT OR BELOW 120% OF THE AREA MEDIAN INCOME (AMI)

ENCROACHMENT CALCULATIONS

§131 0413 Setback Requirements in Residential Zones Setbacks in RM-2.5 Zones
(A) Up to 50 percent of the width of the building envelope may observe the minimum 15-foot front setback provided the remaining percentage of the building envelope width observes the standard 20-foot setback. This may occur on a floor-by-floor basis.

BUILDING ENVELOPE (WEST): 88'-0"
50% OF BUILDING ENVELOPE (WEST): 44'-0"
TOTAL PROPOSED BUILDING ENCROACHMENT ON 15'-0" MIN. SETBACK (WEST): 32'-11"

NEW REPLACED IMPERVIOUS AREA	
NEW IMPERVIOUS AREA	
BLDG FOOTPRINT	14554 FT ²
DRIVEWAY	2293 FT ²
WALKWAYS	1812 FT ²
HARDSCAPE/CONCRETE AREAS	4694 FT ²
REPLACED IMPERVIOUS AREA	
BLDG FOOTPRINT	0 FT ²
PARKING LOT	0 FT ²
WALKWAYS	0 FT ²
HARDSCAPE/CONCRETE AREAS	0 FT ²
TOTAL NEW IMPERVIOUS AREA	23,353 FT²
TOTAL REPLACED IMPERVIOUS AREA	0 FT²

TOTAL EXTERIOR OPEN SPACE AREA - 19 units x 200 sf = 3,800 sf required
 @BACKYARD OF EACH REAR UNIT 206 S.F.
 @FRONTYARD OF EACH FRONT UNIT 159 S.F.
 @NORTHEAST COMMON AREA 2,627 S.F.
 @LANDSCAPING COMMON AREAS ON WILLIE JAMES JONES AVE 991 S.F.
TOTAL PROVIDED EXTERIOR OPEN SPACE AREA = 3,983 S.F.
 NOTE: A WAIVER IS REQUESTED FOR THE REDUCTION OF EXTERIOR OPEN SPACE OF THE FRONT UNITS FROM 200 SF REQUIRED TO 159 SF. COMMON OPEN SPACE PROVIDED (2,627 SF) AND ADDITIONAL LANDSCAPING AREA (991 SF) ARE INCLUDED TO SUPPLEMENT UNITS WITH LESS THAN 200 SF OF INDIVIDUAL EXTERIOR OPEN SPACE ENSURING TOTAL OPEN SPACE FOR ALL UNITS MEETS OR EXCEEDS THE REQUIRED 3,800 SF PER SDMC §143.0365(d)(1).

EARTHWORK QUANTITIES

GRADED AREA	0.71 ACRES
DISTURBANCE AREA	0.71 ACRES
CUT QUANTITIES	4,068 cyd
FILL QUANTITIES	1,979 cyd
IMPORT	0 cyd
EXPORT	2,089 cyd
MAX CUT DEPTH	10'6" FT
MAX FILL DEPTH	12'4" FT

DISTANCE TO NEAREST BUS STOP AT EUCLIDAY & TRINIDAD WAY = 1056 FT.

WAIVER REQUESTED	REQUIRED STANDARD	PROPOSED	ADDITIONAL INFORMATION
DRIVE AISLE WIDTH FOR 90-DEGREE PARKING	24'-0"	21'-6" WITH 24'-0" AT GARAGE DOORS	REDUCED BY 2'-6" TO PROVIDE WALKING PATH AND LANDSCAPE
VISIBILITY TRIANGLE AT CORNER OF OCEANVIEW BOULEVARD	23' ALONG EACH PROPERTY LINE	23'	REDUCED BY 2' DUE TO SITE CONSTRAINTS
ENTRY PORCH ENCROACHMENT INTO STREET YARD SETBACK	6'-0" OR 50% OF THE LOT WIDTH OF THE REQUIRED SETBACK	8'-0"	EXCEEDS MAXIMUM BY 2'
SIDE YARD SETBACK	10% OF LOT WIDTH (11'-0"), NORMALLY 31'-0"	10'-0"	REDUCED BY 1' DUE TO SITE CONSTRAINTS
EXTERIOR OPEN SPACE	200 SF PER UNIT REQUIRED	159 SF PER UNIT (FRONT UNITS). COMMON OPEN SPACE PROVIDED (2,627 SF) AND ADDITIONAL LANDSCAPING AREA (991 SF)	COMMON OPEN SPACE PROVIDED (2,627 SF) AND ADDITIONAL LANDSCAPING AREA (991 SF) ARE INCLUDED TO SUPPLEMENT UNITS WITH LESS THAN 200 SF OF INDIVIDUAL EXTERIOR OPEN SPACE ENSURING TOTAL OPEN SPACE FOR ALL UNITS MEETS OR EXCEEDS THE REQUIRED 3,800 SF PER SDMC §143.0365(d)(1).

GRADING & PUBLIC IMPROVEMENT PERMIT NUMBERS:
 PROJECT ID #651075
 APPROVAL NUMBER #2359210
 Encroachment Agreement #2378988
 Storm Water Maintenance Agreement #2572929
 For Grading / Public Improvement Approval please see PTS 651075, 41654-D. For Post-Construction BMP Approvals please see PTS 651075, SWMDCA Approval No. 2359210. All construction BMPs have been addressed under PTS 651075. WPCP SITE IS LESS THAN 1 ACRE AND DOES NOT REQUIRE SWPPP NOR WQID.

LEGEND

AREA OF RESIDENCES, SEE FLOOR PLANS, SHEETS A1.1-A1.4	UNIT ADDRESS	EXISTING DRAINAGE	WATER METER
AREA OF VEGETATION, SEE L1.1	RIGHT OF WAY LINE	PROPOSED DRAINAGE	NEW ELECTRIC METER
3" BROWN MULCH SEE L1.1	PROPERTY LINE	PEDESTRIAN POLE LIGHT	GUTTERS
PROPOSED ASPHALTIC CONC. PAVEMENT PER CIVIL	CENTER LINE	VEHICULAR POLE LIGHT	PROPOSED COPPER WATER SERVICE
PROPOSED CONCRETE SIDEWALK	WATER MAIN LINE	UPLIGHT	PROPOSED STREET LIGHT
EXISTING CONCRETE SIDEWALK	WATER LATERAL	EXISTING AREA DRAIN	EXISTING FIRE HYDRANT
PROPOSED MASONRY RETAINING WALL	PROPOSED SEWER LINE		
FENCES	PROPOSED STORM DRAIN		
3" X 3" ALUMINUM DOWNSPOUT TO LANDSCAPING AT GRADE.	PROPOSED GAS LINE		
ROOF DRAIN, ROUTE TO LANDSCAPING AREA.	DRY UTILITY LINE		
PROPOSED WATER BACKFLOW PREVENTER	PEDESTRIAN CIRCULATION		
	PROPOSED PEDESTRIAN LIGHT POLE +16' HIGH		
	MIDEA MCH5U-48PHH2, 48,000 BTU VARIABLE CAPACITY HEAT PUMP		

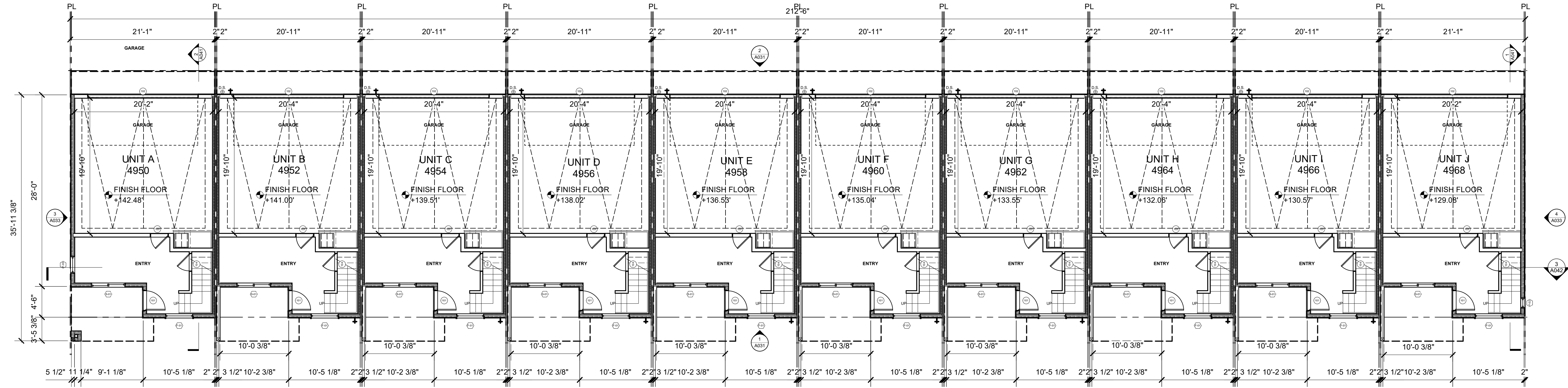
REQUIREMENT	PROVIDED MEASURES
MOBILITY ZONE 2 VMT REDUCTION MEASURES (AT LEAST 5 POINTS REQUIRED)	
PEDESTRIAN SCALE LIGHTING ADJACENT TO PUBLIC PEDESTRIAN WALKWAYS ALONG THE ENTIRE DEVELOPMENT	0.5 POINT
ON-SITE BICYCLE REPAIR STATION.	1.5 POINTS
SHORT-TERM BICYCLE PARKING SPACES AT LEAST 10% BEYOND MINIMUM REQUIREMENTS (6 SPACES PROVIDED), CALCULATED PER SDMC TABLE 142-05C: 0 REQUIRED, 6 PROVIDED.	1.5 POINTS
PLANTING SHADE TREES ADJACENT TO A PUBLIC PEDESTRIAN WALKWAY BEYOND MINIMUM STANDARDS.	1 POINT
EACH ADDITIONAL TREE BEYOND THE MINIMUM, ON OCEANVIEW BLVD: 7 TREES REQUIRED (212' STREET FRONTAGE / 30' = 7), PROVIDED 10 TREES. ON WILLIE JAMES JONES AVE: 1 TREE REQUIRED AT FRONT UNITS (36' STREET FRONTAGE), 0 TREES REQUIRED AT REAR UNITS (29' STREET FRONTAGE), PROVIDED 2 TREES. TOTAL POINT AWARDED (4 ADDITIONAL TREES X 0.2) = 0.8	0.8 POINTS
TOTAL POINTS PROVIDED	5.3 POINTS



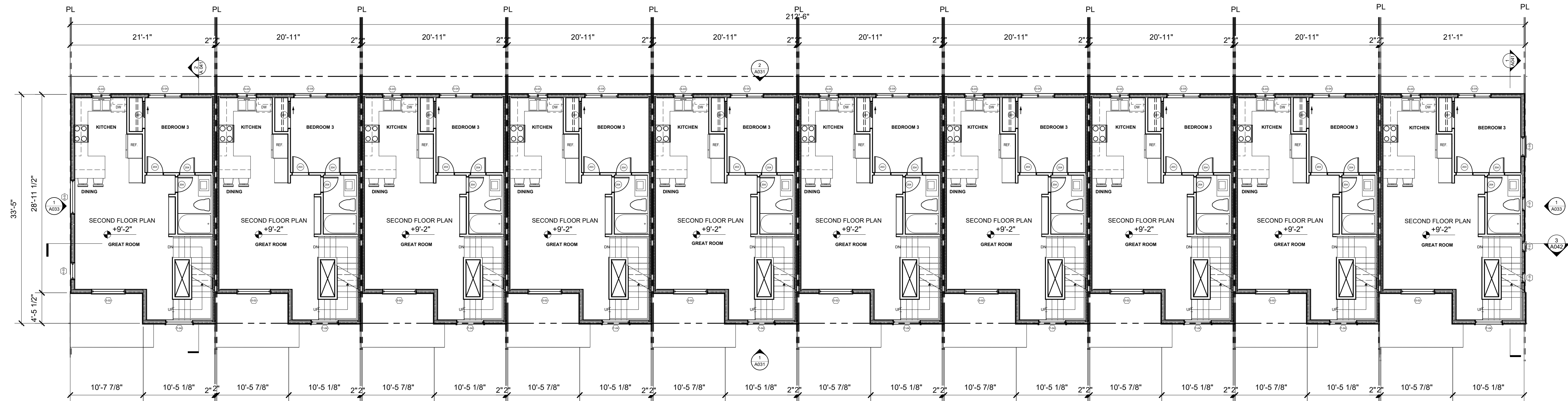
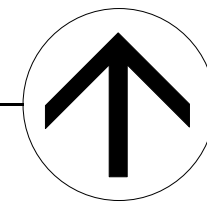
Architect
 EcoHouse
 2640 Financial Court, Suite D
 San Diego, California, 92117

OCEAN VIEW TERRACE
 Ocean View & Willie Jaxmes Jones Avenue
 San Diego, CA 92114

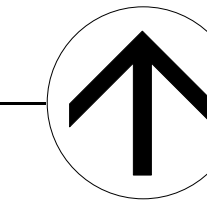
Title: SITE PLAN
 Sheet: AS1.1



FRONT UNIT FIRST FLOOR KEYMAP
SCALE : 1/8"=1'-0"



FRONT UNIT SECOND FLOOR KEYMAP
SCALE : 1/8"=1'-0"



REVISIONS

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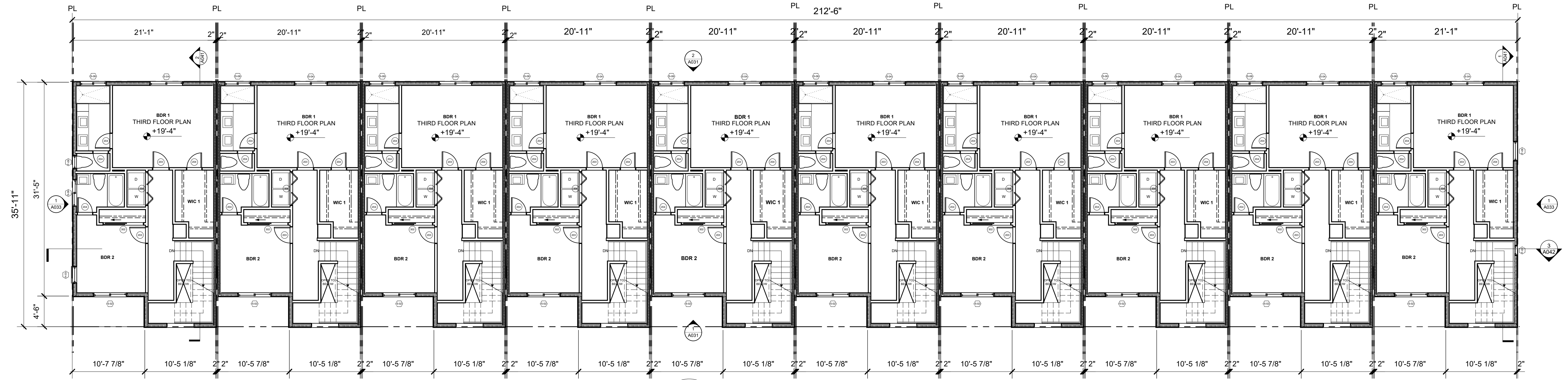


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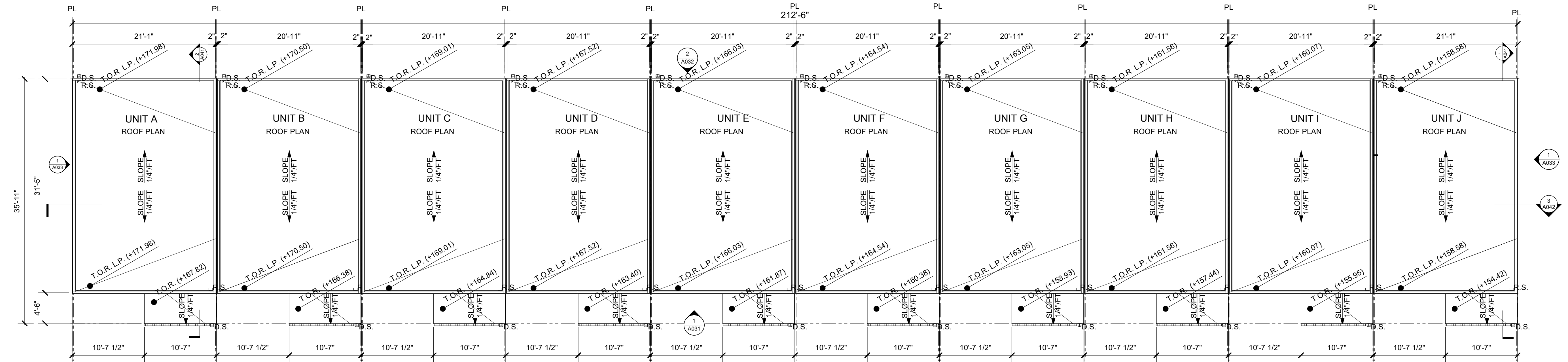
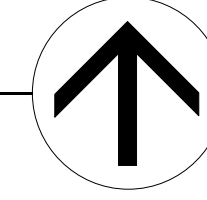
OCEAN VIEW TERRACE
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Title:
FRONT SFR -
OVERALL
FLOOR PLANS

Sheet:
A011



FRONT UNIT THIRD FLOOR KEYMAP
SCALE : 1/8"=1'-0"

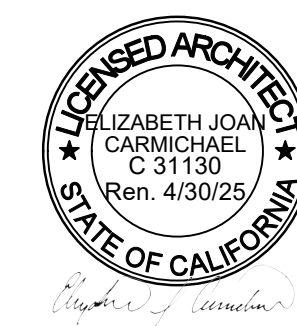


FRONT UNIT ROOF PLAN KEYMAP
SCALE : 1/8"=1'-0"



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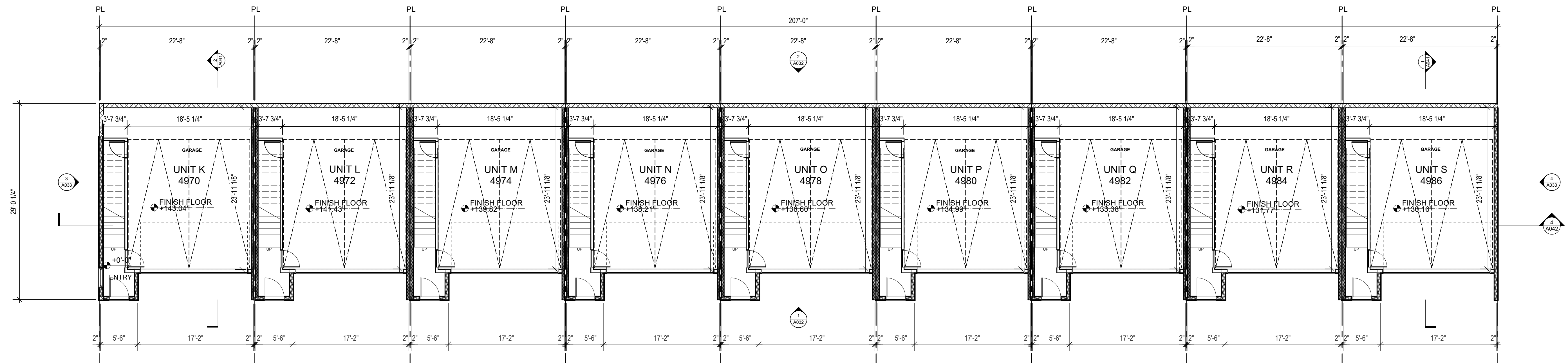


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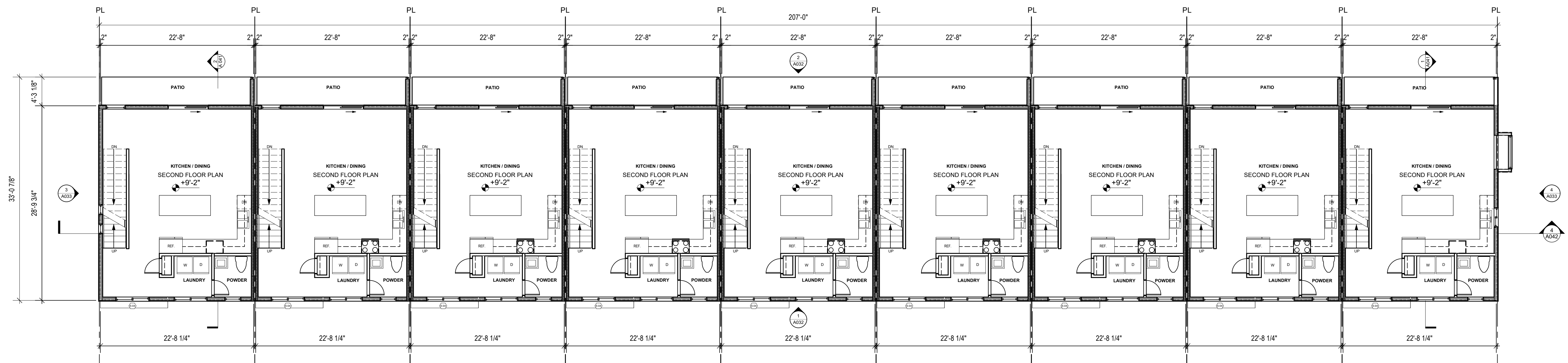
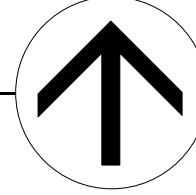
OCEAN VIEW TERRACE
Ocean View & Willie Jaxmes Jones Avenue
San Diego, CA 92114

Title:
FRONT SFR -
OVERALL
FLOOR PLANS

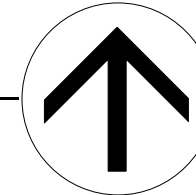
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A012



REAR UNIT FIRST FLOOR KEYMAP
SCALE : 1/8"=1'-0"

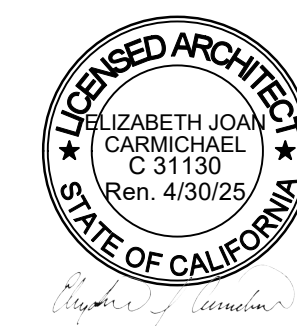


REAR UNIT SECOND FLOOR KEYMAP
SCALE : 1/8"=1'-0"



REVISIONS

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- △ _____

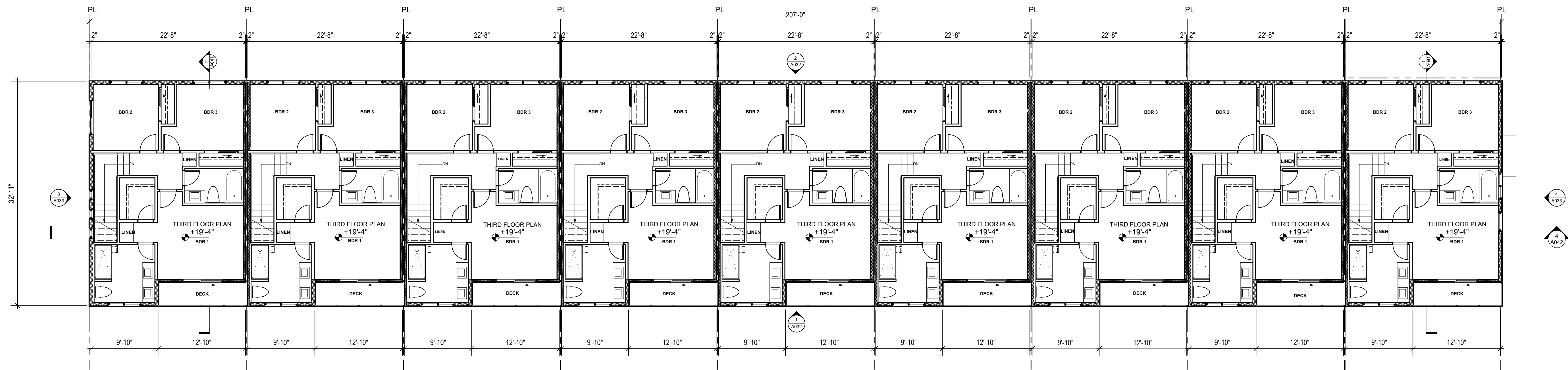


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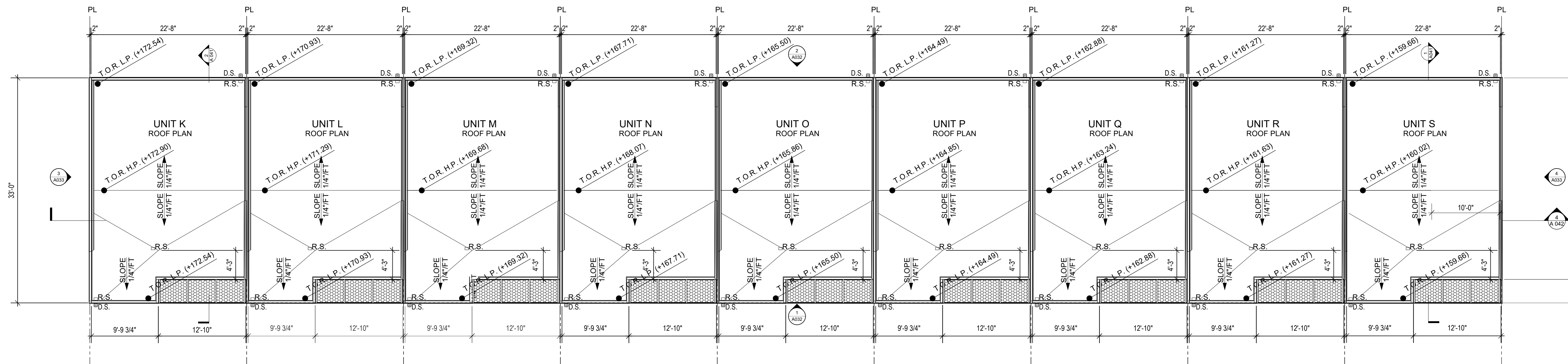
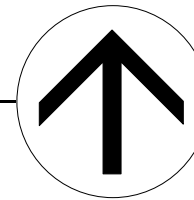
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Title:
REAR SFR -
OVERALL
FLOOR PLANS

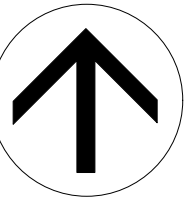
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REAR UNIT THIRD FLOOR KEYMAP
SCALE: 1/8"=1'-0"

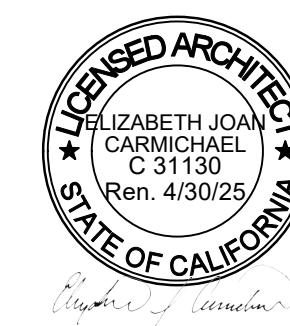


REAR UNIT ROOF PLAN KEYMAP
SCALE: 1/8"=1'-0"



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- △ _____
- △ _____
- △ _____



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Title:
REAR SFR -
OVERALL
FLOOR PLANS
Sheet:
A022



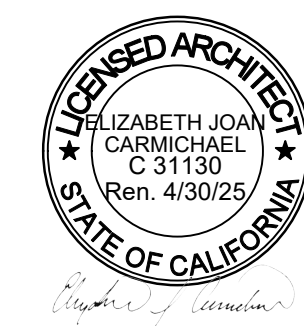
1 SOUTH OVERALL ELEVATION (FRONT UNITS)
Scale: 1/8" = 1'-0"



2 NORTH OVERALL ELEVATION (FRONT UNITS)
Scale: 1/8" = 1'-0"

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Title:
OVERALL FRONT ELEVATIONS
Sheet:
A031



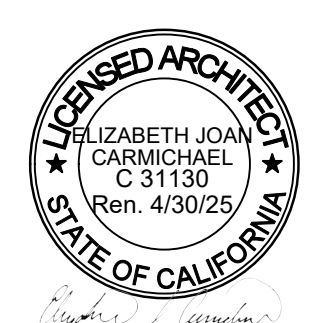
1 SOUTH OVERALL ELEVATION (REAR UNITS)
Scale: 1/8" = 1'-0"



2 NORTH OVERALL ELEVATION (REAR UNITS)
Scale: 1/8" = 1'-0"

REVISIONS

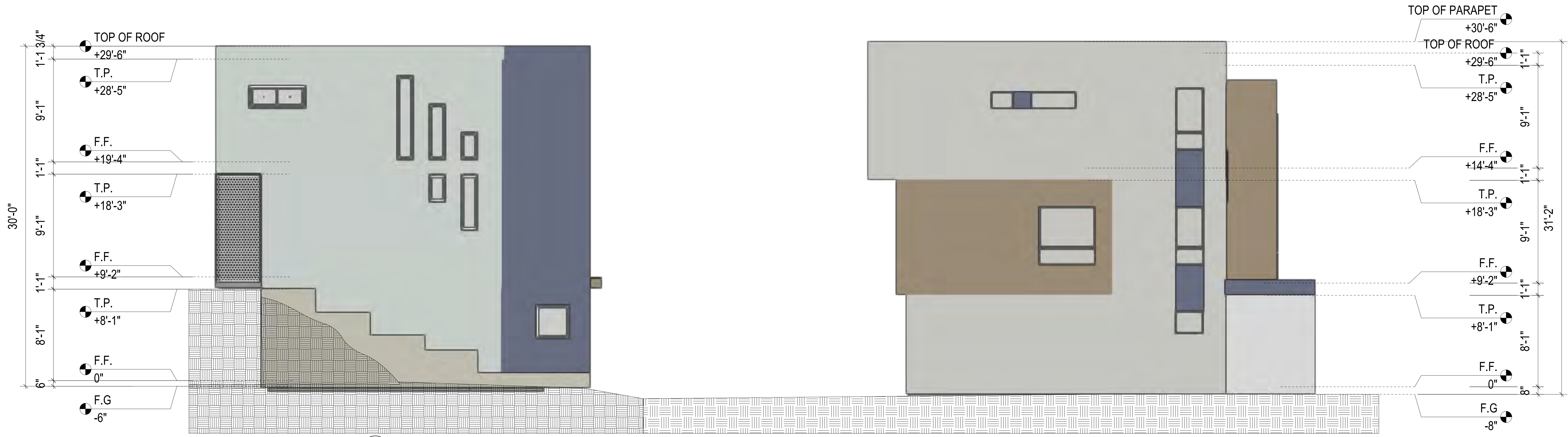
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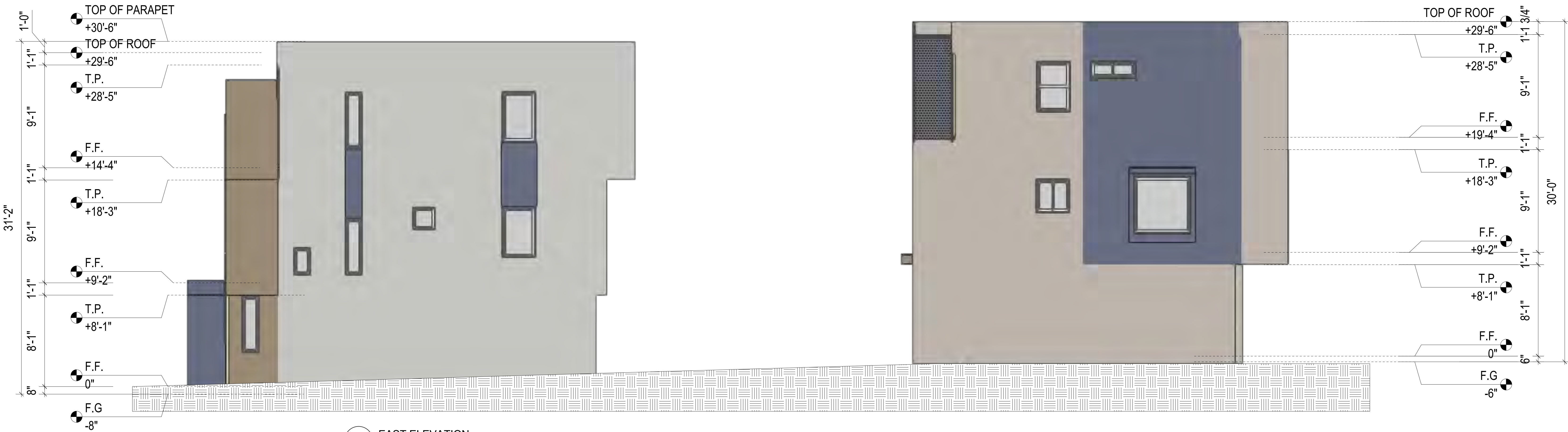
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Title:
OVERALL REAR ELEVATIONS
Sheet:
A032



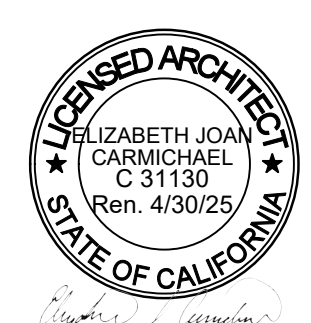
3 WEST ELEVATION
Scale: 1/4" = 1'-0"



4 EAST ELEVATION
Scale: 1/4" = 1'-0"

REVISIONS

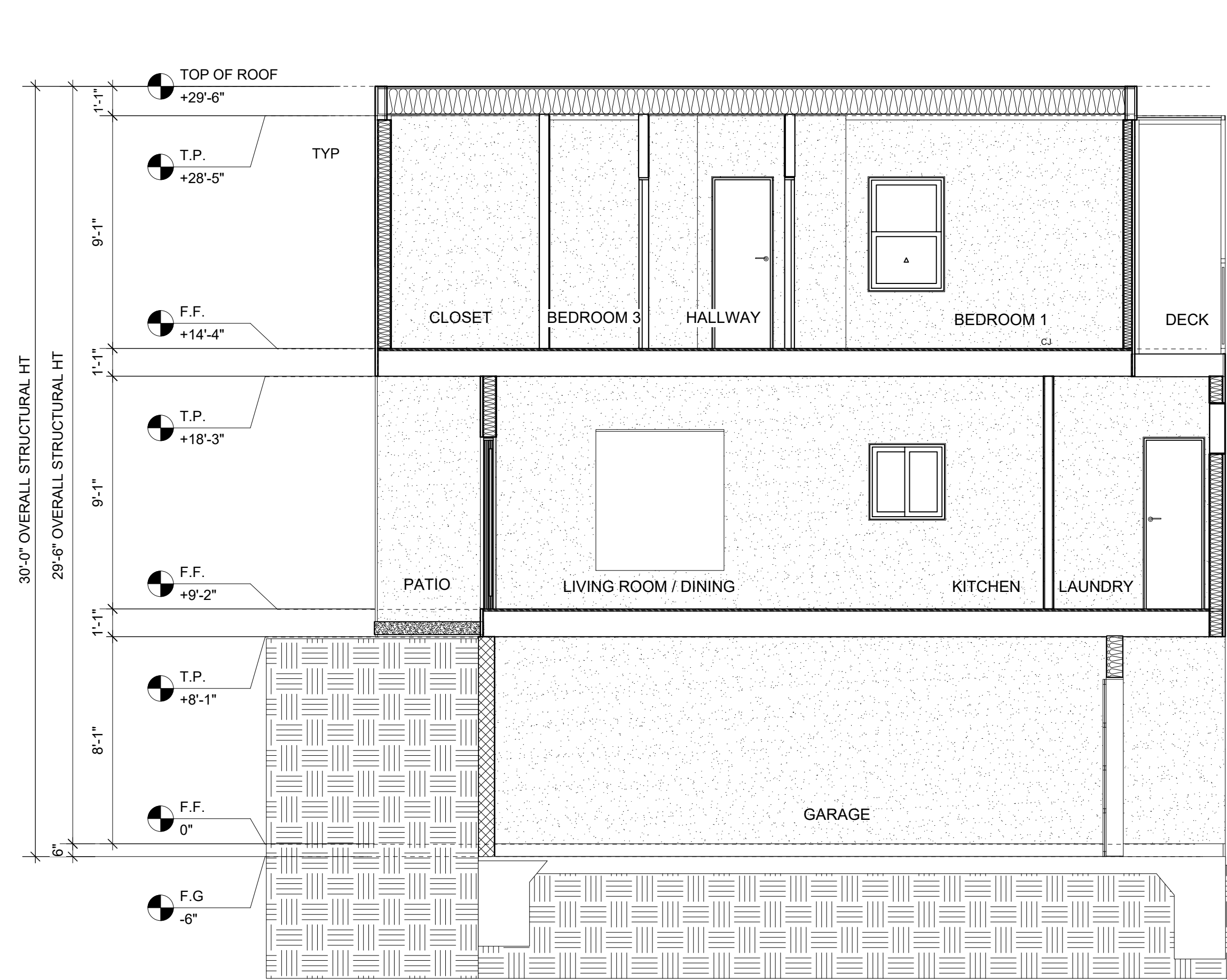
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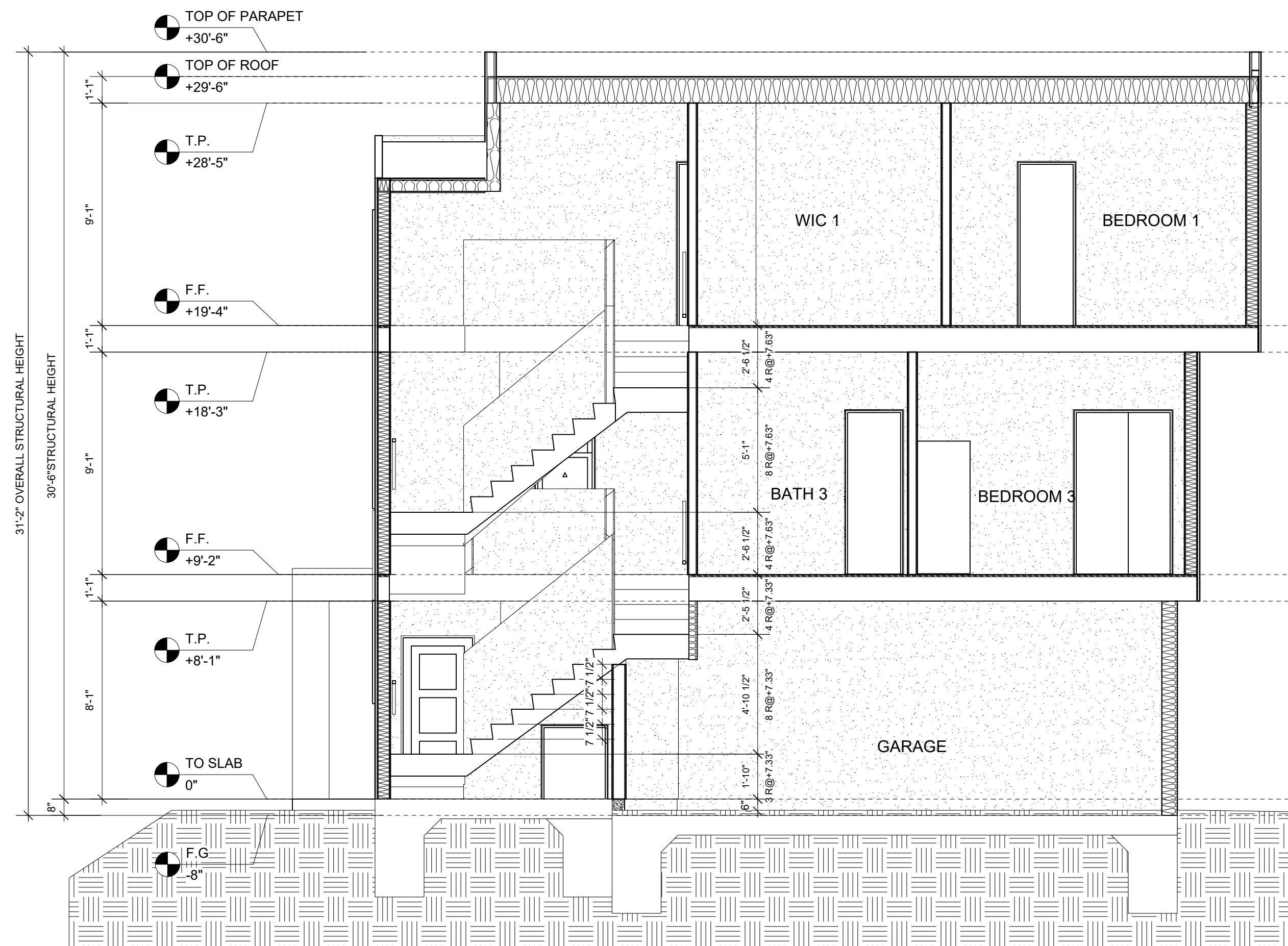
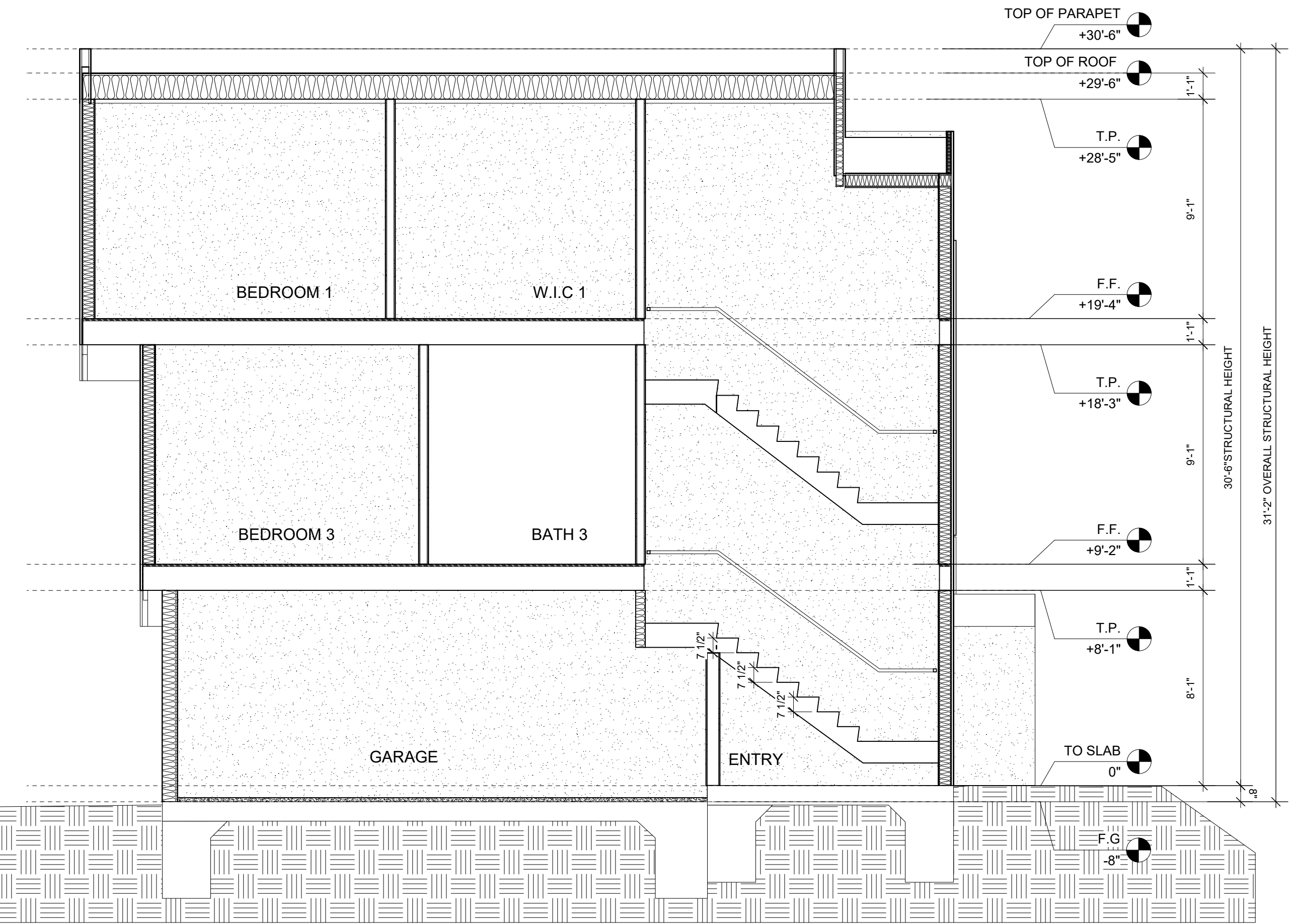
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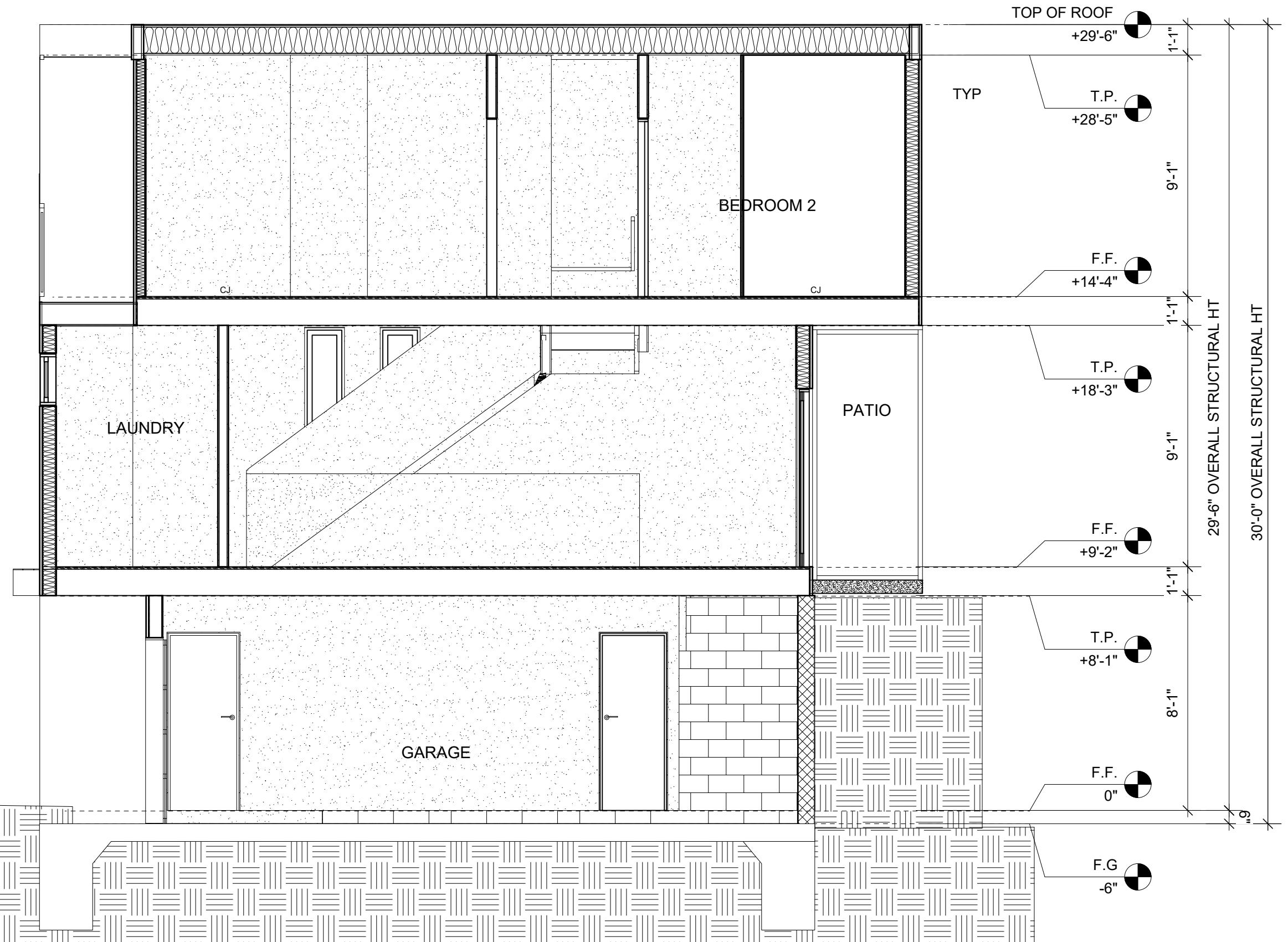
Title:
OVERALL ELEVATIONS
Sheet:
A033



1 EAST SECTION
Scale: 1/4" = 1'-0"

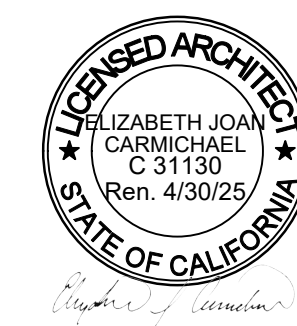


2 WEST SECTION
Scale: 1/4" = 1'-0"



REVISIONS

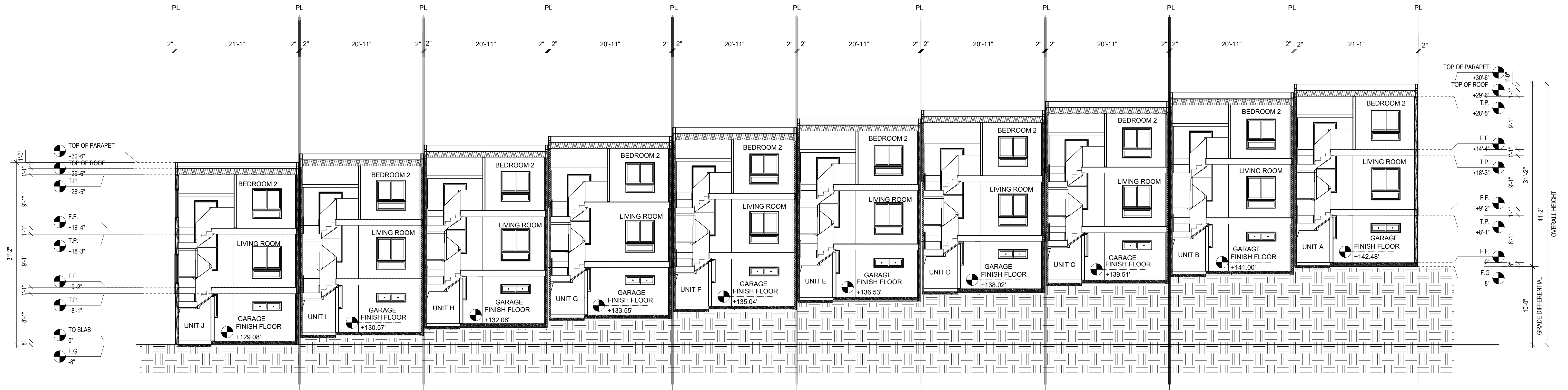
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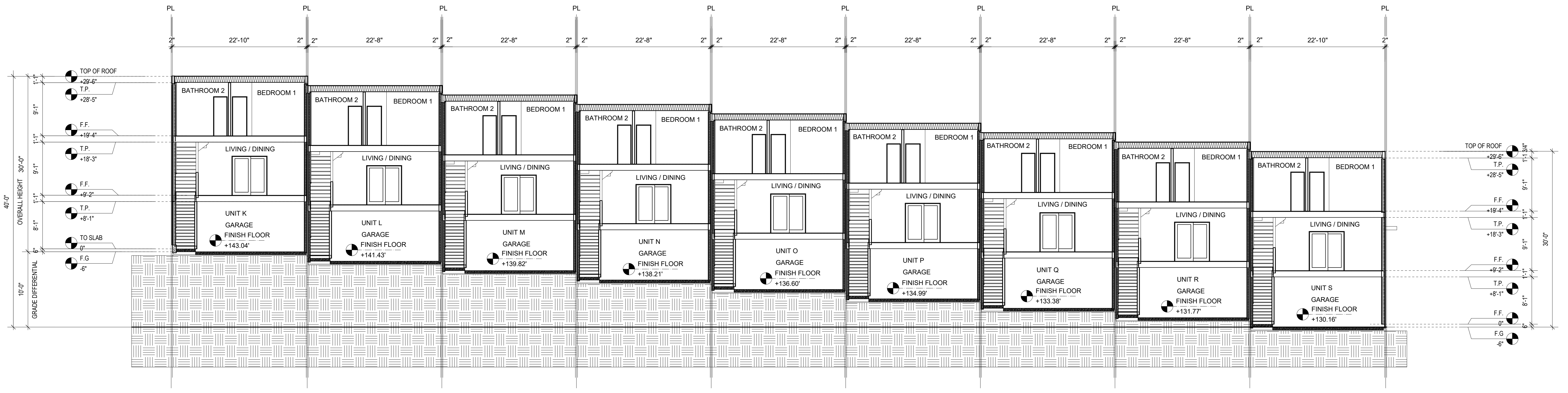
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San Diego, CA 92114

Title:
OVERALL SECTIONS
Sheet:
A041



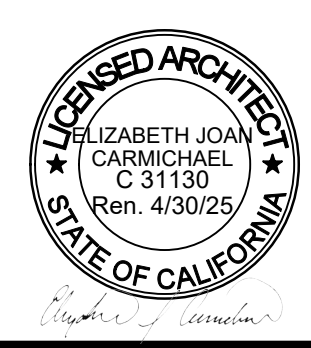
3 NORTH OVERALL SECTION (FRONT UNITS)
Scale: 1/8" = 1'-0"



4 SOUTH OVERALL SECTION (REAR UNITS)
Scale: 1/8" = 1'-0"

REVISIONS

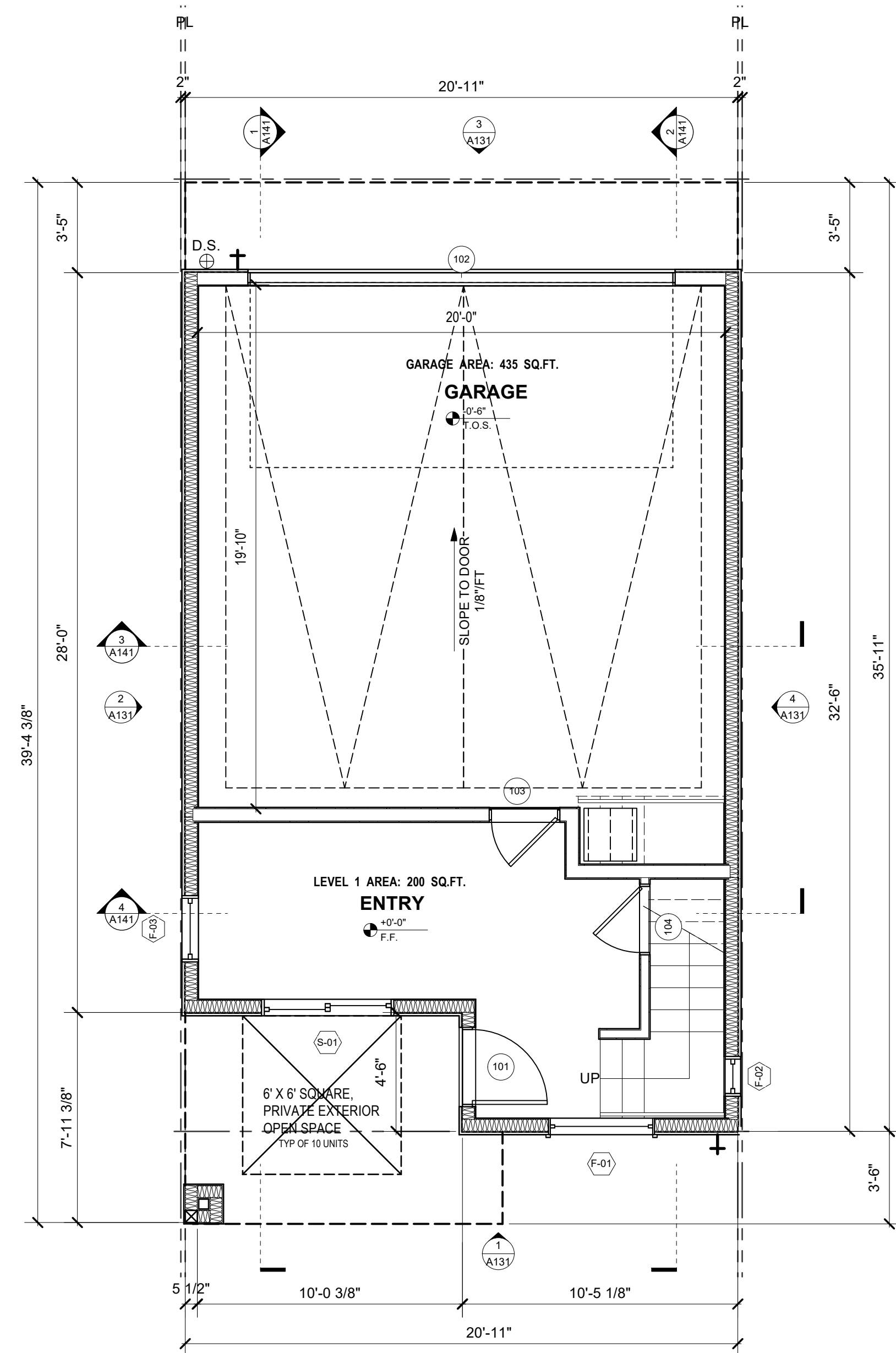
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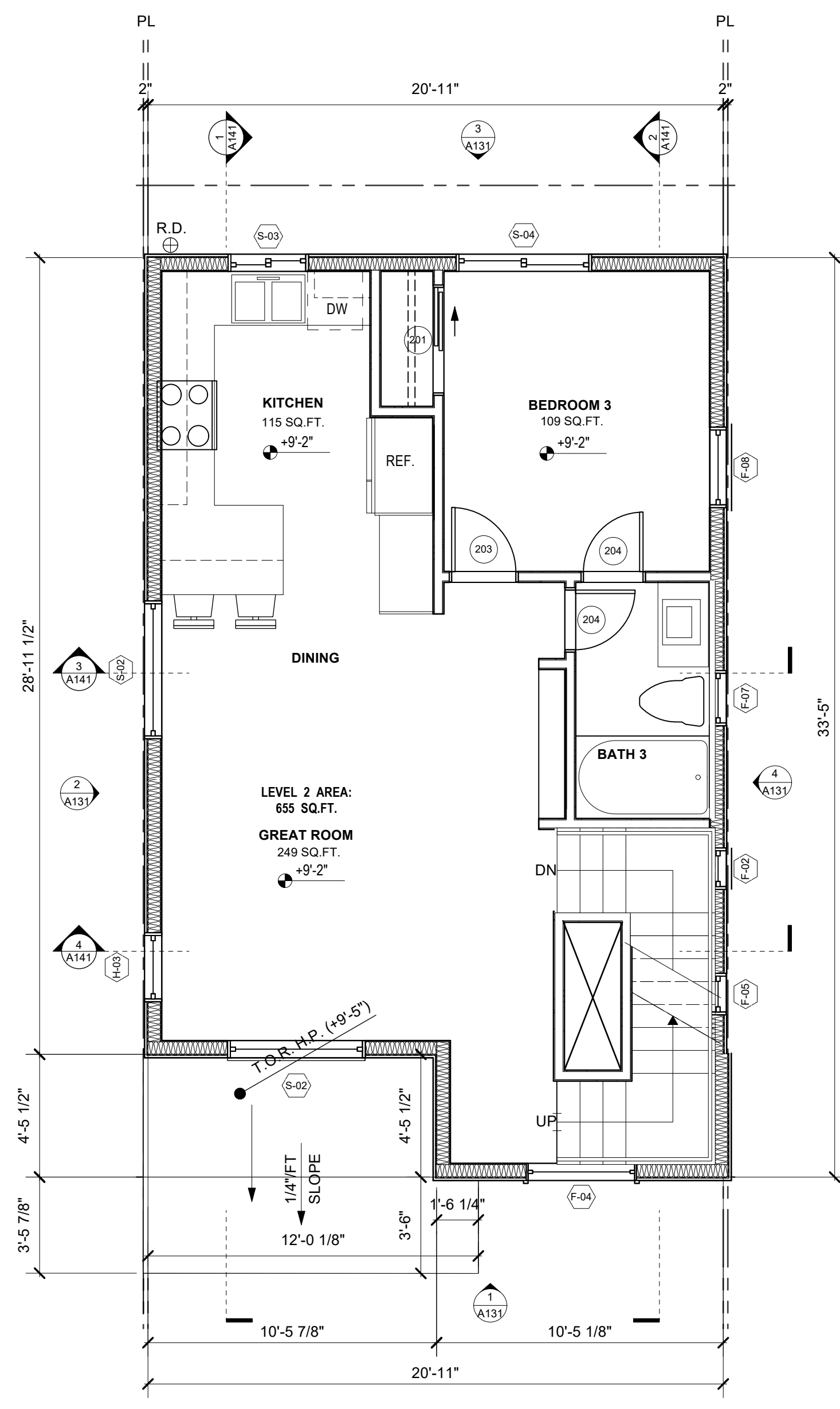
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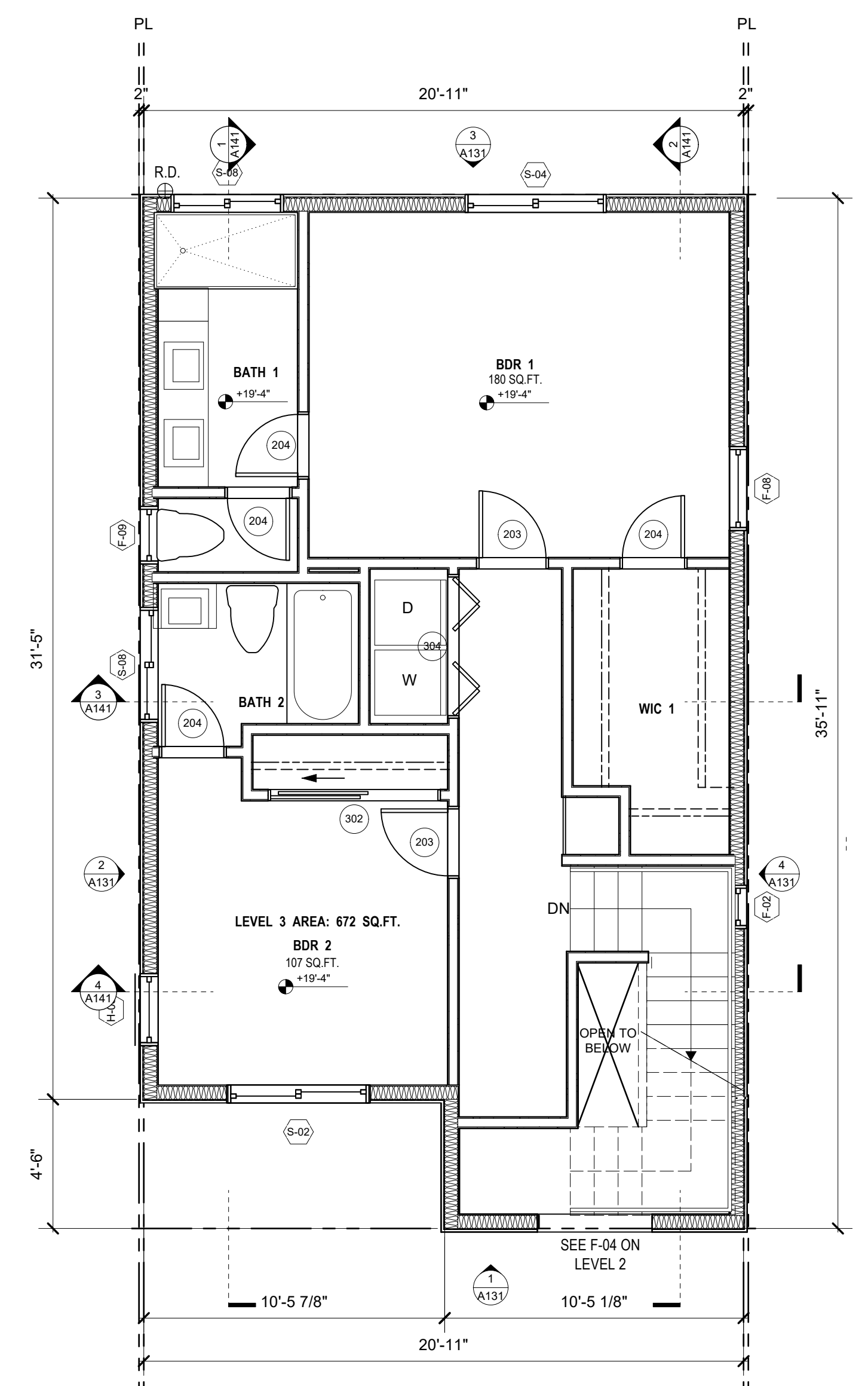
Title:
OVERALL SECTIONS
Sheet:
A042



1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



3 THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"

LEGEND

	2 X WOOD STUD WALL- STUCCO AT EXTERIOR
	1 HOUR WALL ASSEMBLY
	8" CMU WALL/ STEM WALL. Finish with stucco exposed at exterior locations.

REVISIONS

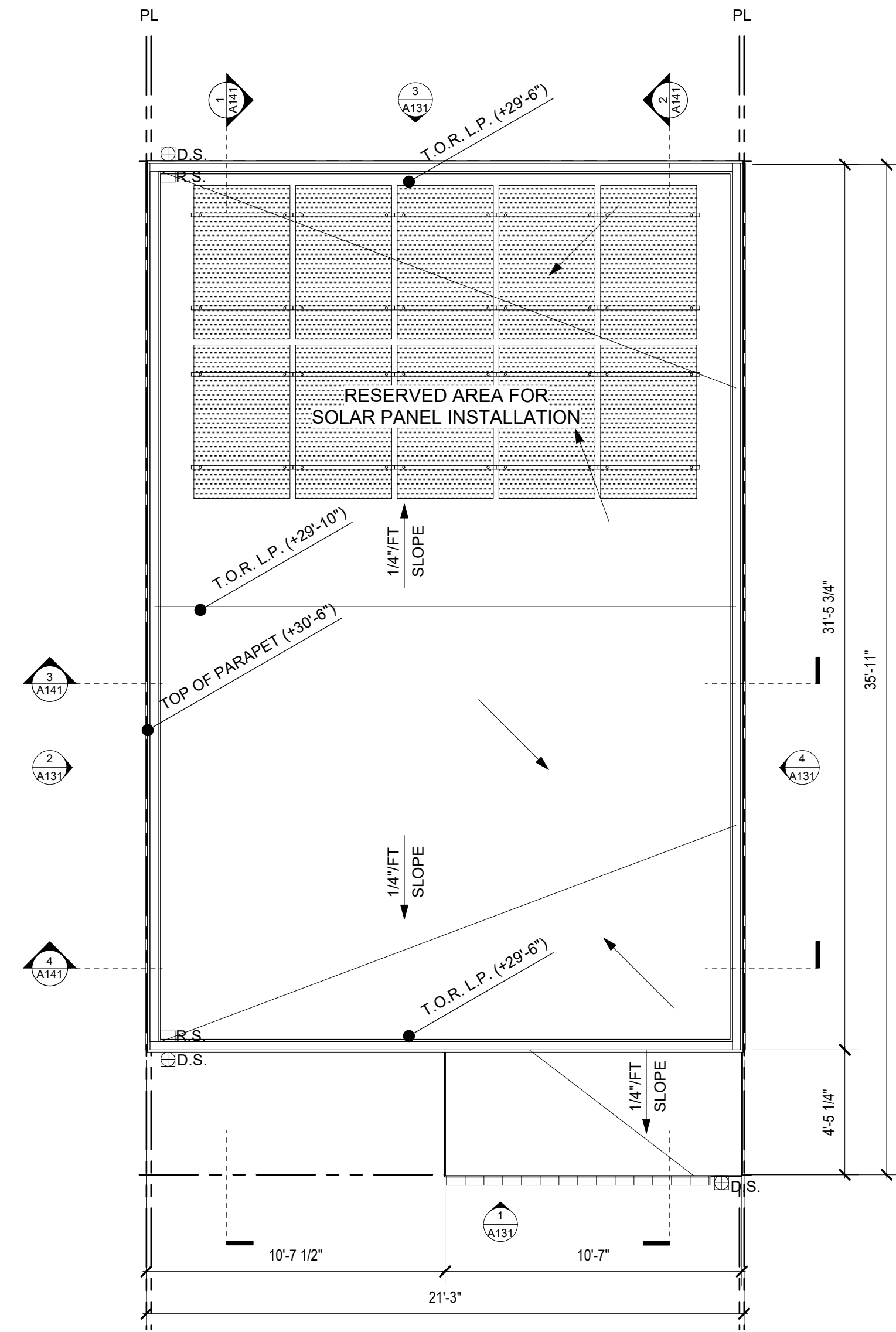
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Title:
FRONT SFR -
UNIT FLOOR
PLANS
Sheet:
A111



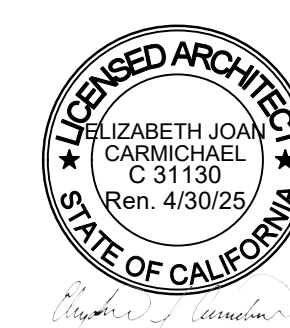
1 ROOF PLAN
Scale: 1/4" = 1'-0"

LEGEND

- DECK / ROOF DRAINAGE : SLOPE = 1/4" / FT. TYP. U.N.O.
- R.D. ROOF DRAIN:
- O.D. OVERFLOW DRAIN:
- ⊕ D.S. 2' X 2' PAINTED ALUMINUM DOWNSPOUT TO LANDSCAPING AT GRADE.
- R.S. ROOF SCUPPER:
- O.S. OVERFLOW SCUPPER:
- ▤ 3"x3" GUTTER:

REVISIONS

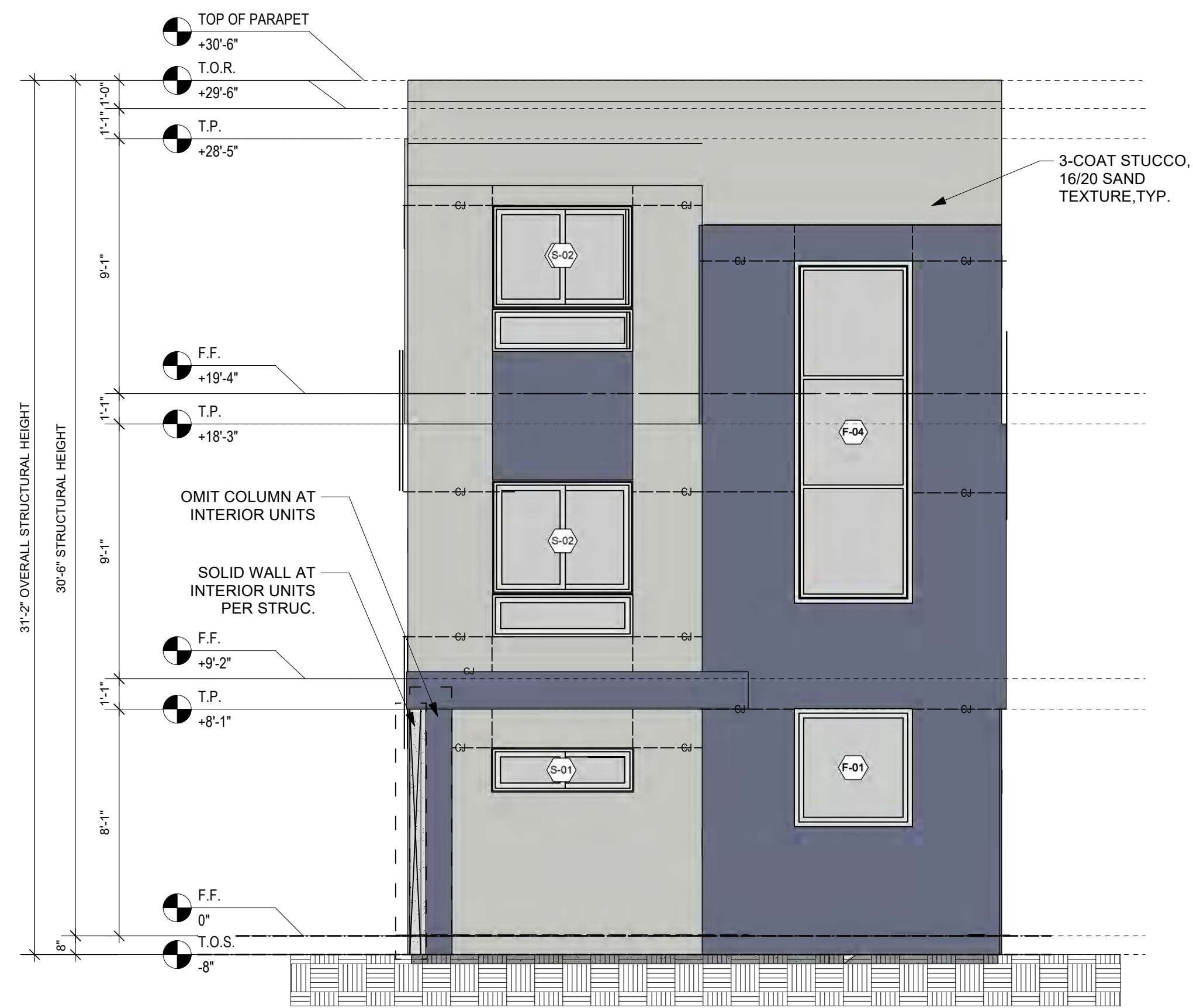
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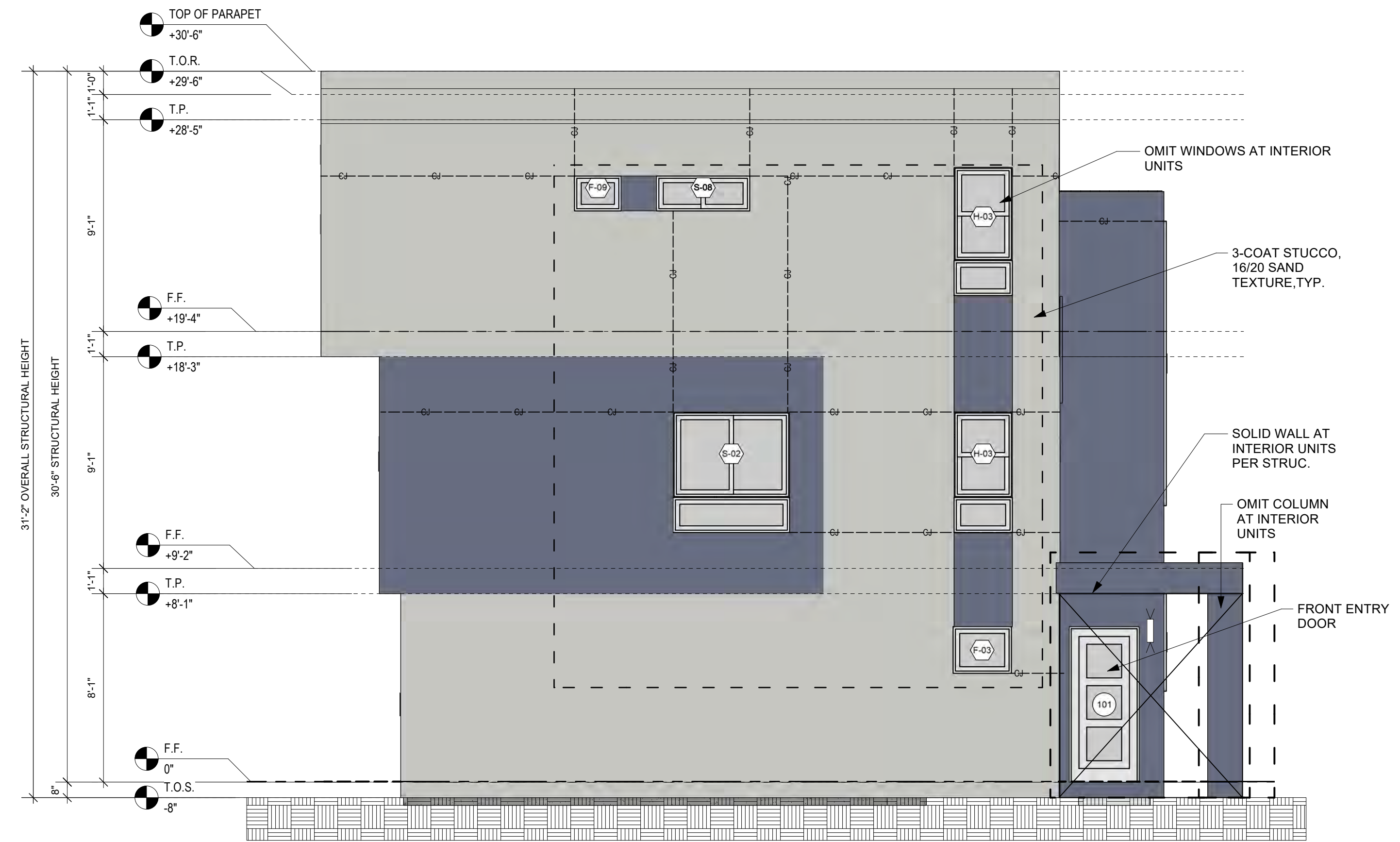
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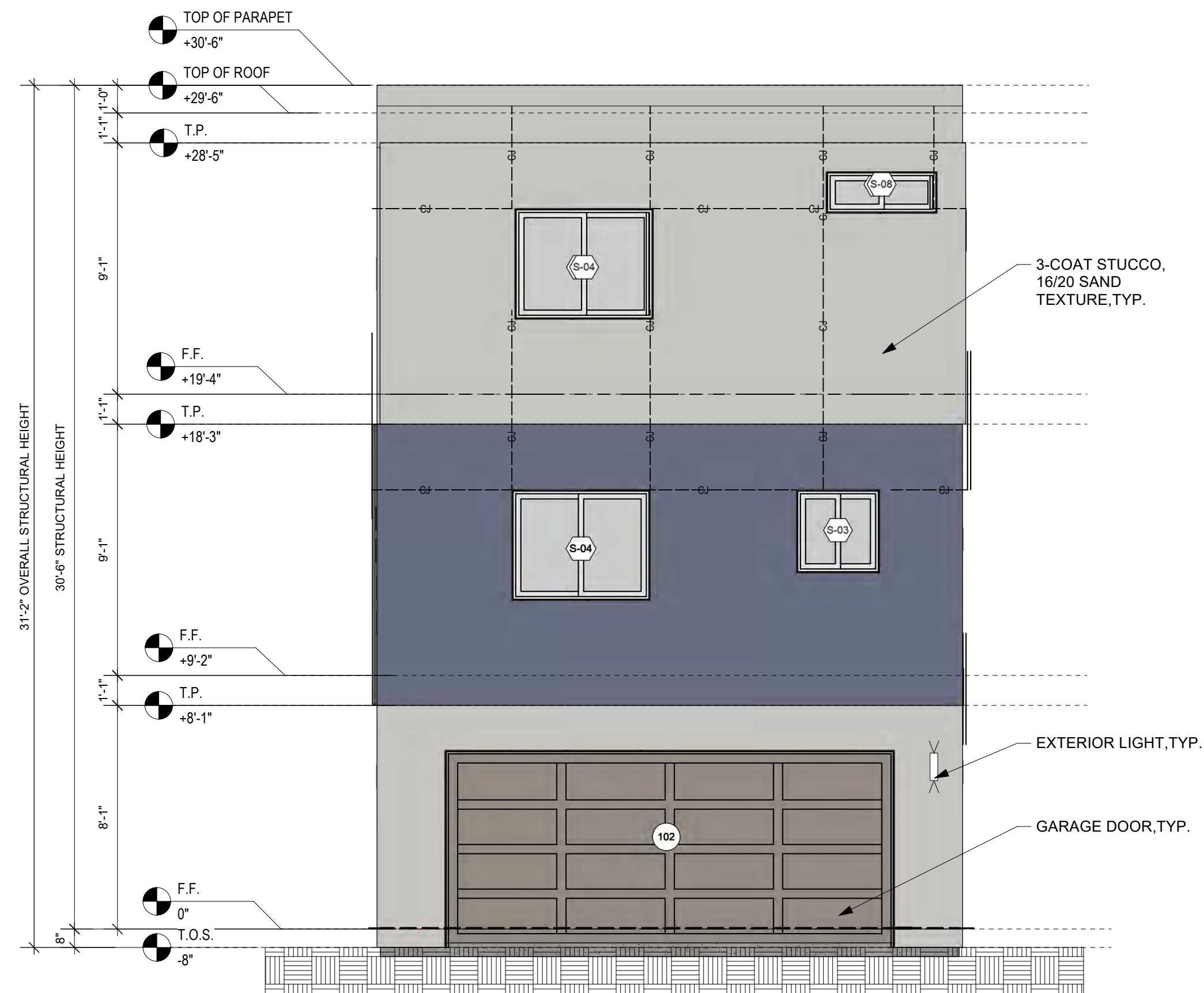
Title:
FRONT SFR -
UNIT ROOF PLAN
Sheet:
A112



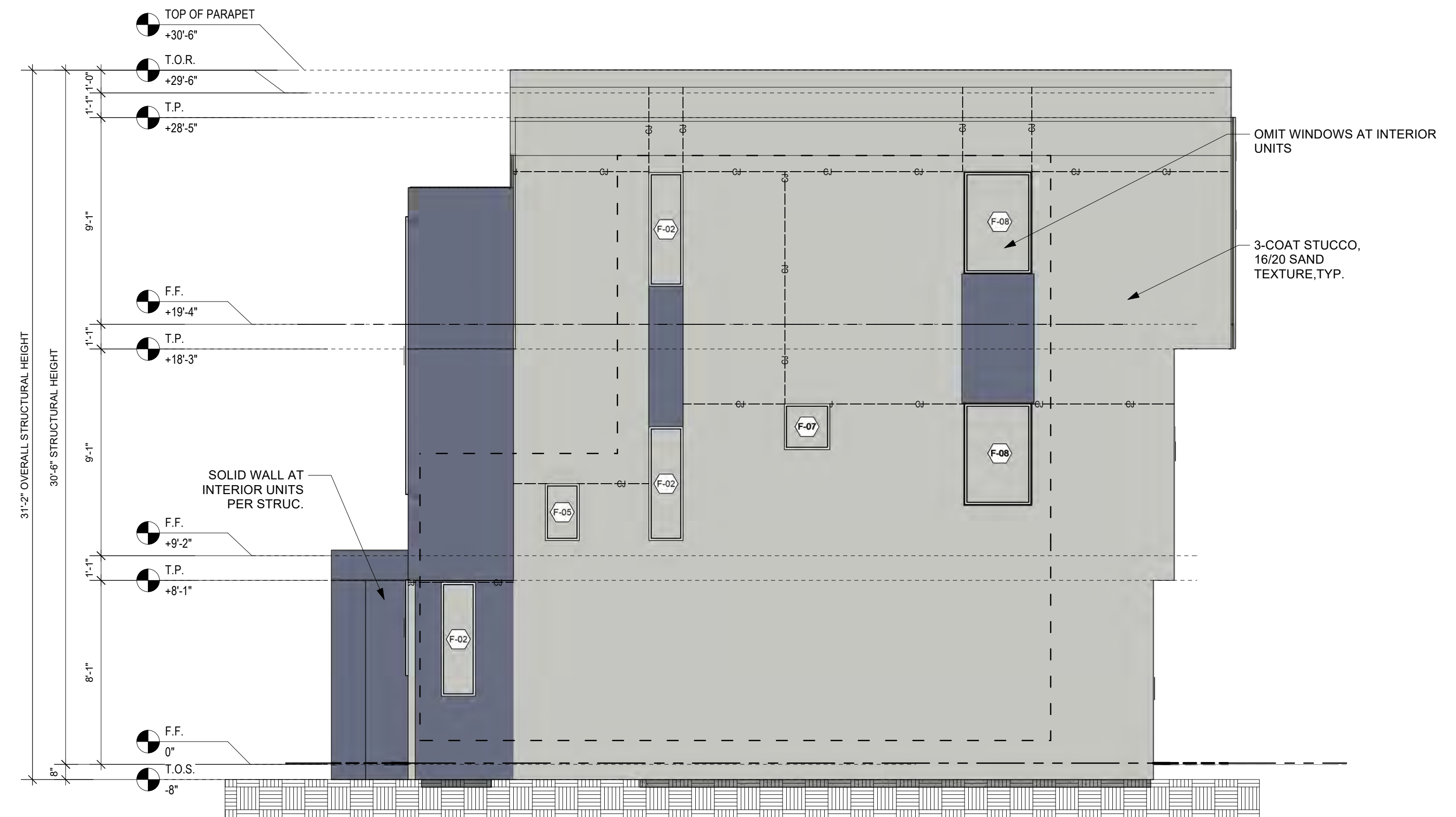
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 LEFT ELEVATION
Scale: 1/4" = 1'-0"



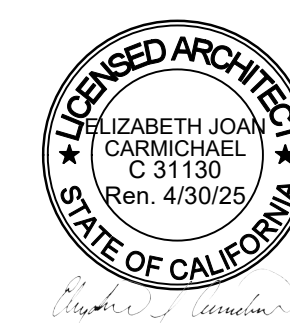
3 BACK ELEVATION
Scale: 1/4" = 1'-0"



4 RIGHT ELEVATION
Scale: 1/4" = 1'-0"

REVISIONS

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- △ _____
- △ _____
- △ _____
- △ _____

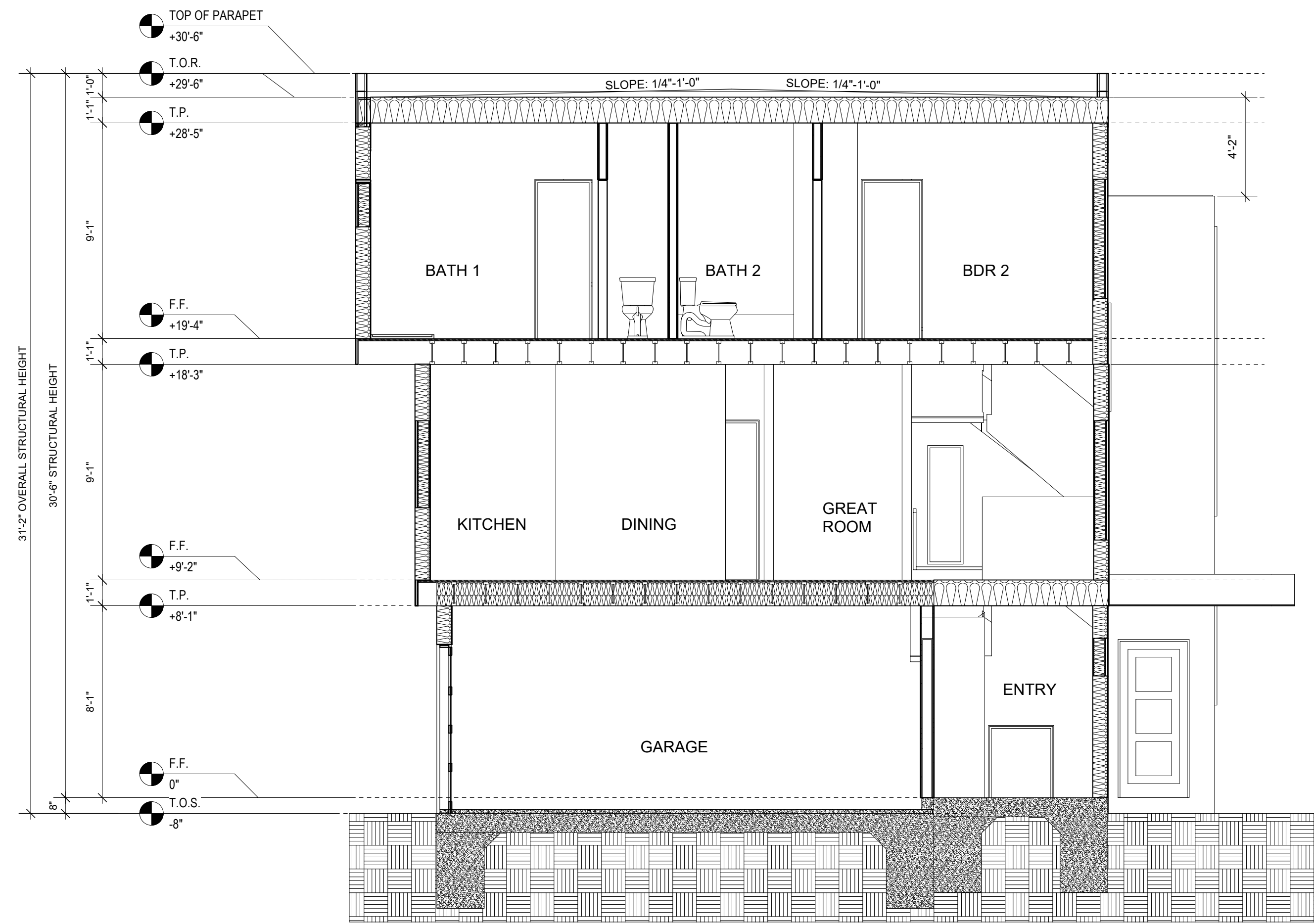


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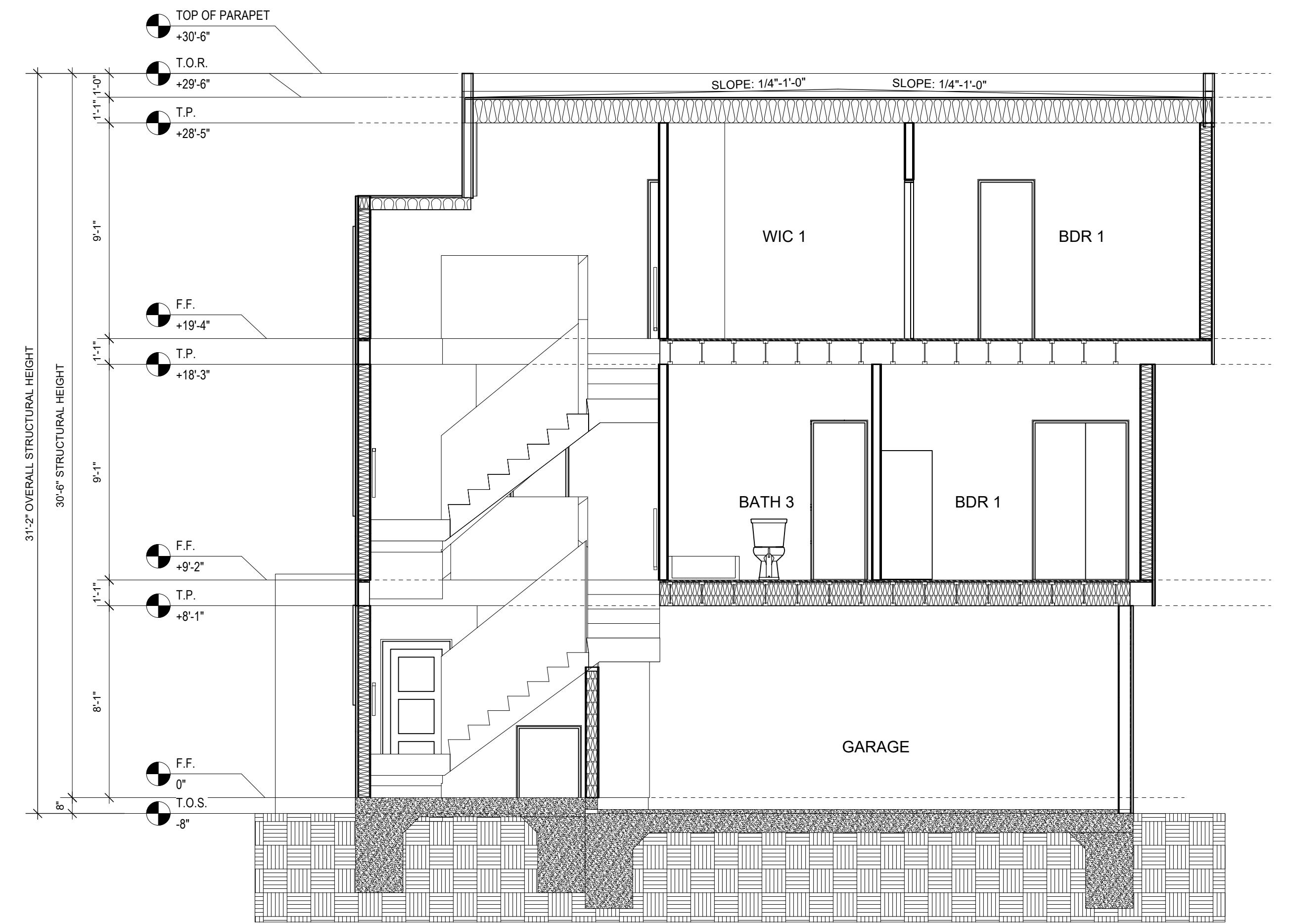
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Title:
FRONT SFR -
ELEVATIONS

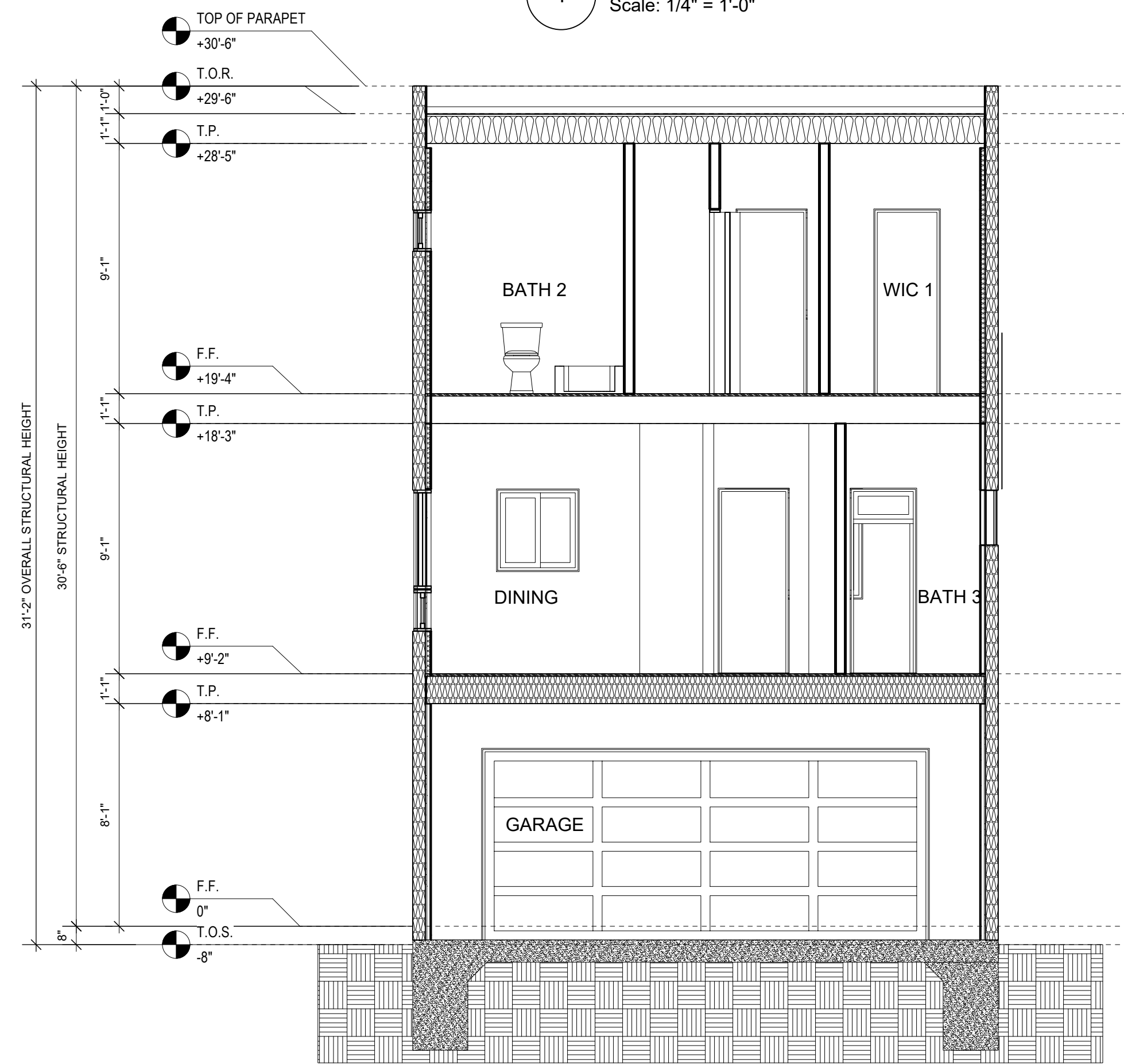
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A131



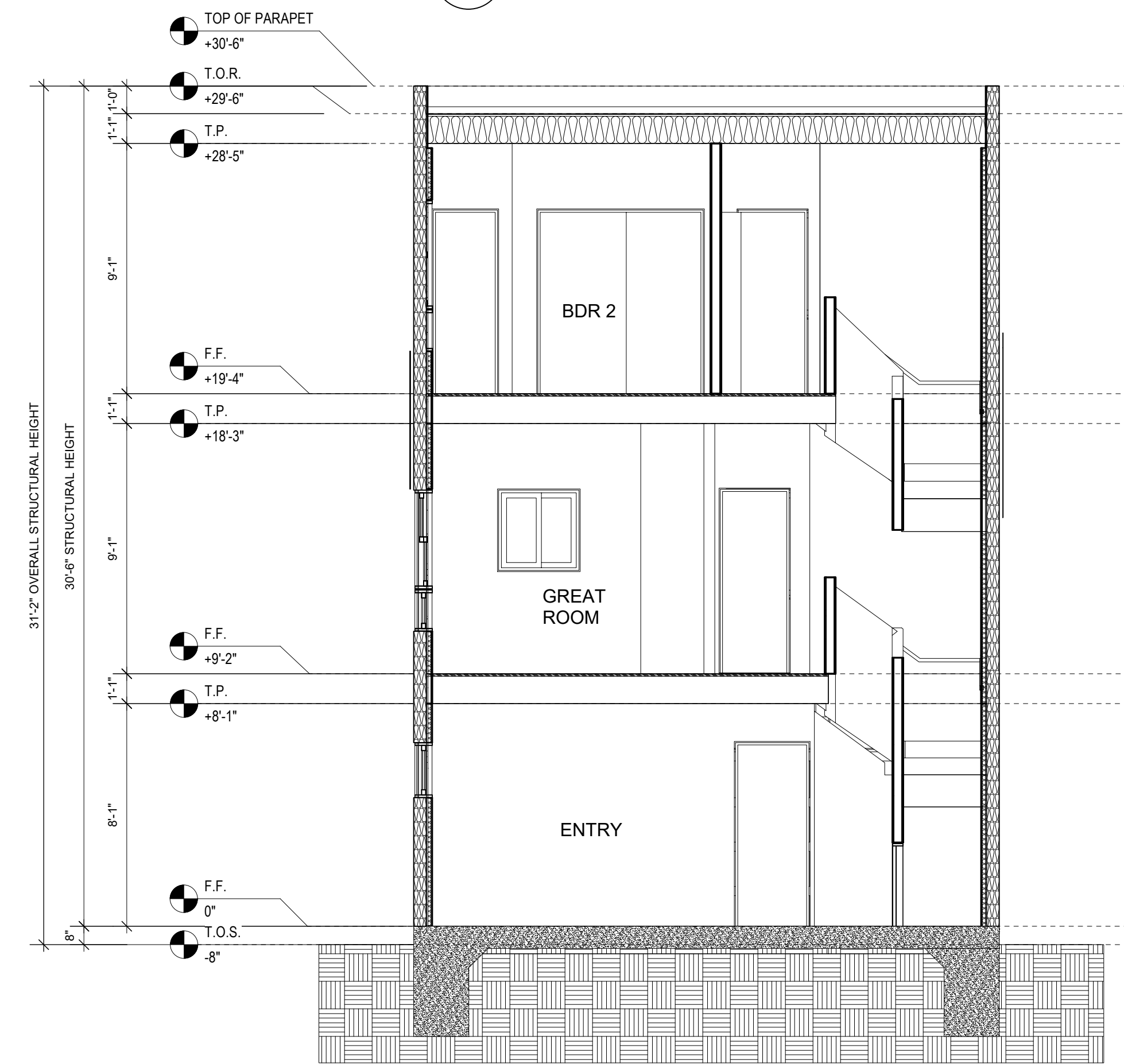
1 SECTION
Scale: 1/4" = 1'-0"



2 SECTION
Scale: 1/4" = 1'-0"



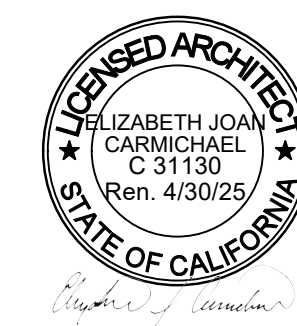
3 SECTION
Scale: 1/4" = 1'-0"



4 SECTION
Scale: 1/4" = 1'-0"

REVISIONS

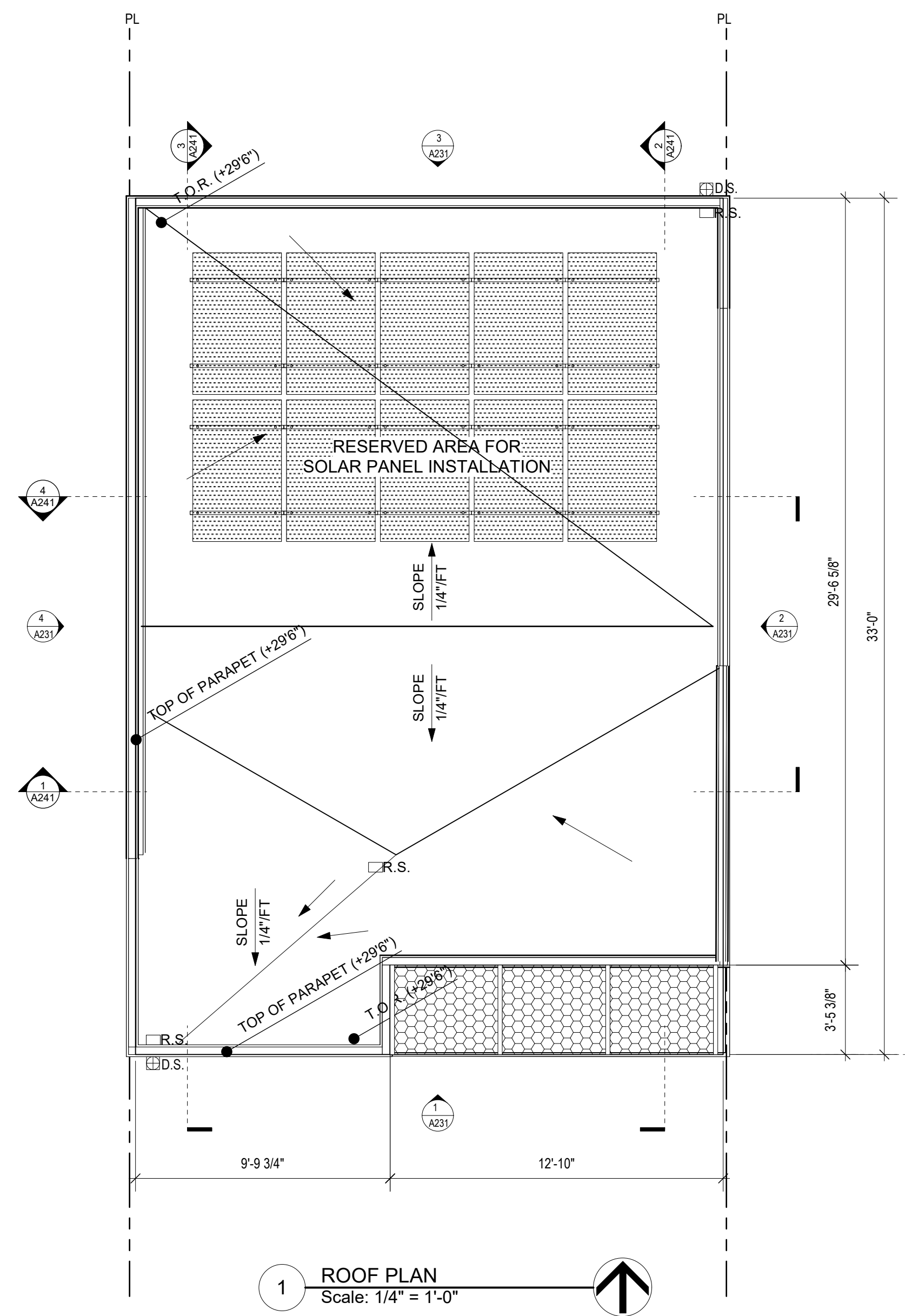
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Title:
FRONT SFR -
SECTIONS
Sheet:
A141

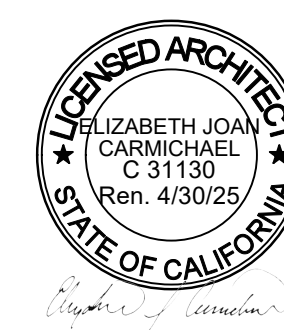


1 ROOF PLAN
Scale: 1/4" = 1'-0"

- LEGEND**
- DECK / ROOF DRAINAGE : SLOPE = 1/4" / FT. TYP. U.N.O.
 - R.D. ROOF DRAIN:
 - O.D. OVERFLOW DRAIN:
 - ⊕ D.S. 2" X 2" PAINTED ALUMINUM DOWNSPOUT TO LANDSCAPING AT GRADE.
 - R.S. ROOF SCUPPER
 - O.S. OVERFLOW SCUPPER
 - ▨ 3"x3" GUTTER

REVISIONS

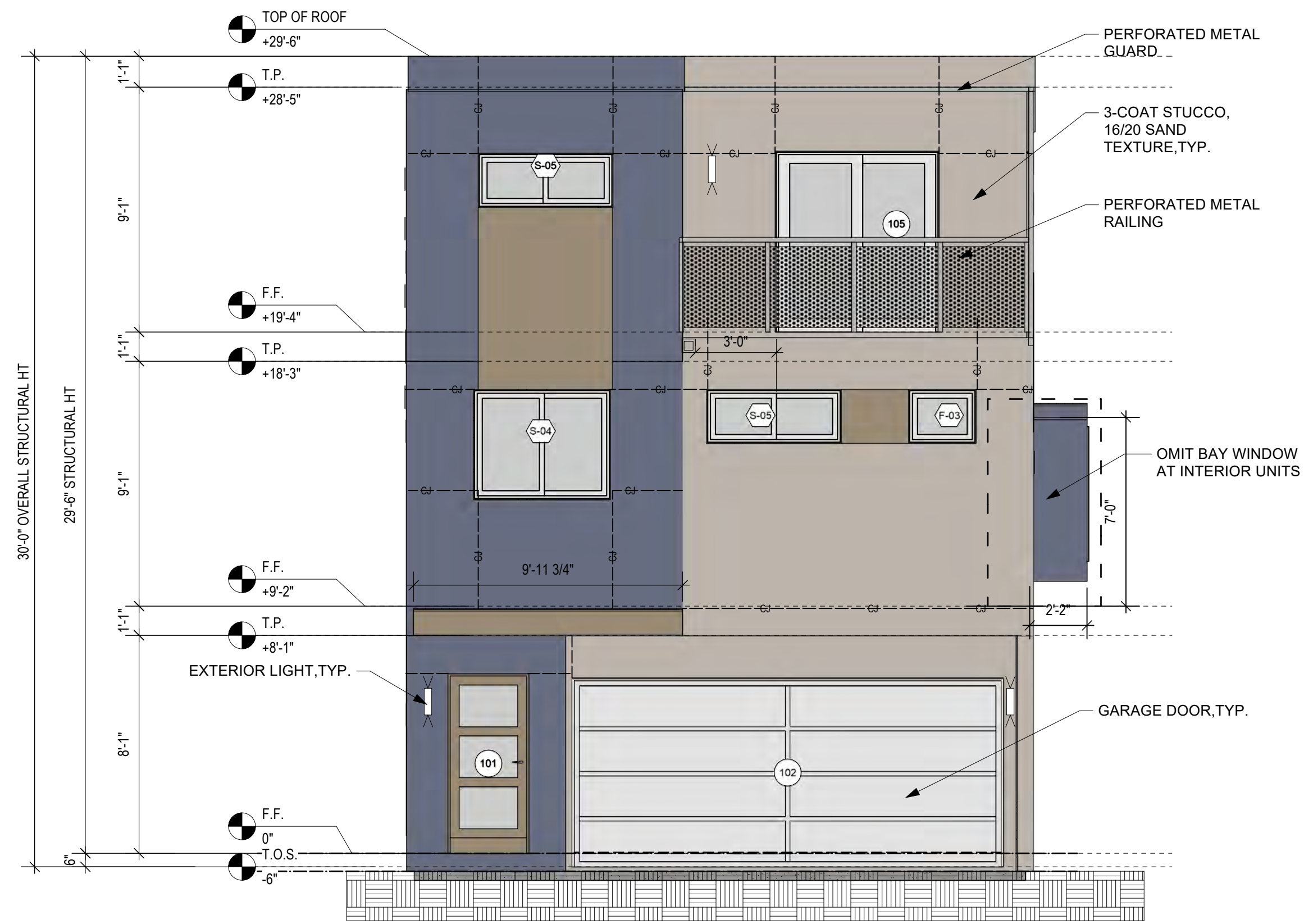
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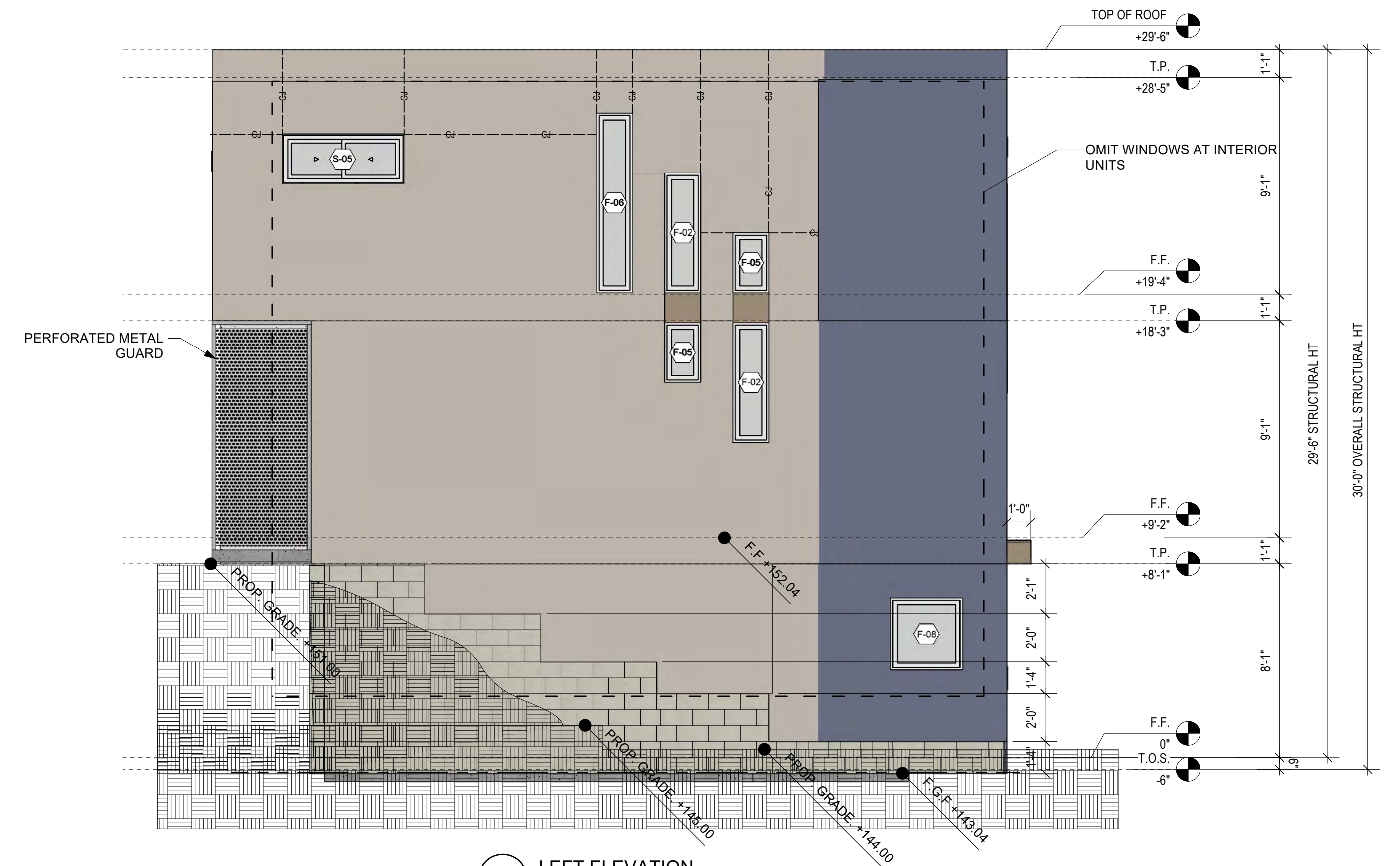
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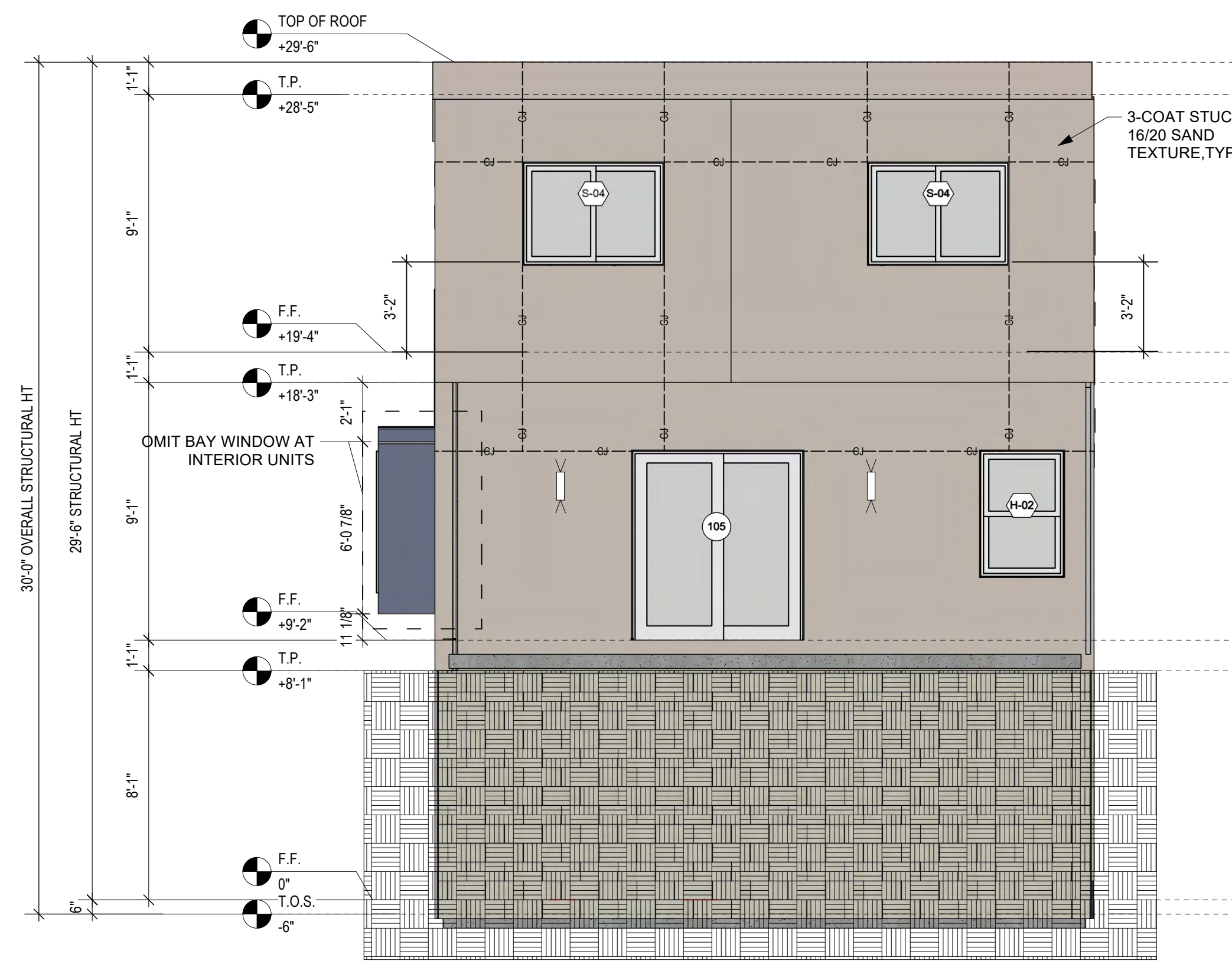
Title:
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 UNIT ROOF PLAN
 Sheet:
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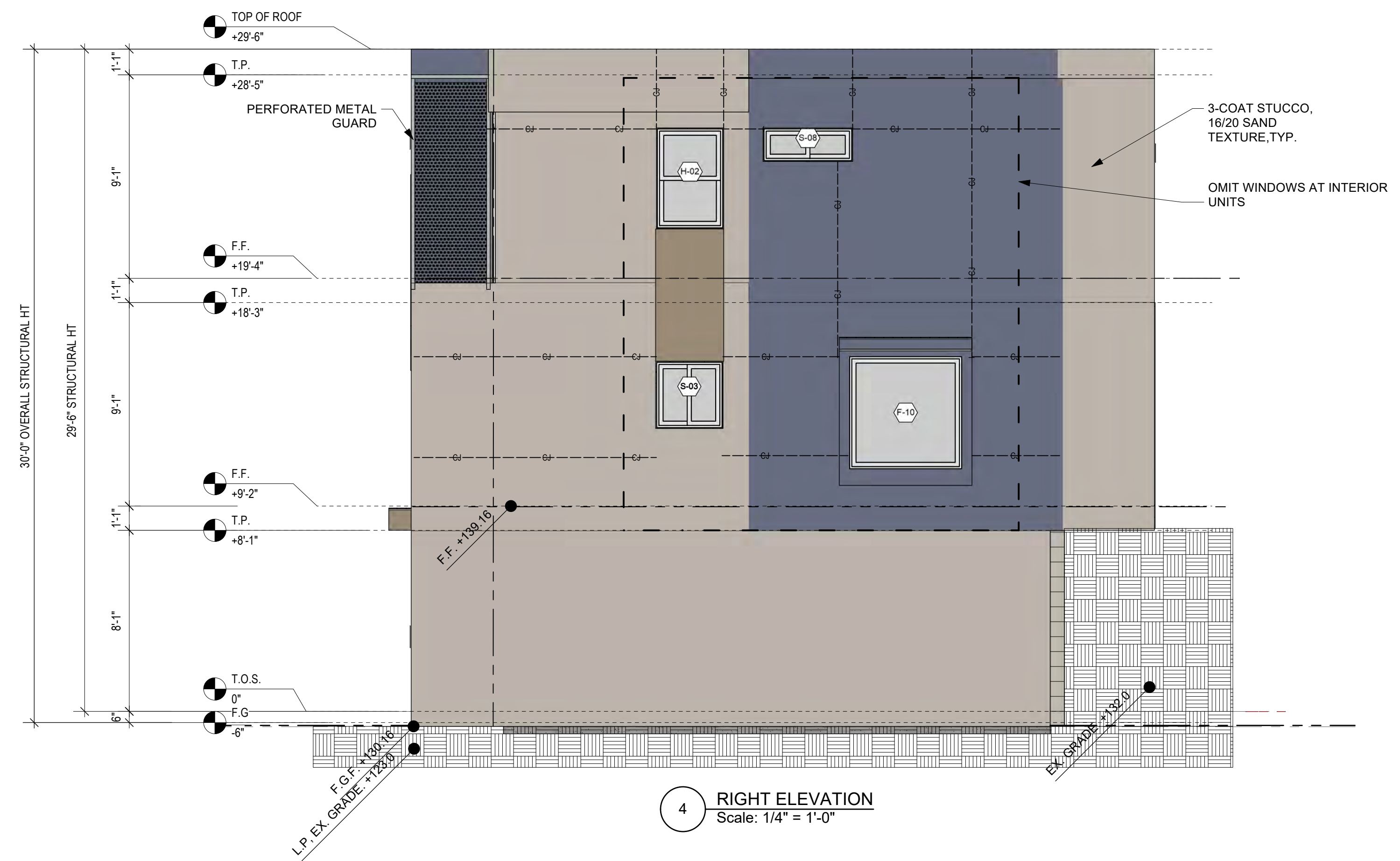
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 LEFT ELEVATION
Scale: 1/4" = 1'-0"



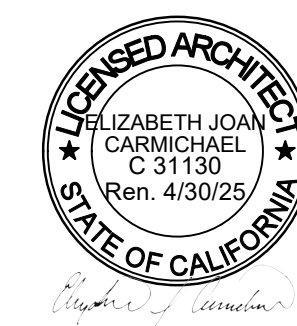
3 BACK ELEVATION
Scale: 1/4" = 1'-0"



4 RIGHT ELEVATION
Scale: 1/4" = 1'-0"

REVISIONS

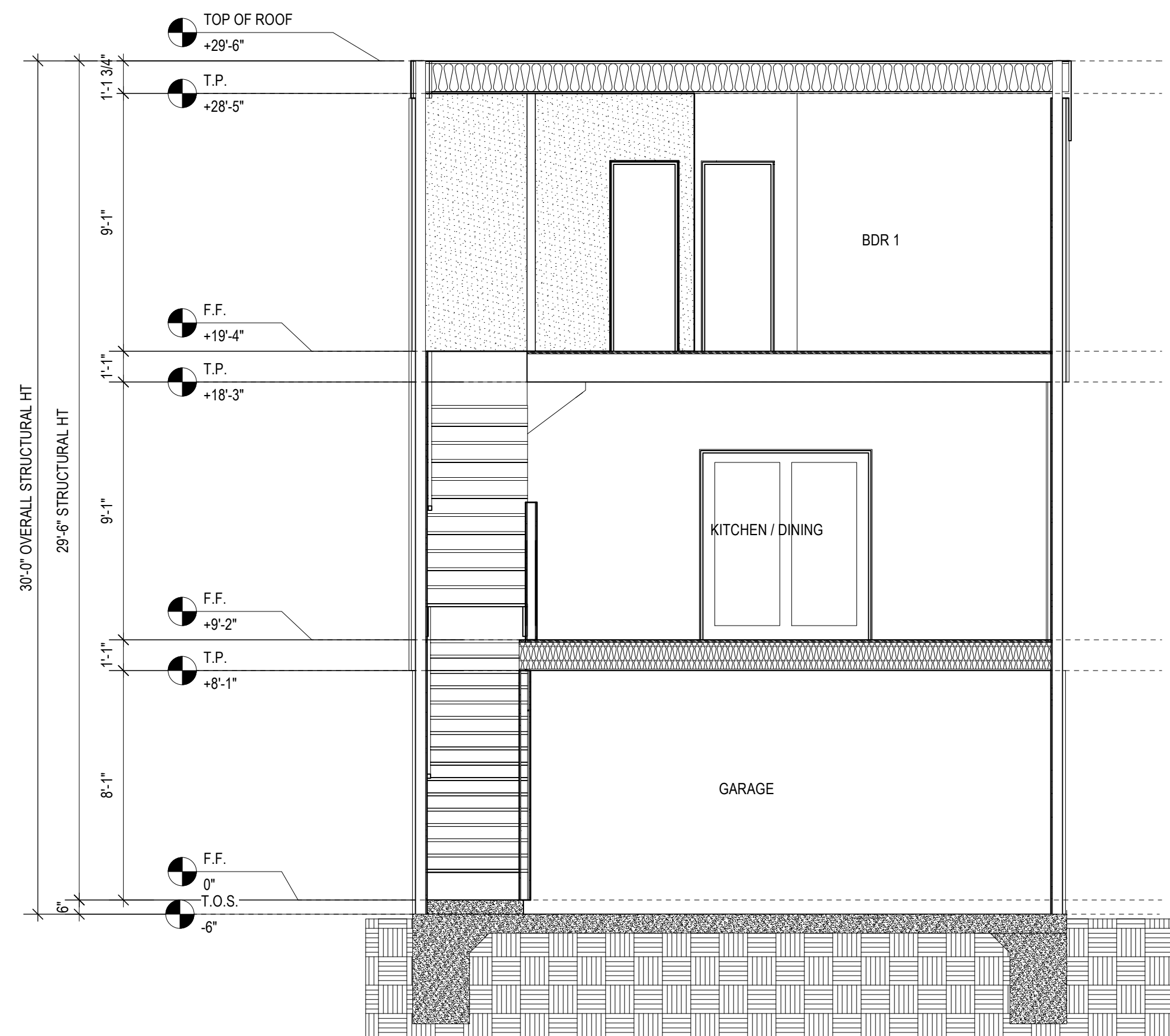
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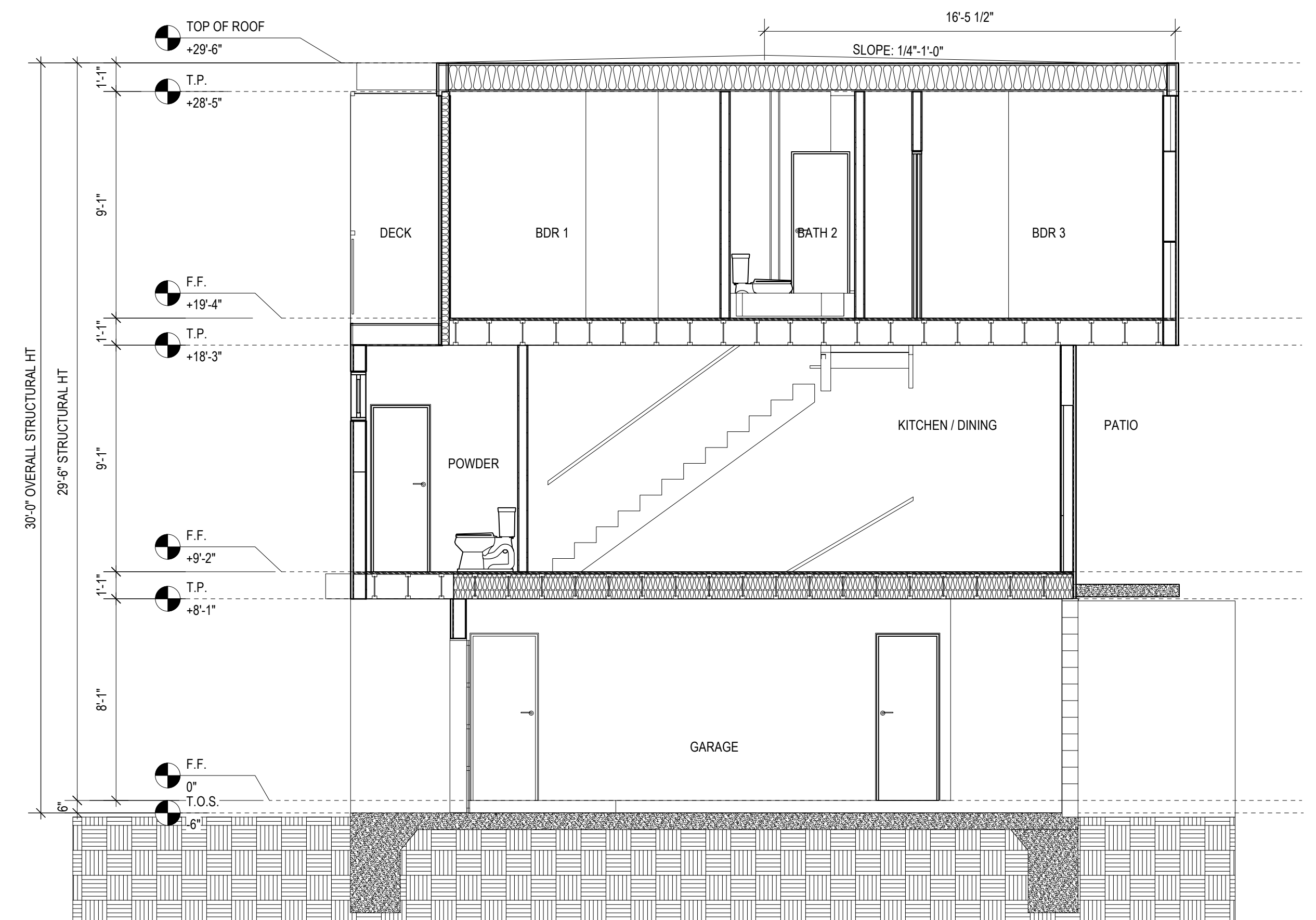
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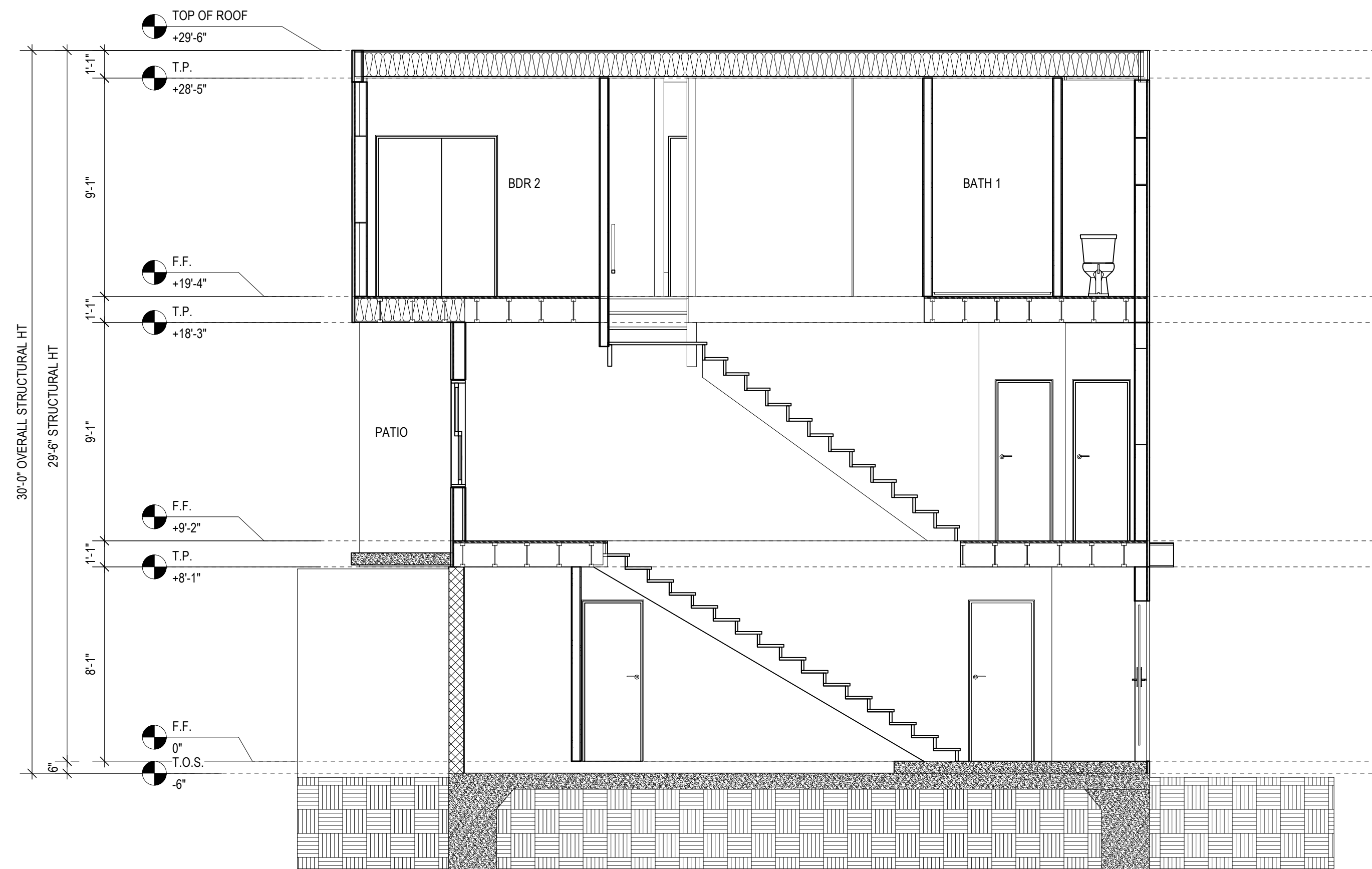
Title:
REAR SFR -
ELEVATIONS
Sheet:
A231



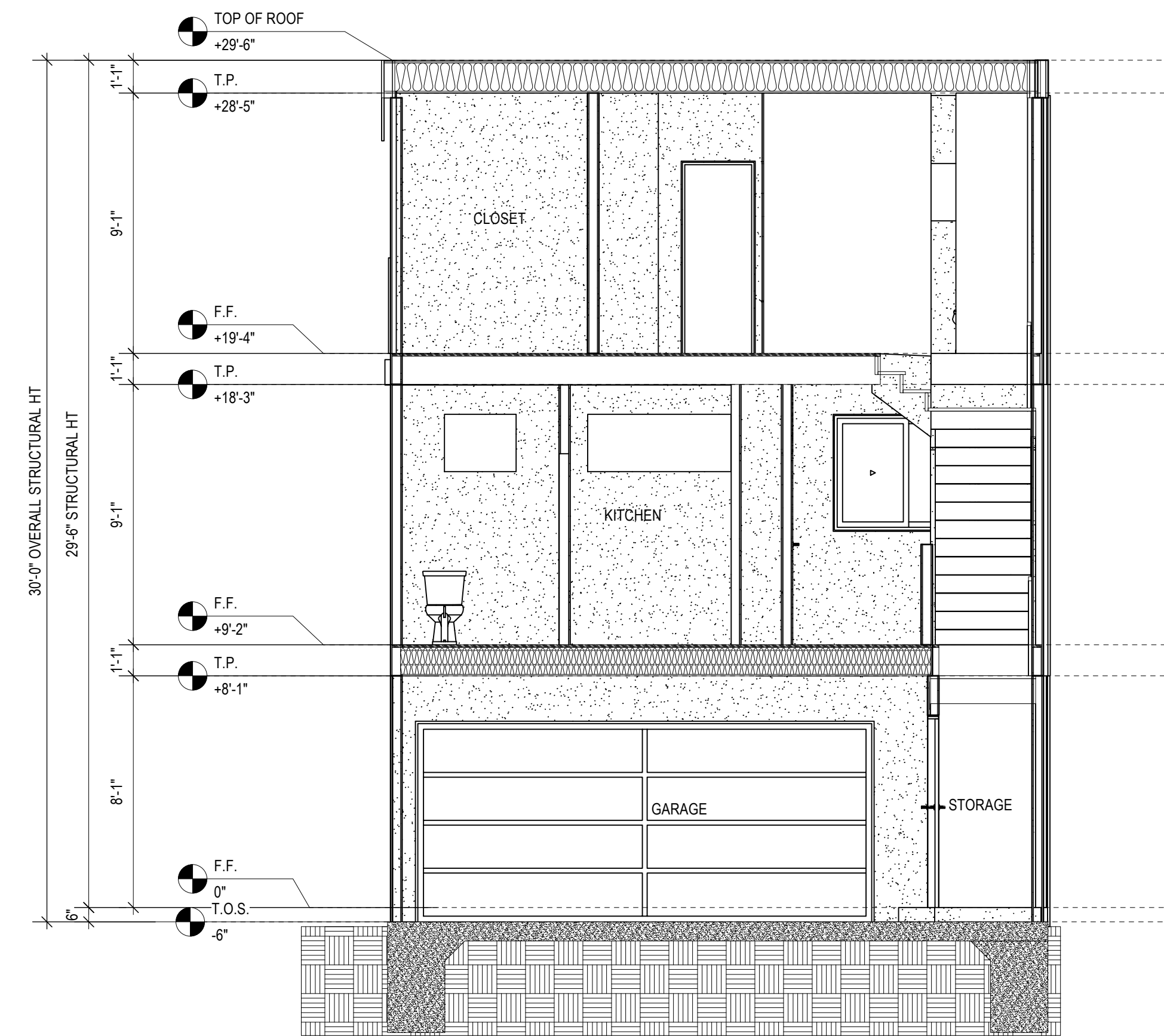
1 SECTION
Scale: 1/4" = 1'-0"



2 SECTION
Scale: 1/4" = 1'-0"



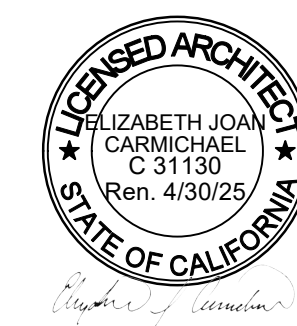
3 SECTION
Scale: 1/4" = 1'-0"



4 SECTION
Scale: 1/4" = 1'-0"

REVISIONS

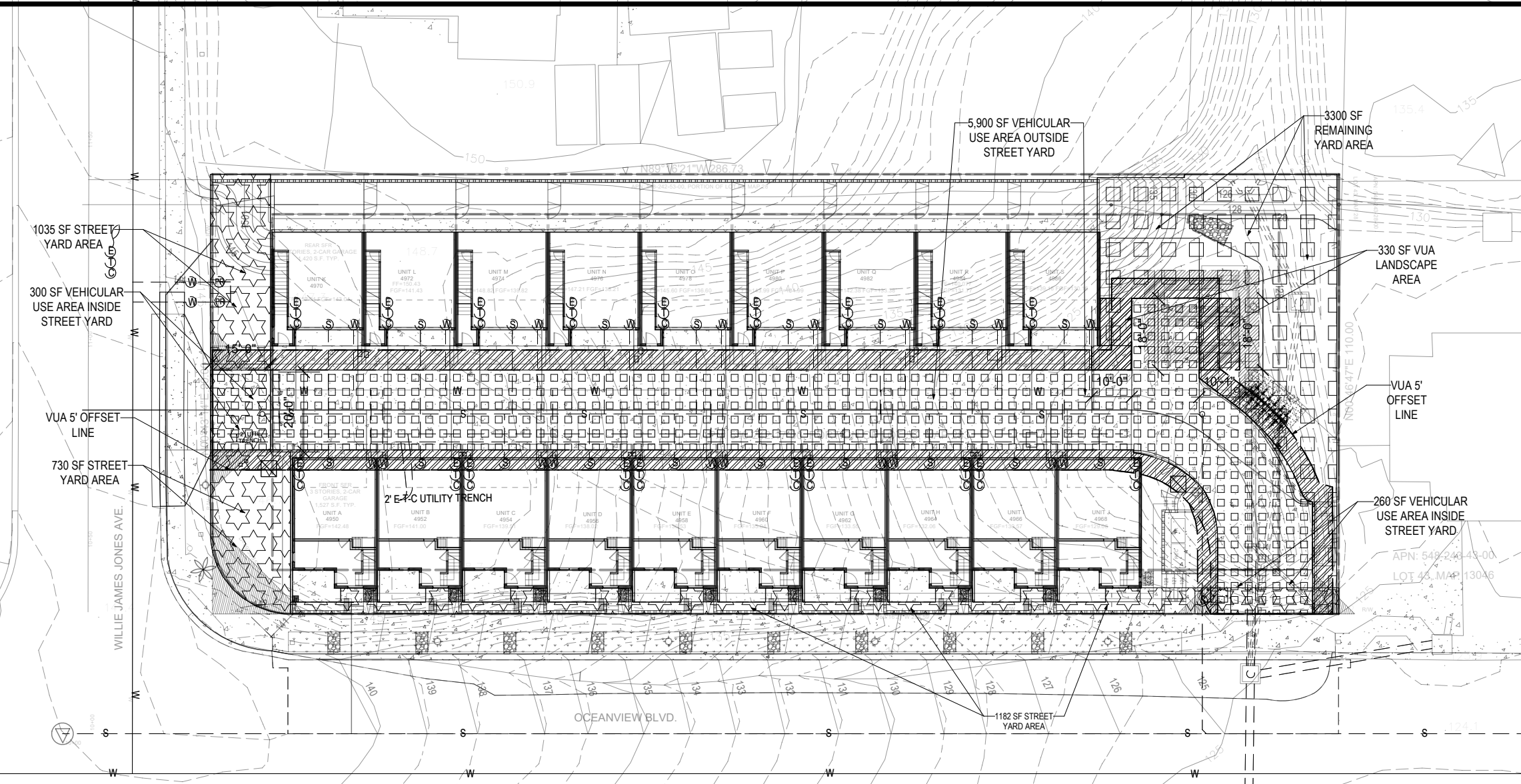
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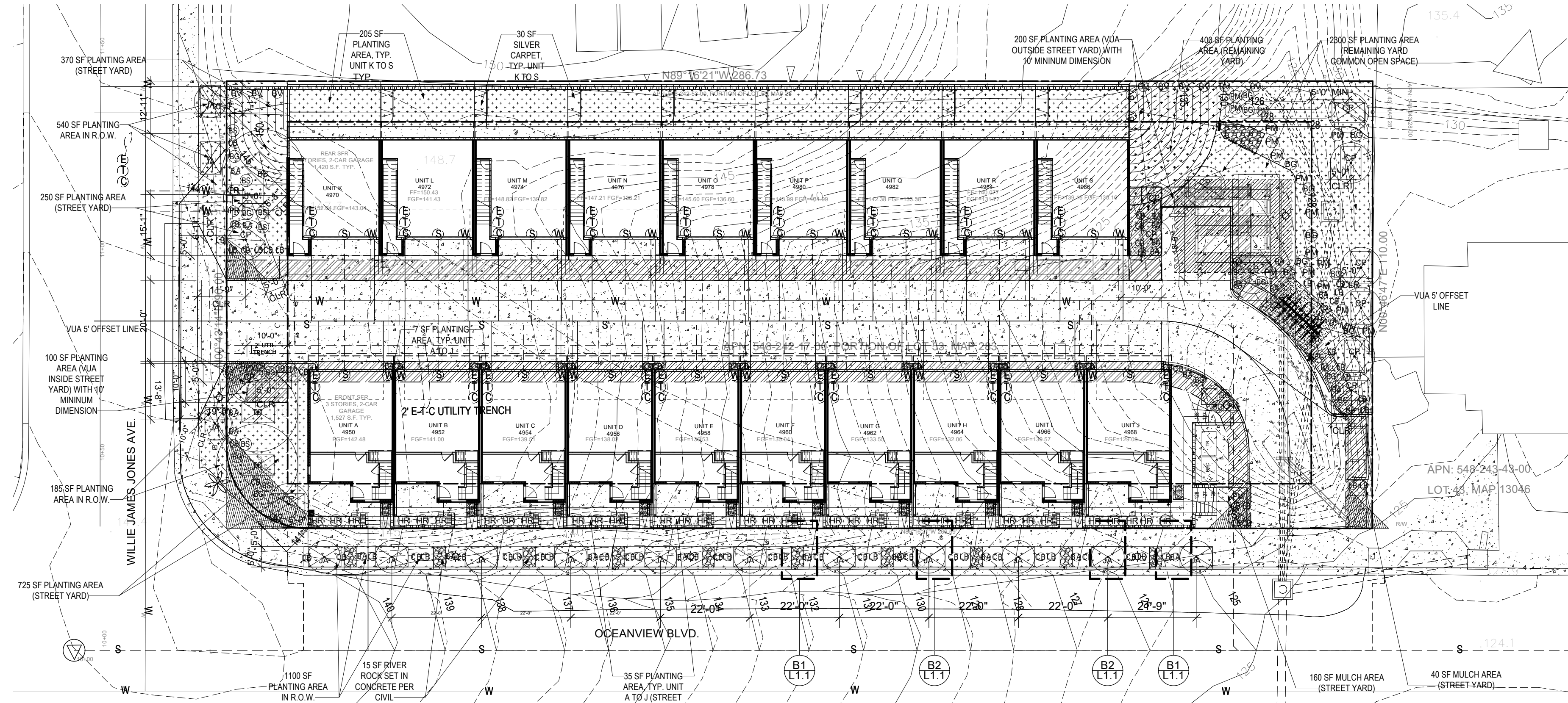
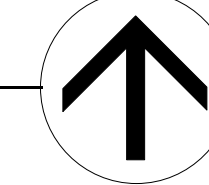
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Title: REAR SFR - SECTIONS
Sheet: A241

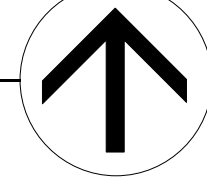


PROPOSED LANDSCAPING AREA
SCALE: 1/32"=1'-0"

- LEGEND**
- STREET YARD AREA
 - REMAINING YARD AREA
 - VEHICULAR USE AREAS
 - VEHICULAR USE AREAS 5'-0" OFFSET

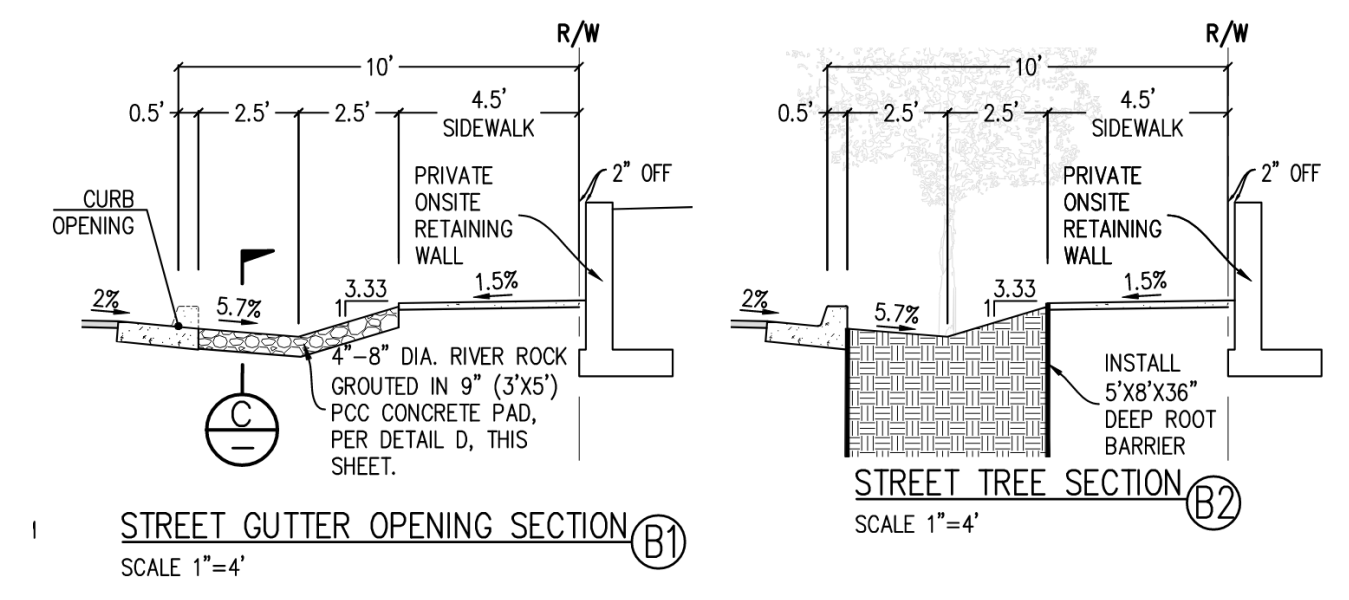


LANDSCAPE PLAN PROPOSED
SCALE: 1"=20'-0"



WAIVER REQUEST

THE TOTAL STREET YARD TREES ACCOUNT FOR TOTAL REQUIREMENTS FOR BOTH WILLIE JAMES JONES AND OCEANVIEW BOULEVARD. DUE TO LACK OF SPACE ALONG OCEANVIEW BLVD.'S YARD, TREES ARE LOCATED AT WILLIE JAMES JONES PER SDMC#142.0404.



STREET GUTTER OPENING SECTION (B1)
SCALE 1"=4'

STREET TREE SECTION (B2)
SCALE 1"=4'

PLANT MATERIAL LEGEND

TYPE	QTY. / SIZE / PTS./TOTAL PTS.	STREET YRD QTY. / PTS.	REMAINING YRD QTY. / PTS.	VIA INSIDE STREET YARD QTY. / PTS.	VIA OUTSIDE STREET YARD QTY. / PTS.	ROW QTY.	MEDIUM GROWING EVERGREEN QTY. / SIZE / PTS./TOTAL PTS.	STREET YRD QTY. / PTS.	REMAINING YRD QTY. / PTS.	VIA INSIDE STREET YARD QTY. / PTS.	VIA OUTSIDE STREET YARD QTY. / PTS.	LOW GROWING EVERGREEN SHRUBS QTY. / SIZE / PTS./TOTAL PTS.	STREET YRD QTY. / PTS.	REMAINING YRD QTY. / PTS.	VIA INSIDE STREET YARD QTY. / PTS.	VIA OUTSIDE STREET YARD QTY. / PTS.							
CP	CHINESE PISTACHE - <i>Pistacia chinensis</i> 24" box, caliper- 3'-5" crown - 30" mature height: 25'-30'; mature spread: 25'-30' 20 pts. ea.	1/20	5/100	1/20	5/100	0	CB CLARITY BLUE - <i>Dianella</i> mature height: 24"-30"; mature spread: 24" 5-gallon / 2 pts. ea.	7/14	0/0	6/12	14/28	BG BERKELEY GRASS- <i>Carex tumulicola</i> , mature height: 12" - 24"; mature spread: 24" - 36"; low water use. 5-gallon / 2 pts. ea.	4/8	10/20	0/0	9/18							
JA	BLUE JACARANDA - <i>Jacaranda mimosifolia</i> 20" box caliper- 12" crown mature height: 25'-35'; mature spread: 15'-25' 20 pts. ea.	0/0	0/0	0/0	0/0	14	HR HORSETAIL REED - <i>Equisetum Hyemale</i> mature height: 6'; mature spread: 2' Spread stems out in tight clump linear row. 10-15 stems per gallon. - 5 gallon	11/22	0/0	0/0	0/0	LB LEMON BALL <i>Solanum Rigense</i> height: 4'-6"; mature spread: 1' 1-gallon / 1 pts. ea.	0/0	0/0	5/5	3/3							
BB	BRISBANE BOX- <i>Lophostemon confertus</i> 24" box, caliper- 3'-4" crown - 25" mature height: 30'-35"; mature width: 18" - 22" 20 pts. ea.	3/60	0/0	0/0	0/0	0	BS BLUE SAGE- <i>Salvia Clevelandii</i> mature height: 3'-4"; mature spread: 3'-4" low water use 5-gallon / 2 pts. ea.	7/14	0/0	2/4	0/0	PM PINK MUHLYGRASS- <i>Muhlenbergia capillaris</i> mature height: 18" - 48"; mature spread: 24" - 36"; low water use. 5-gallon / 2 pts. ea.	0/0	15/30	2/4	2/4							
							BA BLUE GLOW AGAVE- <i>Agaveaceae</i> height: 2'-3'; mature spread: 3'-4" low water use; 5-gallon / 2 pts. ea.	4/8	0/0	0/0	20/40	BV BOUGAINVILLEA VINE- <i>Impatiol</i> <i>that delight</i> mature height: 48" - 96"; mature spread: 60" - 72"; low water use. 5-gallon / 2 pts. ea.	3/6	8/16	0/0	0/0							
TOTAL TREE POINTS PROVIDED							80	100	20	100			TOTAL PLANT POINTS PROVIDED							58	0	16	68

LEGEND

- STREET YARD AREA
- REMAINING YARD AREA
- VEHICULAR USE AREAS
- VEHICULAR USE AREAS WITHIN 5'-0" OFFSET
- RIGHT OF WAY LINE
- PROPERTY LINE
- CENTER LINE
- WATER MAIN LINE
- WATER LATERAL
- EXISTING & PROPOSED SITE DRAINAGE
- EX_WTR - EXISTING WATER LATERAL TO BE UPGRADED
- EX_SWR - EXISTING SEWER LATERAL AS SHOWN
- GROUND COVER, DYMONDIA MARGARETAE (SILVER CARPET)
- AREA OF BROWN MULCH, 3" PILE HEIGHT
- PROPOSED CONCRETE SIDEWALK
- 4"-8" Dia. BLACK BEACH river rock (cobbles) grouted in 8" (3x5) PCC concrete pad, per detail D on Civil sheet 41654-4-D
- NEW DOWNSPOUT TERMINATE AT LANDSCAPE
- NEW DOMESTIC BACKFLOW PREVENTER

MINIMUM TREE SEPARATION DISTANCES

TRAFFIC SIGNAL, STOP SIGN - 20 FEET
UNDERGROUND UTILITY LINES (EXCEPT SEWER) - 5 FEET
SEWER LINES - 10 FEET
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.) - 10 FEET
DRIVEWAYS - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

MAINTENANCE RESPONSIBILITY

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A 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 THIS PERMIT.

STREET YARD CALCULATION

STREET YARD [142.0404 - 142.0405] - All Multiple Dwelling Unit Residential Development

- Planting area in the public right-of-way is not counted towards fulfillment of the required street yard planting area.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 2,950 sq. ft. x 50% = 1,475 sq. ft.	1,895 sq. ft.	420 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area 2,950 sq. ft. x 0.05 = 148 points	152 points	4 points
	Plant Points Achieved with Trees (50%)	
	80 points	

REMAINING YARD CALCULATION

Option 2: Where common open space areas are provided in the form of plazas, patios, or courtyard (including decks), 20 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area is to be calculated individually.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 3,300 sq. ft. x 20% = 660 sq. ft.	2,700 sq. ft.	1,940 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area 3,300 sq. ft. x 0.05 = 165 points	166 points	1 point
	Plant Points Achieved with Trees (50%)	
	100 points	

GENERAL NOTES

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO ORDINANCE, THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
- PROVIDE BUILDING ADDRESS THAT ARE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
- ALL OUTDOOR LIGHTING SHALL BE SHADDED AND ADJUSTED TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED.
- DOWN SPOUTS SHALL BE DIRECTED INTO LANDSCAPED AREAS AND WALKWAYS SHALL SLOPE INTO LANDSCAPED AREAS WHERE FEASIBLE.
- MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0413.
- ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
- MINIMUM TREE SEPARATION DISTANCE: IMPROVEMENT/ MINIMUM DISTANCE TO STREET TREE, TRAFFIC SIGNALS (STOP SIGNS)- 20'. UNDERGROUND UTILITY LINES- 5'. ABOVE GROUND UTILITY LINES- 10'. DRIVEWAY (ENTRIES)- 10'. INTERSECTIONS- 25'. SEWER LINES- 10'.
- THE CONSTRUCTION DOCUMENTS (INCLUDING IRRIGATION AND PLANTING PLANS, DETAILS AND SPECIFICATIONS) COMPLY WITH SAN DIEGO MUNICIPAL CODE CHAPTER 14: GENERAL REGULATIONS, ARTICLE 2: GENERAL DEVELOPMENT REGULATIONS, DIVISION 4: LANDSCAPE REGULATIONS (142.0400) AND THE LANDSCAPE STANDARDS SECTION OF THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL.
- A POINT SCORE IN EXCESS OF THAT REQUIRED FOR THE STREET YARD AREA MAY BE USED TO REDUCE THE PLANTING AREA AT A RATE OF ONE SQUARE FOOT OF AREA REDUCTION FOR EACH EXCESS POINT PROVIDED, FOR UP TO A 25% REDUCTION. ALSO, UP TO 10% OF THE REQUIRED STREET YARD PLANTING AREA THAT IS LOCATED OUTSIDE THE VEHICULAR USE AREA MAY CONSIST OF HARDCAPE OR UNATTACHED PAVERS.

DESIGN STATEMENT

- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, 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.
- 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 THE TRAVEL WAY PER THE SDMC 142.0403(B)(11).
- ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING PER SDMC 142.0403(B)(8).

DESIGN INTENT: TO KEEP WITH NATIVE DROUGHT-RESISTANT PLANTS THAT ARE VIABLE IN THE SAN DIEGO REGION.

OPEN SPACE PROVIDED IN FRONT YARD FOR UNIT 1 AND PATIO FOR UNIT 2 WITH STONE PAVERS.

PEDESTRIAN CIRCULATION INCLUDES FRONT YARD AND NORTH INTERIOR YARD FOR UNIT 1 AND FRONT YARD AND SOUTH INTERIOR YARD.

THE HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL LANDSCAPE IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED. THE TREES SHALL BE MAINTAINED IN A SAFE MANNER TO ALLOW EACH TREE TO GROW TO ITS MATURE HEIGHT AND SPREAD.

WATER CONSERVATION STATEMENT

- IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE CITY OF SAN DIEGO'S AVAILABLE WATER SUPPLY:
- THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME SPRAY EMITTERS AND CONVENTIONAL LOW ANGLE SPRAY HEADS. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.
 - TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE HOME OWNER. THE SPECIFIED TURF WILL HAVE RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS.
 - PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, & WEST EXPOSURES.
 - SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES.
 - AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.

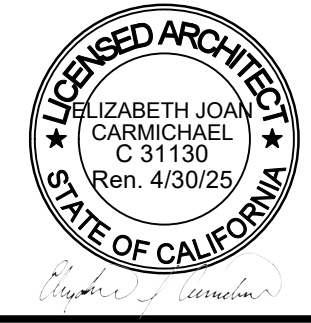
VEHICULAR USE AREA

VEHICULAR USE AREA (06.000 sf) [142.0406 - 142.0407]

Planting Area Required	Planting Area Provided	Excess Area Provided
VIA Inside Street Yard - 560 sq. ft. x 0.05 = 28 sq. ft.	100 sq. ft.	72 sq. ft.
VIA Outside Street Yard - 6,230 sq. ft. x 0.03 = 187 sq. ft.	200 sq. ft.	13 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
VIA Inside Street Yard - 560 sq. ft. x 0.05 = 28 points	45 points	17 points
VIA Outside Street Yard - 6,230 sq. ft. x 0.03 = 187 points	193 points	6 points
	Plant Points Achieved with Trees (50%)	
	100 points	

REVISIONS

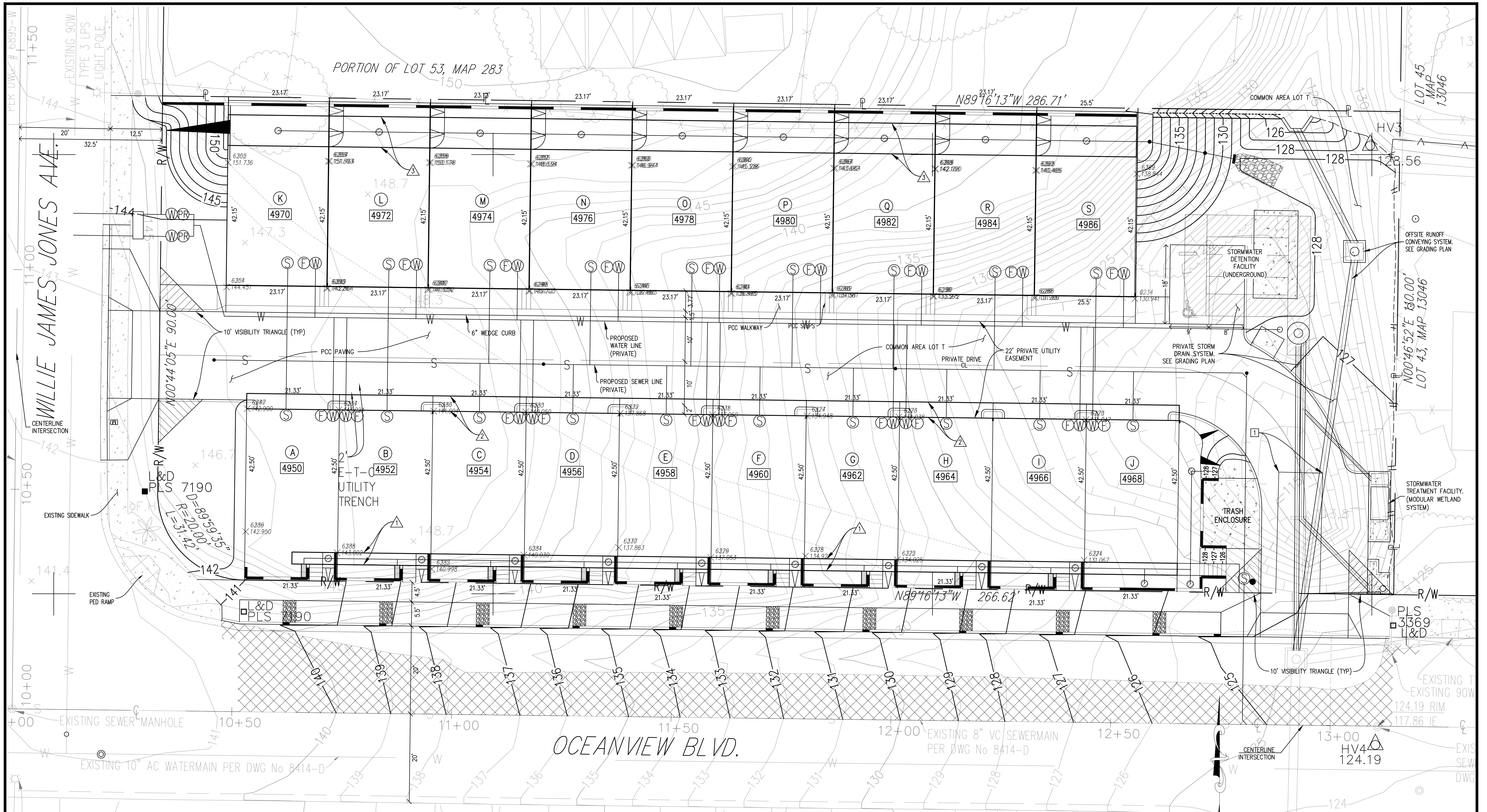
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Architect
EcoHouse
2640 Financial Court, Suite D
San Diego, California, 92117

OCEAN VIEW TERRACE
Ocean View & Willie Jaxmes Jones Avenue
San Diego, CA 92114

Title: LANDSCAPE PLAN
Sheet: L100



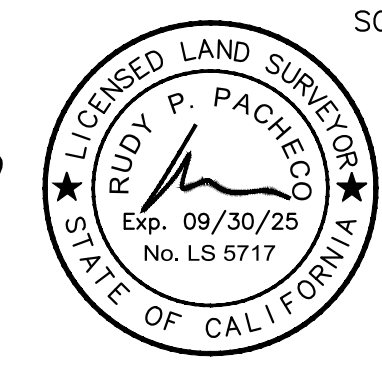
LEGEND

NEW AC OVERLAY (PUB)	[Symbol]
NEW AC PAVEMENT (PRIVATE AND PUBLIC)	[Symbol]
NEW CONCRETE WALKWAY	[Symbol]
NEW CMU RETAINING WALL	[Symbol]
NEW AREA DRAIN AND DRAINAGE PIPE	[Symbol]
NEW UNDERGROUND DETENTION TANK	[Symbol]
NEW MODULAR WETLAND SYSTEM (STORM WATER TREATMENT SYSTEM)	[Symbol]
RUNOFF OVERFLOW CURB INLET	[Symbol]
DRAINAGE PIPE AND CLEANOUT	[Symbol]
STORM DRAIN HEADWALL	[Symbol]

TENTATIVE MAP GENERAL NOTES:

- ACCESS TO THE SUBDIVISION IS BY ONSITE PRIVATE ROAD DIRECTLY FROM WILLIE JAMES JONES AVE AND OCEAN VIEW BLVD, A PUBLIC ROAD.
- A NEW PRIVATE WATER MAIN SHALL BE INSTALLED TO PROVIDE DOMESTIC AND FIRE PROTECTION, INCLUDING THREE FIRE HYDRANTS ONSITE. THIS WATER MAIN WILL BE CONNECTED TO THE EXISTING 6" MAIN ON WILLIE JAMES JONES AVENUE.
- A NEW PRIVATE SEWER COLLECTION SYSTEM SHALL BE INSTALLED TO SERVE THE PROJECT AND WILL BE CONNECTED TO THE PUBLIC SYSTEM ON OCEAN VIEW BLVD.
- ALL ONSITE UTILITIES WILL BE UNDER-GROUND IN APPROPRIATE AND CORRESPONDING EASEMENT
- ALL RESIDENTIAL LOTS SHALL HAVE PRIVATE SEWER LATERALS AND INDIVIDUAL WATER SERVICE METERS
- PEDESTRIAN ACCESS TO RESIDENTIAL UNITS A THROUGH J SHALL BE DIRECTLY FROM OCEAN VIEW BLVD. PEDESTRIAN ACCESS TO RESIDENTIAL UNITS K THROUGH S, SHALL BE FROM PRIVATE WALKWAY DIRECTLY FROM WILLIE JAMES JONES AVENUE.
- THE ONSITE STORM DRAIN SYSTEM SHALL BE PRIVATE AND WILL BE INSTALLED IN PRIVATE ACCESS, UTILITY AND COMMON AREA LOT "T".
- THE ONSITE PRIVATE DRIVEWAY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL AND GRADING RECOMMENDATIONS
- PUBLIC STREET LIGHTS AND PRIVATE ONSITE LIGHTING SHALL BE INSTALLED AS SHOWN ON PLAN.
- THE PRIVATE ONSITE MODULAR WETLAND, CURB INLET AND UNDERGROUND DETENTION TANK SHALL BE PRIVATELY MAINTAINED.
- ALL WATER AND SEWER FACILITIES ASSOCIATED WITH THE DEVELOPMENT WILL BE PRIVATE UP TO THE POINT OF CONNECTION TO THE CITY'S PUBLIC WATER AND SEWER INFRASTRUCTURE WITHIN THE PUBLIC RIGHT OF WAY.
- THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT CROSS-LOT DRAINAGE FOR THE PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT AND CROSS-LOT DRAINAGE ARE PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.
- WHEREAS THE MAP PROPOSES THE SUBDIVISION OF A 0.709 ACRE SITE INTO 19 LOTS FOR RESIDENTIAL DEVELOPMENT.

VISIBILITY TRIANGLE NOTE:
NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 36 INCHES IN HEIGHT.



RUDY P. PACHECO
ACCU LINE SURVEY INC.
1919 GRAND AVE #1G
SAN DIEGO, CA 92109
(858) 483-6665
RUDY P. PACHECO P.L.S. 5717 DATE

Title: TENTATIVE MAP
Sheet: C03
PREPARED BY
JOSE RAUL GOMEZ P.E
3071 BUENA VISTA AVENUE
LEMON GROVE, CA 91945
(619) 210-3371
LEGAL DESCRIPTION
PORTION OF LOT 53 PER MAP 283
APN: 548-242-17
PROJECT NAME: OCEANVIEW TERRACE
SHEET 3 OF 28
PTS#