



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: August 8, 2019 REPORT NO. PC- 19-080
HEARING DATE: August 15, 2019
SUBJECT: HAMMER NDP, Process Two Decision
PROJECT NUMBER: [607413](#)
OWNER/APPLICANT: Christopher Kirby/Janet Hammer

SUMMARY

Issue: Should the Planning Commission approve or deny an appeal of the Development Services Department's decision to approve a Neighborhood Development Permit for four tandem parking spaces in the Southeastern San Diego Community Plan area?

Staff Recommendation: DENY the appeal and affirm the Development Services Department's decision to approve Neighborhood Development Permit No. 2258453.

Community Planning Group Recommendation: On [November 18, 2018](#), the Southeastern San Diego Planning Group voted 8-0 to recommend approval of the project with conditions (Attachment 10).

Environmental Review: The project was determined to be categorically exempt per California Environmental Quality Act (CEQA) Guidelines, Section 15332, In-fill Development, on March 15, 2019. The CEQA appeal period ended March 29, 2019, with no appeal of the environmental determination. Therefore, the scope of the subject hearing is limited to the project appeal and does not include the environmental determination.

Fiscal Impact Statement: None. All costs associated with the processing of this project are paid from a deposit account funded by the applicant.

BACKGROUND

The 0.16-acre site is located at 1959 Harrison Avenue, east of Cesar E. Chavez Parkway, south of Commercial Street and west of Dewey Street. The site is located in an urban, developed neighborhood within the Logan Heights neighborhood of the [Southeastern San Diego Community Plan \(SESDCP\)](#). The site consists of one lot fronting on the southwest side of Harrison Street and is currently developed with a one-story dwelling unit with two bedrooms and two bathrooms, totaling

1,003-square feet, constructed in 1947. The site is not located in a designated historic district and the site was determined by City staff to not meet the designation criteria as a significant historic resource.

The SESDCP designates the site for Residential Medium High development at a rate of 30-44 dwelling units per acre, or 5-7 units allowed onsite. The site is located in the Community Plan Implementation Overlay Zone-A (CPIOZ-A) zone, which applies to the Village District Area. The density per the underlying RM-3-7 base zone allows a maximum of one dwelling unit for each 1,000 square feet of lot area, or seven units onsite. The site is also within the Federal Aviation Administration (FAA) Part 77 Noticing Area and the [Transit Priority Area](#) (TPA).

The project site is surrounded by single-family and multi-family dwelling units on all sides. The majority of the structures fronting on this block of Harrison Avenue between Dewey Street and Cesar E. Chavez Parkway are the original single-family structures built in the early- to mid-1900's and many of these lots also contain additional units behind the single-family structures, adjacent to the alley frontages. Of the 23 residential structures fronting on this block of Harrison Avenue, 19 are single-story and four are two-story. The majority of the block is zoned RM-3-7, which would allow a maximum height of 40 feet, with the northwestern portion of the block closest to Commercial Street zoned CN-1-4, which would allow a maximum height of 65 feet (Attachment 12).

The surrounding neighborhood is transitional, with a mix of original structures ranging from fully restored to those in need of rehabilitation, in-fill development and larger redevelopment projects. Commercial Street, located one block north of the site, includes commercial and retail services, an Orange Line trolley station and the San Diego Police Department Central Division. Newer developments include the COMM22 mixed-use project one block west of the project site with four stories and 252 residential units, and two-story multi-family development at the southwest corner of Harrison Avenue and Commercial Street (Attachment 12).

DISCUSSION

Project Description:

The project is a request to allow tandem parking to count towards required parking, related to the construction of three additional units and an addition to the existing dwelling unit. The proposed infill development would include the construction of a 4,418-square-foot, two-story, three-unit structure at the rear of the site behind the existing dwelling unit. Each unit would include three bedrooms, two bathrooms and living space, with sizes ranging from 1,094 to 1,124 square feet. An addition to the rear of the existing dwelling unit would result in a 1,158-square-foot unit with three bedrooms and two bathrooms. All units would include an enclosed, single-car garage accessed from the alley, with a tandem parking space in front of each garage. The project includes a landscape plan with the addition of trees to the right-of-way and the front yard area, with shrubs and ground cover to enhance the site and soften the transition from existing to new development.

The three new dwelling units as well as the addition would be complimentary to the existing dwelling unit on the property which would include compatible building materials, colors, structure

shape and design detail. The project includes removal of the chain link fence surrounding the existing development.

The project is conditioned to provide public improvements including reconstruction of the damaged portions of the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractors stamp, reconstructing the damaged alley to current City standards for full width alley improvements and providing an Encroachment Maintenance Removal agreement for landscaping and irrigation along the property's right of way for Harrison Avenue.

Based on the site zoning and SESDCP land use designation, the proposed three additional units and single-dwelling unit expansion could be constructed by-right with ministerial construction permits. As proposed, the project meets all applicable development regulations, including land use, height, setbacks and no deviations or variances are requested. The project requires discretionary approval to allow tandem parking to count as required parking.

The San Diego Municipal Code (SDMC) allows tandem parking to count as required parking with the approval of a Neighborhood Development Permit (NDP) as described in [SDMC Section 126.0402\(n\)](#). The project would allow the four tandem spaces at the rear of the lot to count towards the minimum [off-street parking requirement](#) of eight spaces. Because the project site is located in the TPA, the proposed project could be approved ministerially with no parking with the provision of transportation amenities, as described in [SDMC Section, 142.0528](#). As recently approved in March, 2019, these amenities can be found in [Appendix Q](#) on the Land Development Manual along with the [Transportation Amenity Score Calculator](#).

NEIGHBORHOOD DEVELOPMENT PERMIT APPROVAL

On June 7, 2019, the Development Services Department approved the NDP and issued a Notice of Decision (Attachment 7) for the project, with an appeal period ending on June 20, 2019. Please see Attachment 5 and Attachment 6 for the permit conditions and resolution approved by Development Services staff for this project.

COMMUNITY PLANNING GROUP RECOMMENDATION

On [November 18, 2018](#), the Southeastern San Diego Planning Group recommend approval of the project with conditions:

“All tenants leases indicate that the garage must be used for car parking and not for storage”

Per the [SDMC Section 142.0510](#), garages are not to be used for storage if is required for off-street parking spaces to be used only for parking operable vehicles of residents.

PROJECT APPEAL DISCUSSION

On June 12, 2019, a Development Permit/Determination Appeal Application (DS-3031) was filed for

the approved project by Sadeel Najor and Alan Ziegus, c/o The Law Office of Julie M Hamilton (Attachment 8). The appeal points are shown with City staff responses below:

Appeal Issue No. 1

"The proposed project is not consistent with the Southeastern San Diego Community Plan Land Use Element and Urban Design Element. The project does not provide any of the amenities or design features described for the Residential-Medium High Land use category and the Urban Design element."

Staff Response: The SESDCP designates the site for [Residential Medium High](#) development at a rate of 30-44 dwelling units per acre, or 5-7 units allowed onsite and the project would provide four units on site. Since the lot is constrained by existing development and the provision of larger three bedroom units for families is not typically provided in the area, staff supports the density as proposed, as it will promote rental opportunities for families per the SESDCP policies.

The proposed two-story structure is consistent with the Urban Design element of the SESDCP by providing complimentary similarities with the existing dwelling unit on site including: roof lines, colors and similar geometric form. In addition, the new two-story structure would be screened behind the existing home, reducing potential visual impact from the right of way. The two-story structure will complement the neighborhood by observing all setbacks and height limits for the zone. The required landscaping will further enhance the project as viewed from the right of way and will soften the transition between the existing and new development. The project would remove the existing chain link fence to be consistent with the SESDCP policies and SDMC regulations. The project proposes four single car garages which do not have direct access to each unit; therefore, the garages do not take the place of the main entryway, as recommended by the SESDCP.

The surrounding neighborhood is currently in transition with more land owners redeveloping their properties to realize the densities allowed by the zone and recommended by the SESDCP. Surrounding developments, such as the development for COMM22, are creating more residential units in the Village District with densities, scale and design that differ from the original neighborhood development patterns. The proposed infill residential project would provide three additional units and more closely aligns with the SESDCP recommended density range and policies than the existing development.

Appeal Issue No. 2

"The proposed project is detrimental to the public health, safety and welfare in that the tandem parking on the back alley creates unsafe ingress and egress to the parking spaces and garages."

The project has been reviewed by staff and the garages and exterior parking stalls proposed meet all SDMC requirements, including the minimum dimension requirements per [SDMC Table 142-05K](#). The proposed tandem parking would not interfere with any sidewalks or pedestrian paths and is located mid-block on the alley, away from any right-of-way intersections. Tandem parking, when proposed, is generally preferable along an alley right-of-way as it avoids conflicts between vehicles and sidewalk users along the fronting right-of-way.

The alley serves as access to off-street parking for the majority of the Harrison Avenue and Irving

Avenue properties, with a mix of garages and open and tandem parking spaces currently located along the alley frontage. The proposed project would not encroach on the existing 20-foot, full-width city standard alley and additional alley dedication is not required. The project is conditioned to reconstruct any damaged asphalt along the project site alley frontage. All improvements are subject to City Standards for full width alley improvements, satisfactory to the City Engineer.

Appeal Issue No. 3

"The proposed project does not comply with the requirements of the Land Development Code. Tandem parking is not allowed in this location without a deviation. A deviation is only allowed if appropriate for the location and results in a better project. The proposed tandem parking does not meet these standards. Tandem parking that backs directly onto the alley is not appropriate in this location and use of the deviation merely allows a project that meets none of the goals of the recently adopted community plan"

As described in the "Project Description" section above, the SDMC allows tandem spaces to count towards required parking with the approval of an NDP and this arrangement is not considered a deviation. Deviations require the approval of a Process Four, Planned Development Permit ([PDP](#)).

Conclusion:

City staff has reviewed the application for a Neighborhood Development Permit and has determined that the project is consistent with the recommended land use and development standards in effect for the site. The Neighborhood Development Permit (Attachment 7) and Resolution (Attachment 6) approved by Development Services staff are attached. Staff recommends that the Planning Commission deny the appeal and affirm the Development Services Department's decision to approve Neighborhood Development Permit No. 2258453.

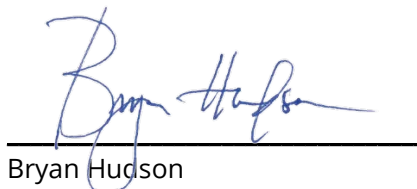
ALTERNATIVES

1. Approve the project appeal and reverse the Development Services Department decision and deny Neighborhood Development Permit No. 2258453.

Respectfully submitted,



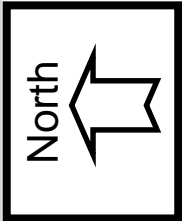
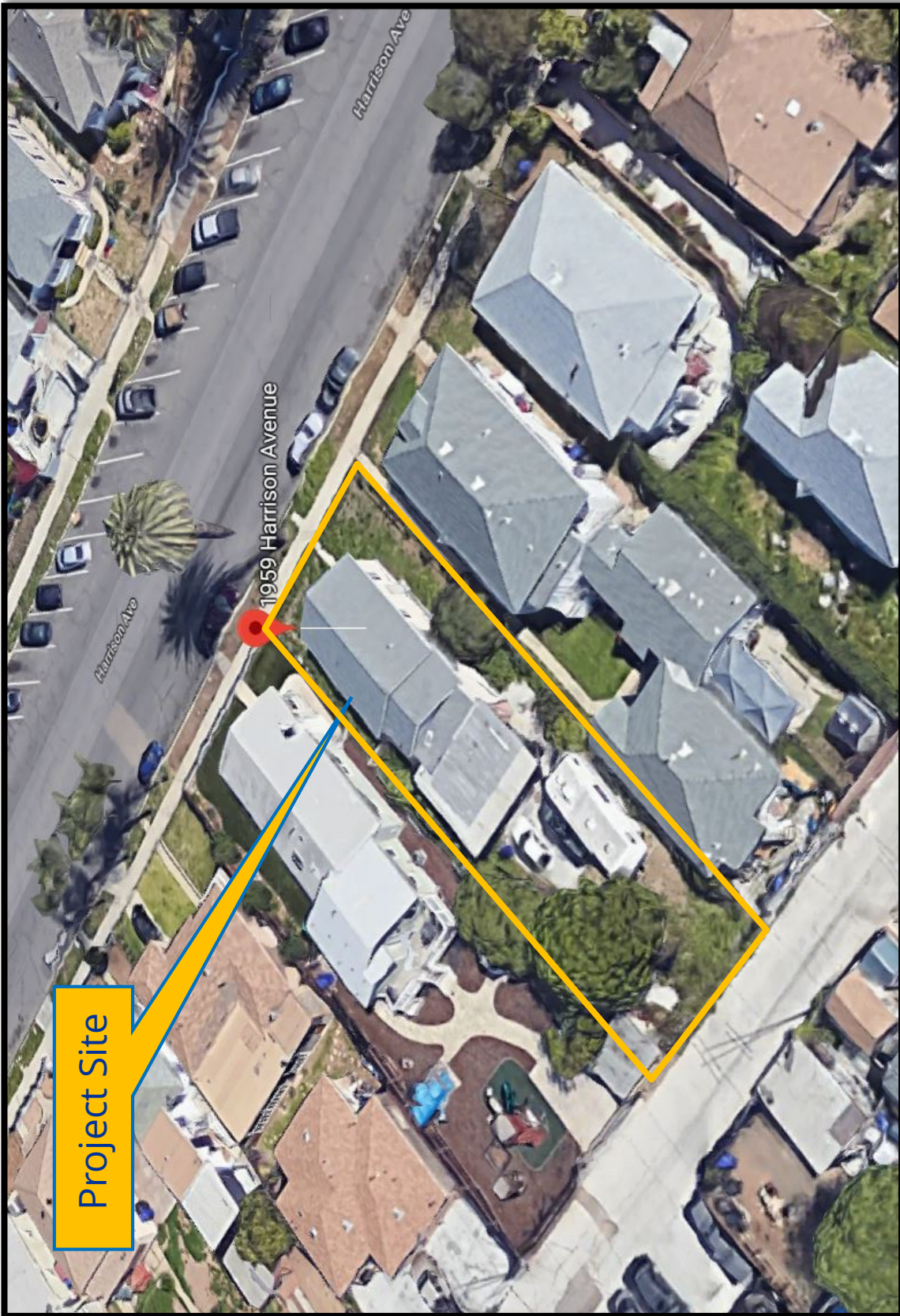
PJ FitzGerald
Assistant Deputy Director
Development Services Department



Bryan Hudson
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Site Photographs
3. Community Plan Land Use Map
4. Project Location Map
5. Permit Resolution with Findings
6. Permit with Conditions
7. Notice of Decision
8. Project Appeal Application
9. Project Plans and Renderings
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Zoning Exhibit



Aerial Photo
Hammer NDP/ 1959 Harrison Avenue
PROJECT NO. 607413





Site Photographs - Looking South

Hammer-NDP - Project No. 607413

View of the project site facing south on Harrison Avenue





Site Photographs - Looking Northwest

Hammer - NDP - Project No. 607413

View of the project site looking northwest of 1959 Harrison Avenue





Site Photographs - Looking Southeast

Hammer - NDP - Project No. 607413

View of the project looking southeast of 1959 Harrison Avenue





Site Photographs - Looking Southeast

Hammer - NDP - Project No. 607413

View of the surrounding area looking southeast on Harrison Avenue





Site Photographs - Looking Northwest

Hammer - NDP - Project No. 607413

View of the alleyway in the rear of the property looking northwest from 1959
Harrison Avenue





Site Photographs - Rear of the Property

Hammer - NDP - Project No. 607413

1959 Harrison Avenue - Requested Tandem Parking Area





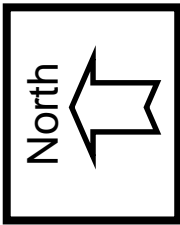
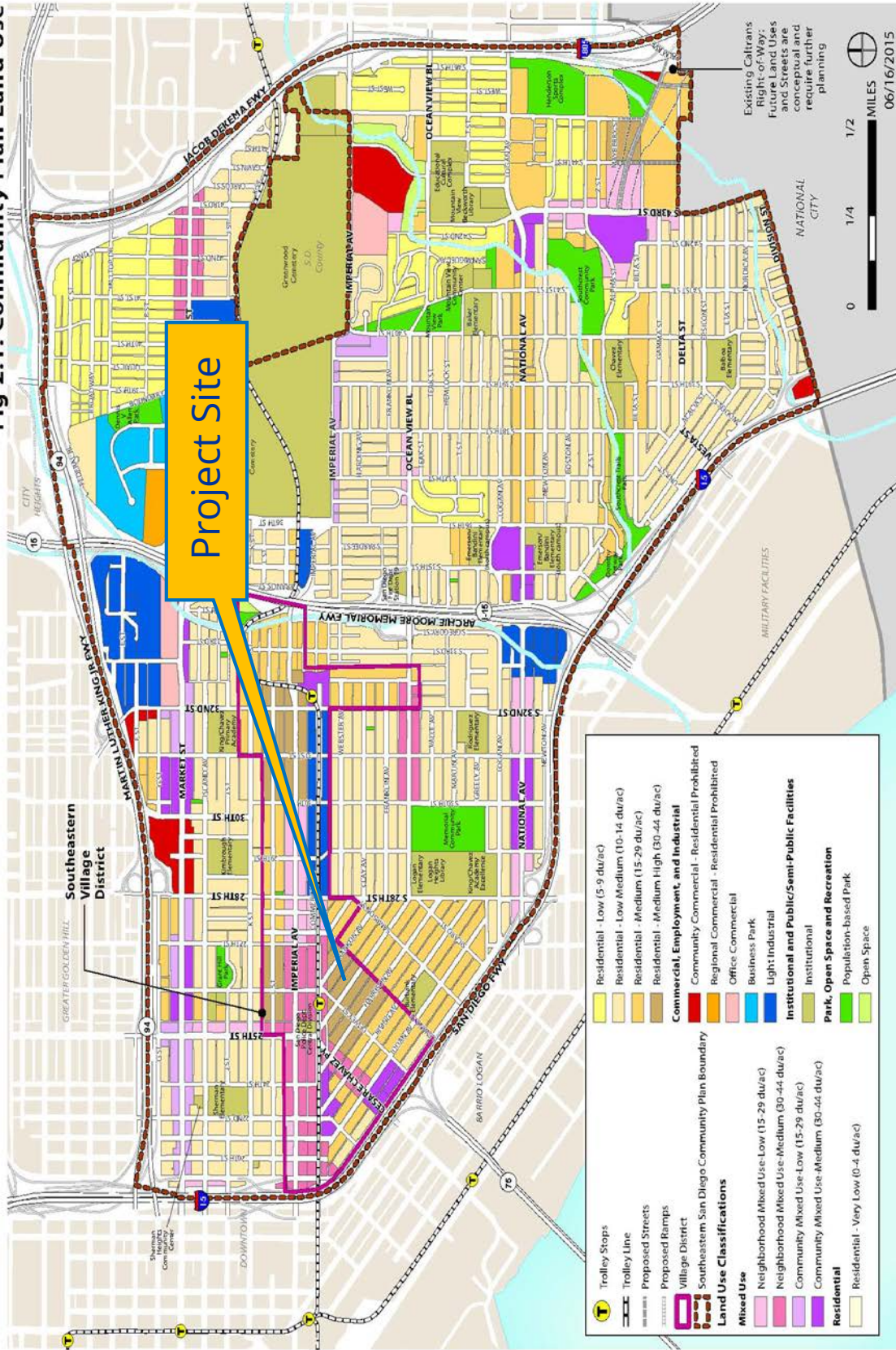
Site Photographs - Looking Southeast

Hammer - NDP - Project No. 607413

Intersection of Commercial and Harrison Avenue



Fig 2.1: Community Plan Land Use



Land Use Map
 Hammer NDP/ 1959 Harrison Avenue
 PROJECT NO. 607413

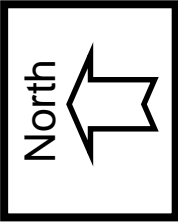
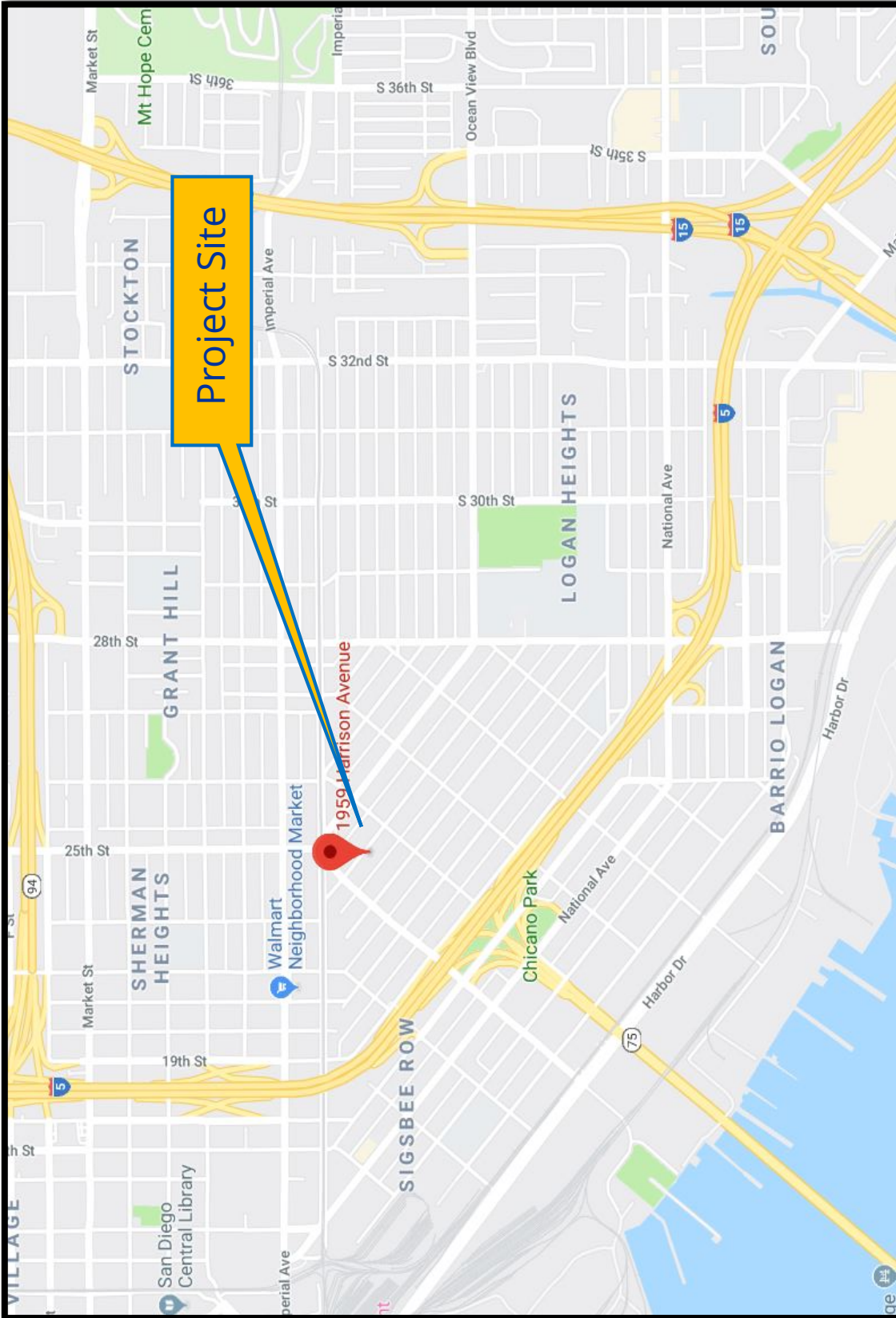


Existing Caltrans
 Right-of-Way
 Future Land Uses
 and Streets are
 conceptual and
 require further
 planning



06/16/2015

- Trolley Stops
- Trolley Line
- Proposed Streets
- Proposed Ramps
- Southeastern San Diego Community Plan Boundary
- Land Use Classifications**
- Mixed Use**
- Neighborhood Mixed Use Low (15-29 du/ac)
- Neighborhood Mixed Use Medium (30-44 du/ac)
- Community Mixed Use Low (15-29 du/ac)
- Community Mixed Use Medium (30-44 du/ac)
- Residential**
- Residential - Very Low (0-4 du/ac)
- Residential - Low (5-9 du/ac)
- Residential - Low Medium (10-14 du/ac)
- Residential - Medium (15-29 du/ac)
- Residential - Medium High (30-44 du/ac)
- Commercial, Employment, and Industrial**
- Community Commercial - Residential Prohibited
- Regional Commercial - Residential Prohibited
- Office Commercial
- Business Park
- Light Industrial
- Institutional and Public/Semi-Public Facilities**
- Institutional
- Park, Open Space and Recreation**
- Population-based Park
- Open Space



Project Location Map

Hammer NDP/ 1959 Harrison Avenue
PROJECT NO. 607413



PLANNING COMMISSION
RESOLUTION NO. _____
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2258453
HAMMER-NDP- PROJECT NUMBER 607413

WHEREAS, Janet Hammer, Owner/Permittee, filed an application with the City of San Diego for a permit to construct three new dwelling units, an addition to an existing single-family dwelling unit, and to provide four tandem parking spaces accessible from the alley (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Neighborhood Development Permit No. 2258453 on portions of a 0.16-acre site;

WHEREAS, the project site is located at 1959 Harrison Avenue, in the RM-3-7 zone, of the Southeastern San Diego Community Plan area;

WHEREAS, the project site is legally described as Lot 33 and 34 in Block 239 of San Diego Land and Town Company's Addition, in the city of San Diego, County of San Diego, State of California, according to Map No. 379, filed in the office of the County Recorder of said San Diego County, October 30, 1886;

WHEREAS, on March 15, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on June 7, 2019, the Development Services Department of the City of San Diego approved Neighborhood Development Permit No. 2258453, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on June 12, 2019, an appeal of the Development Services Department's decision was filed;

WHEREAS, on August 15, 2019, the Planning Commission of the City of San Diego considered an appeal of the Development Services Department's June 7, 2019, decision to approve Neighborhood Development Permit No. 2258453 pursuant to the Land Development Code of the City of San Diego; and

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it denies the appeal, affirms the Development Services staff's decision and adopts the following findings with respect to Neighborhood Development Permit No. 2258453:

A. FINDINGS FOR NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]

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

The 0.16-acre site is located at 1959 Harrison Avenue, in the RM-3-7 zone of the Southeastern Community Plan. This project is within an urban, developed residential neighborhood, surrounded by single and multi-family development on all sides. The proposed project is for four tandem parking spaces and to construct three dwelling units with an addition to an existing single-family unit. The existing improvements have been evaluated and determined to not be eligible for historic resource designation.

The Southeastern Community Plan designates the site for Residential Medium High development at a rate of 30-44 dwelling units per acre, or 5-7 units allowed onsite. The site is located in the Community Plan Implementation Overlay Zone-A (CPIOZ-A) zone, which applies to the Village District Area. The density per the underlying RM-3-7 base zone allows a maximum of one dwelling unit for each 1,000 square feet of lot area, or seven units onsite. Therefore, the creation of three residential units is consistent with both the Southeastern Community Plan and the underlying base zone. The development will provide a diverse mix of residential opportunities including and market rate housing, while also making improvements to, and stimulating investment in the area. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The proposed development will not be detrimental to the public health, safety and welfare in that the permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements in addition to all associated conditions of approval.

The proposed project permit will include a condition to reconstruct the damaged portions of the sidewalk and alley, maintaining the existing sidewalk scoring pattern and preserving the contractors stamp, adjacent to the site on Harrison Avenue.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15332 that consists of projects characterized as in-fill development meeting the following conditions: (a) 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; (b) The proposed development occurs within city limits on a project site of no more than five acres (0.16-acres) substantially surrounded by urban uses; (c) The project has no value as habitat for endangered, rare, or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. 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 0.16-acre site is located at 1959 Harrison Avenue, in the RM-3-7 zone of the Southeastern Community Plan. This project is within an urban, developed residential neighborhood, surrounded by single and multi-family development on all sides. The proposed project is for four tandem parking spaces and to construct a three single family dwelling unit with an addition to an existing single-family unit. The existing improvements have been evaluated and determined to not be eligible for historic resource designation.

The development includes a request to allow a tandem parking deviation through infill project status. [SDMC Section 126.0402](#) allows multi-family residential projects to utilize tandem parking provided the Neighborhood Development Permit findings can be made. Tandem parking from the alley would not impede pedestrian sidewalk access. The proposed units and addition to existing single-family dwelling is allowed by right under the zone and that the Neighborhood Development Permit is only to allow tandem parking.

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

BE IT FURTHER RESOLVED that, the appeal is denied, the Development Services staff's decision is affirmed and based on the findings hereinbefore adopted by the Planning Commission, Neighborhood Development Permit No. 2258453, 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. 2258453, a copy of which is attached hereto and made a part hereof.

Bryan Hudson
Development Project Manager
Development Services

Adopted on: August 15, 2019

IO#: 24007858

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: NONE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2258453
HAMMER-NDP PROJECT NO. 607413
PLANNING COMMISSION

This Neighborhood Development Permit No. 2258453 is granted by the Planning Commission of the City of San Diego to Janet Hammer, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0402. The 0.16-acre site is located at 1959 Harrison Avenue in the RM-3-7 zone, Community Plan Implementation Overlay Zone-A, CPIOZ-A zone, of the Southeastern San Diego Community Plan. The project site is legally described as: Lot 33 and 34 in Block 239 of San Diego Land and Town Company's addition in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 379, filed in the office of County Recorder of San Diego County, October 30, 1886.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to provide four tandem parking spaces to count towards the minimum off-street parking spaces on-site and for the construction of three new dwelling units, an addition to an existing single-family dwelling unit, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated (INSERT DATE), on file in the Development Services Department.

The project shall include:

- a. Provision of four tandem parking spaces, consisting of four garage spaces with four open spaces, to count towards the minimum off-street parking space requirement on-site as allowed by the approval of this Neighborhood Development Permit;
- b. Construction of three new dwelling units with an addition to the existing single-family dwelling unit;
- c. Landscaping (planting, irrigation and landscape related improvements); and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 28, 2022.
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.

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

AFFORDABLE HOUSING REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

14. The project proposes to export 108 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the landscaping and irrigation in the Harrison Avenue Right-of-Way, satisfactory to the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Harrison Avenue, satisfactory to the City Engineer.
17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged existing curb and gutter with current City Standard curb and gutter, adjacent to the site on Harrison Avenue, satisfactory to the City Engineer.
18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged existing alley with current City Standard full width alley improvements, satisfactory to the City Engineer.
19. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any construction permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
21. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. The improvement plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
22. Prior to issuance of any building permit, the Owner/Permittee shall complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department approval. The construction documents shall be in substantial

conformance with "Exhibit A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC 142.0403(b)(5).

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

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

GEOLOGY REQUIREMENT:

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

PLANNING/DESIGN REQUIREMENTS:

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

27. 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.

28. 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

29. All automobile 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 by the appropriate City decision maker in accordance with the SDMC.

30. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the damaged AC alley with a City Standards Concrete Pavement Full Width Alley, in the alley adjacent to the site, satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

31. Prior to issuance of any construction permit, any existing sewer lateral to be reused must be inspected by a California licensed plumbing contractor using closed-circuit television to verify and attest to (via a signed statement on company letterhead) all of the following:

The lateral has an appropriate cleanout, is in good condition, is free of all debris, is properly connected to a public sewer main, and is in all other ways suitable for reuse. If the lateral is not suitable for reuse, it must be repaired, removed, replaced, or abandoned and capped.

32. Prior to any Certificate of Occupancy being issued, the Owner/Permittee must obtain an Encroachment Maintenance Removal Agreement approved by the City of San Diego and recorded by the County Recorder's Office, for the private sewer main within the public right of way, satisfactory to the City Engineer.

33. Prior to any Certificate of Occupancy being issued, the water line serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD), satisfactory to the City Engineer.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on August 15, 2019, and Resolution No. **XX-XXX**.

Neighborhood Development Permit No. 2258453 / PTS No. 607413
Date of Approval: August 15, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Bryan Hudson
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.

Owner/Permittee

By _____
Janet Hammer
Owner

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 7, 2019

NOTICE OF DECISION

DEVELOPMENT SERVICES DEPARTMENT

PROJECT NO: 607413
PROJECT NAME: HAMMER-NDP
PROJECT TYPE: NEIGHBORHOOD DEVELOPMENT PERMIT, EXEMPT FROM CEQA, PROCESS TWO
APPLICANT: CHRISTOPHER KIRBY
COMMUNITY PLAN AREA: SOUTHEASTERN SAN DIEGO
COUNCIL DISTRICT: 8
CITY PROJECT MANAGER: Bryan Hudson, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5333, bhudson@sandiego.gov

On June 7, 2019, Development Services Department APPROVED an application for a Neighborhood Development Permit to provide four tandem parking spaces to count towards the minimum off-street parking spaces on-site and for the construction of three new dwelling units, an addition to an existing single-family dwelling unit. The 0.16-acre site is located at 1959 Harrison Avenue, in the RM-3-7 zone within the Southeastern San Diego Community Plan.

If you have any questions about this project, the decision, or wish to receive a copy of the resolution approving or denying the project, contact the City Project Manager above.

The decision by staff can be appealed to the **Planning Commission** no later than ten (10) business days after the decision date. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. Please do not e-mail your appeal as it will not be accepted.

This project was determined to be categorically exempt from the California Environmental Quality Act on March 15, 2019 and the opportunity to appeal that determination ended March 29, 2019.

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

Internal Order No.: 24007858

cc: Steve Veach, Chair – Southeastern San Diego Planning Group



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

Development Permit/ Environmental Determination Appeal Application

FORM
DS-3031

November 2017

In order to assure your appeal application is successfully accepted and processed, you must read and understand Information Bulletin 505, "Development Permits/Environmental Determination Appeal Procedure."

1. Type of Appeal: Appeal of the Project
 Appeal of the Environmental Determination

2. Appellant: Please check one Applicant Officially recognized Planning Committee "Interested Person"
(Per M.C. Sec. 113.0103)

Name: Alan Ziegauz c/o The Law Office of Julie M. Hamilton E-mail: julie@jmhamiltonlaw.com

Address: 501 W. Broadway City: San Diego State: CA Zip Code: 92101 Telephone: (619) 787-3901

3. Project Name: Hammer NDP

4. Project Information
Permit/Environmental Determination & Permit/Document No.: Project No. 607413 Date of Decision/Determination: June 7, 2019 City Project Manager: Bryan Hudson

Decision(Describe the permit/approval decision):
Neighborhood Development Permit - Construction of three new dwelling units and an addition to an existing single-family residence. Neighborhood Development Permit is required for deviation to allow tandem parking spaces to count towards minimum off-street spaces on site.

5. Ground for Appeal(Please check all that apply):
 Factual Error Conflict with other matters Findings Not Supported
 New Information City-wide Significance (Process Four decisions only)

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

- 1. The proposed project is not consistent with the Southeastern San Diego Community Plan Land Use Element and Urban Design Element . The project does not provide any of the amenities or design features described for the Residential-Medium High land use category and the Urban Design element. The project does not promote nor commit to affordable housing.
- 2. The proposed project is detrimental to the public health, safety and welfare in that the tandem parking on the back alley creates unsafe ingress and egress to the parking spaces and garages.
- 3. The proposed project does not comply with the requirements of the Land Development Code. Tandem parking is not allowed in this location without a deviation. A deviation is only allowed if appropriate for the location and results in a better project. The proposed tandem parking does not meet these standards. Tandem parking that backs directly onto the alley is not appropriate in this location and use of the deviation merely allows a project that meets none of the goals of the recently adopted community plan.

RECEIVED
JUN 12 2019
DEVELOPMENT SERVICES

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature:

Date: 6/11/19

Note: Faxed appeals are not accepted.

IMPERVIOUS SURFACES:

CONSTRUCTED IMPERVIOUS SURFACE AREAS		
#	IMPERVIOUS ITEM	AREA(SF)
1.	(E) UNIT A	1004
2.	(N) UNITS B, C, & D FOOTPRINT	936
3.	(N) GARAGES AND STORAGE	1067
4.	(N) HARDSCAPE	2487
TOTAL DISTURBANCE AREA		5494

EXPANSIVE SOILS NOTE
THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST FOUNDATION INSPECTION

SURFACE WATER DRAINAGE NOTE:
SURFACE WATER WILL DRAIN AWAY FROM BUILDING GRADE SHALL A MINIMUM OF 5% WITHIN THE FIRST 10 FEET, 2% FOR IMPERVIOUS SURFACES.
DRAINAGE PATTERN ARROWS: ↓ ↓ ↓

CALIFORNIA CODES:

ALL WORK SHALL COMPLY WITH 2016 EDITION OF CRC TITLE 24 WHICH ADOPTS AND AMENDS: 2016 CALIFORNIA BUILDING CODE, FROM 2015 IBC, 2016 CALIFORNIA RESIDENTIAL CODE, FROM 2015 IRC, 2016 CALIFORNIA MECHANICAL CODE, FROM 2015 UMC, 2016 CALIFORNIA PLUMBING CODE, FROM 2015 UPC, 2016 CALIFORNIA ELECTRICAL CODE, FROM 2014 NEC, 2016 CALIFORNIA FIRE CODE, FROM 2015 IFC, 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2016 CALIFORNIA ENERGY CODE WITH CALIFORNIA ENERGY EFFICIENCY STANDARDS, APPLICABLE CODE: 2016 CALIFORNIA BUILDING STANDARDS CODE CONSTRUCTION TYPE: VB TO BE EQUIPPED WITH NFPA SPRINKLER SYSTEM NUMBER OF STORIES: 2 OCCUPANCY: R-3; SFR

SHEET INDEX:

- HAMMER - SHEET INDEX
- TS PROJECT DATA
 - A - 001 SITE PLAN, FIRE HYDRANT LOCATION MAP
 - A - 002 LANDSCAPE DEVELOPMENT PLAN
 - A - 003 SITE SECTIONS A/3, B/3, C/3, D/3
 - AA - 101 FIRST FLOOR PLAN - FRONT, NOTES
 - AA - 102 FIRST FLOOR PLANS - REAR, NOTES
 - AA - 103 SECOND FLOOR PLANS REAR, NOTES
 - AA - 201 ELEVATIONS, VENT CALCS, NOTES
 - PERSPECTIVE VIEW, NOTES
 - PERSPECTIVE VIEW, NOTES
 - PERSPECTIVE VIEW, NOTES
 - AAE - 101 ELECTRICAL PLANS, NOTES
 - AA - 303 ROOF FRAMING PLAN, NOTES

PROJECT TEAM:

OWNER	ELECTRICAL DESIGNER
JANET HAMMER 5570 FORBES AV SAN DIEGO CA 92120 CELL: 619-850-5580 janethammer@cox.net	TBD
OWNER'S REP/APPLICANT	PLUMBING DESIGNER
CHRISTOPHER KIRBY 275 RICHFIELD AV EL CAJON CA 92020 CELL: 619-820-8404 chriskirby2@gmail.com	TBD
STRUCTURAL DESIGNER	MECHANICAL DESIGNER
WALT BAIRD 4939 GARFIELD AV LA MESA CA 91941 CELL: 619-818-5061 waltbaird@cox.net	TBD
	CONTRACTOR
	TBD

FAA NOTES:

FAA CFR PART 77

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

NOTICE TO HOMEOWNERS:

A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE IN RELATION TO THE FAA PART 77 NOTIFICATION SURFACE REQUIREMENTS. THE PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL (858) 581-7111 TO SCHEDULE THE PRE-CONSTRUCTION INSPECTION. CONTACT THE INSPECTION SERVICES OFFICE AT (858) 492-9070, IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE CONSTRUCTION INSPECTION.

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR ANY OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

BASIS OF STRUCTURAL DESIGN:

STRUCTURAL DESIGN PARAMETERS:

LOADS	DL	LL	
ROOF	15 PSF	20 PSF	
DECK	40 PSF	40 PSF	
FLOOR	12 PSF	40 PSF	
WALL	10 PSF	---	

LATITUDE - 32.7325868 N, LONGITUDE - 117.1245973 W
SPECTRAL RESPONSE ACCELERATIONS PERIOD SA (sec) (g)
1.101 Ss, SITE CLASS D
0.422 S1, SITE CLASS D
1.166 SMs, SITE CLASS D
0.666 SM1, SITE CLASS D
0.778 SDs, SITE CLASS D
0.444 SD1, SITE CLASS D

Vseis = 0.17 W (SEE SHEET# L2 OF CALCS)
SEISMIC DESIGN CATEGORY - D
OCCUPANCY - II

SOIL BEARING VALUE - 1500 PSF
ALLOWABLE STRESS DESIGN, 110 MPH 3 SEC. WIND
2016 CBC, 2015 IBC, ASCE 7-10, 2015 NDS, AWC SD PWS - 2015

OCCUPANCY CLASSIFICATION
VB - NON - SPRINKLERED
GROUP OCCUPANCY U

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: NONE SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2258453
HAMMER - PROJECT NO. 607413
DEVELOPMENT SERVICES DEPARTMENT

This Neighborhood Development Permit No. 2258453 is granted by the Development Services Department of the City of San Diego to Janet Hammer, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0402. The 1,094-acre site is located at 1959 Harrison Avenue in the RM-3-7 zone, Community Plan Implementation Overlay Zone-A, CPIOZ-A zone, of the Southeastern San Diego Community Planning Group. The project site is legally described as: Lot 33 and 34 in Block 239 of San Diego Land and Town Company's addition in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 379, filed in the office of County Recorder of San Diego County, October 30, 1886.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to construct three new dwelling units an addition to an existing single family dwelling unit and to provide four tandem parking spaces above four single car garages which are accessible from the alley, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date], on file in the Development Services Department.

The project shall include:

- Providing four tandem parking spaces to count towards the minimum off-street parking spaces on-site as allowed by the approval of this Neighborhood Development Permit;
- Landscaping (planting, irrigation and landscape related improvements); and
- 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.

SQUARE FOOTAGE:

UNIT A SQUARE FOOTAGE 1st FLOOR LIVING SPACE: 1004 s.f. 1st FLOOR ADDITION: 154 s.f. TOTAL CONDITIONED SPACE UNIT A: 1,158 s.f.	SHARED PARKING: EIGHT PARKING SPACES, ACCESSIBLE FROM 20' PAVED ALLEY
UNIT B SQUARE FOOTAGE 1st FLOOR LIVING SPACE: 468 s.f. 2nd FLOOR LIVING SPACE: 626 s.f. TOTAL CONDITIONED SPACE UNIT B: 1094 s.f.	EXISTING CONDITIONED UNIT A 1004 S.F. 1st FLOOR ADDITION: 154 S.F. TOTAL UNIT A 1158 S.F.
UNIT C SQUARE FOOTAGE 1st FLOOR LIVING SPACE: 468 s.f. 2nd FLOOR LIVING SPACE: 626 s.f. TOTAL CONDITIONED SPACE UNIT C: 1094 s.f.	TOTAL CONDITIONED SPACE UNIT B: 1114 S.F. TOTAL CONDITIONED SPACE UNIT C: 1124 S.F. TOTAL CONDITIONED SPACE UNIT D: 1124 S.F.
UNIT D SQUARE FOOTAGE 2nd FLOOR LIVING SPACE: 1124 s.f. TOTAL CONDITIONED SPACE UNIT D: 1124 s.f.	TOTAL CONDITIONED: 4510 S.F.
	ACCESSORY GARAGES & STORAGE 1066 S.F.
	FLOOR AREA RATIO (F.A.R) GROSS LOT AREA: 50' x 140.0 = 7000 s.f. F.A.R. PER TABLE 131-04G: 1.80 7000 x 1.80 = 12,600 s.f. ALLOWED
	1/3 RESERVED FOR PARKING = 4200 S.F. F.A.R. CONDITIONED SPACE = (4470/7000) = .6386 F.A.R. PARKING (800+840 = (1640/7000) = .2343

NOISE ATTENUATION:

ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 dB CNEL FOR ALL SLEEPING ROOMS AND AN INTERIOR NOISE LEVEL OF 50 dB CNEL FOR ALL OTHER INDOOR AREAS.

DEFERRED SUBMITTALS:

THE SUBMITTAL OF RESIDENTIAL FIRE SPRINKLER PLANS REQUIRED BY CALIFORNIA RESIDENTIAL CODE SECTION R313 HAS BEEN DEFERRED.

TO AVOID DELAYS IN CONSTRUCTION, PLANS FOR FIRE SPRINKLER SYSTEMS SHALL BE SUBMITTED NOT LESS THAN 30 CALENDAR DAYS PRIOR TO INSTALLATION OR PRIOR TO REQUESTING A FOUNDATION INSPECTION WHEN THE SUBMITTAL OF FIRE SPRINKLER PLANS IS DEFERRED. A FRAMING/ROUGH INSPECTION SHALL NOT BE REQUESTED PRIOR TO THE APPROVAL OF THE FIRE SPRINKLER PLANS.

GEOTECHNICAL REPORT:

THE GEOTECHNICAL INVESTIGATION REPORT SHALL BE REVIEWED FOR ADEQUACY BY THE GEOLOGY SECTION OF DEVELOPMENT SERVICES PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT

ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT:

PRIOR TO ANY GRADING OR BUILDING CONSTRUCTION PERMIT BEING ISSUED, ANY EXISTING SEWER LATERAL TO BE REUSED MUST BE INSPECTED BY A CALIFORNIA LICENSED PLUMBING CONTRACTOR USING CLOSED-CIRCUIT TELEVISION TO VERIFY AND ATTEST (VIA A SIGNED STATEMENT ON COMPANY LETTERHEAD) ALL OF THE FOLLOWING:

THE LATERAL HAS AN APPROPRIATE CLEANOUT, IS IN GOOD CONDITION, IS FREE OF ALL DEBRIS, IS PROPERLY CONNECTED TO A PUBLIC SEWER MAIN, AND IS IN ALL OTHER WAYS SUITABLE FOR REUSE.

IF THE LATERAL IS NOT SUITABLE FOR REUSE, IT MUST BE REPAIRED, REMOVED, REPLACED, OR ABANDONED AND CAPPED.

PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED, THE OWNER/PERMITEE MUST OBTAIN AN EMRA, APPROVED BY THE CITY AND ISSUED BY THE COUNTY, FOR THE PRIVATE SEWER MAIN WITHIN THE PUBLIC ROW.

ADDITIONAL NOTES:

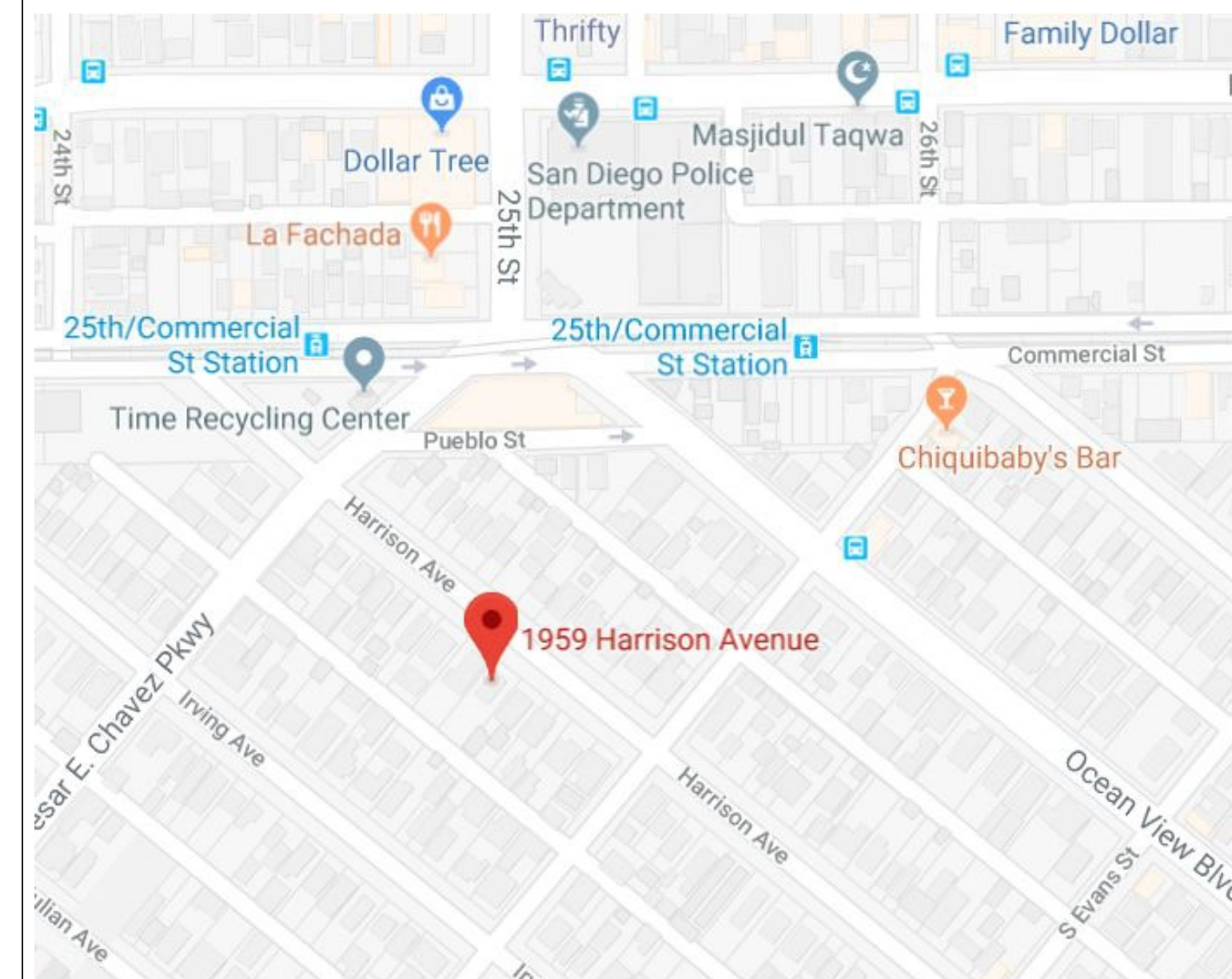
NO WORK IS PROPOSED WITHIN A PUBLIC EASEMENT

OFTEN, DIMENSIONS ARE TAKEN FROM EXISTING OWNER'S PLANS, THEREFORE, PROJECT OWNERS, GENERAL CONTRACTORS, AND SUB-CONTRACTORS SHALL VERIFY CONDITIONS AND DIMENSIONS IN THE FIELD, PRIOR TO THE START OF CONSTRUCTION.

PROJECT OWNERS, GENERAL CONTRACTORS, AND SUB-CONTRACTORS SHALL REVIEW THE APPROVED, PERMITTED SET OF PLANS, FOR DISCREPANCIES WITH THE WORKING DRAWINGS AND FIELD CONDITIONS, PRIOR TO CALLING FOR INSPECTION.

PROPERTY LINES AND BUILDING SETBACKS HAVE NOT BEEN SURVEYED. IT IS THE RESPONSIBILITY OF THE PROJECT OWNERS, GENERAL CONTRACTORS, AND SUB-CONTRACTORS TO MEET REQUIRED SETBACKS.

VICINITY MAP:



SHEET TITLE: PROJECT DATA

PROJECT NAME: HAMMER PROJECT
PROJECT ADDRESS: 1959 HARRISON AVENUE SAN DIEGO CA 92113
OWNER: JANET HAMMER
5570 FORBES AVENUE
SAN DIEGO CALIFORNIA 92120
CELL 619-850-5580
janethammer@cox.net

LEGAL DESCRIPTION: LOT(S) 33-34
BLOCK: 239
MAP 379 SAN DIEGO LAND & TOWN CO. ADD

ASSESSOR'S PARCEL NUMBER: 538-130-22

ZONE: RM3-7

OVERLAY ZONES: COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE-A ((CPIOZ) TYPE-A) FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTICING AREA SAN DIEGO SOUTHEASTERN COMMUNITY PLAN - VILLAGE DISTRICT TRANSIT OVERLAY ZONE TRANSIT PRIORITY ZONE.

HISTORICAL DESIGNATION: NO

NEIGHBORHOOD DEVELOPMENT PERMIT: YES - 4 TANDEM PARKING SPACES -

SCOPE OF WORK:
EXISTING 2 BDRM, 2 BA DWELLING = 1003 S.F. YEAR CONSTRUCTED 1935
PROPOSED 1 BDRM ADDITION TO EXISTING DWELLING = 154 S.F.
PROPOSED 3 - 3 BDRM 2 BA DWELLINGS
CONSISTING OF:
2 - TWO STORY TOWNHOUSE UNITS = 1114 S.F. EA = 2228 S.F.
1 - ONE STORY SECOND FLOOR UNIT OVER GARAGE/STORAGE = 1124 S.F.
PROPOSED ACCESSORY GARAGES & STORAGE = 1066 S.F.

SUBMITTAL DATE 6/15/2018
PLAN FILE/PROJECT #: 607413



HAMMER PROJECT

DATE	REVISIONS
5-4-2018	
5-28-2018	
8-01-2018	
12-11-2018	
DATE	
DATE	
DATE	

PARKING CALCULATIONS:

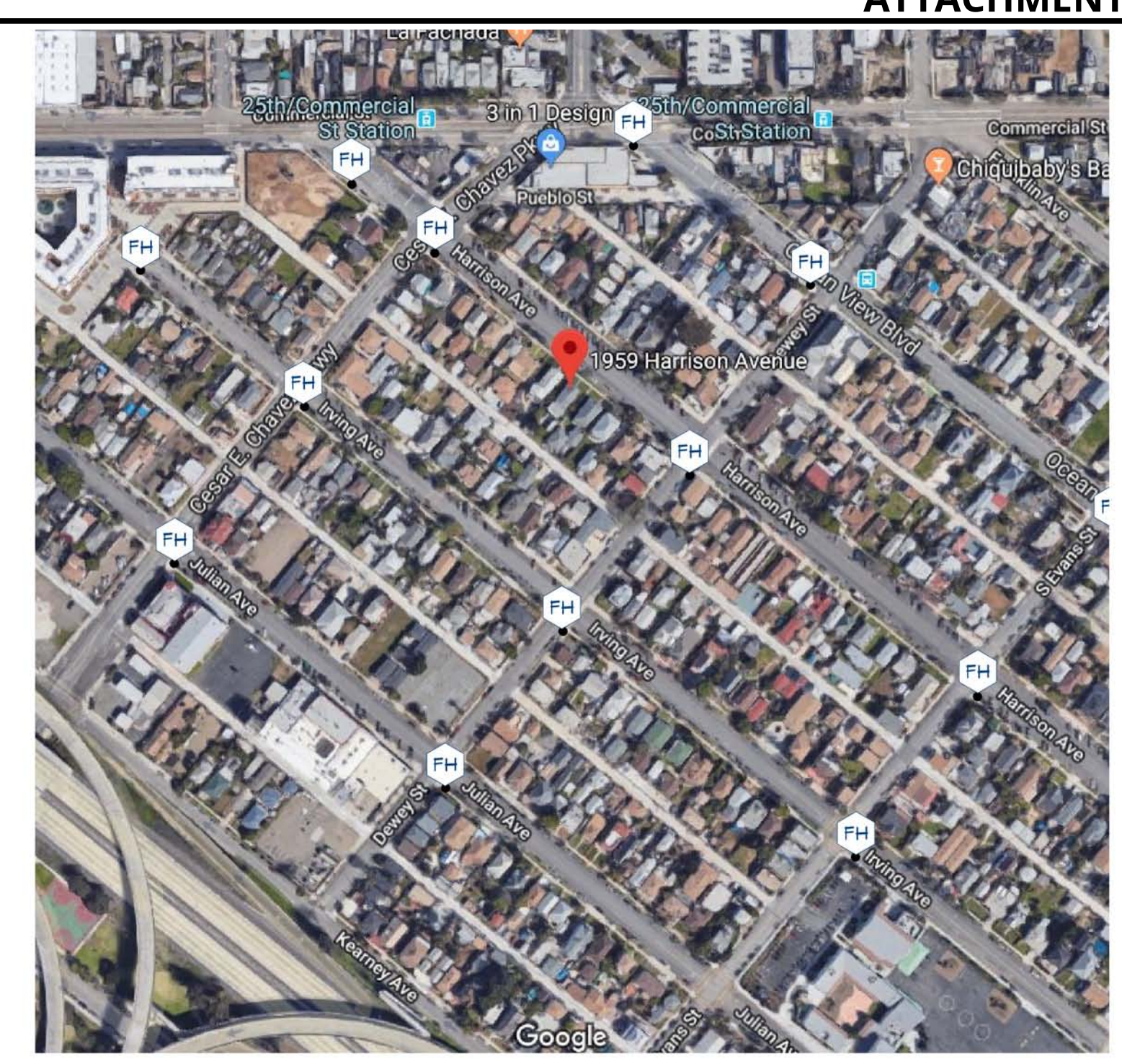
PER ARTICLE 2, DIVISION 10: TRANSIT AREA OVERLAY ZONE
PER SECTION 142.0525 PARKING REGULATIONS

TOTAL DWELLING UNITS - 3 BEDROOM, 2 BATH

PARKING REQUIREMENT - 2.0 SPACES/UNIT = 8.0 PARKING SPACES

PARKING PROVIDED - 2.0 SPACES/UNIT = 8.0 PARKING SPACES

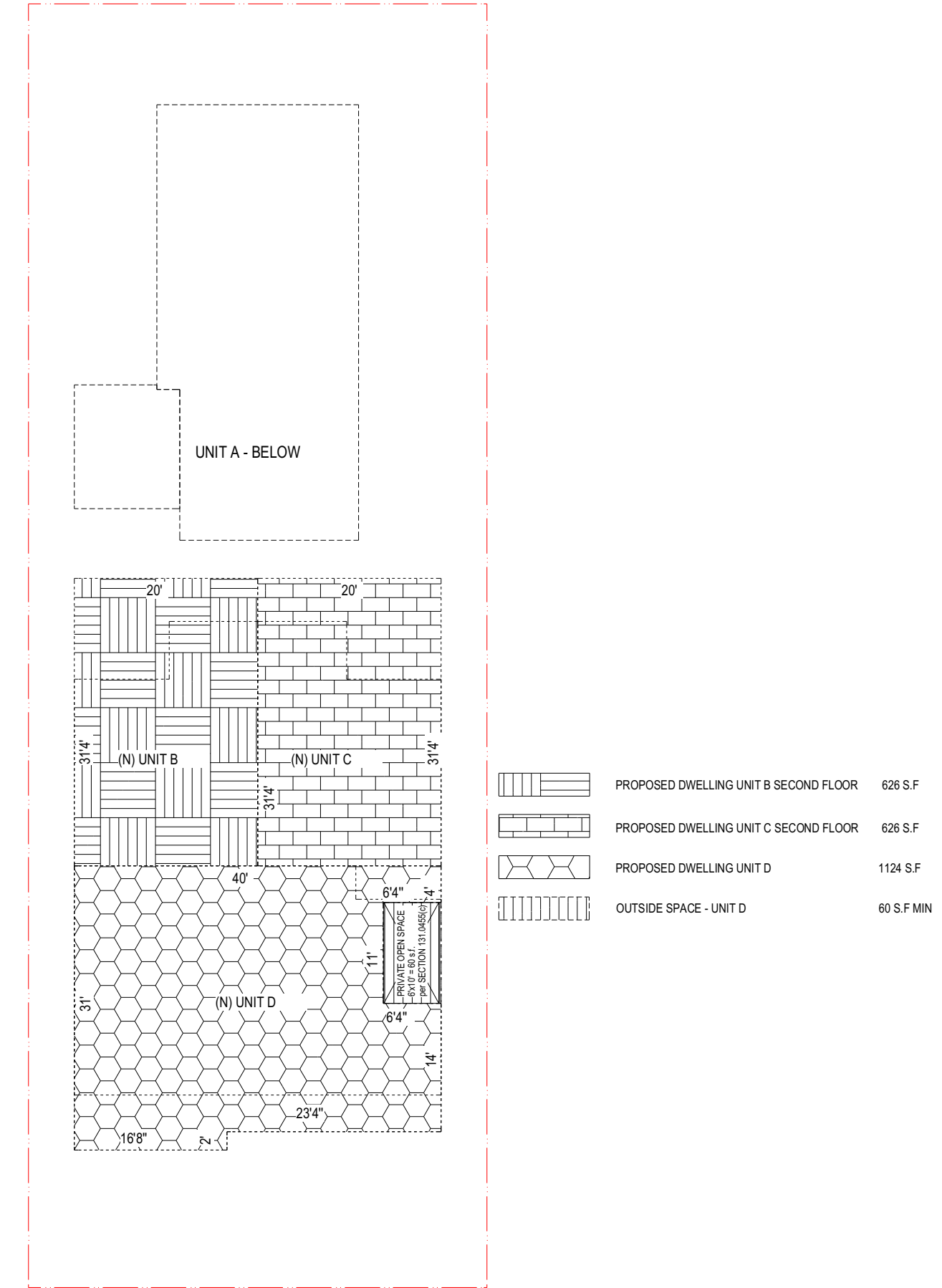
PARKING CONFIGURATION - 4 - 9'X41' TANDEM SPACES ACCESSIBLE FROM THE PAVED ALLEY.



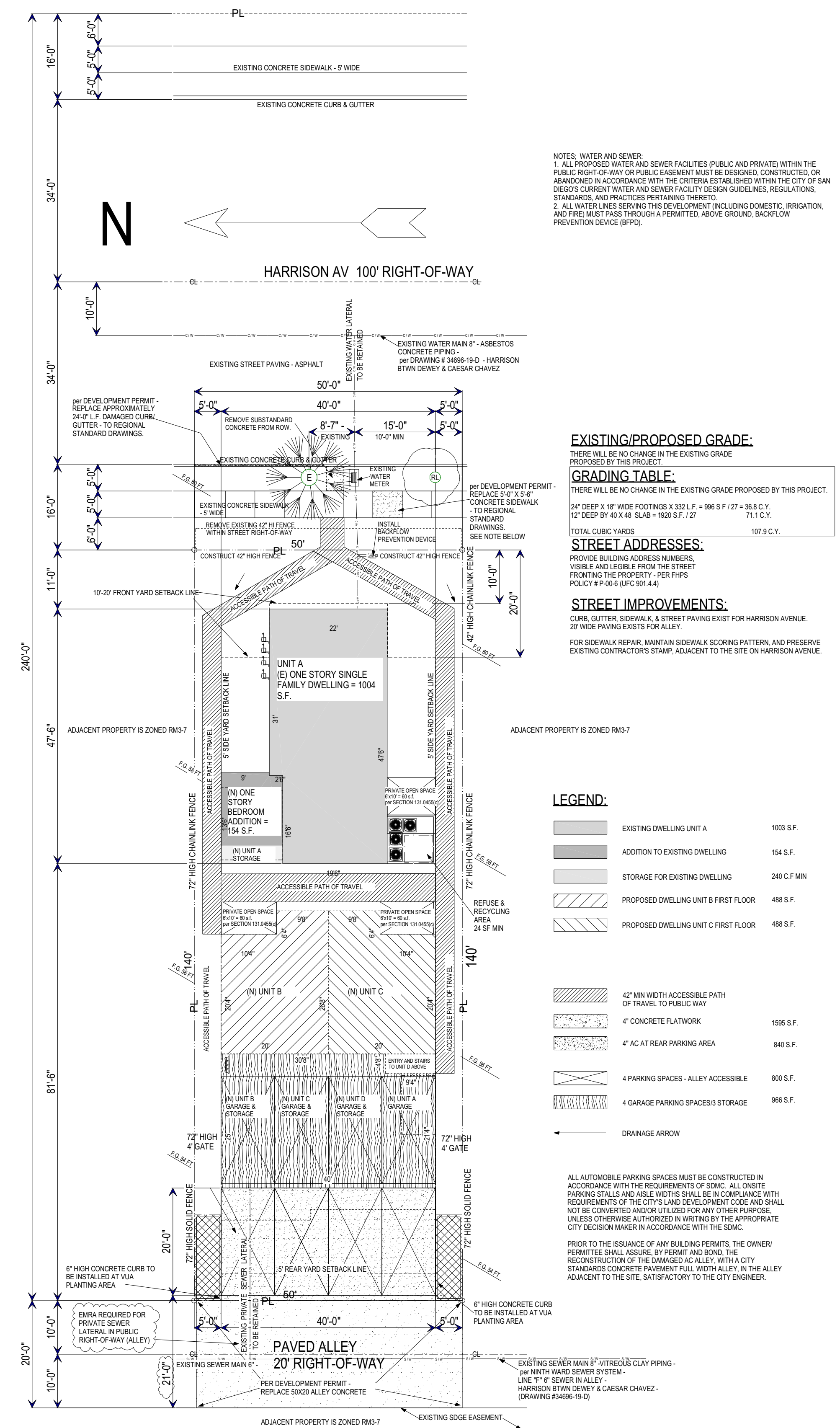
FIRE HYDRANT LOCATION MAP

NOTE:
THERE ARE NO EASEMENTS LOCATED ON THE SUBJECT PARCEL.

NOTE:
THERE ARE NO TRANSIT STOPS LOCATED ON THE SUBJECT PARCEL. THE 25TH & COMMERCIAL ST. TROLLEY STOP IS LOCATED LESS THAN 1/4 MILE FROM SUBJECT PARCEL, AS ARE AT LEAST 4 BUS STOPS.



SECOND FLOOR SCALE 1" = 15'-0"



FIRST FLOOR FOOTPRINT SCALE 1" = 15'-0"

NOTES, WATER AND SEWER:
1. ALL PROPOSED WATER AND SEWER FACILITIES (PUBLIC AND PRIVATE) WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT MUST BE DESIGNED, CONSTRUCTED, OR ABANDONED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CITY OF SAN DIEGO'S CURRENT WATER AND SEWER FACILITY DESIGN GUIDELINES, REGULATIONS, STANDARDS, AND PRACTICES PERTAINING THERETO.
2. ALL WATER LINES SERVING THIS DEVELOPMENT INCLUDING DOMESTIC, IRRIGATION, AND FIRE MUST PASS THROUGH A PERMITTED ABOVE GROUND, BACKFLOW PREVENTION DEVICE (BFPD).

EXISTING/PROPOSED GRADE:
THERE WILL BE NO CHANGE IN THE EXISTING GRADE PROPOSED BY THIS PROJECT.

GRADING TABLE:
THERE WILL BE NO CHANGE IN THE EXISTING GRADE PROPOSED BY THIS PROJECT.
24" DEEP X 18" WIDE FOOTINGS X 332 L.F. = 996 S.F. / 27' = 36.8 C.Y.
12" DEEP BY 40 X 48 SLAB = 1020 S.F. / 27' = 71.1 C.Y.
TOTAL CUBIC YARDS 107.9 C.Y.

STREET ADDRESSES:
PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY - PER FHPS POLICY # P-05-6 (6FC 801.4.4)

STREET IMPROVEMENTS:
CURB, GUTTER, SIDEWALK & STREET PAVING EXIST FOR HARRISON AVENUE. 20' WIDE PAVING EXISTS FOR ALLEY.

FOR SIDEWALK REPAIR, MAINTAIN SIDEWALK SCORING PATTERN, AND PRESERVE EXISTING CONTRACTOR'S STAMP, ADJACENT TO THE SITE ON HARRISON AVENUE.

LEGEND:

[Symbol]	EXISTING DWELLING UNIT A	1003 S.F.
[Symbol]	ADDITION TO EXISTING DWELLING	154 S.F.
[Symbol]	STORAGE FOR EXISTING DWELLING	240 C.F. MIN
[Symbol]	PROPOSED DWELLING UNIT B FIRST FLOOR	488 S.F.
[Symbol]	PROPOSED DWELLING UNIT C FIRST FLOOR	488 S.F.
[Symbol]	42" MIN WIDTH ACCESSIBLE PATH OF TRAVEL TO PUBLIC WAY	1596 S.F.
[Symbol]	4" AC AT REAR PARKING AREA	840 S.F.
[Symbol]	4 PARKING SPACES - ALLEY ACCESSIBLE	800 S.F.
[Symbol]	4 GARAGE PARKING SPACES STORAGE	968 S.F.
[Symbol]	REFUSE & RECYCLING AREA	24 SF MIN
[Symbol]	42" HIGH CHAIN LINK FENCE	140' x 140'
[Symbol]	72" HIGH SOLID FENCE	140' x 140'
[Symbol]	6" HIGH CONCRETE CURB TO BE INSTALLED AT VUA PLANTING AREA	20'-0" x 10'-0"
[Symbol]	6" HIGH CONCRETE CURB TO BE INSTALLED AT VUA PLANTING AREA	20'-0" x 10'-0"
[Symbol]	EMRA REQUIRED FOR PRIVATE SEWER LATERAL IN PUBLIC RIGHT-OF-WAY (ALLEY)	10'-0" x 10'-0"
[Symbol]	EXISTING SEWER MAIN 8" VITREOUS CLAY PIPE - 10" NORTH WARD SEWER SYSTEM - LINE 17" 6" SEWER IN ALLEY - HARRISON BTWN DEWEY & CAESAR CHAVEZ - (DRAWING #3486-19-D)	40'-0" x 40'-0"

ALL AUTOMOBILE PARKING SPACES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SDMG. ALL ON-STREET PARKING SPACES 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 BY THE APPROPRIATE CITY DECISION MAKER IN ACCORDANCE WITH THE SDMG.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE SHALL ASSURE, BY PERMIT AND BOND, THE RECONSTRUCTION OF THE DAMAGED AC ALLEY WITH A CITY STANDARDS CONCRETE PAVEMENT FULL WIDTH ALLEY, IN THE ALLEY ADJACENT TO THE SITE, SATISFACTORY TO THE CITY ENGINEER.

SHEET TITLE: SITE/PLOT PLAN

PROJECT NAME: HAMMER PROJECT
PROJECT ADDRESS: 1959 HARRISON AVENUE SAN DIEGO CA 92113
OWNER: JANET HAMMER
5570 FORBES AVENUE
SAN DIEGO CALIFORNIA 92120
CELL 619-850-5560
janethammer@cox.net

LEGAL DESCRIPTION: LOT(S) 33-34
BLOCK: 239
MAP 379 SAN DIEGO LAND & TOWN CO. ADD

ASSESSOR'S PARCEL NUMBER: 538-130-22

ZONE: RM3-7

OVERLAY ZONES:
COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE-A ((CPIOZ) TYPE-A)
FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTICING AREA
SAN DIEGO SOUTHEASTERN COMMUNITY PLAN - VILLAGE DISTRICT
TRANSIT OVERLAY ZONE
TRANSIT PRIORITY ZONE.

HISTORICAL DESIGNATION: NO
NEIGHBORHOOD DEVELOPMENT PERMIT: YES -
4 TANDEM PARKING SPACES -

SCOPE OF WORK:
EXISTING 2 BDRM, 2 BA DWELLING = 1003 S.F. YEAR CONSTRUCTED 1935
PROPOSED 1 BDRM ADDITION TO EXISTING DWELLING = 154 S.F.
PROPOSED 3 - 3 BDRM 2 BA DWELLINGS
CONSISTING OF:
2 - TWO STORY TOWNHOUSE UNITS = 1114 S.F. EA = 2228 S.F.
1 - ONE STORY SECOND FLOOR UNIT OVER GARAGE/STORAGE = 1124 S.F.
PROPOSED ACCESSORY GARAGES & STORAGE = 1066 S.F.

SUBMITTAL DATE 6/15/2018
PLAN FILE/PROJECT #: 607413



HAMMER PROJECT

DATE	5-4-2018
REVISIONS	
DATE	5-28-2018
DATE	8-01-2018
DATE	12-11-2018
DATE	
DATE	
DATE	
SHEET	A 001
	2 OF 14

PUBLIC RIGHT-OF-WAY PARKWAY AREA - HYDROZONE 1
 142.0438 142.0439
 PLANTING AREA REQUIRED: PROVIDE 40 S.F. PER TREE (WITH NO DIMENSION LESS THAN 5')
 TREES REQUIRED: 1 TREE PER 30' OF STREET FRONTAGE = 2 TREES
 TREES PROVIDED: 2 - ONE EXISTING TREE AND ONE NEW TREE
 PLANT POINTS PROVIDED: 128 = 100
 PLANTING AREA PROVIDED: 491 S.F.

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	O.C. SPACING	MATURE SIZE	PAVING OFFSET	WATER NEEDS	QUANTITY	PLANT POINTS
(E) WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	EXISTING	20'	40-60" H X 10-20" W	24"	LOW	1	100
(RL) RHUS LANCEA	AFRICAN SUMAC	24" BOX	96"	20-30" H X 20-35" W	24"	LOW	1	100
(FM) FESCUA MAIREI	ATLAS FESCUE	5 GAL.	48"	2-3" H X 2-3" W	18"	LOW	7	14
(FM) FESCUA MAIREI	ATLAS FESCUE	1 GAL.	48"	2-3" H X 2-3" W	9"	LOW	12	12

THE REMAINDER OF EXPOSED EARTH AREAS TO BE COVERED WITH SHREDED MULCH - TO A DEPTH OF 4 INCHES.

STREET YARD HYDROZONE 1
 142.0438
 A MINIMUM OF 40 S.F. PLANTING AREA SHALL BE REQUIRED FOR ALL TREES - WITH NO DIMENSION LESS THAN 5' AT LEAST 50% OF THE PLANT POINTS REQUIRED SHALL BE ACHIEVED WITH TREES
 PLANTING AREA REQUIRED: 370 S.F.
 PLANTING AREA PROVIDED: 370 S.F.
 TOTAL AREA = 550 X 50 = 225 S.F.
 PLANT POINTS REQUIRED: 56 = 35
 PLANT POINTS PROVIDED: 56 = 35
 TOTAL AREA = 692 X 0.05 = 34.6 = 35

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	O.C. SPACING	MATURE SIZE	PAVING OFFSET	WATER NEEDS	QUANTITY	PLANT POINTS
(LI) LAGERSTROMIA INDICA	CRAPE MYRTLE	15 GAL.	10'	15-25" H X 6-15" W	48"	LOW	3	30
(CF) CERODIUM FLORIDUM	BLUE PALO VERDE	15 GAL.	10'	15-25" H X 6-15" W	48"	LOW	1	10
(FM) FESCUA MAIREI	ATLAS FESCUE	5 GAL.	2'	2-3" H X 2-3" W	18"	LOW	8	16

THE REMAINDER OF EXPOSED EARTH AREAS TO BE COVERED WITH SHREDED MULCH - TO A DEPTH OF 4 INCHES.

REMAINING YARD HYDROZONE 2
 142.0438
 A MINIMUM OF 40 S.F. PLANTING AREA SHALL BE REQUIRED FOR ALL TREES - WITH NO DIMENSION LESS THAN 5' AT LEAST 50% OF THE PLANT POINTS REQUIRED SHALL BE ACHIEVED WITH TREES
 PLANTING AREA REQUIRED: 713 S.F.
 PLANTING AREA PROVIDED: 713 S.F.
 TOTAL AREA = 692 X 0.05 = 34.6 = 35
 PLANT POINTS REQUIRED: 80 POINTS PER BUILDING (2 BUILDINGS) = 120 POINTS
 PLANT POINTS PROVIDED: 120 = 120

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	O.C. SPACING	MATURE SIZE	PAVING OFFSET	WATER NEEDS	QUANTITY	PLANT POINTS
(LI) LAGERSTROMIA INDICA	CRAPE MYRTLE	15 GAL.	10'	15-25" H X 6-15" W	48"	LOW	4	40
(CF) CERODIUM FLORIDUM	BLUE PALO VERDE	15 GAL.	10'	15-25" H X 6-15" W	48"	LOW	4	40
(FM) FESCUA MAIREI	ATLAS FESCUE	5 GAL.	2'	2-3" H X 2-3" W	18"	LOW	10	20
(FM) FESCUA MAIREI	ATLAS FESCUE	1 GAL.	4'	2-3" H X 2-3" W	9"	LOW	20	20

THE REMAINDER OF EXPOSED EARTH AREAS TO BE COVERED WITH SHREDED MULCH - TO A DEPTH OF 4 INCHES.

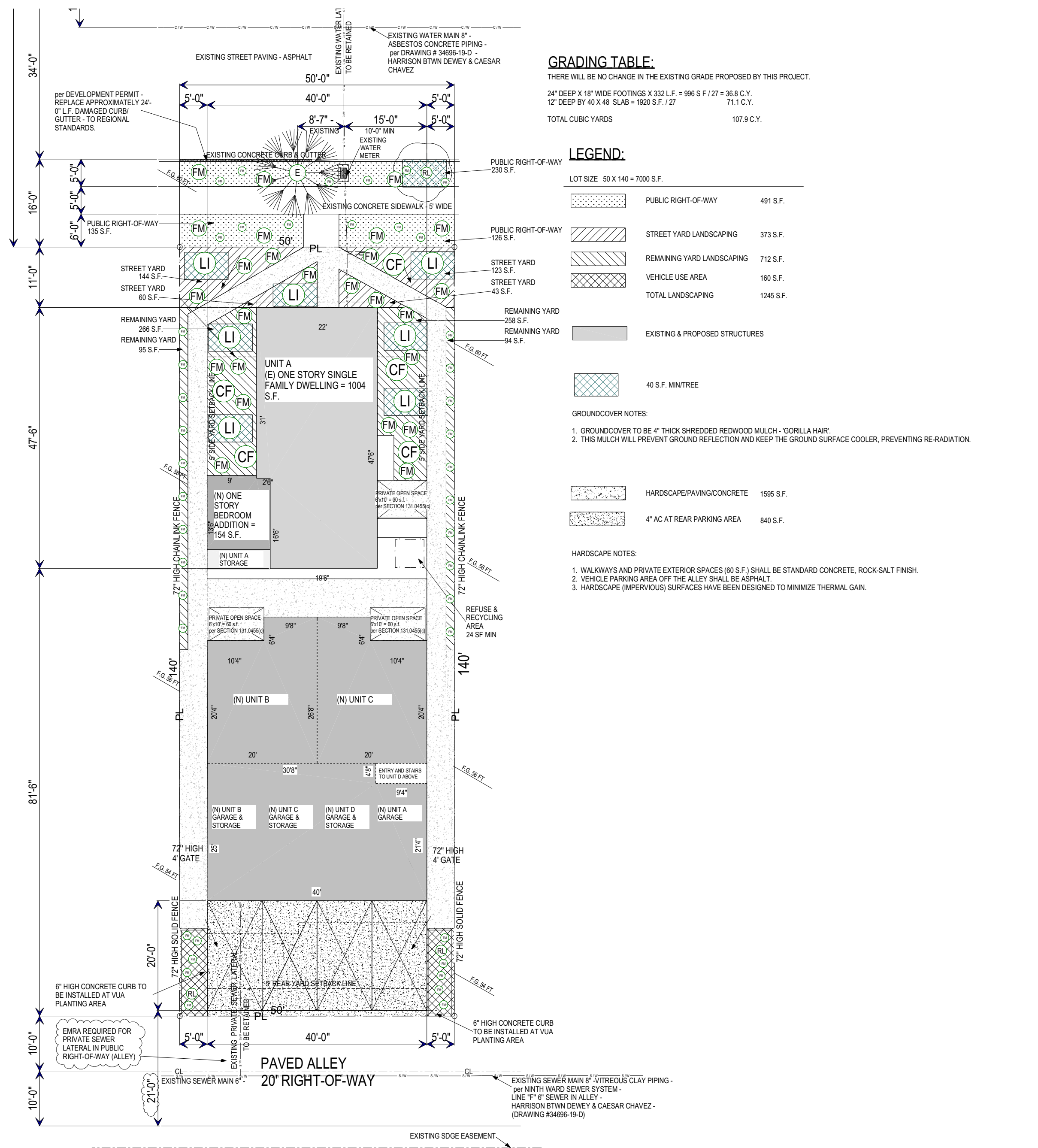
VEHICULAR USE AREA HYDROZONE 2
 16000 S.F. | 142.0436, 142.0437
 PLANTING AREA REQUIRED: PROVIDE 40 S.F. PER TREE (WITH NO DIMENSION LESS THAN 5')
 PLANT POINTS REQUIRED: 40 = 40
 PLANTING AREA PROVIDED: 160 S.F.
 TOTAL VUA = 1 X 4 PARKING SPACES = 40

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	O.C. SPACING	MATURE SIZE	PAVING OFFSET	WATER NEEDS	QUANTITY	PLANT POINTS
(RL) RHUS LANCEA	AFRICAN SUMAC	24 INCH BOX	96"	20-30" H X 20-35" W	24"	LOW	2	20
(FM) FESCUA MAIREI	ATLAS FESCUE	5 GAL.	2'	2-3" H X 2-3" W	18"	LOW	10	20

THE REMAINDER OF EXPOSED EARTH AREAS TO BE COVERED WITH SHREDED MULCH - TO A DEPTH OF 4 INCHES.

NOTES:
 1. ROOT BARRIERS TO BE INSTALLED IN ALL INSTANCES WHERE A TREE WILL BE PLANTED WITHIN 9' OF ADJACENT CURBS, SIDEWALKS, WALLS, OR ANY FLATWORK OR HARDSCAPE.
 2. THE TOP 12" MINIMUM OF SOIL IN ALL PLANTING AREAS SHALL BE AMENDED PLANTING SOIL.
 3. ALL EXISTING INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES.
 4. TURF OR LAWN IS LIMITED TO A MINIMUM OF 10% OF PLANTING AREA. NO TURF IS PROPOSED.
 5. ALL PLANT SPECIES HAVE SIMILAR MAINTENANCE AND GROWTH CHARACTERISTICS.

WATER USE CALCULATION:
 PROJECT TO BE PERMITTED UNDER:
 THE CALCULATION ASSUMES THAT APPROXIMATE COMBINED OF THESE BUILDINGS WITH AN AREA OF 16000 S.F. WILL BE OCCUPYING THE LOT WITH AN AVERAGE OF 100 S.F. OF LAWN AND COVERED PATIO PER PLANTING POINT WITH A 1" H. IT ALSO ASSUMES THAT THERE ARE NO SPECIAL LANDSCAPE AREAS.
 MINIMUM PERIODIC IRRIGATION:
 MINIMA - 25 GAL/INCH (25 GAL/INCH PER INCH OF SOIL)
 MINIMA - 10 GAL/INCH (10 GAL/INCH PER INCH OF SOIL)
 MINIMA - 10 GAL/INCH (10 GAL/INCH PER INCH OF SOIL)
 TOTAL PERIODIC IRRIGATION:
 THE TOTAL PERIODIC IRRIGATION IS LESS THAN THE TOTAL MINIMA (USE MINIMA)
NOTES:
 1. ALL IRRIGATION FACTOR AND IRRIGATION EFFICIENCY INFORMATION IS GATHERED FROM THE BEST AVAILABLE SOURCE AND IS APPROXIMATE. IRRIGATION FACTORS AND EFFICIENCIES ARE SUBJECT TO CHANGE AND ARE NOT TO BE USED AS A BASIS FOR DESIGN OR CONSTRUCTION.
 2. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 10% TO 15% OF FIELD CAPACITY.
 3. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 10% TO 15% OF FIELD CAPACITY.
 4. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 10% TO 15% OF FIELD CAPACITY.
 5. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 10% TO 15% OF FIELD CAPACITY.



GRADING TABLE:
 THERE WILL BE NO CHANGE IN THE EXISTING GRADE PROPOSED BY THIS PROJECT.
 24" DEEP X 18" WIDE FOOTINGS X 332 L.F. = 996 S.F. / 27 = 36.9 C.Y.
 12" DEEP BY 40 X 48 SLAB = 1920 S.F. / 27 = 71.1 C.Y.
 TOTAL CUBIC YARDS: 107.9 C.Y.

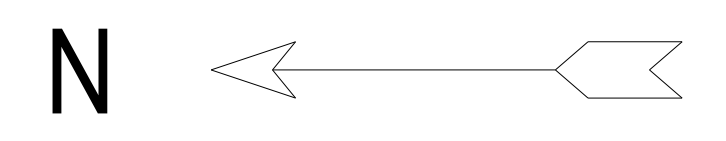
LEGEND:

LOT SIZE 50 X 140 = 7000 S.F.	
PUBLIC RIGHT-OF-WAY	491 S.F.
STREET YARD LANDSCAPING	373 S.F.
REMAINING YARD LANDSCAPING	712 S.F.
VEHICLE USE AREA	160 S.F.
TOTAL LANDSCAPING	1245 S.F.
EXISTING & PROPOSED STRUCTURES	
40 S.F. MINITREE	

GROUND COVER NOTES:
 1. GROUND COVER TO BE 4" THICK SHREDED REDWOOD MULCH - "GORILLA HAIR".
 2. THIS MULCH WILL PREVENT GROUND REFLECTION AND KEEP THE GROUND SURFACE COOLER, PREVENTING RE-RADIATION.

HARDSCAPE NOTES:
 1. WALKWAYS AND PRIVATE EXTERIOR SPACES (80 S.F.) SHALL BE STANDARD CONCRETE, ROCK-SALT FINISH.
 2. VEHICLE PARKING AREA OFF THE ALLEY SHALL BE ASPHALT.
 3. HARDSCAPE (IMPERVIOUS) SURFACES HAVE BEEN DESIGNED TO MINIMIZE THERMAL GAIN.

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



SHEET TITLE: LANDSCAPE DEVELOPMENT PLAN

PROJECT NAME: HAMMER PROJECT
PROJECT ADDRESS: 1959 HARRISON AVENUE SAN DIEGO CA 92113
OWNER: JANET HAMMER
 5570 FORBES AVENUE
 SAN DIEGO CALIFORNIA 92120
 CELL 619-850-5560
 janethammer@cox.net

LEGAL DESCRIPTION: LOT(S) 33-34
 BLOCK: 239
 MAP 379 - SAN DIEGO LAND & TOWN CO. ADD

ASSESSOR'S PARCEL NUMBER: 538-130-22

ZONE: RM3-7

OVERLAY ZONES:
 COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE-A ((CPIOZ) TYPE-A)
 FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTICING AREA
 SAN DIEGO SOUTHEASTERN COMMUNITY PLAN - VILLAGE DISTRICT
 TRANSIT OVERLAY ZONE
 TRANSIT PRIORITY ZONE.

HISTORICAL DESIGNATION: NO

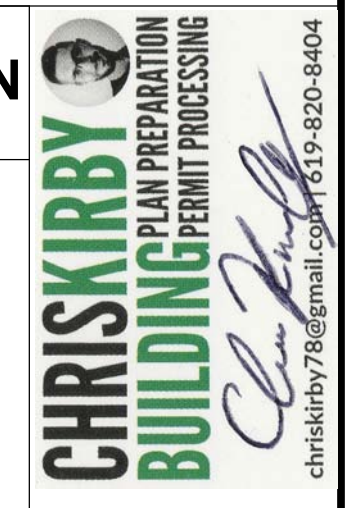
NEIGHBORHOOD DEVELOPMENT PERMIT: YES -
 4 TANDEM PARKING SPACES -

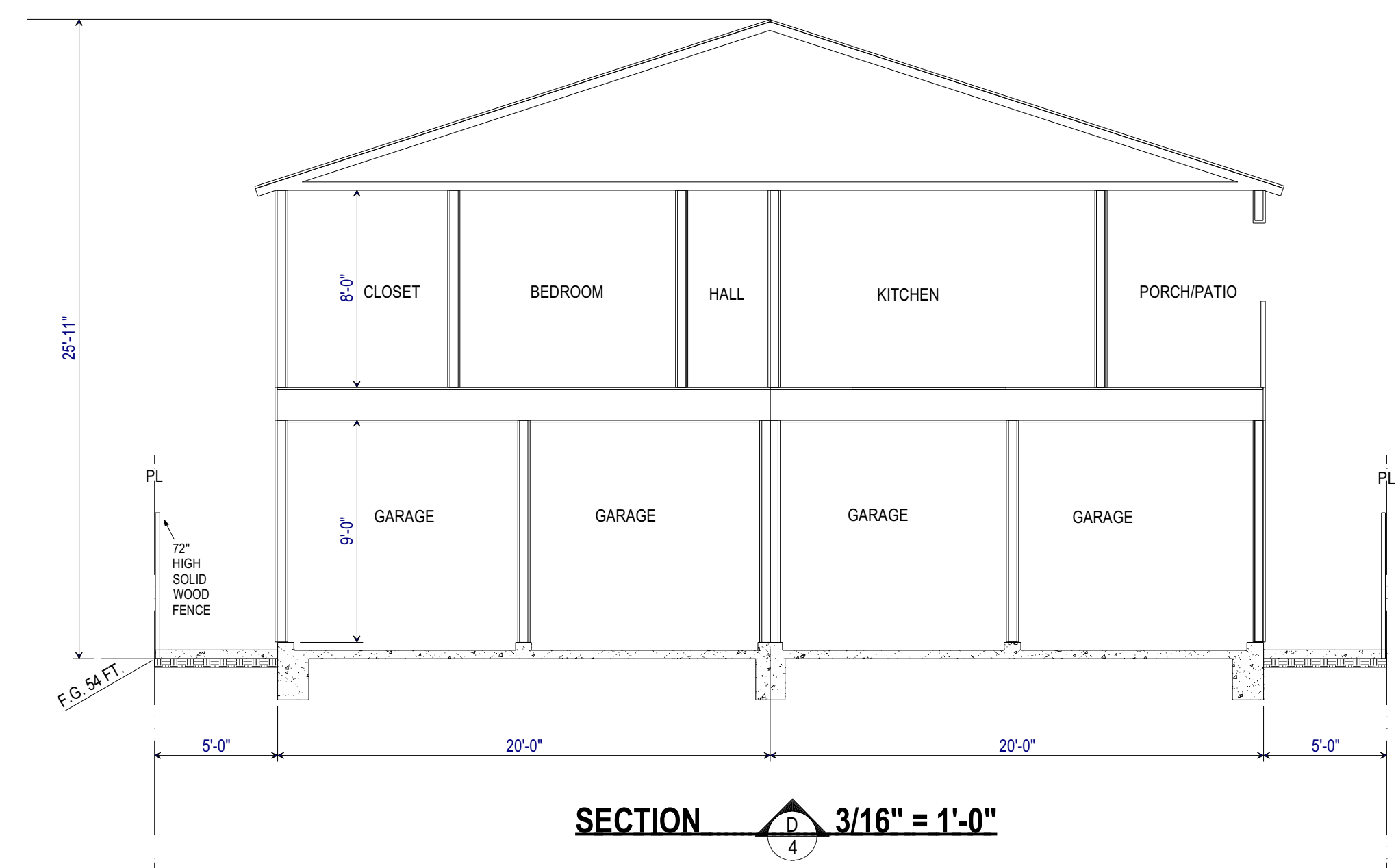
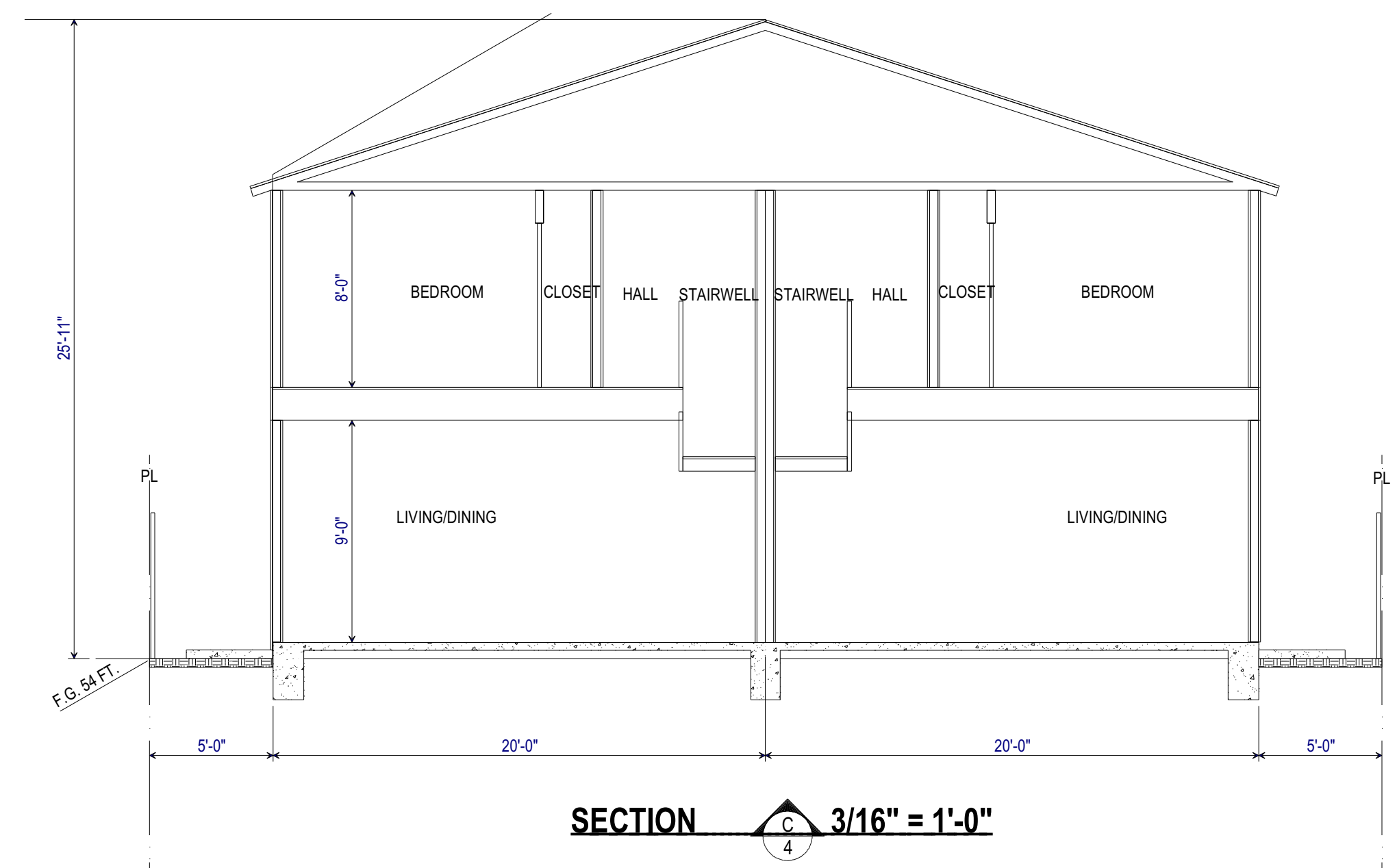
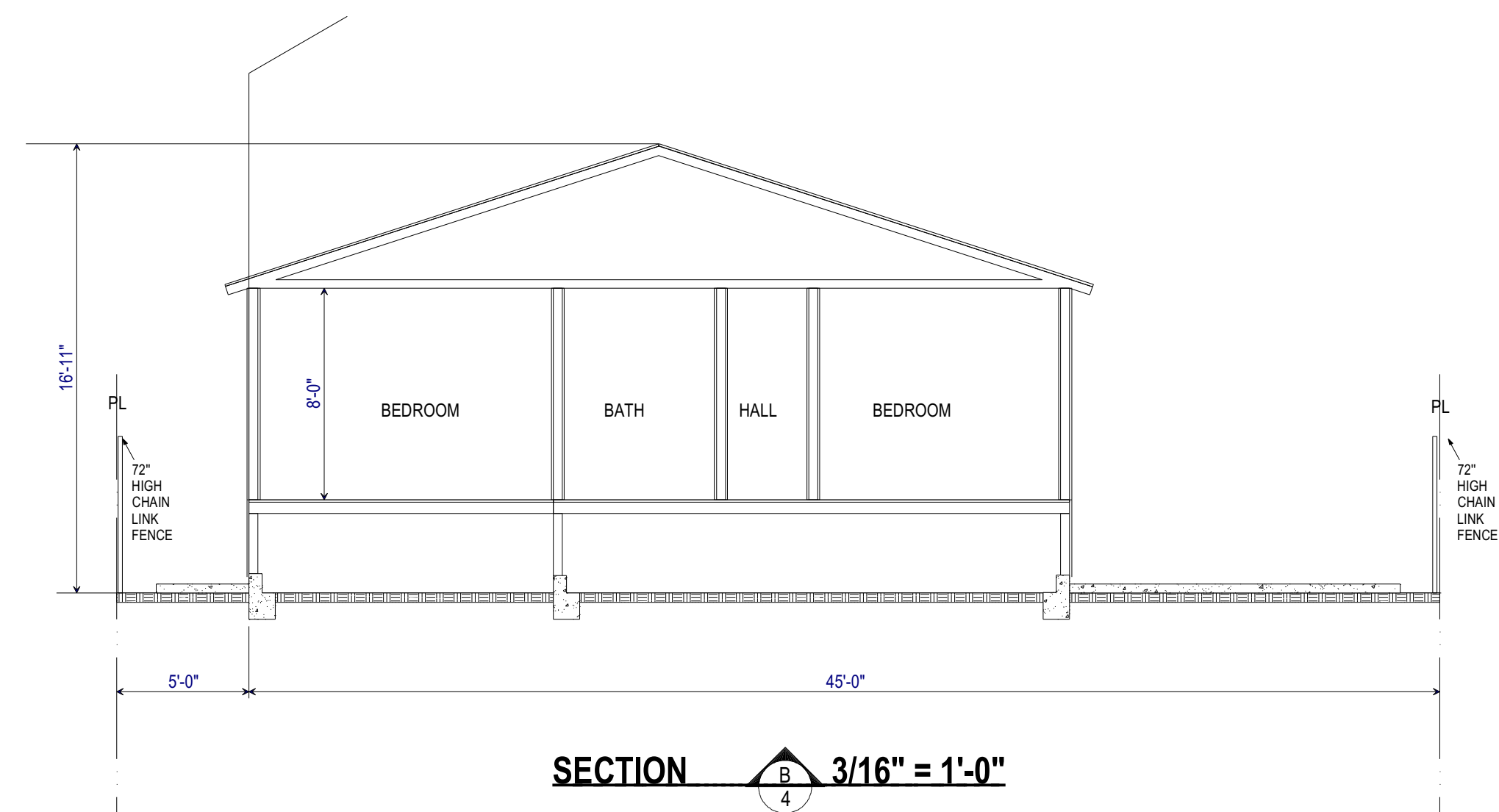
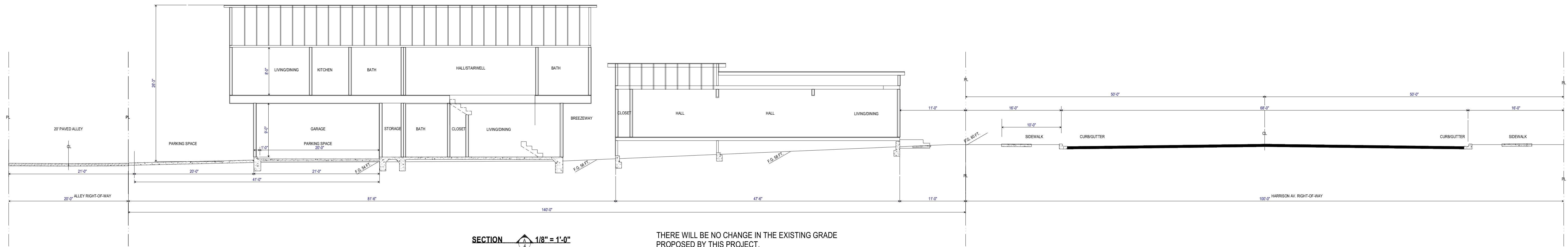
SCOPE OF WORK:
 EXISTING 2 BDRM, 2 BA DWELLING = 1003 S.F. YEAR CONSTRUCTED 1935
 PROPOSED 1 BDRM ADDITION TO EXISTING DWELLING = 154 S.F.
 PROPOSED 3 - 3 BDRM 2 BA DWELLINGS
 CONSISTING OF:
 2 - TWO STORY TOWNHOUSE UNITS = 1114 S.F. EA = 2228 S.F.
 1 - ONE STORY SECOND FLOOR UNIT OVER GARAGE/STORAGE = 1124 S.F.
 PROPOSED ACCESSORY GARAGES & STORAGE = 1066 S.F.

SUBMITTAL DATE 6/15/2018
PLAN FILE/PROJECT #: 607413

DATE 5-4-2018
REVISIONS
 DATE 5-28-2018
 DATE 8-01-2018
 DATE 12-11-2018
 DATE
 DATE
 DATE

SHEET **A 002**
3 OF 14





SHEET TITLE: SITE SECTIONS

PROJECT NAME: HAMMER PROJECT
PROJECT ADDRESS: 1959 HARRISON AVENUE SAN DIEGO CA 92113
OWNER: JANET HAMMER
 5570 FORBES AVENUE
 SAN DIEGO CALIFORNIA 92120
 CELL 619-850-5560
 janethammer@cox.net

LEGAL DESCRIPTION: LOT(S) 33-34
 BLOCK: 239
 MAP 379 SAN DIEGO LAND & TOWN CO. ADD

ASSESSOR'S PARCEL NUMBER: 538-130-22

ZONE: RM3-7

OVERLAY ZONES:
 COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE-A ((CPIOZ) TYPE-A)
 FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTICING AREA
 SAN DIEGO SOUTHEASTERN COMMUNITY PLAN - VILLAGE DISTRICT
 TRANSIT OVERLAY ZONE
 TRANSIT PRIORITY ZONE.

HISTORICAL DESIGNATION: NO
NEIGHBORHOOD DEVELOPMENT PERMIT: YES -
 4 TANDEM PARKING SPACES -

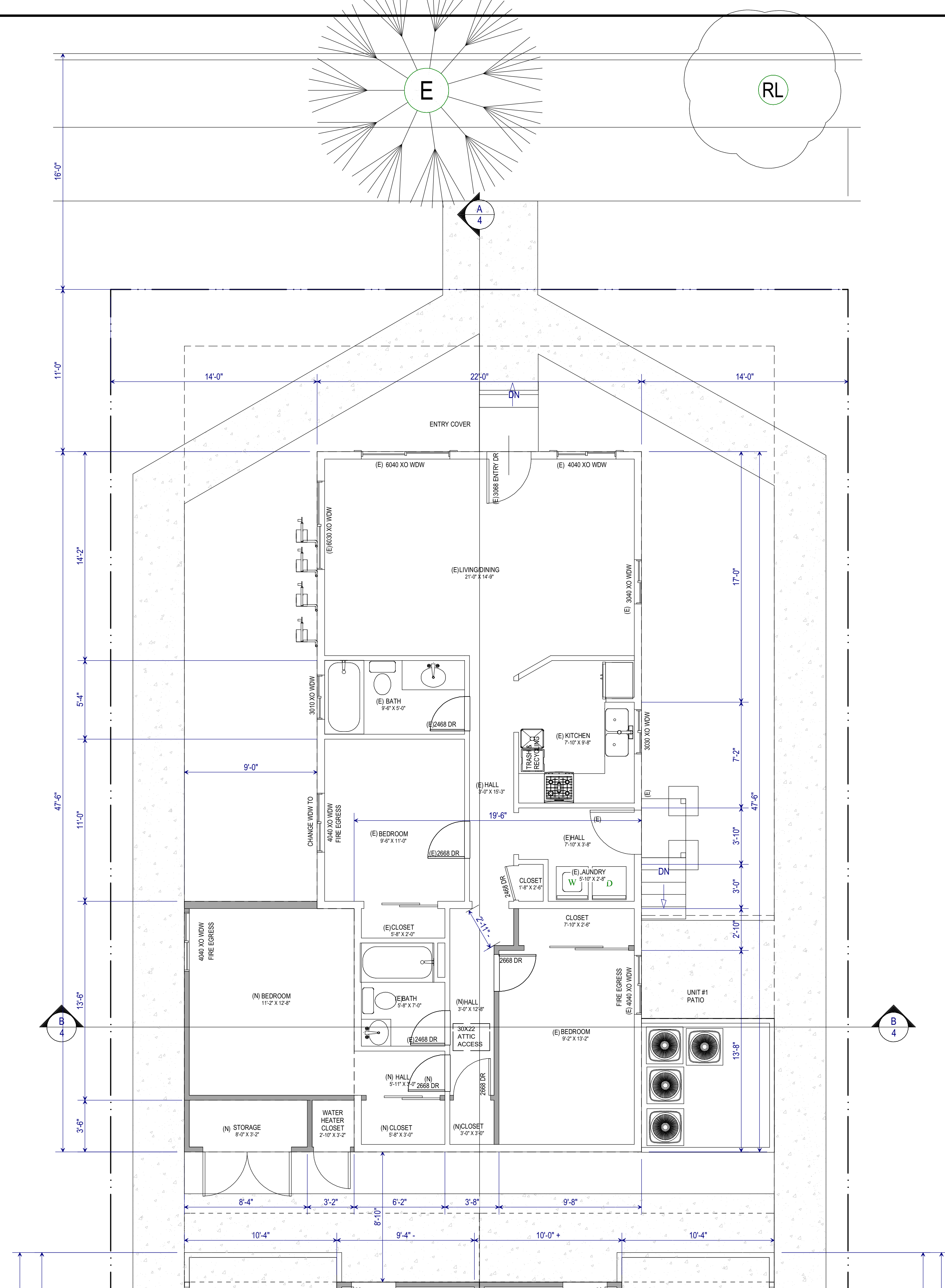
SCOPE OF WORK:
 EXISTING 2 BDRM, 2 BA DWELLING = 1003 S.F. YEAR CONSTRUCTED 1935
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 PROPOSED ACCESSORY GARAGES & STORAGE = 1066 S.F.

SUBMITTAL DATE 6/15/2018
PLAN FILE/PROJECT #: 607413



HAMMER PROJECT

DATE	5-4-2018
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DATE	12-11-2018
DATE	
DATE	
DATE	



FIRST FLOOR PLAN - FRONT SCALE 1/4" = 1'-0"

SHEET TITLE: FIRST FLOOR PLAN

PROJECT NAME: HAMMER PROJECT
PROJECT ADDRESS: 1959 HARRISON AVENUE SAN DIEGO CA 92113
OWNER: JANET HAMMER
 5570 FORBES AVENUE
 SAN DIEGO CALIFORNIA 92120
 CELL 619-850-5560
 janethammer@cox.net

LEGAL DESCRIPTION: LOT(S) 33-34
 BLOCK: 239
 MAP 379 SAN DIEGO LAND & TOWN CO. ADD

ASSESSOR'S PARCEL NUMBER: 538-130-22

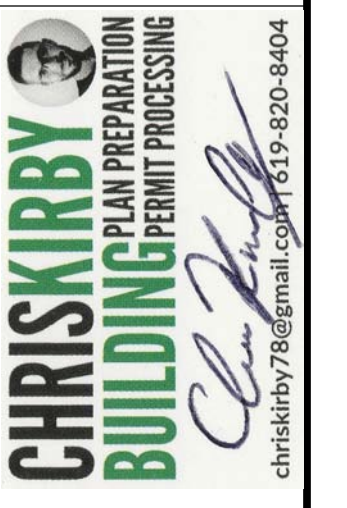
ZONE: RM3-7

OVERLAY ZONES:
 COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE-A ((CPIOZ) TYPE-A)
 FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTICING AREA
 SAN DIEGO SOUTHEASTERN COMMUNITY PLAN - VILLAGE DISTRICT
 TRANSIT OVERLAY ZONE
 TRANSIT PRIORITY ZONE.

HISTORICAL DESIGNATION: NO
NEIGHBORHOOD DEVELOPMENT PERMIT: YES -
 4 TANDEM PARKING SPACES -

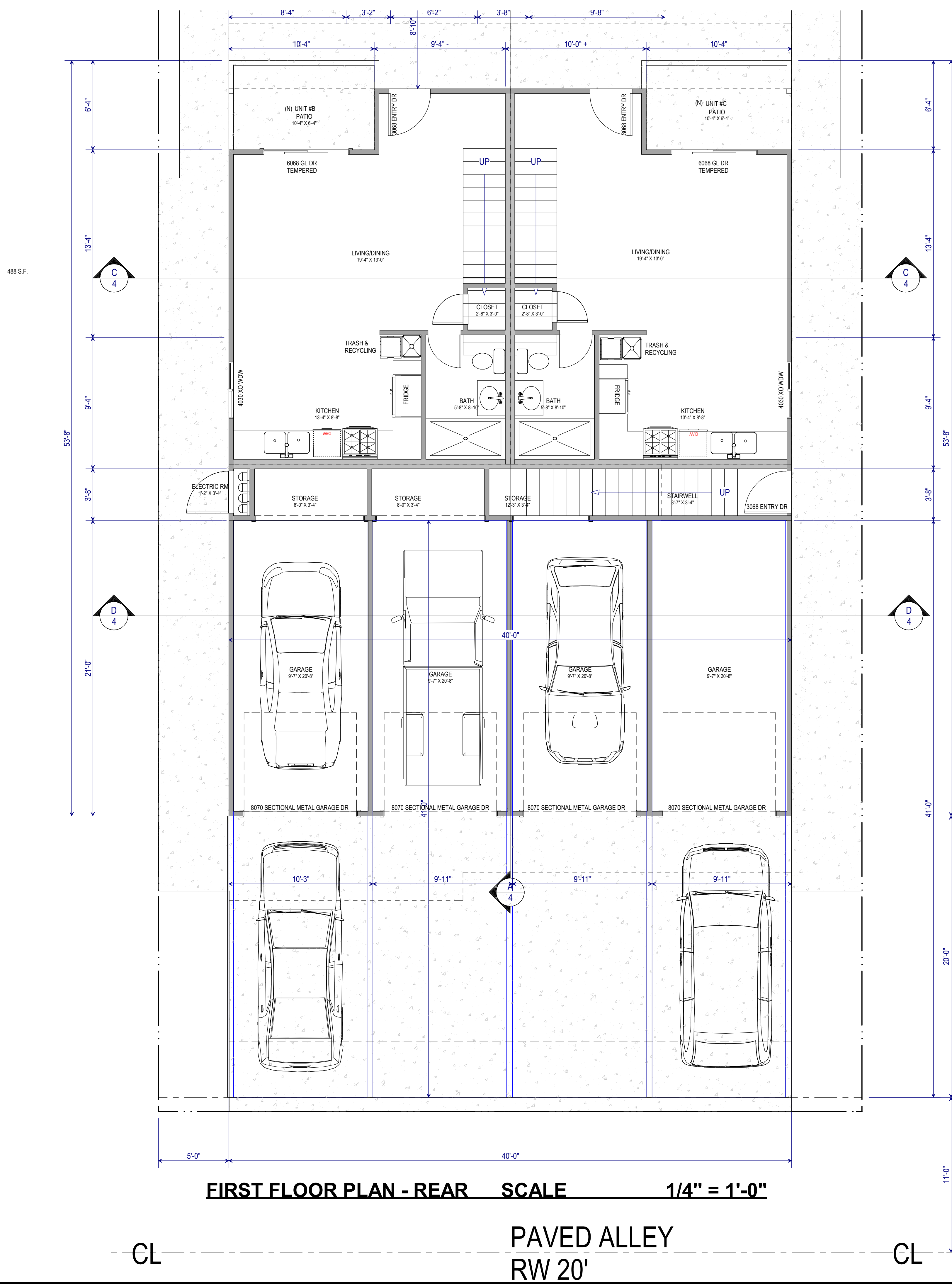
SCOPE OF WORK:
 EXISTING 2 BDRM, 2 BA DWELLING = 1003 S.F. YEAR CONSTRUCTED 1935
 PROPOSED 1 BDRM ADDITION TO EXISTING DWELLING = 154 S.F.
 PROPOSED 3 - 3 BDRM 2 BA DWELLINGS
 CONSISTING OF:
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 PROPOSED ACCESSORY GARAGES & STORAGE = 1066 S.F.

SUBMITTAL DATE 6/15/2018
PLAN FILE/PROJECT #: 607413



HAMMER PROJECT

DATE	5-4-2018
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FIRST FLOOR PLAN - REAR SCALE 1/4" = 1'-0"

PAVED ALLEY
RW 20'

SHEET TITLE: FIRST FLOOR PLAN

PROJECT NAME: HAMMER PROJECT
PROJECT ADDRESS: 1959 HARRISON AVENUE
 SAN DIEGO CA 92113
OWNER: JANET HAMMER
 5570 FORBES AVENUE
 SAN DIEGO CALIFORNIA 92120
 CELL 619-850-5560
 janethammer@cox.net

LEGAL DESCRIPTION: LOT(S) 33-34
 BLOCK: 239
 MAP 379 SAN DIEGO LAND & TOWN CO. ADD

ASSESSOR'S PARCEL NUMBER: 538-130-22

ZONE: RM3-7

OVERLAY ZONES:
 COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE-A ((CPIOZ) TYPE-A)
 FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTICING AREA
 SAN DIEGO SOUTHEASTERN COMMUNITY PLAN - VILLAGE DISTRICT
 TRANSIT OVERLAY ZONE
 TRANSIT PRIORITY ZONE.

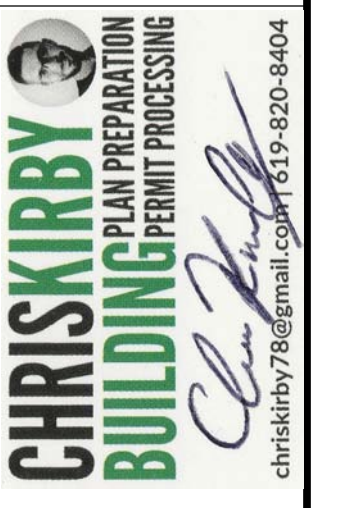
HISTORICAL DESIGNATION: NO

NEIGHBORHOOD DEVELOPMENT PERMIT: YES -
 4 TANDEM PARKING SPACES -

SCOPE OF WORK:
 EXISTING 2 BDRM, 2 BA DWELLING = 1003 S.F. YEAR CONSTRUCTED 1935
 PROPOSED 1 BDRM ADDITION TO EXISTING DWELLING = 154 S.F.
 PROPOSED 3 - 3 BDRM 2 BA DWELLINGS
 CONSISTING OF:
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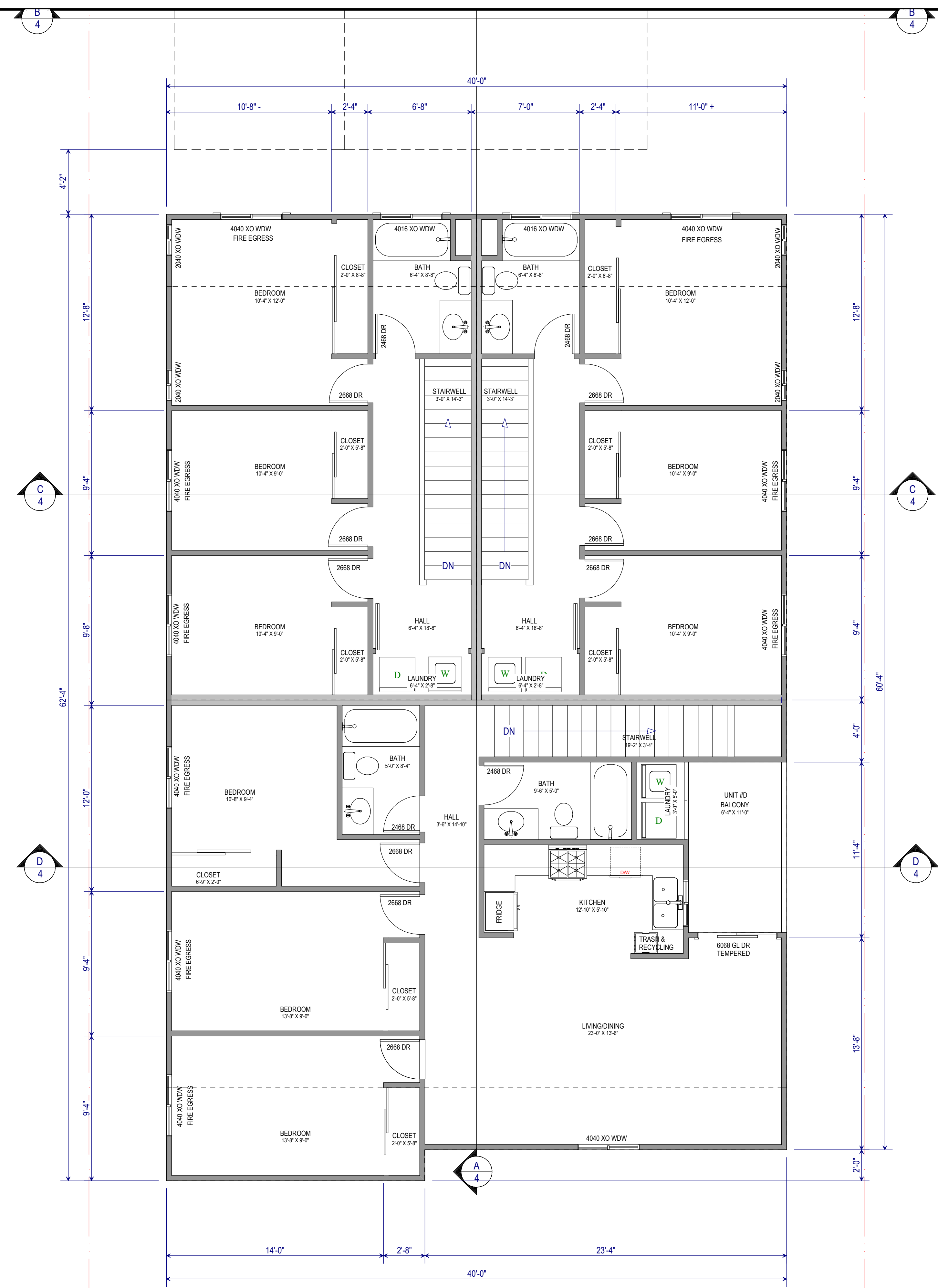
SUBMITTAL DATE 6/15/2018

PLAN FILE/PROJECT #: 607413



HAMMER PROJECT

DATE	REVISIONS
5-4-2018	
5-28-2018	
8-01-2018	
12-11-2018	
DATE	
DATE	
DATE	



SECOND FLOOR PLAN - REAR SCALE 1/4" = 1'-0"

SHEET TITLE: SECOND FLOOR PLAN

PROJECT NAME: HAMMER PROJECT
PROJECT ADDRESS: 1959 HARRISON AVENUE SAN DIEGO CA 92113
OWNER: JANET HAMMER
 5570 FORBES AVENUE
 SAN DIEGO CALIFORNIA 92120
 CELL 619-850-5560
 janethammer@cox.net

LEGAL DESCRIPTION: LOT(S) 33-34
 BLOCK: 239
 MAP 379 SAN DIEGO LAND & TOWN CO. ADD

ASSESSOR'S PARCEL NUMBER: 538-130-22

ZONE: RM3-7

OVERLAY ZONES:
 COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE-A ((CPIOZ) TYPE-A)
 FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTICING AREA
 SAN DIEGO SOUTHEASTERN COMMUNITY PLAN - VILLAGE DISTRICT
 TRANSIT OVERLAY ZONE
 TRANSIT PRIORITY ZONE.

HISTORICAL DESIGNATION: NO

NEIGHBORHOOD DEVELOPMENT PERMIT: YES -
 4 TANDEM PARKING SPACES -

SCOPE OF WORK:
 EXISTING 2 BDRM, 2 BA DWELLING = 1003 S.F. YEAR CONSTRUCTED 1935
 PROPOSED 1 BDRM ADDITION TO EXISTING DWELLING = 154 S.F.
 PROPOSED 3 - 3 BDRM 2 BA DWELLINGS
 CONSISTING OF:
 2 - TWO STORY TOWNHOUSE UNITS = 1114 S.F. EA = 2228 S.F.
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 PROPOSED ACCESSORY GARAGES & STORAGE = 1066 S.F.

SUBMITTAL DATE 6/15/2018

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HAMMER PROJECT

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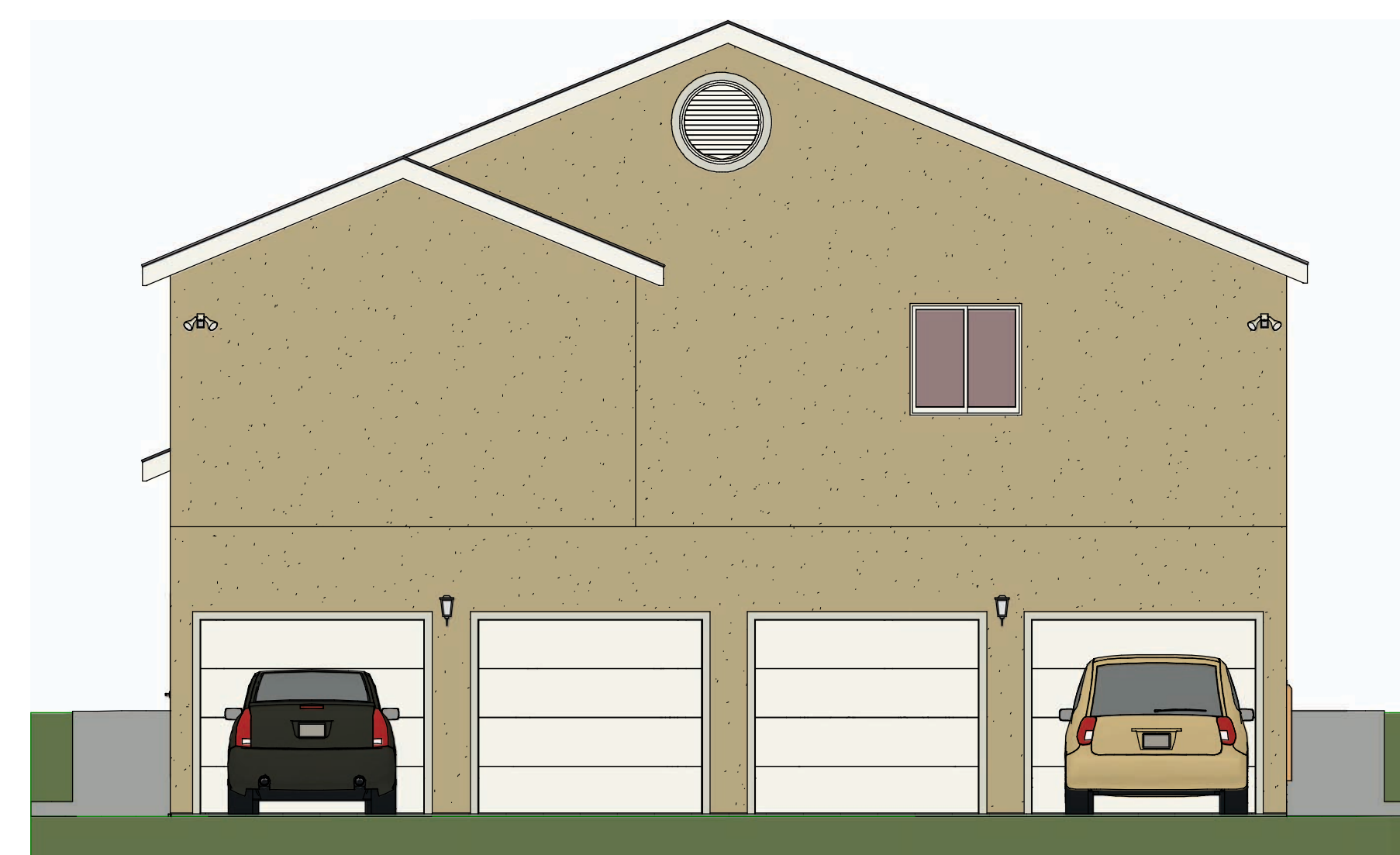
LEFT SIDE (SOUTH) ELEVATION



RIGHT SIDE (NORTH) ELEVATION



FRONT (EAST) ELEVATION



REAR (WEST) ELEVATION

EXTERIOR MATERIALS

- STUCCO - BEIGE
- FASCIA - WHITE
- ROOFING - OFF-WHITE
- HARDSCAPE - CONCRETE GREY

SCALE 3/16" = 1'-0"

SHEET TITLE: ELEVATIONS

PROJECT NAME: HAMMER PROJECT
PROJECT ADDRESS: 1959 HARRISON AVENUE SAN DIEGO CA 92113
OWNER: JANET HAMMER
 5570 FORBES AVENUE
 SAN DIEGO CALIFORNIA 92120
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LEGAL DESCRIPTION: LOT(S) 33-34
 BLOCK: 239
 MAP 379 SAN DIEGO LAND & TOWN CO. ADD

ASSESSOR'S PARCEL NUMBER: 538-130-22

ZONE: RM3-7

OVERLAY ZONES:
 COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE-A ((CPIOZ) TYPE-A)
 FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTICING AREA
 SAN DIEGO SOUTHEASTERN COMMUNITY PLAN - VILLAGE DISTRICT
 TRANSIT OVERLAY ZONE
 TRANSIT PRIORITY ZONE.

HISTORICAL DESIGNATION: NO
NEIGHBORHOOD DEVELOPMENT PERMIT: YES -
 4 TANDEM PARKING SPACES -

SCOPE OF WORK:
 EXISTING 2 BDRM, 2 BA DWELLING = 1003 S.F. YEAR CONSTRUCTED 1935
 PROPOSED 1 BDRM ADDITION TO EXISTING DWELLING = 154 S.F.
 PROPOSED 3 - 3 BDRM 2 BA DWELLINGS
 CONSISTING OF:
 2 - TWO STORY TOWNHOUSE UNITS = 1114 S.F. EA = 2228 S.F.
 1 - ONE STORY SECOND FLOOR UNIT OVER GARAGE/STORAGE = 1124 S.F.
 PROPOSED ACCESSORY GARAGES & STORAGE = 1066 S.F.

SUBMITTAL DATE 6/15/2018

PLAN FILE/PROJECT #: 607413



HAMMER PROJECT

DATE 5-4-2018

REVISIONS

DATE 5-28-2018

DATE 8-01-2018

DATE 12-11-2018

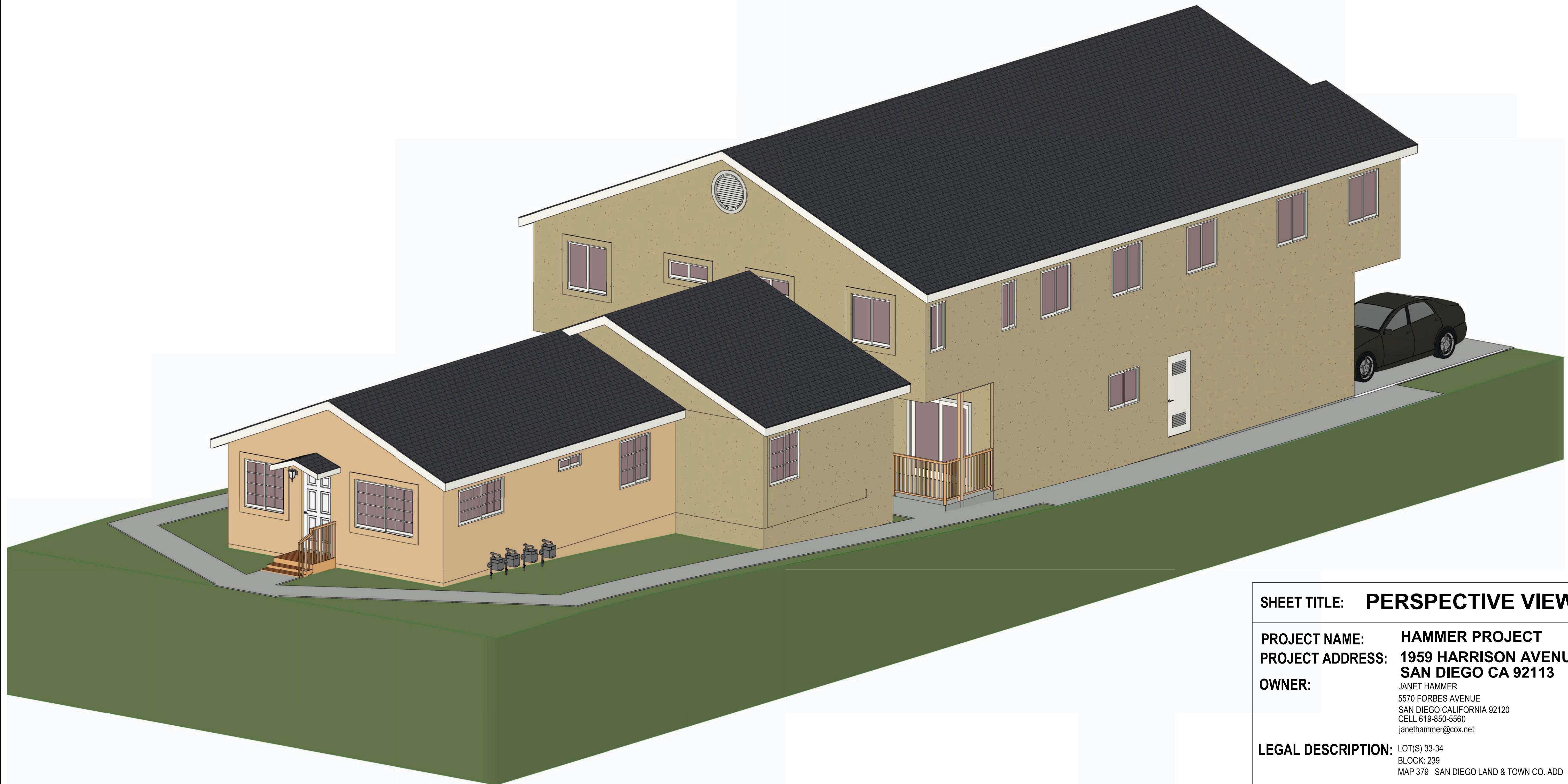
DATE

DATE

DATE

SHEET AA 201

8 OF 14



FRONT (RIGHT) PERSPECTIVE

SCALE 1/4" = 1'-0"

SHEET TITLE: PERSPECTIVE VIEW

PROJECT NAME: HAMMER PROJECT
PROJECT ADDRESS: 1959 HARRISON AVENUE
 SAN DIEGO CA 92113
OWNER: JANET HAMMER
 5570 FORBES AVENUE
 SAN DIEGO CALIFORNIA 92120
 CELL 619-850-5560
 janethammer@cox.net

LEGAL DESCRIPTION: LOT(S) 33-34
 BLOCK: 239
 MAP 379 SAN DIEGO LAND & TOWN CO. ADD

ASSESSOR'S PARCEL NUMBER: 538-130-22

ZONE: RM3-7

OVERLAY ZONES:
 COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE-A ((CPIOZ) TYPE-A)
 FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTICING AREA
 SAN DIEGO SOUTHEASTERN COMMUNITY PLAN - VILLAGE DISTRICT
 TRANSIT OVERLAY ZONE
 TRANSIT PRIORITY ZONE.

HISTORICAL DESIGNATION: NO
NEIGHBORHOOD DEVELOPMENT PERMIT: YES -
 4 TANDEM PARKING SPACES -

SCOPE OF WORK:
 EXISTING 2 BDRM, 2 BA DWELLING = 1003 S.F. YEAR CONSTRUCTED 1935
 PROPOSED 1 BDRM ADDITION TO EXISTING DWELLING = 154 S.F.
 PROPOSED 3 - 3 BDRM 2 BA DWELLINGS
 CONSISTING OF:
 2 - TWO STORY TOWNHOUSE UNITS = 1114 S.F. EA = 2228 S.F.
 1 - ONE STORY SECOND FLOOR UNIT OVER GARAGE/STORAGE = 1124 S.F.
 PROPOSED ACCESSORY GARAGES & STORAGE = 1066 S.F.

SUBMITTAL DATE 6/15/2018

PLAN FILE/PROJECT #: 607413



HAMMER PROJECT

DATE 5-4-2018

REVISIONS

DATE 5-28-2018

DATE 8-01-2018

DATE 12-11-2018

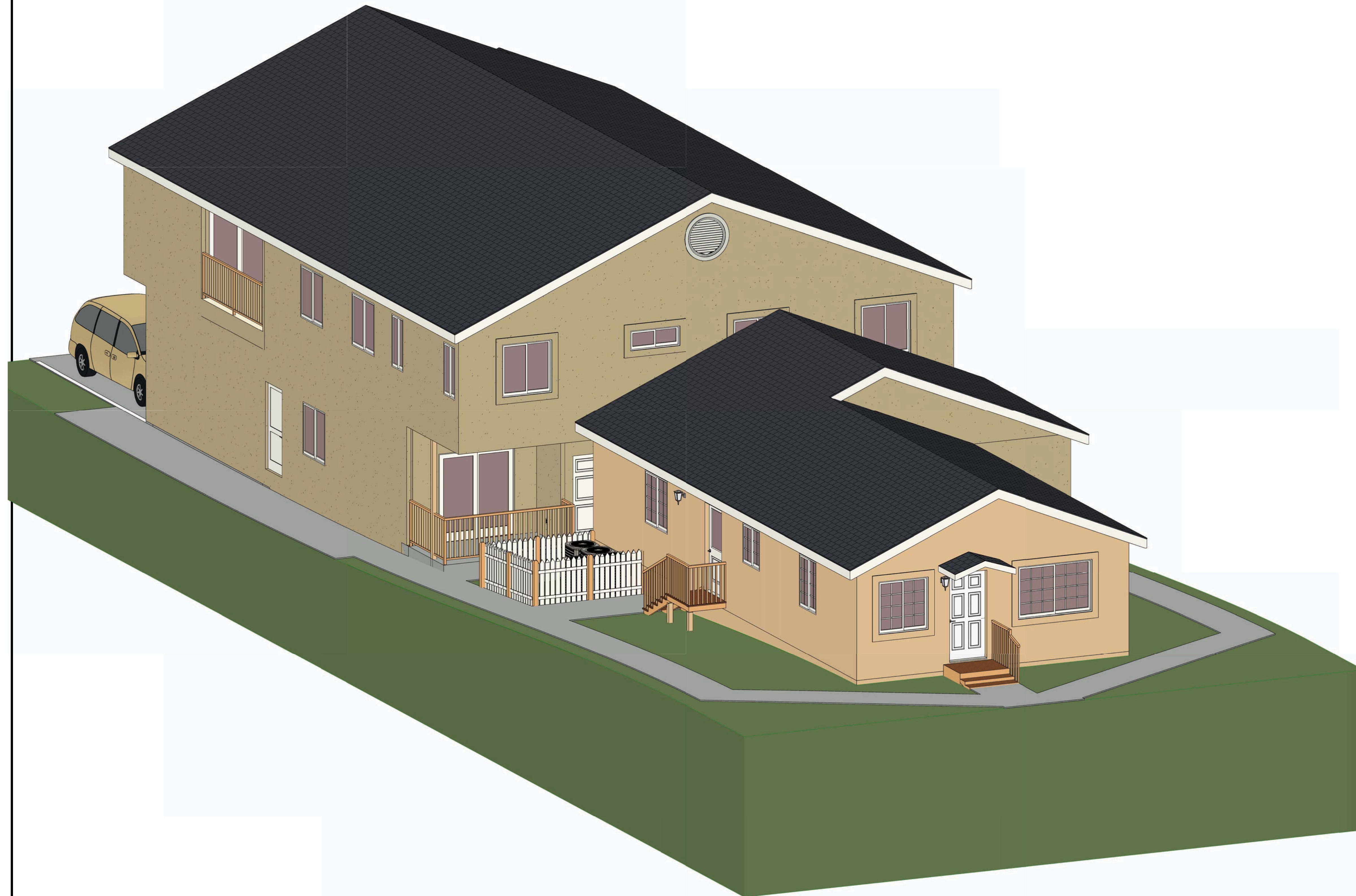
DATE

DATE

DATE

SHEET

9 OF **14**



FRONT (LEFT) PERSPECTIVE

SCALE 1/4" = 1'-0"

SHEET TITLE: PERSPECTIVE VIEW

PROJECT NAME: HAMMER PROJECT
PROJECT ADDRESS: 1959 HARRISON AVENUE
 SAN DIEGO CA 92113
OWNER: JANET HAMMER
 5570 FORBES AVENUE
 SAN DIEGO CALIFORNIA 92120
 CELL 619-850-5560
 janethammer@cox.net

LEGAL DESCRIPTION: LOT(S) 33-34
 BLOCK: 239
 MAP 379 SAN DIEGO LAND & TOWN CO. ADD

ASSESSOR'S PARCEL NUMBER: 538-130-22

ZONE: RM3-7

OVERLAY ZONES:
 COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE-A ((CPIOZ) TYPE-A)
 FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTICING AREA
 SAN DIEGO SOUTHEASTERN COMMUNITY PLAN - VILLAGE DISTRICT
 TRANSIT OVERLAY ZONE
 TRANSIT PRIORITY ZONE.

HISTORICAL DESIGNATION: NO

NEIGHBORHOOD DEVELOPMENT PERMIT: YES -
 4 TANDEM PARKING SPACES -

SCOPE OF WORK:
 EXISTING 2 BDRM, 2 BA DWELLING = 1003 S.F. YEAR CONSTRUCTED 1935
 PROPOSED 1 BDRM ADDITION TO EXISTING DWELLING = 154 S.F.
 PROPOSED 3 - 3 BDRM 2 BA DWELLINGS
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 PROPOSED ACCESSORY GARAGES & STORAGE = 1066 S.F.

SUBMITTAL DATE 6/15/2018

PLAN FILE/PROJECT #: 607413



HAMMER PROJECT

DATE 5-4-2018

REVISIONS

DATE 5-28-2018

DATE 8-01-2018

DATE 12-11-2018

DATE

DATE

DATE

SHEET

10 OF **14**



REAR (LEFT) PERSPECTIVE
SCALE 1/4" = 1'-0"

SHEET TITLE: PERSPECTIVE VIEW

PROJECT NAME: HAMMER PROJECT
PROJECT ADDRESS: 1959 HARRISON AVENUE
 SAN DIEGO CA 92113
OWNER: JANET HAMMER
 5570 FORBES AVENUE
 SAN DIEGO CALIFORNIA 92120
 CELL 619-850-5560
 janethammer@cox.net

LEGAL DESCRIPTION: LOT(S) 33-34
 BLOCK: 239
 MAP 379 SAN DIEGO LAND & TOWN CO. ADD

ASSESSOR'S PARCEL NUMBER: 538-130-22

ZONE: RM3-7

OVERLAY ZONES:
 COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE-A ((CPIOZ) TYPE-A)
 FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTICING AREA
 SAN DIEGO SOUTHEASTERN COMMUNITY PLAN - VILLAGE DISTRICT
 TRANSIT OVERLAY ZONE
 TRANSIT PRIORITY ZONE.

HISTORICAL DESIGNATION: NO

NEIGHBORHOOD DEVELOPMENT PERMIT: YES -
 4 TANDEM PARKING SPACES -

SCOPE OF WORK:
 EXISTING 2 BDRM, 2 BA DWELLING = 1003 S.F. YEAR CONSTRUCTED 1935
 PROPOSED 1 BDRM ADDITION TO EXISTING DWELLING = 154 S.F.
 PROPOSED 3 - 3 BDRM 2 BA DWELLINGS
 CONSISTING OF:
 2 - TWO STORY TOWNHOUSE UNITS = 1114 S.F. EA = 2228 S.F.
 1 - ONE STORY SECOND FLOOR UNIT OVER GARAGE/STORAGE = 1124 S.F.
 PROPOSED ACCESSORY GARAGES & STORAGE = 1066 S.F.

SUBMITTAL DATE 6/15/2018

PLAN FILE/PROJECT #: 607413



HAMMER PROJECT

DATE 5-4-2018

REVISIONS

DATE 5-28-2018

DATE 8-01-2018

DATE 12-11-2018

DATE

DATE

DATE

SHEET

11 OF **14**



REAR (RIGHT) PERSPECTIVE
SCALE 1/4" = 1'-0"

SHEET TITLE: PERSPECTIVE VIEW

PROJECT NAME: HAMMER PROJECT
PROJECT ADDRESS: 1959 HARRISON AVENUE
SAN DIEGO CA 92113

OWNER: JANET HAMMER
 5570 FORBES AVENUE
 SAN DIEGO CALIFORNIA 92120
 CELL 619-850-5560
 janethammer@cox.net

LEGAL DESCRIPTION: LOT(S) 33-34
 BLOCK: 239
 MAP 379 SAN DIEGO LAND & TOWN CO. ADD

ASSESSOR'S PARCEL NUMBER: 538-130-22

ZONE: RM3-7

OVERLAY ZONES:
 COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE-A ((CPIOZ) TYPE-A)
 FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTICING AREA
 SAN DIEGO SOUTHEASTERN COMMUNITY PLAN - VILLAGE DISTRICT
 TRANSIT OVERLAY ZONE
 TRANSIT PRIORITY ZONE.

HISTORICAL DESIGNATION: NO

NEIGHBORHOOD DEVELOPMENT PERMIT: YES -
 4 TANDEM PARKING SPACES -

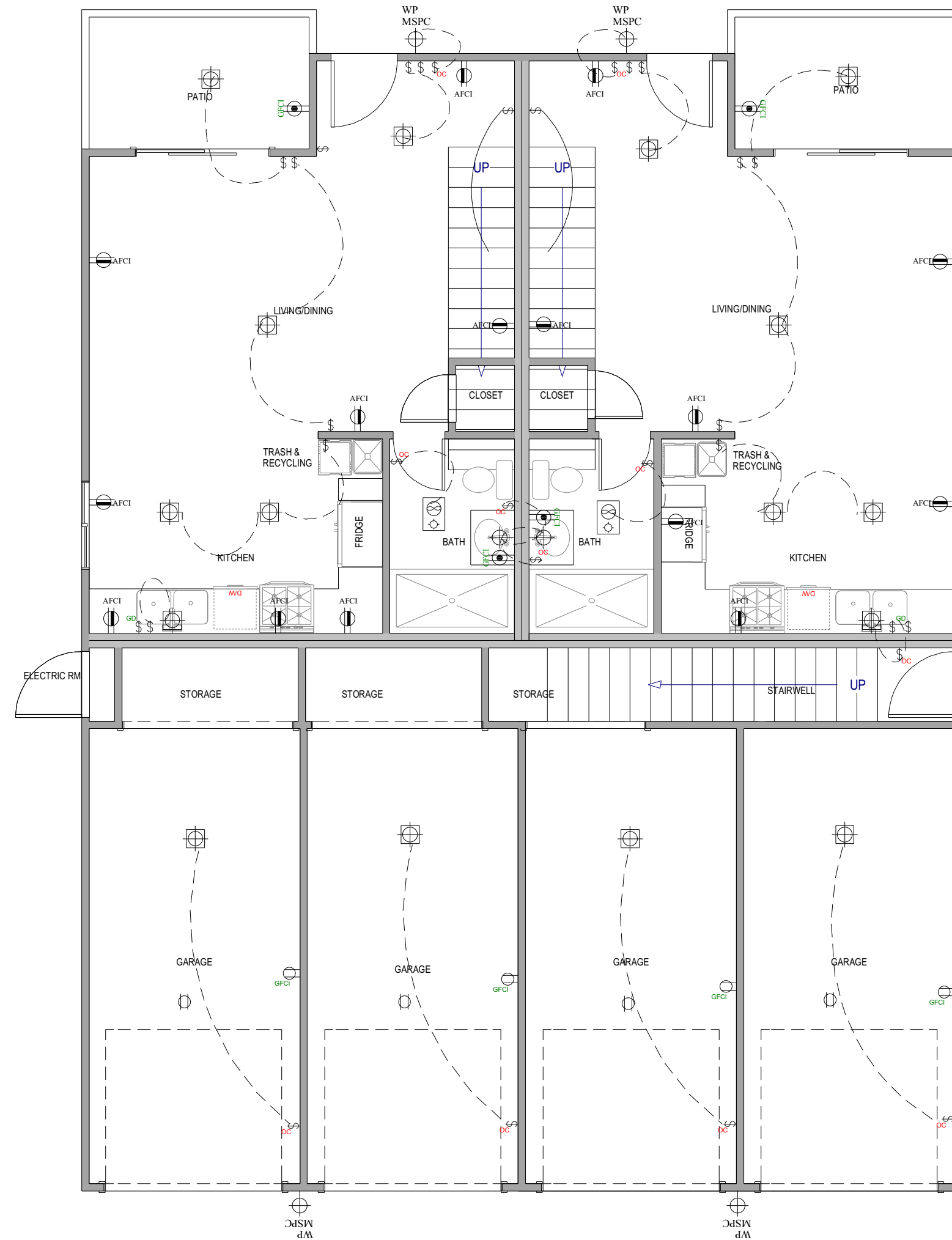
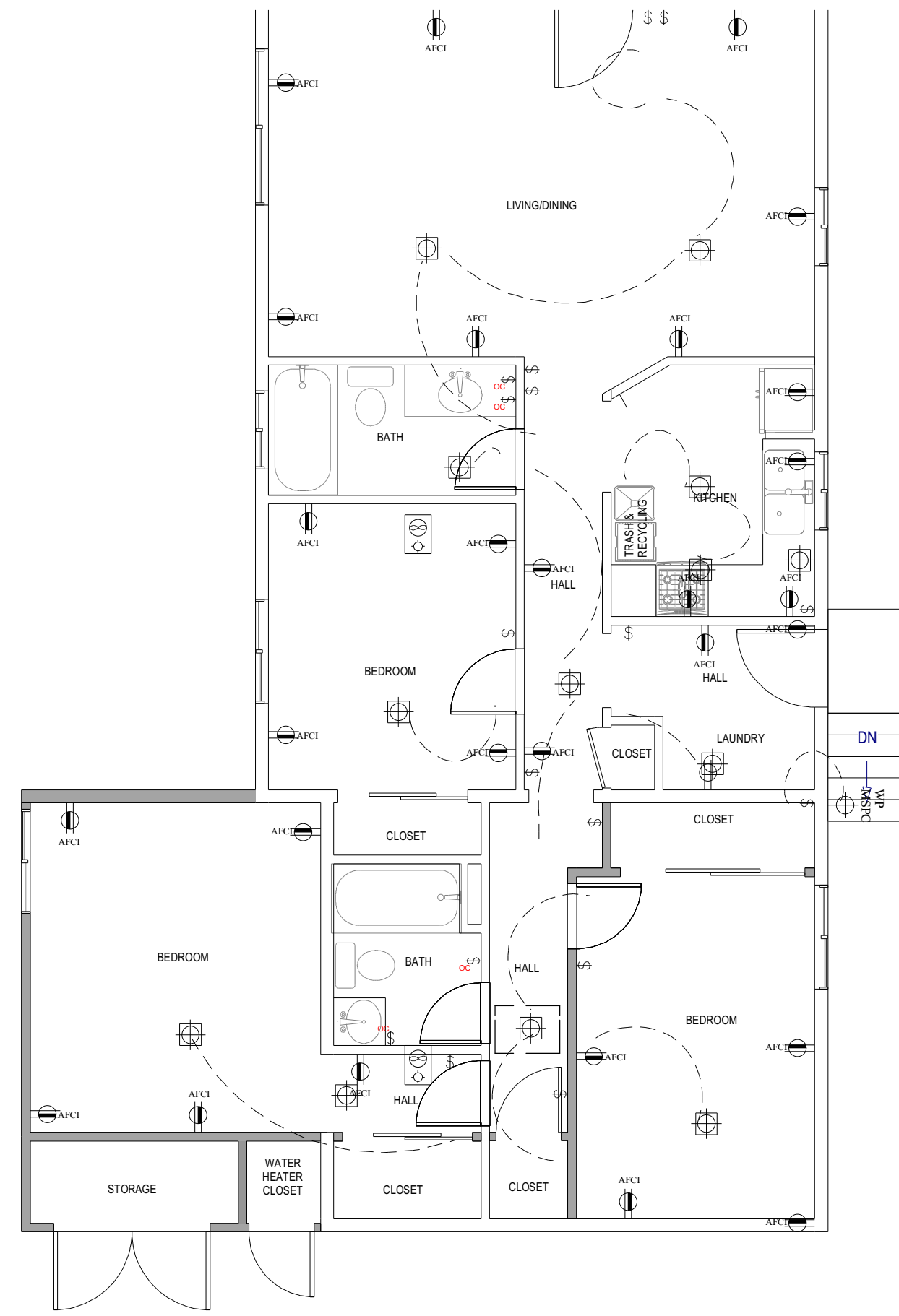
SCOPE OF WORK:
 EXISTING 2 BDRM, 2 BA DWELLING = 1003 S.F. YEAR CONSTRUCTED 1935
 PROPOSED 1 BDRM ADDITION TO EXISTING DWELLING = 154 S.F.
 PROPOSED 3 - 3 BDRM 2 BA DWELLINGS
 CONSISTING OF:
 2 - TWO STORY TOWNHOUSE UNITS = 1114 S.F. EA = 2228 S.F.
 1 - ONE STORY SECOND FLOOR UNIT OVER GARAGE/STORAGE = 1124 S.F.
 PROPOSED ACCESSORY GARAGES & STORAGE = 1066 S.F.

SUBMITTAL DATE 6/15/2018
PLAN FILE/PROJECT #: 607413

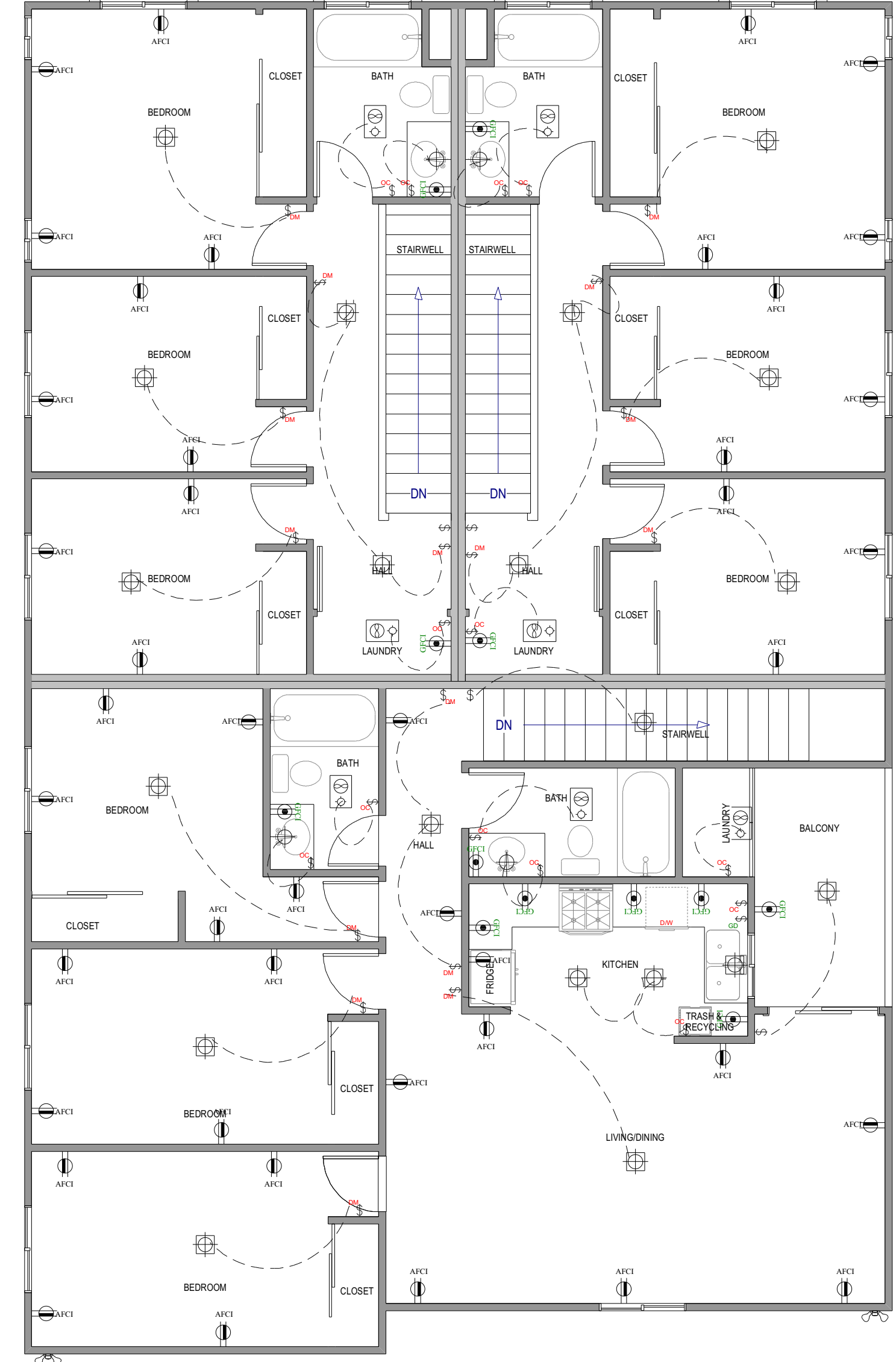


HAMMER PROJECT

DATE	5-4-2018
REVISIONS	
DATE	5-28-2018
DATE	8-01-2018
DATE	12-11-2018
DATE	
DATE	
DATE	
SHEET	12 OF 14



ELECTRICAL PLAN - FIRST FLOOR SCALE 3/16" = 1'-0"



ELECTRICAL PLAN - SECOND FLOOR SCALE 3/16" = 1'-0"

SHEET TITLE: ELECTRICAL PLANS

PROJECT NAME: HAMMER PROJECT
PROJECT ADDRESS: 1959 HARRISON AVENUE SAN DIEGO CA 92113
OWNER: JANET HAMMER
 5570 FORBES AVENUE
 SAN DIEGO CALIFORNIA 92120
 CELL 619-850-5560
 janethammer@cox.net

LEGAL DESCRIPTION: LOT(S) 33-34
 BLOCK: 239
 MAP 379 SAN DIEGO LAND & TOWN CO. ADD

ASSESSOR'S PARCEL NUMBER: 538-130-22

ZONE: RM3-7

OVERLAY ZONES:
 COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE-A ((CPIOZ) TYPE-A)
 FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTICING AREA
 SAN DIEGO SOUTHEASTERN COMMUNITY PLAN - VILLAGE DISTRICT
 TRANSIT OVERLAY ZONE
 TRANSIT PRIORITY ZONE.

HISTORICAL DESIGNATION: NO
NEIGHBORHOOD DEVELOPMENT PERMIT: YES -
 4 TANDEM PARKING SPACES -

SCOPE OF WORK:
 EXISTING 2 BDRM, 2 BA DWELLING = 1003 S.F. YEAR CONSTRUCTED 1935
 PROPOSED 1 BDRM ADDITION TO EXISTING DWELLING = 154 S.F.
 PROPOSED 3 - 3 BDRM 2 BA DWELLINGS
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 PROPOSED ACCESSORY GARAGES & STORAGE = 1066 S.F.

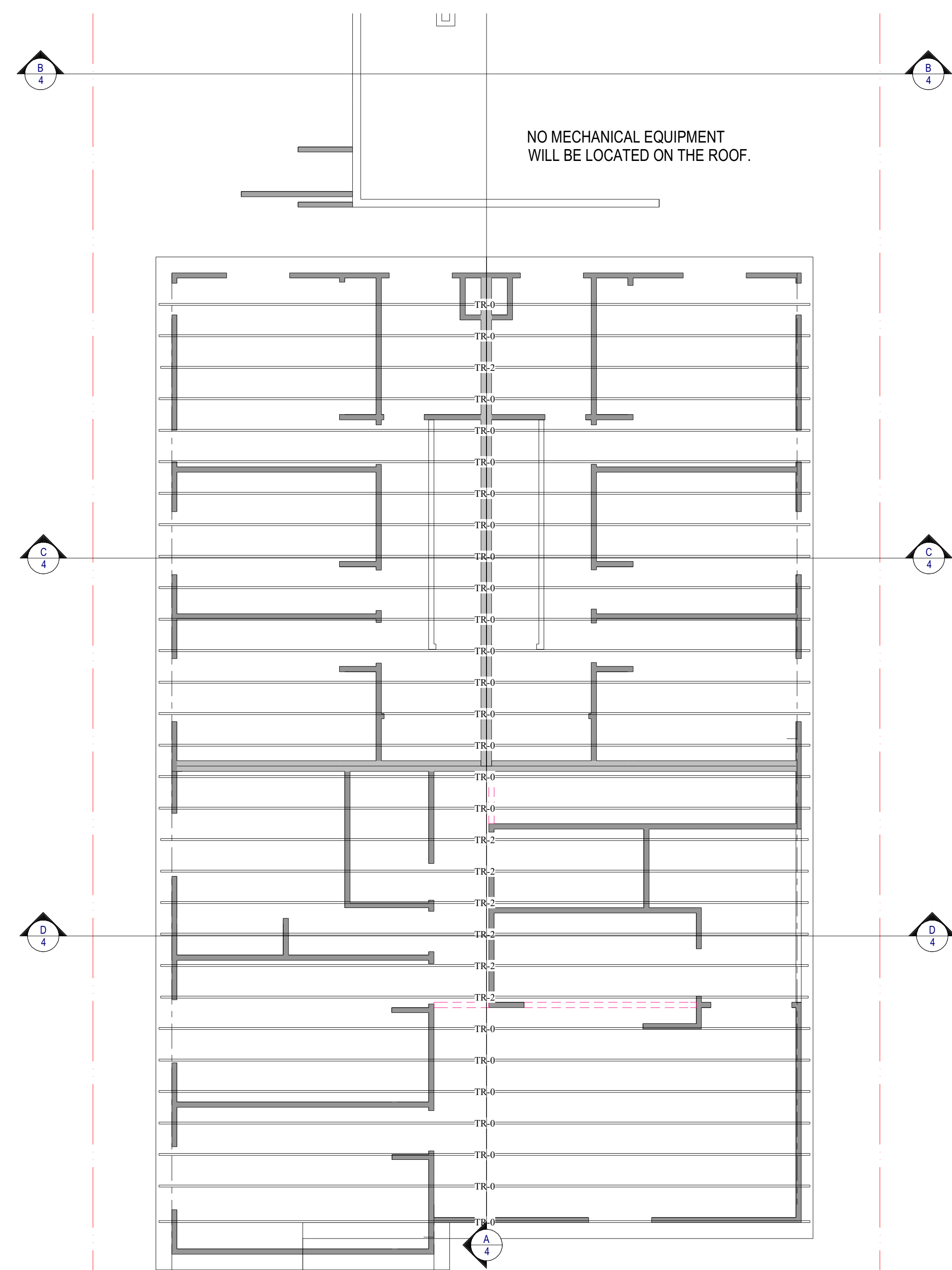
SUBMITTAL DATE 6/15/2018

PLAN FILE/PROJECT #: 607413



HAMMER PROJECT

DATE	5-4-2018
REVISIONS	
DATE	5-28-2018
DATE	8-01-2018
DATE	12-11-2018
DATE	
DATE	
DATE	
SHEET	13 OF 14



SECOND FLOOR ROOF FRAMING PLAN SCALE 3/16" = 1'-0"

SHEET TITLE:	DETAILS
PROJECT NAME:	HAMMER PROJECT
PROJECT ADDRESS:	1959 HARRISON AVENUE SAN DIEGO CA 92113
OWNER:	JANET HAMMER 5570 FORBES AVENUE SAN DIEGO CALIFORNIA 92120 CELL 619-850-5560 janethammer@cox.net
LEGAL DESCRIPTION:	LOT(S) 33-34 BLOCK: 239 MAP 379 SAN DIEGO LAND & TOWN CO. ADD
ASSESSOR'S PARCEL NUMBER:	538-130-22
ZONE:	RM3-7
OVERLAY ZONES:	COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE-A ((CPIOZ) TYPE-A) FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTICING AREA SAN DIEGO SOUTHEASTERN COMMUNITY PLAN - VILLAGE DISTRICT TRANSIT OVERLAY ZONE TRANSIT PRIORITY ZONE.
HISTORICAL DESIGNATION:	NO
NEIGHBORHOOD DEVELOPMENT PERMIT:	YES - 4 TANDEM PARKING SPACES -
SCOPE OF WORK:	EXISTING 2 BDRM, 2 BA DWELLING = 1003 S.F. YEAR CONSTRUCTED 1935 PROPOSED 1 BDRM ADDITION TO EXISTING DWELLING = 154 S.F. PROPOSED 3 - 3 BDRM 2 BA DWELLINGS CONSISTING OF: 2 - TWO STORY TOWNHOUSE UNITS = 1114 S.F. EA = 2228 S.F. 1 - ONE STORY SECOND FLOOR UNIT OVER GARAGE/STORAGE = 1124 S.F. PROPOSED ACCESSORY GARAGES & STORAGE = 1066 S.F.
SUBMITTAL DATE	6/15/2018
PLAN FILE/PROJECT #:	607413



HAMMER PROJECT

DATE	5-4-2018
REVISIONS	
DATE	5-28-2018
DATE	8-01-2018
DATE	12-11-2018
DATE	
DATE	
DATE	
SHEET	14 OF 14



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

Community Planning Committee Distribution Form Part 2

Project Name: 1959 Harrison Avenue, Neighborhood Development Permit	Project Number: 607413	Distribution Date: 11/21/18
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Project Scope/Location:
 (PROCESS 2) Neighborhood Development Permit to construct three dwelling units with off-street tandem parking, with one existing dwelling unit to remain, located at 1959 Harrison Avenue. The 0.16-acre site is in the RM-3-7 base Zone in the Southeastern San Diego Community Plan area, Council District 8.

Applicant Name: Stephen Kirby	Applicant Phone Number: 6194050298
----------------------------------	---------------------------------------

Project Manager: Bryan Hudson	Phone Number: 619-972-3076	Email Address: bhudson@sandiego.gov
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Committee Recommendations (to be completed for Initial Review):
 SSDPG supports the deviation to allow for off-street tandem parking for this site

<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	6	0	0
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below			
<input type="checkbox"/> Vote to Deny			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued

CONDITIONS:
 Recommendation that all tenant leases indicate that the garages must be used for car parking and not for storage.

NAME: Steven Veach	TITLE: SSDPC Chair
SIGNATURE: <i>Steve Veach</i>	DATE: 11/21/18

Attach Additional Pages if Necessary.	Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
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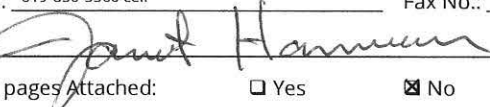
	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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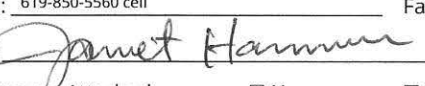
Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: Hammer Project **Project No. For City Use Only:** _____
Project Address: 1959 Harrison Avenue San Diego Ca 92113-1143

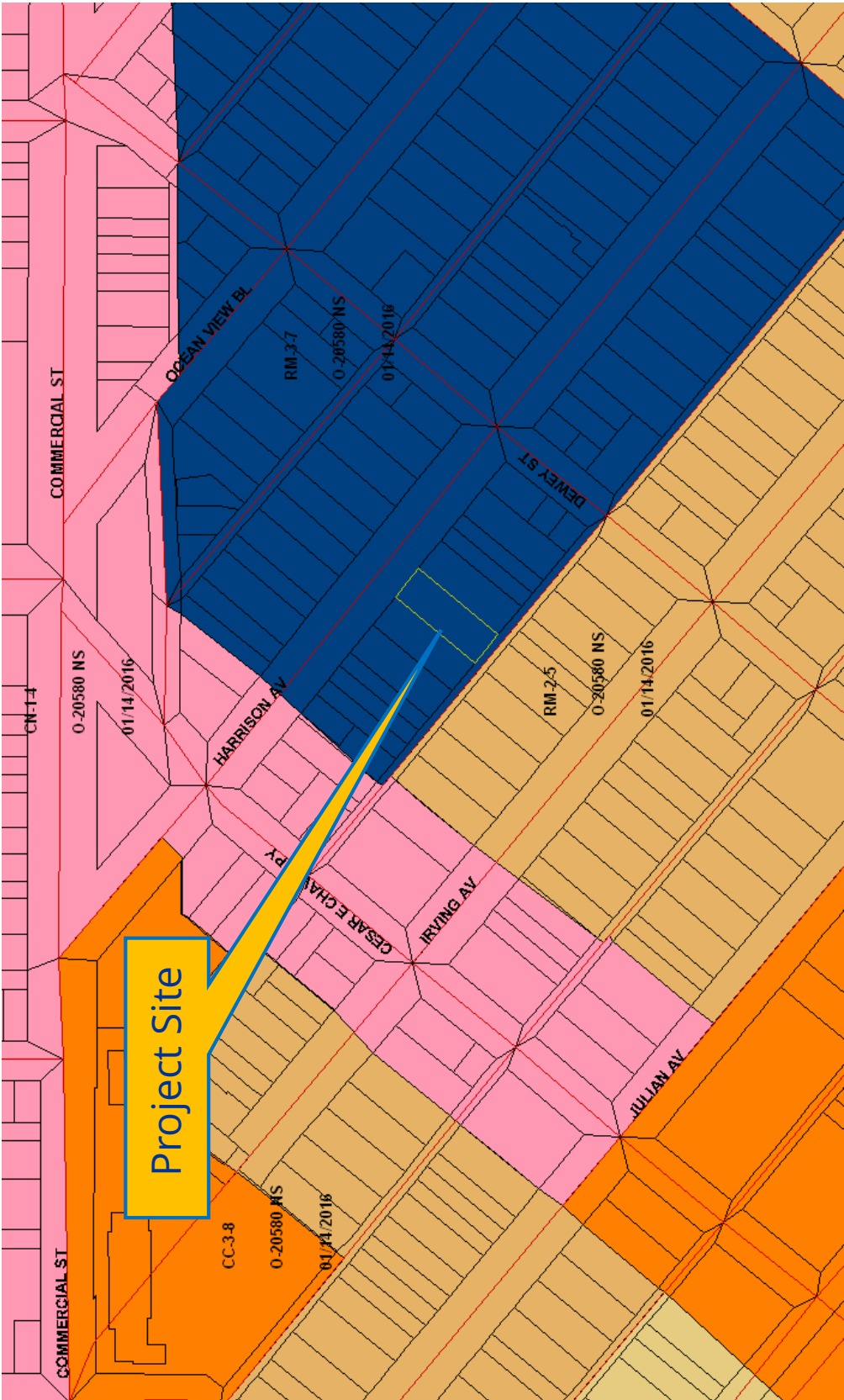
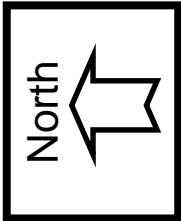
Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General – What State? _____ Corporate Identification No. _____
 Partnership Individual

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: Janet Hammer Owner Tenant/Lessee Successor Agency
 Street Address: 5570 Forbes Avenue
 City: San Diego State: Ca Zip: 92120
 Phone No.: 619-850-5560 cell Fax No.: N/A Email: janethammer@cox.net
 Signature:  Date: 5-7-18
 Additional pages Attached: Yes No

Applicant
 Name of Individual: Janet Hammer Owner Tenant/Lessee Successor Agency
 Street Address: 5570 Forbes Avenue
 City: San Diego State: Ca Zip: 92120
 Phone No.: 619-850-5560 cell Fax No.: N/A Email: janethammer@cox.net
 Signature:  Date: 5-7-18
 Additional pages Attached: Yes No

Other Financially Interested Persons
 Name of Individual: N/A Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No



Zoning Exhibit

Hammer NDP/ 1959 Harrison Avenue

PROJECT NO. 607413

