



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: August 13, 2020 REPORT NO. PC-20-043

HEARING DATE: August 20, 2020

SUBJECT: Erb-Creamer, Process Four Decision

PROJECT NUMBER: [595127](#)

REFERENCE: Mitigated Negative Declaration (MND) No. 62130/SCH No. 2007121014

OWNER/APPLICANT: Pray-Billingsley Revocable Trust (04-10-95)/Darin Erb and Ty Creamer

SUMMARY

Issue: Should the Planning Commission approve a 4-story, 3,312-square-foot (sf) single dwelling unit and attached 1,097-square-foot companion unit on a vacant lot, and encroachments into the public right-of-way at 4285 Goldfinch Street (APN 444-272-0900), in the RS-1-7 and OR-1-1 zones, within the Uptown Community Plan?

Staff Recommendation:

1. ADOPT Addendum to Mitigated Negative Declaration No. 62130/SCH No. 2007121014 and the associated Mitigation Monitoring and Reporting Program; and
2. APPROVE Neighborhood Development Permit No. 2096564 and Site Development Permit No. 2445203.

Community Planning Group Recommendation: At their November 5, 2019 meeting, the Uptown Planners voted 15-0 to approve the project with one abstention (Attachment 10).

Environmental Review: An addendum to MND No. 62130/SCH No. 2007121014 has been prepared for this project in accordance with Section 15164 of the State CEQA Guidelines. The project would not result in any new significant impact, nor a substantial increase in the severity of impacts from that described in the original Mitigated Negative Declaration. A Mitigation, Monitoring, and Reporting Program has been prepared and will be implemented, which will reduce to below a level of significance any potential impacts identified during the environmental review process. An Addendum is not required per CEQA to be circulated for public review.

Fiscal Impact Statement: Project costs are funded by applicant deposit.

Housing Impact Statement: The Uptown Community Plan designates the site for housing. The proposed project will result in the construction of one market-rate single dwelling unit on a vacant site. No affordable housing is required or proposed with this project.

BACKGROUND

The project site is located at 4285 Goldfinch Street in the OR-1-1 and RS-1-7 zones and the Residential - Low: 5-9 units/acre and Open Space Community Plan designations within the Uptown Community Plan. The site contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological resources. It is bordered by single-dwelling units in the RS-1-7 zone and Residential - Low designation to the west, north, and east. To the south is vacant land zoned OR-1-1 and designated Open Space.

The site is located along a “paper street” section of Goldfinch Street in the northern part of the Uptown Community Planning Area in a neighborhood that is defined by small canyons leading into the southern portion of Mission Valley. The paper street runs south from Barr Avenue, adjacent to a neighboring property, then fronts the subject property, then runs further south into City of San Diego-owned open space. The neighboring property has frontage on the paper street but does not take access from the Goldfinch Street right-of-way; access is taken from Barr Avenue.

A similar project was approved on this site in 2008 (Project 62130, the Billingsley Residence); however, that project was never built. The current project relies on the environmental document prepared for that project, Mitigated Negative Declaration (MND) 62130/SCH 2007121014, with an addendum being prepared for this project.

DISCUSSION

Project Description:

The Erb-Creamer project proposes a 2,894-square-foot, four-story, single dwelling unit with a 418-square-foot garage on a 5,750-square-foot lot. The project also proposes a 1,097-square-foot companion unit, flatwork, landscaping, retaining walls, and a new 12-foot-wide driveway in the public right-of-way from Barr Avenue south to the project site. The site itself slopes downward significantly from west to east. The main house and companion unit are integrated into one four-story building that steps down the hill, minimizing bulk in accordance with the City's [Steep Hillside Guidelines](#). The companion unit is on the bottom floor, and the main dwelling unit takes up the top three floors, with garage and entry on the top floor.

The project is located in a Brush Management Zone and Very High Fire Hazard Severity Zone and has been designed in accordance with [SDMC 142.0412](#), Brush Management. The project meets all applicable height, setback, Floor Area Ratio, and coverage requirements for the OR-1-1 and RS-1-7 zones, except for two deviations (driveway depth and developable area), which are discussed on Pages 4 and 5 below. The proposed driveway access from Barr Avenue will be located in the

Goldfinch Street public right-of-way (ROW) and will have landscaping on either side, improving the appearance of the existing condition.

Single dwelling units constructed in single dwelling unit zones do not generally require a discretionary permit. However, because environmentally sensitive lands exist on the site in the form of steep slopes and sensitive biological resources, because the project proposes deviations to development regulations, and because the proposed driveway and water line in the right-of-way cross the fee title interest of another property owner, the project requires two discretionary permits, as described below in Table 1. The two permits are consolidated for processing, with the Planning Commission as the decision maker.

Permit	Required per	Reason
Neighborhood Development Permit (NDP) – Process Two	SDMC 143.0110	Single dwelling unit development on a premises less than 15,000 square feet containing environmentally sensitive lands (steep slopes and sensitive biological resources).
	SDMC 143.0920(a)	Deviations to development standards on an in-fill site: <ol style="list-style-type: none"> 1. Deviation to the allowable development area of the OR-1-1 zone. 2. Deviation to the required driveway depth to allow six feet where 20 feet is otherwise required by SDMC Section 142.0520 and Table 142-05A.
Site Development Permit (SDP) – Process Four	SDMC 126.0502(d)(6)	Encroachments into the public right-of-way (ROW) when the applicant is not the record owner of the entire area on which the proposed encroachment will be located: <ol style="list-style-type: none"> 1. Proposed driveway in the public right-of-way of Goldfinch Street that crosses the underlying fee interest of 827 Barr Avenue. 2. Proposed water line in the public right-of-way of Goldfinch Street that crosses the underlying fee interest of 827 Barr avenue.

Table 1: Required Permits

NDP for Environmentally Sensitive Lands (ESL):

Steep Slopes: The vacant project site is extremely steep, with on-site elevations ranging from approximately 245 feet in the northwest corner to 190 feet in the southeast corner. Portions of the site are documented fill, but natural steep slopes also exist on the site.

The proposed development design is consistent with the Steep Hillside Guidelines for single dwelling unit development. The structure is in the least steep area of the site in order to preserve as much of the natural terrain as possible. It is designed to fit the natural contour of the site, and the project avoids the creation of a large, flat pad. A Covenant of Easement (COE) will be required on any remaining ESL outside the development area to ensure preservation of those lands.

Sensitive Biological Resources: The biological survey identified 0.03 acres of Coastal Sage Scrub habitat on the property, however, the City's Biology Guidelines state that impacts less than 0.1 acre are not considered significant and do not require mitigation. A portion of the proposed driveway area in the public ROW is mapped within the Multi-Habitat Planning Area (MHPA), which also borders the southern property line; however, no impacts were identified in this area. The project will observe all MHPA Land Use Adjacency Guidelines (LUAG).

NDP for Deviations to Development Regulations:

Deviation 1: The project seeks to develop outside the RS-1-7 zone on the property. The project site is split between the RS-1-7 and OR-1-1 zones, with approximately 38% of the site being zoned RS-1-7, as shown in Figure 1 below.

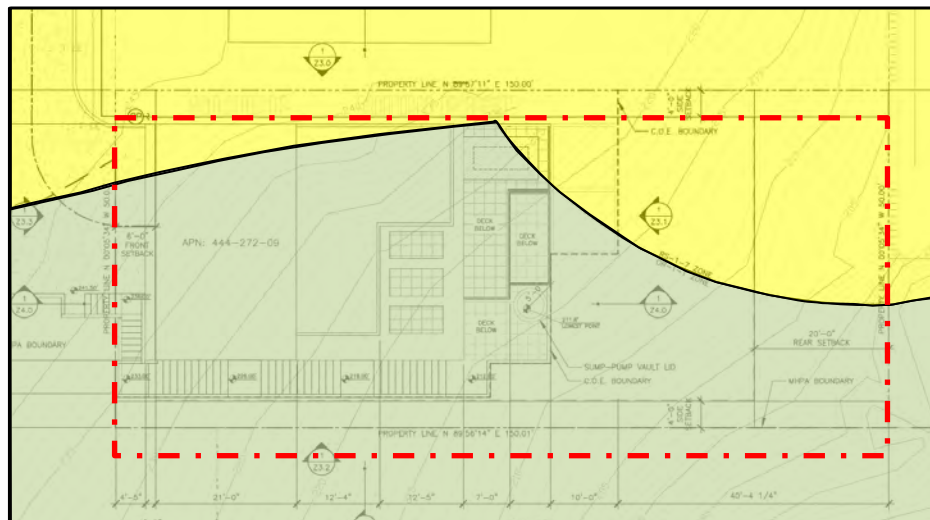


Figure 1

In this lot configuration, [SDMC 131.0250\(a\)\(2\)\(B\)](#) limits the allowable development area of the lot to the RS-1-7-zone portions due to the split zoning. This is difficult, if not impossible because most of the developable RS-1-7 area is at the rear of the lot in the northeast corner,

bisected by the OR-1-1 zone, with no viable access to Goldfinch Street. Staff supports a deviation to the requirement to develop only in the RS-1-7 zone on this property because the irregular shape and placement of the RS-1-7 portion make development infeasible otherwise. Furthermore, it makes more sense to have a house as close to the Goldfinch Street access as possible, minimizing earthwork, and maximizing the requested covenant of easement.

Deviation 2: The project proposes a 6-foot-long driveway (measured from the property line to the house) where 20 feet is otherwise required on-site by [SDMC Section 142.0520 and Table 142-05A](#). Staff supports this deviation because the reduced driveway depth allows the house to be placed as far away from ESL as possible, allowing the maximum possible COE at the rear of the property. Additionally, as the access driveway located within the Goldfinch Street right-of-way would only serve this property, there would be no conflicting traffic for vehicles backing from the residence's garage into the public right-of-way.

SDP for Encroachments in Public ROW:

There are two ROW encroachments proposed. They begin in the unimproved Goldfinch Street ROW adjacent to the western property line of the subject property, then proceed north across the record ownership of 827 Barr Avenue (the "neighboring property") to connect to Barr Avenue. The project requires an SDP because the applicant is not the record owner of the property located at 827 Barr Avenue.

Encroachment 1 is proposed for site access and will develop approximately half of the Goldfinch Street ROW as a driveway for the subject property, along with landscaping. The neighboring property does not currently take access from Goldfinch Street; it has frontage on Barr Avenue, with off-street parking and pedestrian access also from Barr Avenue. Access to or use of the Goldfinch Street ROW is not required for the neighboring property. While a ROW vacation for the segment of Goldfinch Street south of Barr Avenue along the project site was also explored, it was ultimately not pursued as it was not supported by the owner of the neighboring property.

In contrast, the project site's only public access is from the Goldfinch Street ROW, which is not currently improved to City standards. It is the only property that requires such access. All nearby parcels either take access from Hawk Street, Barr Avenue, Hunter Street, Falcon Street, or are City-owned open space parcels.

Encroachment 2 is required for a water line required to provide service to the subject property. While sewer service can be provided via a private sewer line connecting to an existing City sewer main at the rear of the property, there is no water main fronting the project and no water main planned in the future for Goldfinch Street. This private water line encroachment is needed in order to supply water for the project. It runs along the eastern side of the driveway, connecting to a public main on Barr Avenue.

Staff supports both proposed encroachments because they use the public ROW for its

intended purpose (providing access and utilities to the project site) and do not negatively impact the neighboring property's access rights.

Community Plan Analysis:

The project supports several Community Plan Land Use and Conservation Element policies, including:

- "Provide a diverse mix of housing types, consistent with allowable densities" (Policy LU-2.1)
- "Preserve and enhance the special character of specific, well-defined, low-density neighborhoods from encroachment by incompatible, higher density residential or commercial development" (Policy LU-2.5)
- "Where development in open space is permitted, restrict development to allow only limited, low intensity uses located and designed in a manner that respects the natural environment and conserves environmentally sensitive lands and resources." (Policy CE-2.11)
- "Implement applicable requirements of the Environmentally Sensitive Lands [ESL] regulations, Biology Guidelines, and MSCP Subarea Plan for preservation, mitigation, acquisition, restoration, and management and monitoring of biological resources (Policy CE-2.1)
- "Minimize grading of steep hillsides and other significant natural features within the community." (Policy CE-2.2)
- "Areas mapped as designated open space should be preserved through easements, open space dedication and/or fee title ownership by the City of San Diego" (Policy CE-2.4)

The portion of the project site along the northern lot line is designated for low density residential development while the remainder is designated as open space. The development of a single-family residence that minimizes grading of the steep hillside, implements the ESL Regulations, locates the house in a manner that respects the remaining hillside area to the east, and holds this area in an open-space easement is consistent with community plan land use policies.

Environmental Analysis:

Mitigated Negative Declaration (MND) No. 62130/SCH No. 2007121014 was adopted by the City Council on July 28, 2008 for a previous project at this site, the Billingsley Residence. The 2008 MND analyzed development of a 2,973 square-foot, three-level, single-family residence on the site. The 2008 MND identified significant impacts to Historical Resources (Archaeology), Biology and MHPA Land Use Adjacency.

Based upon a review of the current project, including updated biology and archaeology studies, none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred. The project would not result in any new significant impact, nor a substantial increase in the severity of impacts from that described in the original Mitigated Negative Declaration. Therefore, an Addendum to MND has been prepared in accordance with Section 15164 of the CEQA Guidelines. The Addendum clarifies that the current project's significant impacts are only to Historical Resources (Archaeology). An Addendum was not

required per CEQA to be circulated for public review.

Conclusion:

The proposed NDP and SDP have been reviewed pursuant to the Land Development Code and the Uptown Community Plan and there are no unresolved regulatory or environmental issues. The NDP allows development in accordance with the ESL Regulations and the Uptown Community Plan and allows a deviation that facilitates the preservation of natural resources. The SDP allows the property direct access from the public ROW that does not negatively impact adjacent properties. An MND Addendum has been prepared with a Mitigation, Monitoring and Reporting Program that would avoid or mitigate potential impacts associated with the project.

Therefore, staff recommends approval of Neighborhood Development Permit No. 2096564 and Site Development Permit No. 2445203 and adoption of the Addendum to Mitigated Negative Declaration No. 62130/SCH No. 2007121014 and the associated Mitigation Monitoring and Reporting Program.

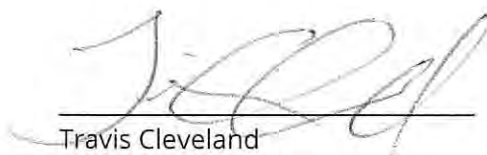
ALTERNATIVES

1. Approve Neighborhood Development Permit 2096564 and Site Development Permit 2445203 and adopt the Addendum to Mitigated Negative Declaration No. 62130/SCH No. 2007121014 and the associated Mitigation Monitoring and Reporting Program, with modifications.
2. Deny Neighborhood Development Permit 2096564 and Site Development Permit 2445203 and do not adopt the Addendum to Mitigated Negative Declaration No. 62130/SCH No. 2007121014 and the associated Mitigation Monitoring and Reporting Program, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Michelle Sokolowski
Deputy Director
Development Services Department



Travis Cleveland
Development Project Manager
Development Services Department

FITZGERALD/TAC

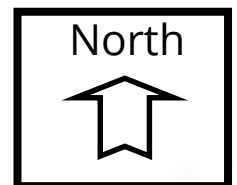
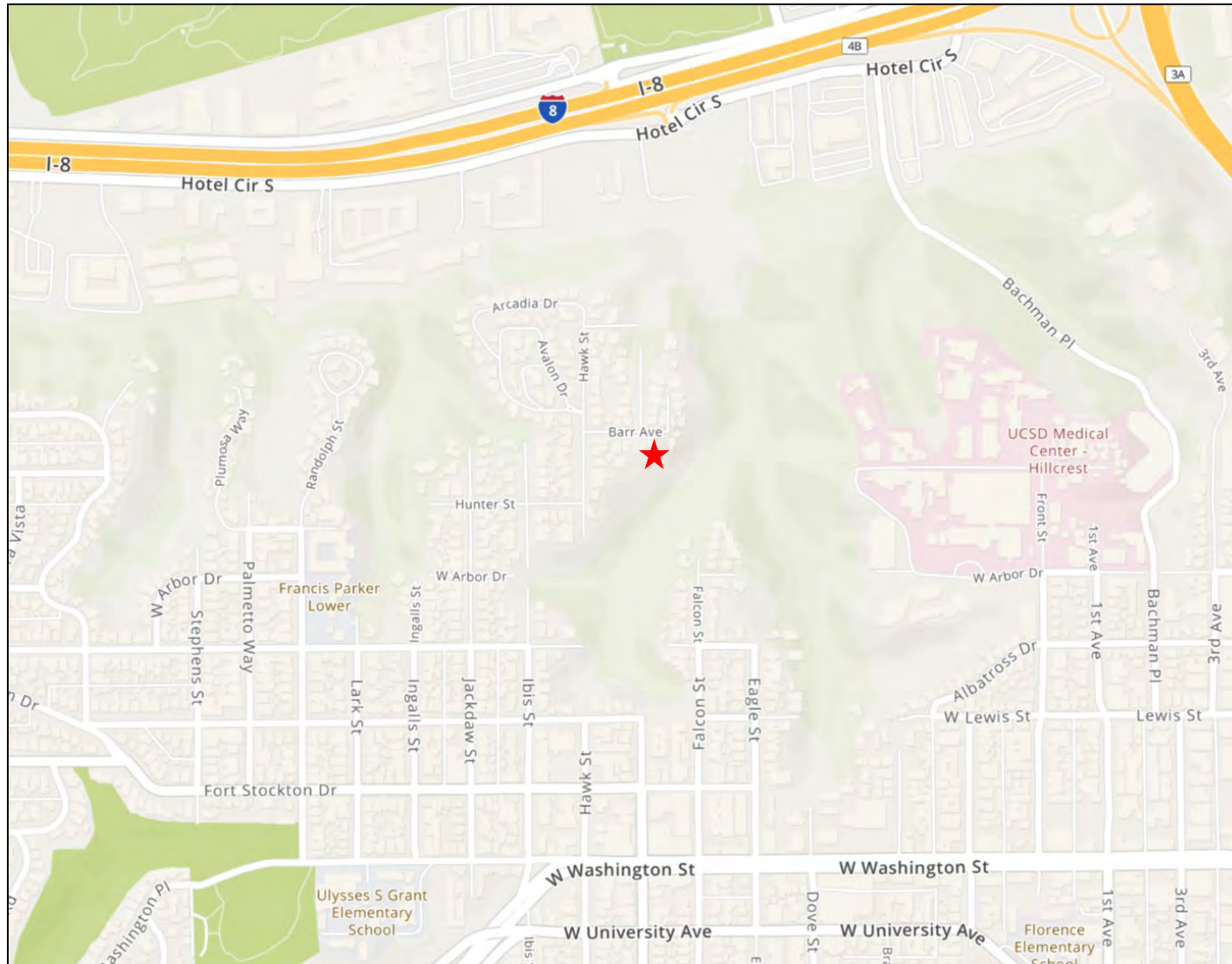
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet

5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP
8. Site Photos
9. Ownership Disclosure Statement
10. Community Planning Group Recommendation
11. Project Plans



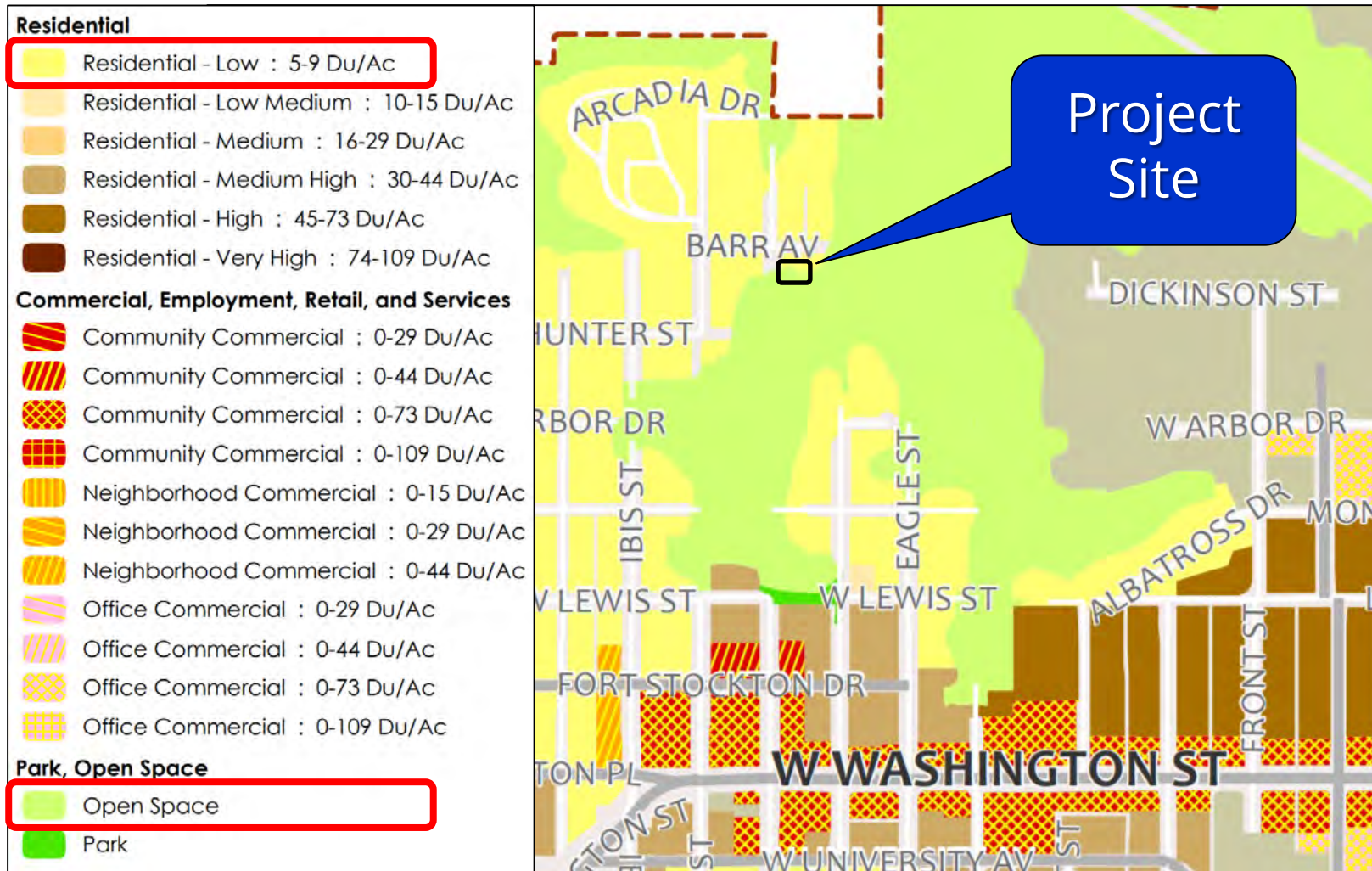
Project Location Map



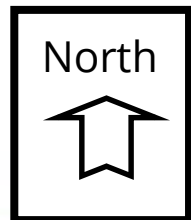
Erb-Creamer, Project Number 595127
4285 Goldfinch Street



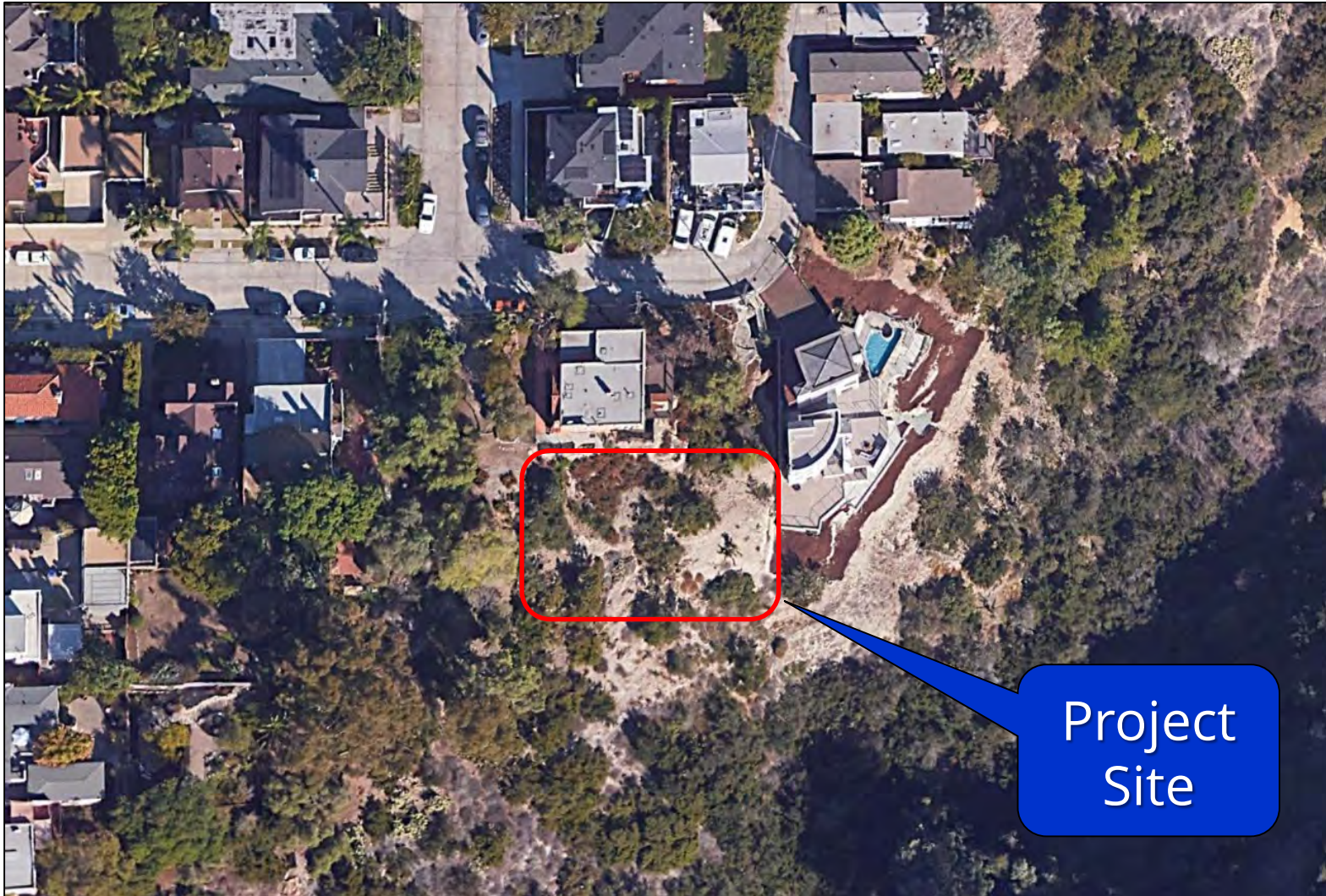
Community Plan



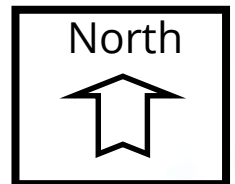
Erb-Creamer, Project Number 595127
4285 Goldfinch Street



Aerial Photo



Project
Site



ATTACHMENT 3

Erb-Creamer, Project Number 595127
4285 Goldfinch Street

PROJECT DATA SHEET		
PROJECT NAME:	Erb-Creamer	
PROJECT DESCRIPTION:	The project is a 2,894-square-foot, four-story, single dwelling unit with a 418-square-foot garage on a 5,750-square-foot lot containing environmentally sensitive lands (steep slopes and sensitive biological resources). Also proposed: a 1,097-square-foot companion unit, flatwork, landscaping, retaining walls, and two encroachments into the public right-of-way: a new 12-foot-wide driveway (and associated landscaping) and a water line.	
COMMUNITY PLAN AREA:	Uptown	
DISCRETIONARY ACTIONS:	Neighborhood Development Permit (NDP) and Site Development Permit (PDP)	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential - Low: 5-9 units/acre and Open Space	
ZONING INFORMATION: ZONE: OR-1-1 and RS-1-7 LOT SIZE: 5,750 square feet (0.132 acres) HEIGHT LIMIT: 30 feet max, with 10-foot overall height differential for sloped lot		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential – Low, RS-1-7	Single-dwelling unit
SOUTH:	Open Space, OR-1-1	Open Space
EAST:	Residential – Low, RS-1-7	Single-dwelling unit
WEST:	Residential – Low, RS-1-7	Single-dwelling unit
DEVIATIONS REQUESTED:	<ol style="list-style-type: none"> 1. Allow development in the OR-1-1 zone portion of the lot, where SDMC 131.0250(a)(2)(B) limits the allowable development area of the lot to the RS-1-7-zone portion only. 2. Deviation to the required driveway depth to allow six feet where 20 feet is otherwise required by SDMC Section 142.0520 and Table 142-05A. 	
COMMUNITY PLANNING GROUP RECOMMENDATION:	At their November 5, 2019 meeting, the Uptown Planners voted 15-0 to approve the project with one abstention.	

PLANNING COMMISSION RESOLUTION NO. _____
NEIGHBORHOOD DEVELOPMENT PERMIT 2096564
SITE DEVELOPMENT PERMIT 2445203
ERB-CREAMER PROJECT NO. 595127 (MMRP)

WHEREAS THE PRAY-BILLINGSLEY REVOCABLE TRUST (04-10-95), Owner/Permittee, filed an application with the City of San Diego for a permit to construct a 2,894-square-foot, four-story, single-dwelling unit with a 418-square-foot garage, an attached accessory dwelling unit, and two encroachments into the unimproved public right-of-way (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2096564 and 2445203), on portions of a 0.14-acre site;

WHEREAS, the project site is located at 4285 Goldfinch Street (APN 444-272-09-00) in the OR-1-1 and RS-1-7 zones of the Uptown Community Plan;

WHEREAS, the project site is legally described as:

LOTS 3 AND 4 IN BLOCK 7 OF ARNOLD AND CHOATES ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP 334 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. TOGETHER WITH THE PORTION OF GOLDFINCH STREET VACATED BY THE CITY COUNCIL OF SAN DIEGO, RESOLUTION NO. 298161. RECORDED JULY 10TH, 2003 AS INSTRUMENT NO. 2003-0819704 OF OFFICIAL RECORDINGS;

WHEREAS, on August 20, 2020, the Planning Commission of the City of San Diego considered Neighborhood Development Permit 2096564 and Site Development Permit 2445203 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Neighborhood Development Permit 2096564 and Site Development Permit 2445203:

A. NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) [SDMC Section 126.0404]**1. Findings for all NDPs:****a. The proposed development will not adversely affect the applicable land use plan.**

The project is located at 4285 Goldfinch Street (APN 444-272-0900), in the RS-1-7 and OR-1-1 zones, within the "Residential – Low" and "Open Space" designations of the Uptown Community Plan. The site contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological resources. It is bordered by single-dwelling units in the RS-1-7 zone and Residential - Low designation to the west, north, and east. To the south is vacant land zoned OR-1-1 and designated Open Space.

The Erb-Creamer project proposes a 2,894-square-foot, four-story, single-dwelling unit with a 418-square-foot garage on a 5,750-square-foot lot. The project also proposes a 1,097-square-foot companion unit, flatwork, landscaping, retaining walls, and a new driveway in the public right-of-way from Barr Avenue to the north. The main house and companion unit are integrated into one four-story building that steps down the hill, minimizing bulk in accordance with the City's [Steep Hillside Guidelines](#).

The portion of the project site along the northern lot line is designated for low density residential development while the remainder is designated as open space. The development of a single-family residence that minimizes grading of the steep hillside, implements the ESL Regulations, locates the house in a manner that respects the remaining hillside area to the east, and holds this area in an open-space easement is consistent with community plan land use policies, including:

- "Provide a diverse mix of housing types, consistent with allowable densities" (Policy LU-2.1)
- "Preserve and enhance the special character of specific, well-defined, low-density neighborhoods from encroachment by incompatible, higher density residential or commercial development" (Policy LU-2.5)
- "Where development in open space is permitted, restrict development to allow only limited, low intensity uses located and designed in a manner that respects the natural environment and conserves environmentally sensitive lands and resources." (Policy CE-2.11)
- "Implement applicable requirements of the Environmentally Sensitive Lands [ESL] regulations, Biology Guidelines, and MSCP Subarea Plan for preservation, mitigation, acquisition, restoration, and management and monitoring of biological resources (Policy CE-2.1)

- “Minimize grading of steep hillsides and other significant natural features within the community.” (Policy CE-2.2)
- “Areas mapped as designated open space should be preserved through easements, open space dedication and/or fee title ownership by the City of San Diego” (Policy CE-2.4)

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

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

The project proposes a 2,894-square-foot, four-story, single dwelling unit with a 418-square-foot garage on a 5,750-square-foot lot, along with a 1,097-square-foot companion unit, flatwork, landscaping, retaining walls, and a new driveway in the public right-of-way, connecting to Barr Avenue to the north of the project site.

The site is located along the unimproved right-of-way of Goldfinch Street in the northern part of the Uptown Community Planning Area, in a neighborhood that is defined by small canyons leading into the southern portion of Mission Valley. The project site is vacant but located on the edge of a developed neighborhood, adjacent to open space.

The main house and companion unit are integrated into one four-story building that steps down the steep hillside, minimizing bulk in accordance with the City's Environmentally Sensitive Lands Regulations and the Steep Hillside Guidelines, which are designed to protect the public health, safety, and welfare by limiting development on steep hillsides.

The project proposes a driveway and water line in the unused Goldfinch Street public right-of-way. The property to the north has frontage on that section of the public right-of-way of Goldfinch Street but does not take access from it; access is taken from Barr Avenue. Goldfinch Street's public right-of-way runs adjacent to that property, then becomes a paper street as it runs south into City of San Diego-owned open space.

The project is in a Brush Management Zone and Very High Fire Hazard Severity Zone and has been designed in accordance with SDMC 142.0412, Brush Management. The project meets all applicable height, setback, Floor Area Ratio, and coverage requirements for the OR-1-1 and RS-1-7 zones. The proposed driveway access from Barr Avenue via the right-of-way of Goldfinch Street will be landscaped, which will maintain and improve the appearance of the existing condition.

Vehicular, pedestrian, and utility access are expected uses for public right-of-way. The site has been designed in accordance with all applicable regulations designed to protect the public health, safety, and welfare, and will be required to obtain building permits, engineering permits, Encroachment Maintenance and Removal Agreements, and other ministerial permits in compliance with all applicable codes. Environmental

review did not identify any significant unavoidable impacts, and the undeveloped portion of the property will be put into an open space easement. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The proposed development has been reviewed by qualified staff, who have determined that the project meets all applicable requirements of the Land Development Code. The two deviations discussed in finding A.2.b. below are allowed by the Land Development Code. Future ministerial permits will be required to observe the requirements of all applicable local, state, and federal laws. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

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

The project requests two deviations from the Land Development Code:

Deviation 1: The project seeks to develop outside the RS-1-7 zone on the property. The project site is split between the RS-1-7 and OR-1-1 zones, with approximately 38% of the site being zoned RS-1-7. In this lot configuration, SDMC 131.0250(a)(2)(B) limits the allowable development area of the lot to the RS-1-7 zone portions. Development within RS-1-7 only on this lot is difficult, if not impossible, because most of the developable RS-1-7 area is at the rear of the lot in the northeast corner, bisected by the OR-1-1 zone, with no viable access to Goldfinch Street. This deviation materially assists the development of an in-fill project because the irregular shape and placement of the RS-1-7 portion make development infeasible otherwise.

Deviation 2: The project proposes a 6-foot-long driveway (measured from the property line to the house) where 20 feet is otherwise required on-site by SDMC Section 142.0520 and Table 142-05A. This deviation allows the house to be placed as far away from ESL as possible, allowing the maximum possible covenant of easement at the rear of the property. This deviation materially assists the provision of housing on this in-fill site because decreasing driveway length also greatly decreases the amount of grading and paving required for the project to comply with the Steep Hillside Guidelines.

The above deviations facilitate the development of one dwelling unit and one accessory dwelling unit on this vacant, in-fill lot. Therefore, the development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.

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

The deviations mentioned above facilitate the development of an in-fill lot with a single dwelling unit, a use that is allowed by the Land Development Code in both the OR-1-1 and RS-1-7 zones. The lot is essentially undevelopable without Deviation 1, and Deviation 2 greatly decreases the amount of grading and paving required for the project to comply with the Steep Hillside Guidelines. The deviations allow the proposed development to match the development pattern of the surrounding area, where houses that border canyons are at the top of the slope, as close to the road as possible, preserving open space to the rear of the lot. Therefore, the proposed deviations are appropriate for the proposed location.

B. SITE DEVELOPMENT PERMIT (SDP) [SDMC Section 126.0505]

1. Findings for all SDPs:

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

Please see finding A.1.a. above.

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

Please see finding A.1.b. above.

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

Please see finding A.1.c. above.

2. Supplemental SDP Findings--Environmentally Sensitive Lands:

a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The project site contains environmentally sensitive lands in the form of steep slopes and sensitive biological resources.

Steep Slopes: The site slopes downward significantly from west to east. The main house and companion unit are integrated into one four-story building that steps down the hill, minimizing bulk in accordance with the City's Steep Hillside Guidelines. The companion unit is on the bottom floor, and the main dwelling unit takes up the top three floors, with garage and entry on the top floor. The building meets the allowable height limit while conforming to the contours of the existing steep slope.

Sensitive Biological Resources: The site contains 0.03 acres of Coastal Sage Scrub habitat in the form of two stands of Lemonadeberry plants. Due to the plants' placement, it is likely that any development on the property would disturb at least some of them. However, their biological resource value is low due to small patch size and substantial edge effects from adjoining development. Most of the site is developed with non-native vegetation, and no sensitive animals were observed onsite during surveys. Impacts to less than 0.1 acre of Coastal Sage Scrub do not require mitigation in the City of San Diego. Several of the Lemonadeberry plants are outside the development footprint in the area proposed for a Covenant of Easement and will remain in place.

The project minimizes development on a steep hillside and will result in a negligible impact to sensitive biological resources. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The house itself, exterior stairways and vehicular access require excavation. No further alteration to the natural landform is proposed, and the house will appear to follow the hillside in accordance with the Steep Hillside Guidelines. The project is not located in a flood zone. It is in a Brush Management Zone and Very High Fire Hazard Severity Zone and has been designed in accordance with SDMC 142.0412, Brush Management, with alternative compliance requiring fire-rated construction on this site. Staff review did not indicate any undue risk from geologic or erosional forces, and project construction will be required to comply with all applicable codes related to public health and safety.

Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

Steep Slopes: The building has been designed in accordance with applicable engineering standards. Drainage has been designed to avoid impacts to steep slopes, with all runoff being directed away from the slope.

Sensitive Biological Resources: The project site is located directly adjacent to the Multi-Habitat Planning Area (MHPA) and will observe the Land Use Adjacency Guidelines (LUAG) contained within the Multiple Species Conservation Plan (MCSP), which will prevent such adverse impacts.

Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

- d. **The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).**

The project is not located within the MHPA; however, it is directly adjacent. There are no vernal pools onsite. The project will observe the LUAG during and after construction. Therefore, it will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

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

The project is not located on or near the coast; therefore, it will not contribute to beach erosion or affect sand supply.

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

The project does not require mitigation related to the environmentally sensitive lands onsite (steep slopes and sensitive biological resources). Mitigation required by the environmental document (archaeological monitoring during construction activities) is related to archaeological resources only. Due to the high potential for archaeological resources in the area, monitoring for those resources is reasonably related to the ground disturbance proposed by project construction. Further action will only be required if such resources are found.

3. **Supplemental SDP Findings—Public Right-of-Way Encroachments:**

- a. **The proposed encroachment is reasonably related to public travel, or benefits a public purpose, or all record owners have given the applicant written permission to maintain the encroachment on their property.**

The project proposes two encroachments into the public right-of-way that cross the underlying interest of the adjacent property owner at 827 Barr Avenue: a 12-foot-wide driveway, and a water line. The record owner of that property has not given permission to maintain the encroachments thereon. However, 827 Barr Avenue does not require the public right-of-way of Goldfinch Street for access and does not currently use the public right-of-way for any other necessary purpose.

Vehicular, pedestrian, and utility access are expected uses within public right-of-way. The proposed driveway encroachment is related to public travel in that it is the only feasible way the public may access the project site, which is not currently served by a public road. The proposed water line encroachment benefits a public purpose in that it is the most efficient way to provide public water service to the property from the closest public water main.

Therefore, the proposed encroachment is reasonably related to public travel, or benefits a public purpose.

b. The proposed encroachment does not interfere with the free and unobstructed use of the public right-of-way for public travel.

The project site's only street access is via the right-of-way of Goldfinch Street; which is not currently improved to City standards. The proposed driveway in the public right-of-way is required to access the property, which is the only property that requires such access. All nearby parcels either take access from Hawk Street, Barr Avenue, Hunter Street, Falcon Street, or are City-owned open space which is not proposed for development. The proposed water line will be underground and will not have the potential to interfere with public travel.

Therefore, the proposed encroachment does not interfere with the free and unobstructed use of the public right-of-way for public travel.

c. The proposed encroachment does not violate any other Municipal Code provisions or other local, state, or federal law.

Vehicular, pedestrian, and utility access are expected uses within public right-of-way. The proposed encroachments are allowed by the Municipal Code with a Site Development Permit. The project was reviewed for compliance with all applicable laws and must be constructed to current engineering standards. Therefore, the proposed encroachment does not violate any other Municipal Code provisions or other local, state, or federal law.

d. For coastal development in the coastal overlay zone, the encroachment is consistent with Section 132.0403 (Supplemental Use Regulations of the Coastal Overlay Zone).

The project is not in the Coastal Overlay Zone and this finding does not apply.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Neighborhood Development Permit 2096564 and Site Development Permit 2445203 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Neighborhood Development Permit 2096564 and Site Development Permit 2445203, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: August 20, 2020

IO#: 24007709

DRAFT

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: 24007709

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT 2096564
SITE DEVELOPMENT PERMIT 2445203
ERB-CREAMER PROJECT NO. 595127 (MMRP)
PLANNING COMMISSION

This Neighborhood Development Permit 2096564 and Site Development Permit 2445203 is granted by the Planning Commission of the City of San Diego to THE PRAY-BILLINGSLEY REVOCABLE TRUST (04-10-95), Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0502(d)(6), 126.0402(b), 143.0110, 143.0915, and 143.0920(a). The 0.14-acre site is located at 4285 Goldfinch Street (APN 444-272-09-00) in the OR-1-1 and RS-1-7 zones of the Uptown Community Plan. The project site is legally described as:

LOTS 3 AND 4 IN BLOCK 7 OF ARNOLD AND CHOATES ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP 334 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. TOGETHER WITH THE PORTION OF GOLDFINCH STREET VACATED BY THE CITY COUNCIL OF SAN DIEGO, RESOLUTION NO. 298161. RECORDED JULY 10TH, 2003 AS INSTRUMENT NO. 2003-0819704 OF OFFICIAL RECORDINGS.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a single dwelling unit, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 20, 2020, on file in the Development Services Department.

The project shall include:

- a. A 2,894-square-foot, four-story, single dwelling unit with a 418-square-foot garage;
- b. A 1,097-square-foot companion unit attached to the main structure;
- c. Two deviations to the Land Development Code:
 1. To allow a six-foot-long driveway where 20 feet is otherwise required by SDMC Table 142-05A; and

2. To allow development within the OR-1-1-zoned portion of a split-zoned lot where development is otherwise required to be sited entirely within the RS-1-7 portion per SDMC 131.0250(a)(2)(B);
- d. Two encroachments within the public right-of-way of Goldfinch Street, where the applicant is not the record owner of the entire area proposed for encroachment:
 1. To allow a driveway to connect to Barr Avenue for the purpose of accessing the project site, and associated landscaping, and
 2. To allow a private water line to connect to the public main within Barr Avenue for the purpose of providing water service to the project site;
- e. A Covenant of Easement for the undeveloped portion of the project site;
- f. Off-street parking;
- g. Retaining walls, flatwork, and landscaping; and
- h. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 3, 2023.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
 5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
 6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
 7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
 8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
 9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.
- If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in

defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

12. The mitigation measures specified in the MMRP and outlined in **ADDENDUM TO MITIGATED NEGATIVE DECLARATION No. 62130/SCH No. 2007121014** shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in **ADDENDUM TO MITIGATED NEGATIVE DECLARATION No. 62130/SCH No. 2007121014**, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Historical Resources (Archaeology)

AIRPORT REQUIREMENTS:

14. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new City Standard 12-foot wide driveway, on Barr Avenue, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the installation of City Standard curb, gutter and the same scoring pattern non-contiguous sidewalk, on Barr Avenue crossing Goldfinch Street, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the sidewalk underdrain/curb outlet, retaining

wall, stairs, driveway, water line, private storm drains, and any other improvements proposed within the City's Right-of-Way, satisfactory to the City Engineer.

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

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 grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, 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. 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 (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

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

25. The Brush Management Program shall consist of Brush Management Zones measured from the facade out towards the native/naturalized condition as follows: Zone One shall measure 5'-00" to 10'-00" along the eastern facade; 5'-00" along the southern facade; and 5'-00" to 31'-00" along the western facade inclusive of the area in the ROW under an EMRA. Zone Two shall be the balance of the property to the east, and a 5'-00" area between the stucco retaining wall and property line along the south.
26. Alternative compliance measures shall be implemented to the entire structure along all facades. All openings of the habitable structure shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.
27. Prior to issuance of any grading permit, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."
28. Prior to issuance of any Building Permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.
29. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.
30. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

GEOLOGY REQUIREMENTS:

31. Prior to the issuance of any construction permits (either grading or building permits), the Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addressed the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of Development services prior to the issuance of any construction permit.

MHPA REQUIREMENTS:

32. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall depict the following requirements on the construction documents and plans for Project Site.

- **Grading/Land Development/MHPA Boundaries** -Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.

- **Drainage** - All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."
- **Lighting** -All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.
- **Barriers** -Existing fences/walls; and/or signage along the MHPA boundaries shall remain and or be added to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Invasives** - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- **Brush Management** -Brush management zones will not be greater in size that is currently required by the City's regulations (this includes use of approved alternative compliance). Within Zone 2 the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a home-owner's association or other private party.
- **Noise** - Construction noise that exceeds the maximum levels allowed (60 dB or greater at the beginning edge of the habitat) shall be avoided during the breeding seasons for the following: CA gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species the following measures are required:-

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

1. Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
 - I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
 - II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES

SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

- III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:
- I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.

- II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

PLANNING/DESIGN REQUIREMENTS:

33. 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.
34. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Steep Hillides in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."
35. 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

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

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

37. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
38. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
39. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

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

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

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on August 20, 2020 and [Approved Resolution Number].

ATTACHMENT 6

Neighborhood Development Permit 2096564/Site Development Permit 2445203
Date of Approval: August 20, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
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.

Pray-Billingsley Revocable Trust (04-10-95)
Owner/Permittee

By _____
NAME:
TITLE:

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

RESOLUTION NUMBER R-_____

ADOPTED ON AUGUST 20, 2020

WHEREAS, on July 28, 2008, the City Council adopted Resolution No. 303976, adopting Mitigated Negative Declaration No. 62130/SCH No. 2007121014, a copy of which is on file in the Development Services Department in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on February 26, 2018, THE PRAY-BILLINGSLEY REVOCABLE TRUST (04-10-95), Owner/Permittee, submitted an application to the Development Services Department for Neighborhood Development Permit 2096564 and Site Development Permit 2445203 for the Erb-Creamer project, Project No. 595127, for approval of minor technical changes or additions to the previously-approved project; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Mitigated Negative Declaration if such Addendum meets the requirements of CEQA; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego as follows:

1. That the information contained in the final Mitigated Negative Declaration 62130/SCH No. 2007121014, along with the Addendum thereto, including any comments received during the public review process, has been reviewed and considered by the Planning Commission prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Mitigated Negative Declaration for the Project.
3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Mitigated Negative Declaration or that any significant effects previously examined will be substantially more severe than shown in the Mitigated Negative Declaration.

ATTACHMENT 7

4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.
5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the Planning Commission adopts Addendum to Mitigated Negative Declaration No. 62130 with respect to the Project, a copy of which is on file in the office of the Development Services Department.
6. That pursuant to CEQA Section 21081.6, the Planning Commission adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.
7. That Development Services staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By:

Travis Cleveland
Development Project Manager

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

NEIGHBORHOOD DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT

PROJECT NO. 595127

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum to Mitigated Negative Declaration No. 62130 shall be made conditions of the Neighborhood Development Permit and Site Development Permit as may be further described below.

A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY:** The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE- CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT:** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit Holder's Representative(s), Job Site Superintendent and the following consultants:

**Qualified Archaeologist
Native American Monitor**

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – (858) 627-3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at (858) 627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 595127 and /or Environmental Document No. 595127, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.)
- Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**
3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

NONE

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

Note: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

C. Historical Resources (Archaeology)

I. Prior to Permit Issuance or Bid Opening/Bid Award

- A. Land Development Review (LDR) Plan Check
 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
- B. Letters of Qualification have been submitted to ADD
 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San

Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (1/4-mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including delineation of grading/excavation limits.

The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to

significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.

- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American
 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;

- b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
- c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVr and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the

Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.

- a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
- b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
 1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
 1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.

2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

DRAFT



Standing on NW corner of Barr & Goldfinch. View is across Barr looking into the paper street of Goldfinch. View is looking south.



Standing at the start of the paper street Goldfinch looking south. 827 Barr is directly to the left 905 Barr is directly to the right.



Rebar stake with ribbon in foreground is NW corner of lot. View is to the east. Structure is 827 Barr.



Standing at NW corner of lot. Pink ribbon is westerly property line. Lot is left of ribbon and paper street is right of ribbon. View is to the south.



Standing near SW lot corner view is to the north. Structure is 827 Barr. Paper street is left of ribbon lot is right of ribbon.



View from southern PL near SW lot corner. View is to the NE. Scaffolding surrounds the infamous copper house at 807 Barr along our eastern PL.



Standing inside lot along southern PL. View is to the east. Scaffolding is 807 Barr.



Standing at middle of lot on eastern end. Pink ribbon on rebar at second step in retaining wall is NE lot corner. Structure is 807 Barr.



Standing along north PL looking west. 807 Barr not visible and to my back. Visible structure is 827 Barr.



Rebar/ribbon in foreground is NE lot corner. Ribbon & rebar in distance is SE corner and southerly lot line. East PL along retaining wall.



Standing on east PL about middle of lot looking north.



Standing along east PL looking south. Rebar w/ribbon is SE lot corner, ribbon runs along south PL.



Standing on scaffolding of 807 Barr looking west along north PL. Pink ribbon along south PL is faint but visible.



View down from same location on scaffolding. Footings of deck at 827 Barr visible at top of photo.



Same scaffold view to south. Faint pink ribbon is south PL and ends at SE lot corner near wood fence post.



Next four pictures are panoramic from this location standing in side yard of 827 Barr. View to east and panning to west.



Panoramic 2



Panoramic 3. Faint pink ribbon along south PL visible.



Panoramic 4. Planters are in side yard of 827 Barr.



Photo taken from across canyon to the east atop UCSD Hospital parking structure. View is to west. Faint pink ribbon is south PL.



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

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

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: Erb-Creamer Residence

Project No. For City Use Only: 595127

Project Address: 4285 Goldfinch St

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: Kirby Pray Trustee of Pray-Billingsley Revocable Trust (04-10-95) ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 1527 West Lewis St

City: San Diego

State: CA

Zip: 92103

Phone No.: 619-972-1138

Fax No.: _____

Email: kirbypray@gmail.com

Signature: Kirby Pray

Date: 2/1/10

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Darin Erb ☐ Owner ☐ Tenant/Lessee ☒ Successor Agency

Street Address: 4940 63rd St

City: San Diego

State: CA

Zip: 92115

Phone No.: 619-993-8561

Fax No.: _____

Email: darinkerb@gmail.com

Signature: Darin Erb

Date: 1/31/10

Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: Ty Creamer ☐ Owner ☐ Tenant/Lessee ☒ Successor Agency

Street Address: 4940 63rd St

City: San Diego

State: CA

Zip: 92115

Phone No.: 619-933-5247

Fax No.: _____

Email: ty@tycodevelopment.com

Signature: Ty Creamer

Date: 1/31/10

Additional pages Attached: ☐ Yes ☒ No



UPTOWN PLANNERS

Uptown Community Planning Group Meeting
November 5, 2019 MINUTES

In attendance: William Smith, Matt Medeiros, Brer Marsh, Zach Bunshaft, Soheil Nakshab, Michael Brennan, Roy Dahl, Clint Daniels, Bill Ellig, Tom Mullaney, Stephen Cline, Amie Hayes, Tim Gahagan, Dennis Seisun, Stu McGraw, Bob Daniel.

Absent: Gail Friedt

I. Call to Order - Meeting called to order by Soheil at 6:08pm.

1. Introductions

Soheil encouraged sharing good news after subcommittee reports.

2. Adoption of Agenda and Rules of Order

Motion to approve as is by Roy, Zach 2nd, unanimously approved 16/0/0.

3. Approval of Minutes

Motion to approve by Zach with typo fixes, Matt 2nd, unanimously approved 16/0/0.

4. Treasurer's Report

Roy reported that there are no changes and there is still \$150.65 in the account.

5. Chair/CPC Report

Soheil was unable to attend the last CPC meeting. He will make sure there is an alternate in the future to attend, either Tom or Clint. Next CPC meeting will feature voting on community planning group reform amendments created by the City Task Force that will be evaluated in the upcoming ad/hoc Community Outreach Subcommittee meeting.

II. Subcommittee Reports

1. Ad Hoc Operations/Outreach Committee

Matt: Date is to be determined to review CPG reform amendments. Looking to get a member from this meeting to represent the Uptown Planners at CPC when votes are held on these amendments.

2. Design Review

Brer: Met September 30th and discussed the two action items on the agenda.

3. Public Facilities

Clint: November 21st is tentatively set for the next meeting which will focus on impact fee review projects.

III. Public Communication

1. Mat Wahlstrom - Voiced disagreement with comment cards for public comment on agenda items and shared that he believes that Brer Marsh may no longer be an eligible member due to him no longer being employed in the Uptown boundaries.
2. Nevo Magnezi: Voiced support for incrementalism for implementing alternate modes of transportation - don't need to approve big projects at a time.
3. Chris Olsen: Announced Mission Hills meet and greet for his City Council campaign.

IV. Representatives of Elected Officials

1. Randy Wilde with Assemblymember Todd Gloria: Introduced himself as the representative for the Uptown area after a lot of changes in the office. He is a University Heights resident and outside of his work he is a North Park Planning Group member. He gave an update on bills that the Assemblymember authored that were either passed into law or vetoed by the Governor. Bill Smith asked for the status of a bill promoting affordable housing on school district properties.

V. Consent Agenda

Zach moved to place the Father Joe's Villages Thanksgiving Day 5k letter of support on the consent agenda, Matt 2nd, unanimous approval 16/0/0.

VI. Action Items

1. Sub-Committee Members

In previous meetings the need to set a list of sitting subcommittee members from the board and from the public had been discussed. From the public, Patrick Santana, Carol Emerick, and Lu Rehling had expressed their desire to join subcommittees.

Soheil asked which board members were interested in joining each subcommittee.

Dennis asked if each subcommittee could briefly explain their functions.

Brer suggested recommendations for new members should come from the subcommittee chairs based on frequent attendees who express an interest.

Bill agreed with the exception for those placed on the agenda for a vote today.

Roy voiced that sitting membership on subcommittees is not of high importance and what is most important is that the public attends and gives input.

Motion to table by Roy, 2nd Soheil, motion passed 15/1/0, Dennis opposed.

Soheil urged for the public to attend subcommittee meetings and after repeated participation may request that the specific subcommittee chair recommend their sitting membership on said subcommittee.

2. Project Review: 3808 Keating, San Diego

Brer: Concerns revolve around the property being on a canyon and possibly blocking views. The owner is seeking a deviation to put in an elevator. Design review deemed this a reasonable request to create more access to new units for sale.

Amie: Voiced concern that the item was not noticed correctly because there was a typo on the agenda and the address was listed incorrectly.

Brer read the Design Review recommendations.

Roy: Voiced concern that the applicant is not present to answer questions.

Clint moved to recommend the project with Design Reviews conditions, Bob 2nd, motion passed 16/0/1. Amie abstained due to not reading the Design Review minutes.

3. Project Review: Goldfinch near Barr Ave.

Project is in an unusual lot in two different zones, one with more restrictions. Design Review Subcommittee recommended to approve with conditions.

Al Didonado, the applicant stated that because of the odd boundary of the lot, approval is needed to build in the upper part.

Roy moved to recommend the project with Design Review's conditions, Clint 2nd, motion approved 15/0/1, Amie abstained because she did not receive Design Review's recommendations.

4. Planning Commission Cannabis Code

Public Comment:

- a. Lu Rehling: Told an anecdote of a cannabis facility that opened up and threatened the permits of churches and educational facilities. Michael Prinz clarified that once an applicant has a permit, the permit is not threatened by incoming applicants.
- b. Sharon Gehl: Urged that this vote is important because of a recent Union Tribune article stating that illegal shops are on the rise due to cities being late to codify codes.

Tom moved to table and take no action on this item, Tim 2nd. Motion failed 6/8/2.

Tom, Tim, Bill, Michael, Stuart, and Amie in favor.

Bob, Roy, Brer, Zach, Steve, Matt, Clint, William opposed.

Dennis and Soheil abstained. Dennis abstained due to not having the legal acumen to understand the intended and unintended ramifications of changes to this code.

Bill Smith moved to recommend accepting the changes, Matt 2nd, motion passes, 13/0/3. Michael, Dennis, and Soheil abstained. Michael and Dennis due to not feeling as though they had enough knowledge of the subject.

VII. Information Items

1. Hillcrest Focused Plan - Amendment to Community Plan

Michael Prinz suggested that recommendations for Hillcrest Focused Plan (amendments to the Community Plan) could be made through a sitting subcommittee or an ad/hoc subcommittee could be created for this purpose. The effort would be completed by mid 2022. SB 2 transportation funding requires a quick timeline.

Public Comment

Mat Wahlstrom: Agrees with a specific subcommittee to fill in the gaps in the community plan.

Board Comment

- a. Royle: Will formal impact studies be needed for one way streets? Answer: Analysis will be needed but can't say yet how formal.
- b. Matt: Suggested we begin to plan special meetings to meet the timeline.

2. Eastern Bikeways Update: SANDAG (Chris Romano) and the City of San Diego (Brittany Bailey) provided an update on this project.

Public Comment:

- a. Mat Wahlstrom: Where is the funding coming from? Answer: SANDAG, except for the Promenade which is City funded.
- b. Patrick Santana: Appreciates the irrigation and lighting aspects added.

- c. Dr. Farnezi: Local business owner, worried about funding for maintenance and homeless encampment prevention. Believes that Maintenance Assessment District (MAD) must be fully worked out before being built.
- d. Amanda Nelson: Believes moving parts surrounding homelessness will be worked out by the time it is built and construction should not wait.
- e. John LaRaia: Very involved in Little Italy promenade, offered assistance with improving upon issues faced there. Echoed the need for maintenance.
- f. Kathy Keehan: Appreciates the thoughtfulness of the project.
- g. Ian Epley, Shandra Slavan, Leah Schuchter echoed support.
- h. David Snyder: Property owner, believes amenities must be specifically chosen, not left to be determined.
- i. Kyle Heiskala: Supportive and encouraged by latest updates. Understands challenges with homelessness, but believes focus is needed on the bigger picture.

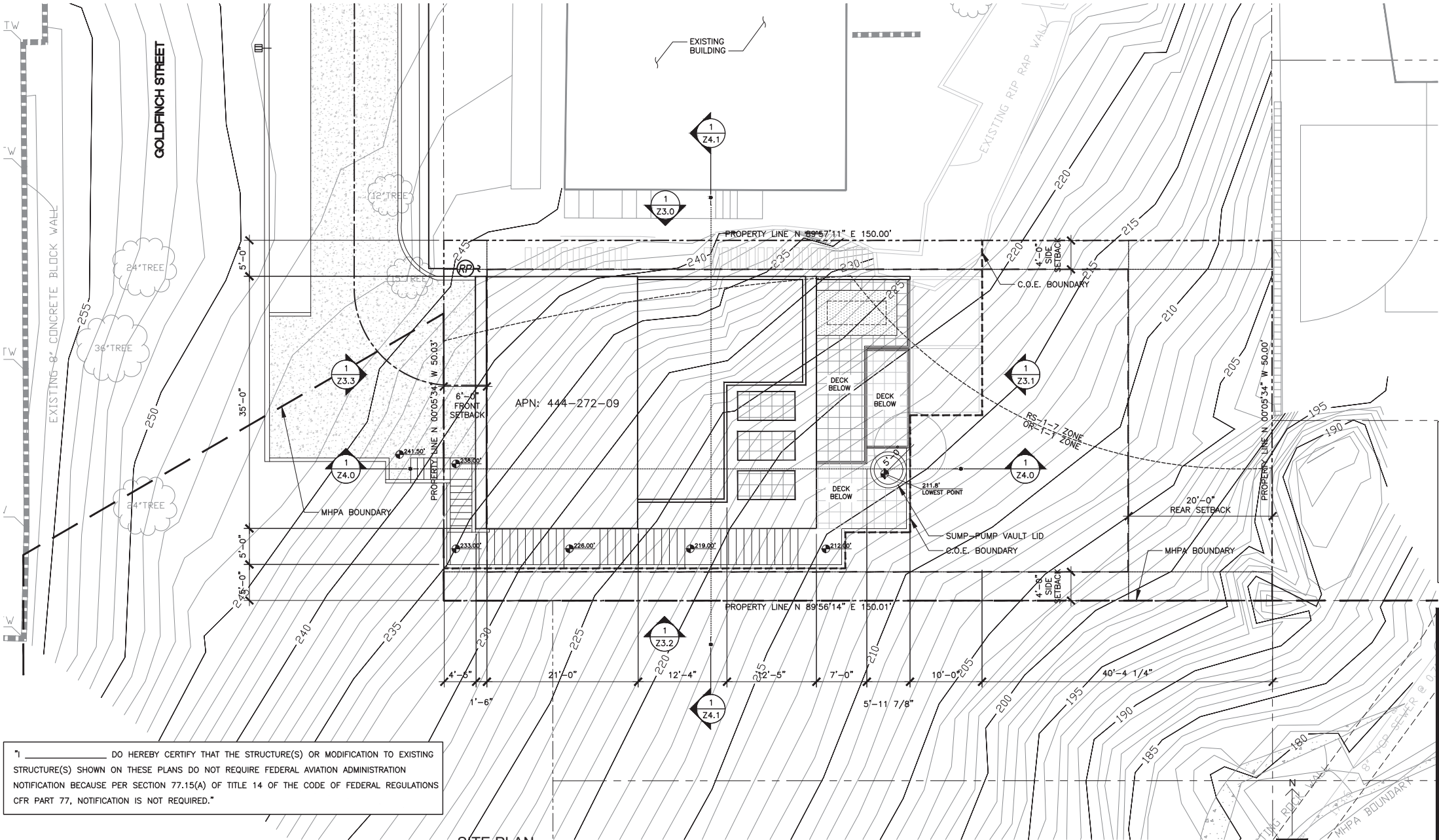
Board Comment:

- a. Clint: Community is wholeheartedly behind the plan, urged property owners to work together to get MAD accomplished.
- b. Michael: Appreciates attention to detail and urges importance of maintenance.
- c. Roy: Urged that this is an appropriate place for density, Appreciates the work done and the hard work ahead.
- d. Bob: Requested an update on a possible MAD? Answer: City can provide guidance but cannot initiate one. Ben Nicholls with the Hillcrest Business Association is currently working with property owners and there could be a partnership with Park Blvd. and Ed Center.
- e. Dennis: Are there estimates available on the budget? Answer: Very preliminary with large contingency.
- f. Bill: Appreciates historical aspects. Wants design to keep in mind the possible expansion of the project going all the way to the Ed Center.

3. All Way Stop at India Street and W. Redwood

Sohaeil announced the installation at this location.

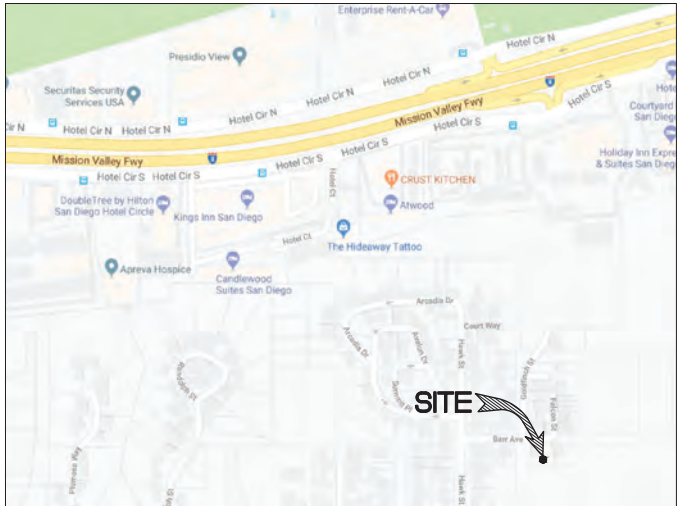
Matt moved to adjourn the meeting, Zach 2nd, meeting adjourned at 8:58pm.



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

SITE PLAN

1/8"=1'-0"

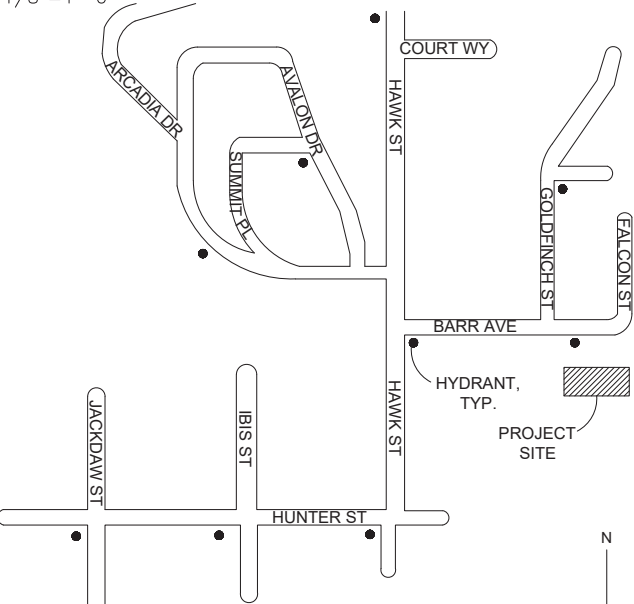


THOMAS GUIDE MAP #1269-A5

© GOOGLE 2013

VICINITY MAP

NTS



FIRE HYDRANT MAP

NTS

GENERAL NOTES:

- A. THERE ARE NO EXISTING OR PROPOSED BUS STOPS AT THIS LOCATION.
- B. BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
- C. THERE ARE NO PLOTTABLE EASEMENTS ON THIS SITE. SEE SURVEY ON SHEET C01 FOR BLANKET EASEMENT INFORMATION.
- D. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- E. ENERGY EFFICIENT APPLIANCES SHALL BE PROVIDED AT THE RESIDENTIAL UNIT.
- F. NO STORM WATER RUN-OFF WILL BE DIRECTED TO THE PUBLIC RIGHT-OF-WAY AND DISCHARGED ONTO ANY ADJACENT PROPERTY.
- G. VISIBILITY TRIANGLES: NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS SHALL EXCEED 3' IN HEIGHT.
- H. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- I. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS AND SPECIFICATIONS.
- J. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCL). THE WPCL SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE STORM WATER STANDARDS.
- K. AREAS MAPPED AS DESIGNATED OPEN SPACE SHOULD BE PRESERVED THROUGH EASEMENTS, OPEN SPACE DEDICATION AND/OR FEE TITLE OWNERSHIP BY THE CITY OF SAN DIEGO.
- L. OPEN SPACE AND STEEP HILLSIDES SHOULD BE PRESERVE BY COVENANT OF EASEMENT FOR PROTECTION OF ENVIRONMENTALLY SENSITIVE LANDS THAT DO NOT INCLUDE SENSITIVE BIOLOGICAL RESOURCES

GENERAL NOTES

NTS

SHEET INDEX:

- Z10 SITE PLAN, VICINITY MAP, FIRE HYDRANT MAP
- Z11 PLANNING ANALYSIS F.A.R.
- Z12 PLANNING ANALYSIS HEIGHT STUDY
- Z13 FIRE ACCESS PLAN
- Z20 FIRST FLOOR PLAN (COMPANION UNIT)
- Z21 SECOND FLOOR PLAN
- Z22 THIRD FLOOR PLAN
- Z23 FOURTH FLOOR PLAN
- Z30 NORTH ELEVATION
- Z31 EAST ELEVATION
- Z32 SOUTH ELEVATION
- Z33 WEST ELEVATION
- Z40 WEST-EAST SITE SECTION
- Z41 NORTH-SOUTH SITE SECTION

C.1 PRELIMINARY GRADING PLAN

- L11 BRUSH MANAGEMENT PLAN
- L12 BRUSH MANAGEMENT NOTES

SHEET INDEX

NTS

2

GRADING TABULATION TABLE:

TOTAL AMOUNT OF SITE TO BE GRADED: 0.084 ACRES
% OF TOTAL SITE: 64%
AMOUNT OF CUT: 865 CUBIC YARDS
MAXIMUM DEPTH OF CUT: 4.9 FEET
AMOUNT OF FILL: 25 CUBIC YARDS
MAXIMUM DEPTH OF FILL: 4.9 FEET
MAXIMUM HEIGHT OF FILL SLOPE: N/A FEET
SLOPE RATIO: N/A
MAXIMUM HEIGHT OF CUT SLOPE: N/A FEET
SLOPE RATIO: N/A
AMOUNT OF EXPORT SOIL: 840 CUBIC YARDS
RETAINING LENGTH: 281 FEET
MAXIMUM HEIGHT: 4.33 FEET

PROJECT DESCRIPTION:

NEW 4-STORY SINGLE DWELLING RESIDENCE TO INCLUDE AN ATTACHED COMPANION UNIT ON THE FIRST LEVEL AND A TWO-CAR GARAGE ON THE FOURTH LEVEL ON VACANT LOT.

PROJECT OWNER:

TY CREAMER
TBD GOLDFINCH STREET
SAN DIEGO, CA 92103
619.933.5247 PHONE

ASSESSOR'S PARCEL NUMBER:

444-272-09-00

LEGAL DESCRIPTION:

LOTS 3 AN 4, BLK. 7 OF ARNOLD AND CHAOTES ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 334 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, TOGETHER WITH THE PORTION OF GOLDFINCH STREET VACATED BY THE CITY COUNCIL OF SAN DIEGO, RESOLUTION NO. 298161, RECORDED JULY 10TH, 2003 AS INSTRUMENT NO. 2003-0819704 OF OFFICIAL RECORDINGS.

EXISTING ZONING:

RS-1-7/0R-1-1

PLANNED DISTRICT:

UPTOWN COMMUNITY

OVERLAY ZONES:

AIRPORT INFLUENCE AREA (SDIA/REVIEW AREA 2), FAA PART 77 NOTIFICATION AREA (SDIA/100' AMSL), TRANSIT PRIORITY AREA

REQUIRED DEVELOPMENT

PERMITS/APPROVALS:
NEIGHBORHOOD DEVELOPMENT PERMIT
SITE DEVELOPMENT PERMIT

LOT SIZE:

5,750 S.F.

EXISTING TYPE OF CONSTRUCTION:

N/A

NEW TYPE OF CONSTRUCTION:

TYPE V

EXISTING OCCUPANCY:

N/A

NEW OCCUPANCY:

R

STORIES/STRUCTURE HEIGHT:

4 STORIES/39'-0"

PROJECT TOTALS:

MAIN RESIDENCE:

LIVING 2,894 SF
GARAGE 418 SF
DECK 744 SF

COMPANION UNIT:

LIVING 1,097 SF
DECK 202 SF

SETBACKS:

FRONT: 6'-0"

SIDE: 4'-0"

REAR: 20'-0"

HEIGHT LIMIT:

30'-0"

LOT COVERAGE:

MAX LOT COVERAGE = 0.50
50% OF 5,750 SF = 2,875 SF
PROPOSED = 2,660 SF
2,660 SF < 2,875 SF --> [OK]

FLOOR AREA RATIO:

MAX F.A.R. ALLOWED = 3.063 SF
3,063 SF OF 5,750 SF LOT = 0.53
PROPOSED = 0.36 = 2,097 SF
36% < 53% --> [OK]

PROJECT TEAM:

ARCHITECT:

DI DONATO ASSOCIATES
3939 1ST AVE., STE 100
SAN DIEGO, CA 92103
619.299.4210 PHONE

CIVIL ENGINEER

COFFEY ENGINEERING, INC.
9666 BUSINESS PARK AVE., STE 210
SAN DIEGO, CA 92131
858.831.0111 PHONE

LANDSCAPE ARCHITECT

LANDSCAPE RESOURCE GROUP + ASSOC.
LA MESA, CA 91941
619.497.0556 PHONE

ARCHITECT

DDA

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

3939 FIRST AVENUE, SUITE 100
SAN DIEGO, CA 92103
619.299.4210 • 619.299.4250
FAX - DDAMAIL@AOL.COM

1725
ERB-CREAMER RESIDENCE

TBD GOLDFINCH ST
SAN DIEGO, CALIFORNIA 92103

ISSUES REVISIONS

REV	DATE	BY	ISSUE DESCRIPTION
00	01-19-18	AGM	FOR PRELIMINARY REVIEW
01	02-26-18	AGM	FOR FIRST CITY SUBMITTAL
02	01-04-19	AGM	FOR SECOND CITY SUBMITTAL
03	03-19-19	AGM	FOR MEETING W/ PLANNING
04	05-17-19	AGM	FOR PLANNING REVIEW
05	06-24-19	AGM	FOR THIRD CITY SUBMITTAL
06	09-24-19	AGM	FOR LANDSCAPE REVIEW
07	10-18-19	AGM	FOR FOURTH CITY SUBMITTAL
08	12-18-19	AGM	FOR PLANNING, ENG. & WATER REVIEW

SHEET INFORMATION

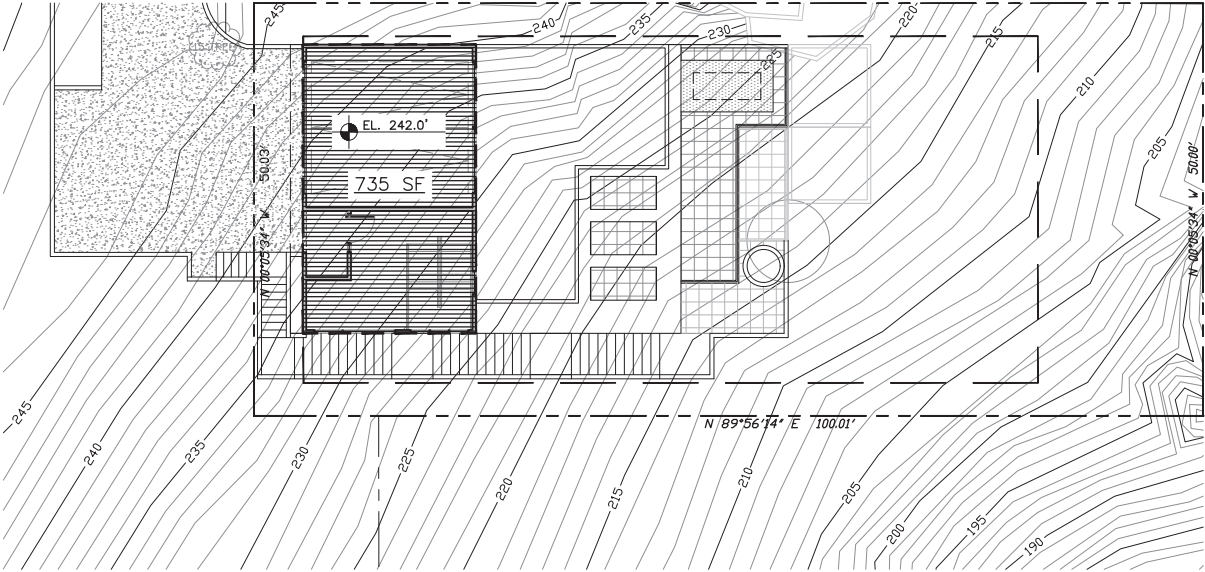
Z1.0

SITE PLAN
VICINITY MAP
FIRE HYDRANT MAP

PLOT SCALE 1:1 AT 24x36 'D' SIZE

SHEET 1 OF 17

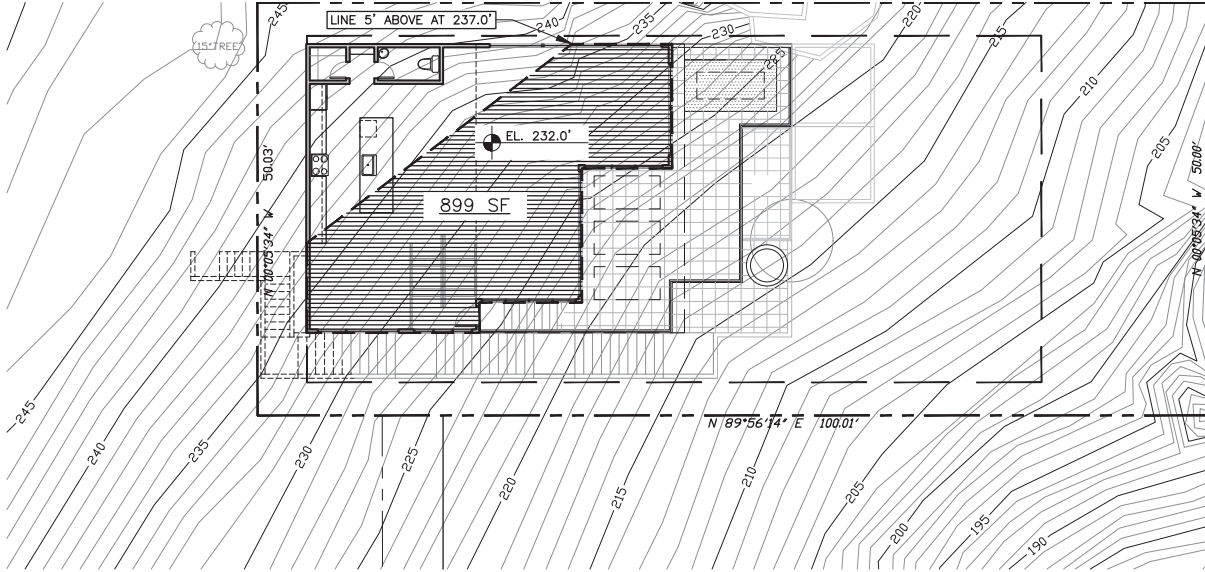
THESE DESIGN DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DDA AND SHALL NOT BE USED IN CONNECTION WITH ANY OTHER WORK EXCEPT BY AGREEMENT WITH DDA. THERE SHALL BE NO CHANGES OR DEVIATION WITHOUT THE CONSENT OF DDA. WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE DDA PRIOR TO THE COMMENCEMENT OF ANY WORK.



FOURTH FLOOR F.A.R. DIAGRAM - EL. 242.0'

3/32"=1'-0"

1



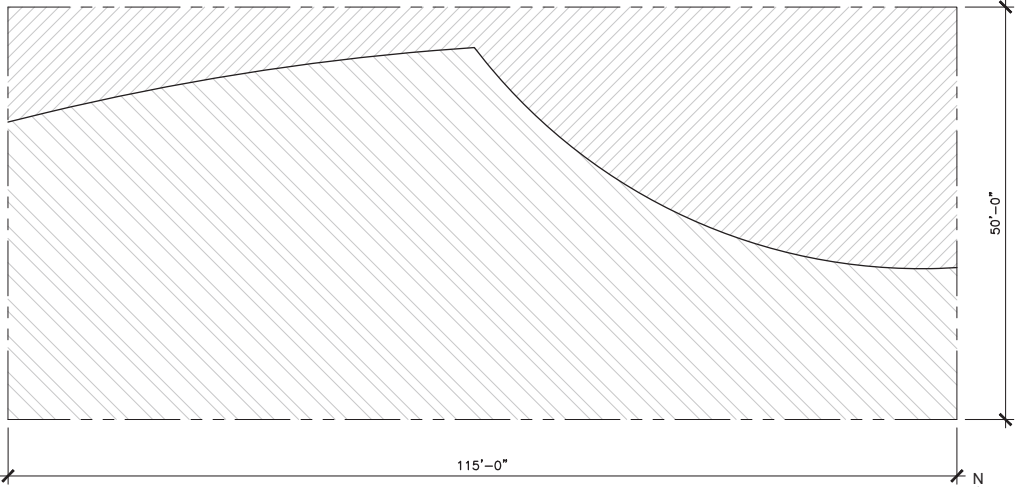
THIRD FLOOR F.A.R. DIAGRAM - EL. 232.0'

3/32"=1'-0"

2

1,899 SF WITHIN RS-1-7 ZONE
1,899 SF X 0.70 ALLOWABLE FAR =
TOTAL OF 1,330 ALLOWABLE F.A.R.

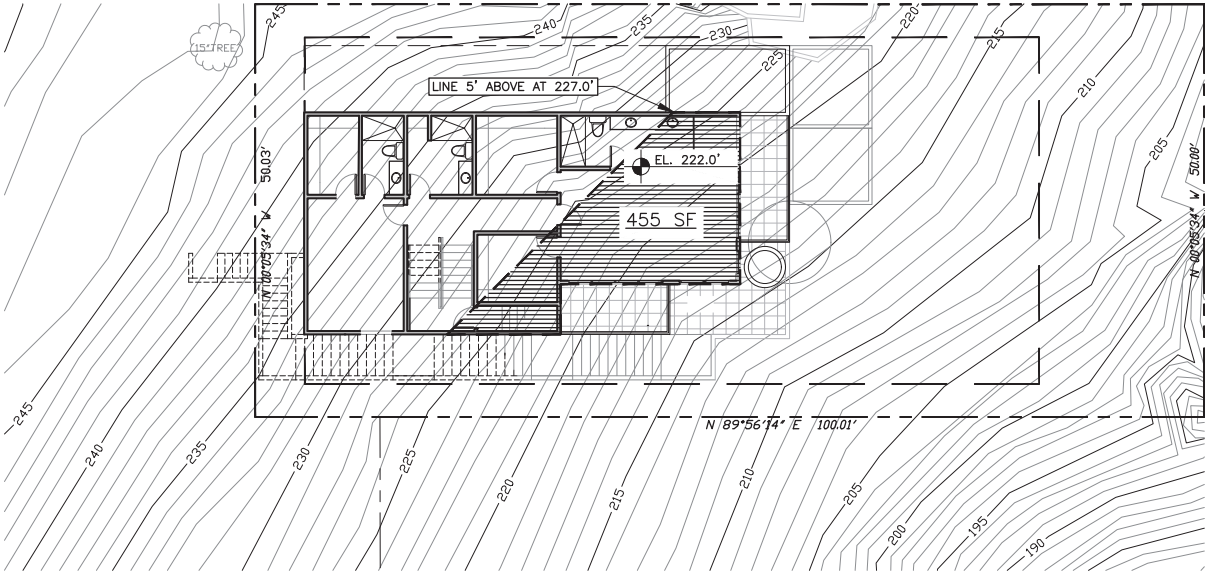
3,851 SF WITHIN OR-1-1 ZONE
3,851 SF X 0.45 ALLOWABLE FAR =
TOTAL OF 1,733 ALLOWABLE F.A.R.



ZONING LINE DIAGRAM

3/32"=1'-0"

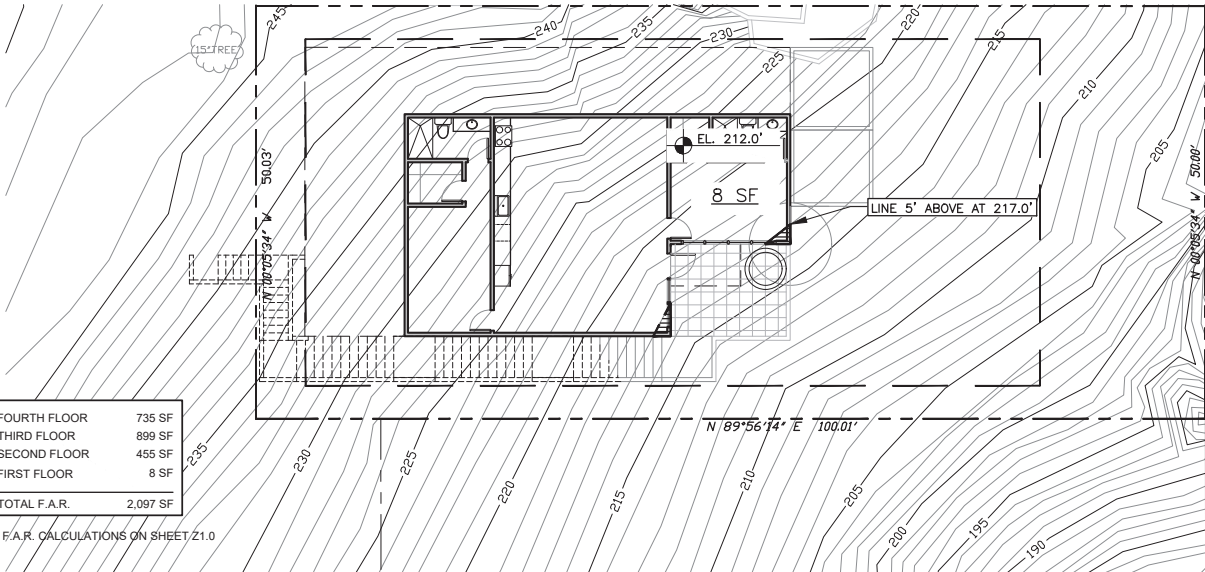
3



SECOND FLOOR F.A.R. DIAGRAM - EL. 222.0'

3/32"=1'-0"

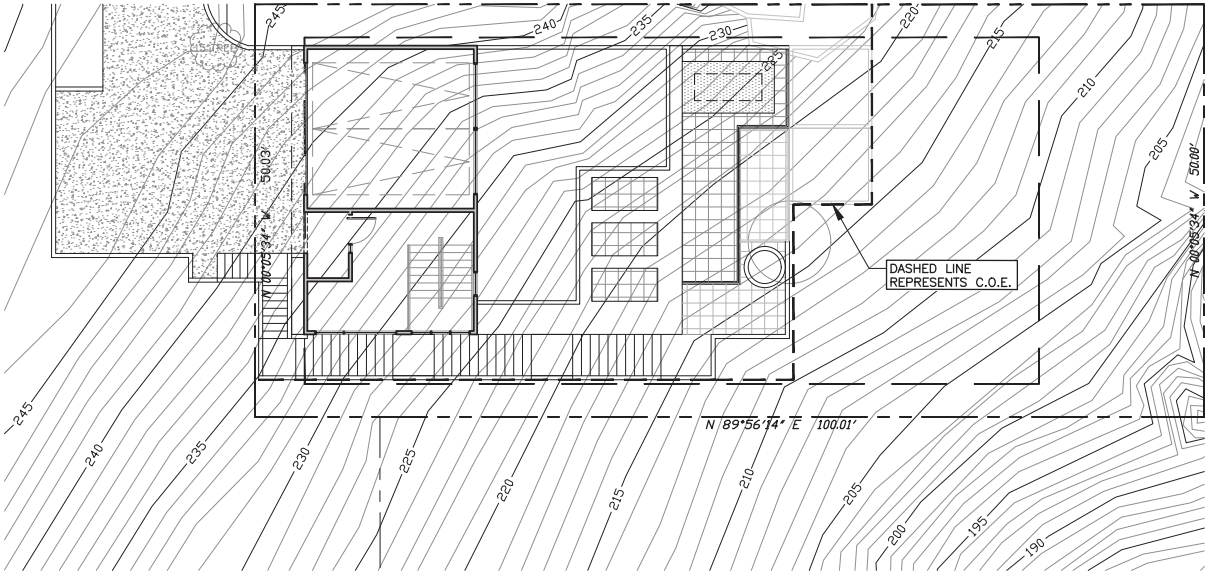
4



FIRST FLOOR (COMPANION UNIT) F.A.R. DIAGRAM - EL. 212.0'

3/32"=1'-0"

5



C.O.E. FOR PRESERVATION OF E.S.L.

3/32"=1'-0"

5

ARCHITECT

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3838 FIRST AVENUE, SUITE 100, SAN DIEGO, CA 92103
619.298.4210, 619.298.4250 FAX, AL@DDA-ARCH.COM

PROJECT NAME

ERB-CREAMER RESIDENCE

TBD GOLDFINCH ST, SAN DIEGO, CA 92103

ISSUES REVISIONS

REV.	DATE	BY	ISSUE DESCRIPTION
00	01-19-18	AGM	FOR PRELIMINARY REVIEW
01	02-26-18	AGM	FOR FIRST CITY SUBMITTAL
02	01-04-19	AGM	FOR SECOND CITY SUBMITTAL
03	03-19-19	AGM	FOR MEETING W/ PLANNING
04	05-17-19	AGM	FOR PLANNING REVIEW
05	06-24-19	AGM	FOR THIRD CITY SUBMITTAL
06	09-24-19	AGM	FOR LANDSCAPE REVIEW

SHEET INFORMATION

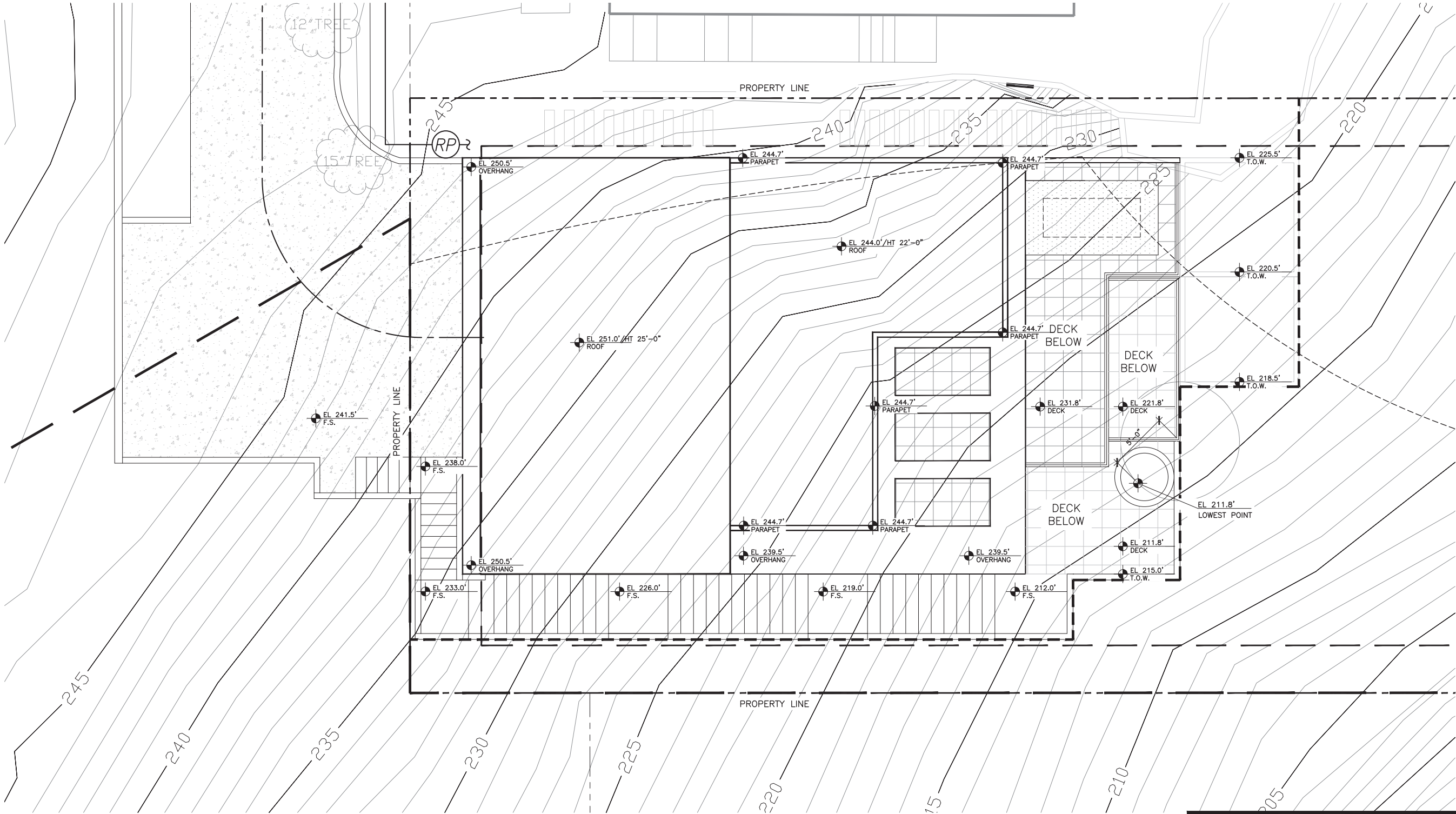
DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z1.1

PLANNING
ANALYSIS:
F.A.R.

1725
PLOT SCALE 1 : 1 (24x36 "D" SIZE)


SHEET 2 OF 17



PLANNING ANALYSIS: HEIGHT
1/4"=1'-0"

1

ARCHITECT


DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE - SUITE
100 - SAN DIEGO, CA 92103
619.299.4210 • 619.299.4250
FAX - DDAMAIL@AOL.COM

PROJECT NAME

1725
ERB-CREAMER RESIDENCE

TBD GOLDFINCH ST
SAN DIEGO, CALIFORNIA 92103

ISSUES REVISIONS

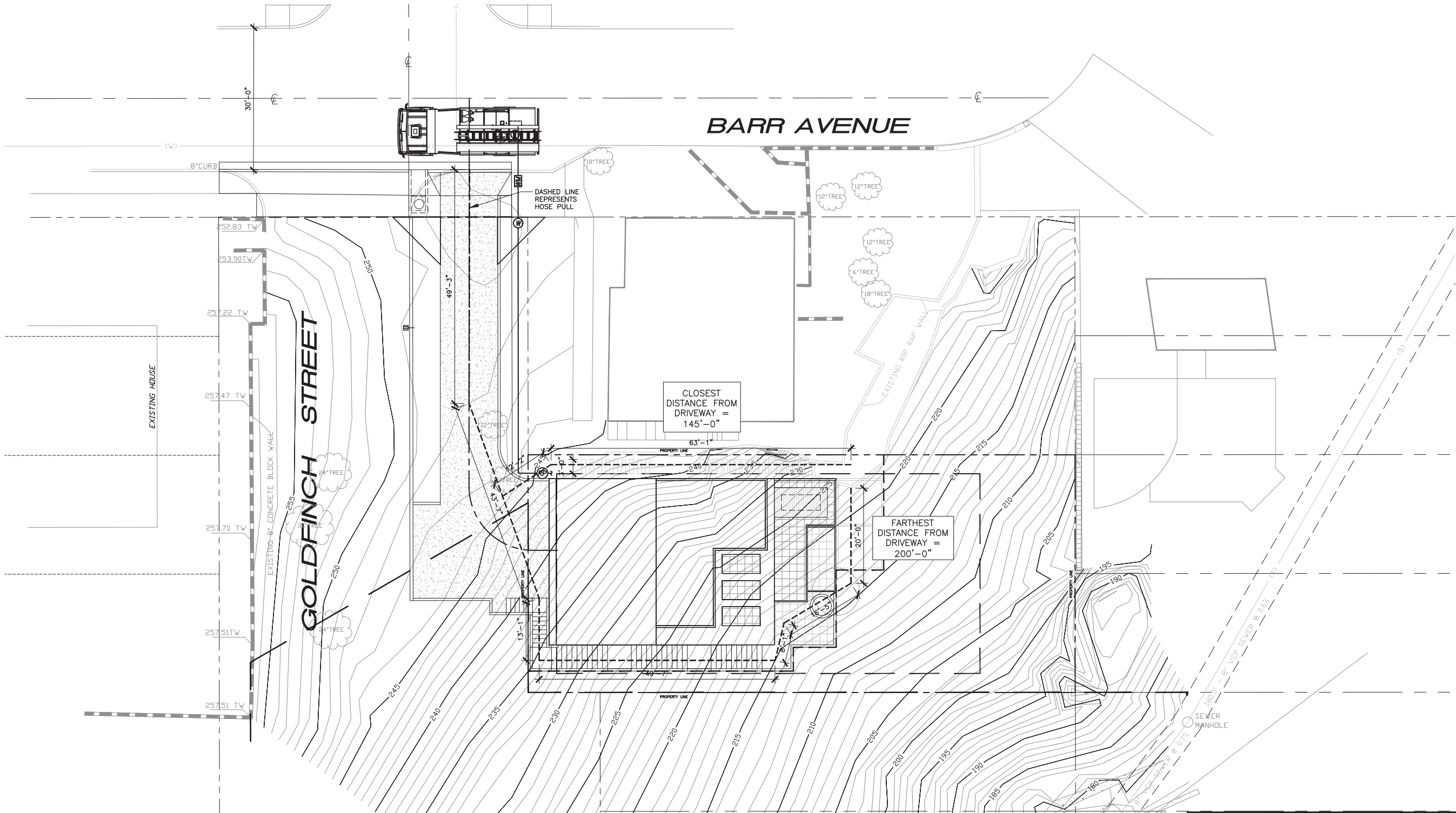
REV	DATE	BY	ISSUE DESCRIPTION
00	01-19-18	AGM	FOR PRELIMINARY REVIEW
01	02-26-18	AGM	FOR FIRST CITY SUBMITTAL
02	01-04-19	AGM	FOR SECOND CITY SUBMITTAL
03	03-19-19	AGM	FOR MEETING W/ PLANNING
04	05-17-19	AGM	FOR PLANNING REVIEW
05	06-24-19	AGM	FOR THIRD CITY SUBMITTAL
06	09-24-19	AGM	FOR LANDSCAPE REVIEW
07	10-18-19	AGM	FOR FOURTH CITY SUBMITTAL
08	12-18-19	AGM	FOR PLANNING, ENG. & WATER REVIEW

SHEET INFORMATION

Z1.2
PLANNING
ANALYSIS:
HEIGHT

PLOT SCALE 1:1 AT 24x36 'D' SIZE

SHEET 3 OF 17



FIRE NOTES:

A. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. CFC 501.4

B. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 95.0209.

C. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.

D. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.

E. CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.

F. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.


G. STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.

FIRE ACCESS PLAN

1"=10'

1

ARCHITECT


DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE - SUITE
100 - SAN DIEGO, CA 92103
619.299.4210 • 619.299.4250
FAX - DDAMAIL@AOL.COM

PROJECT NAME

1725
ERB-CREAMER RESIDENCE

TBD GOLDFINCH ST
SAN DIEGO, CALIFORNIA 92103

ISSUES REVISIONS

REV	DATE	BY	ISSUE DESCRIPTION
00	01-19-18	AGM	FOR PRELIMINARY REVIEW
01	02-26-18	AGM	FOR FIRST CITY SUBMITTAL
02	01-04-19	AGM	FOR SECOND CITY SUBMITTAL
03	03-19-19	AGM	FOR MEETING W/ PLANNING
04	05-17-19	AGM	FOR PLANNING REVIEW
05	06-24-19	AGM	FOR THIRD CITY SUBMITTAL
06	09-24-19	AGM	FOR LANDSCAPE REVIEW
07	10-18-19	AGM	FOR FOURTH CITY SUBMITTAL
08	12-18-19	AGM	FOR PLANNING, ENG. & WATER REVIEW

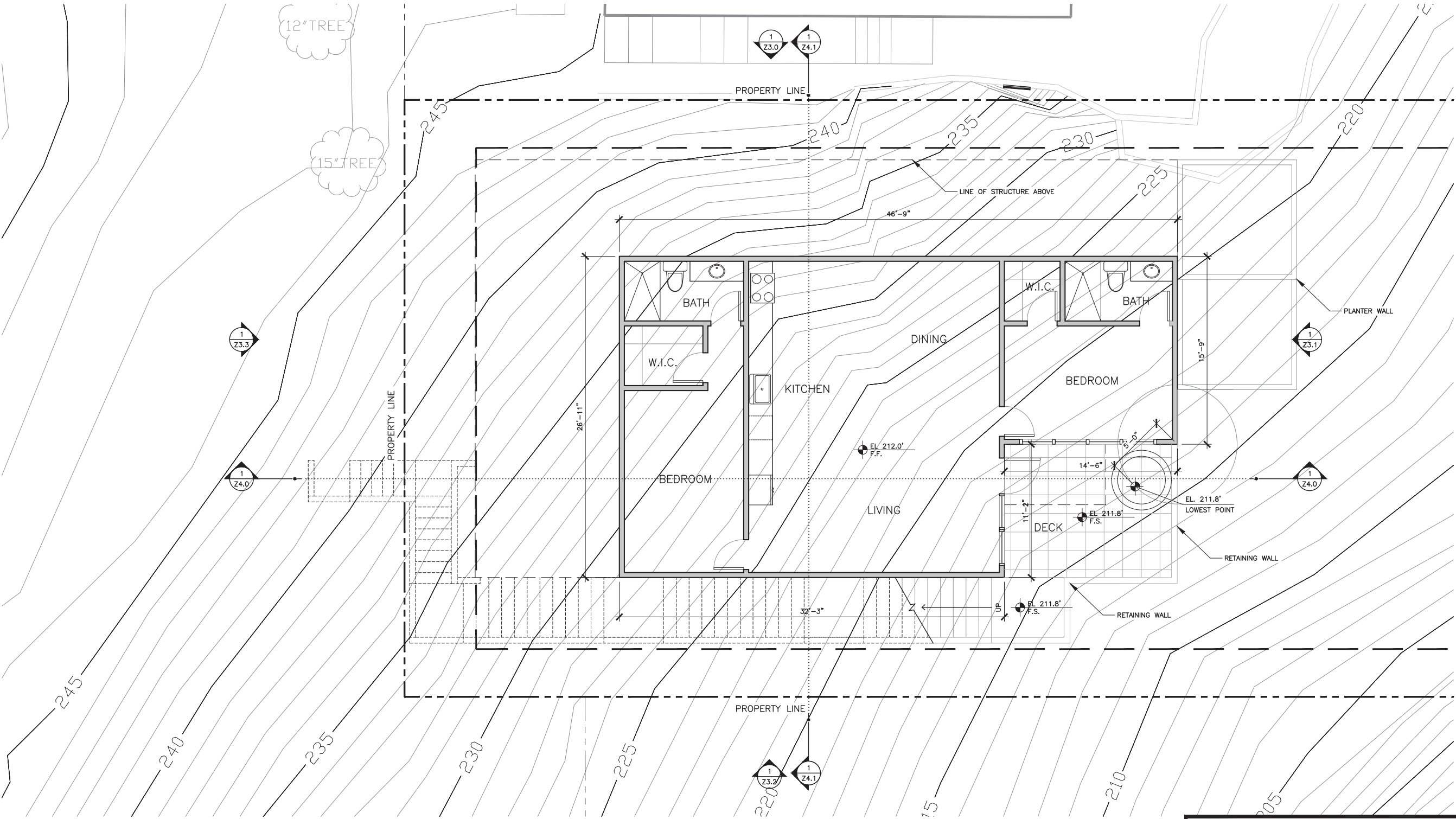
SHEET INFORMATION

Z1.3
FIRE ACCESS
PLAN

THESE DESIGNS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DDA AND SHALL NOT BE USED IN CONNECTION WITH ANY OTHER WORK EXCEPT BY AGREEMENT WITH DDA. THERE SHALL BE NO CHANGES OR DEVIATION WITHOUT THE CONSENT OF DDA. WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE DDA PRIOR TO THE COMMENCEMENT OF ANY WORK.

PLOT SCALE 1:1 AT 24x36 'D' SIZE


SHEET 4 OF 17



FIRST FLOOR PLAN (COMPANION UNIT)
1/4"=1'-0"

1

ARCHITECT


DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE - SUITE
100 - SAN DIEGO, CA 92103
619.299.4210 • 619.299.4250
FAX - DDAMAIL@AOL.COM

PROJECT NAME

1725
ERB-CREAMER RESIDENCE

ISSUES REVISIONS

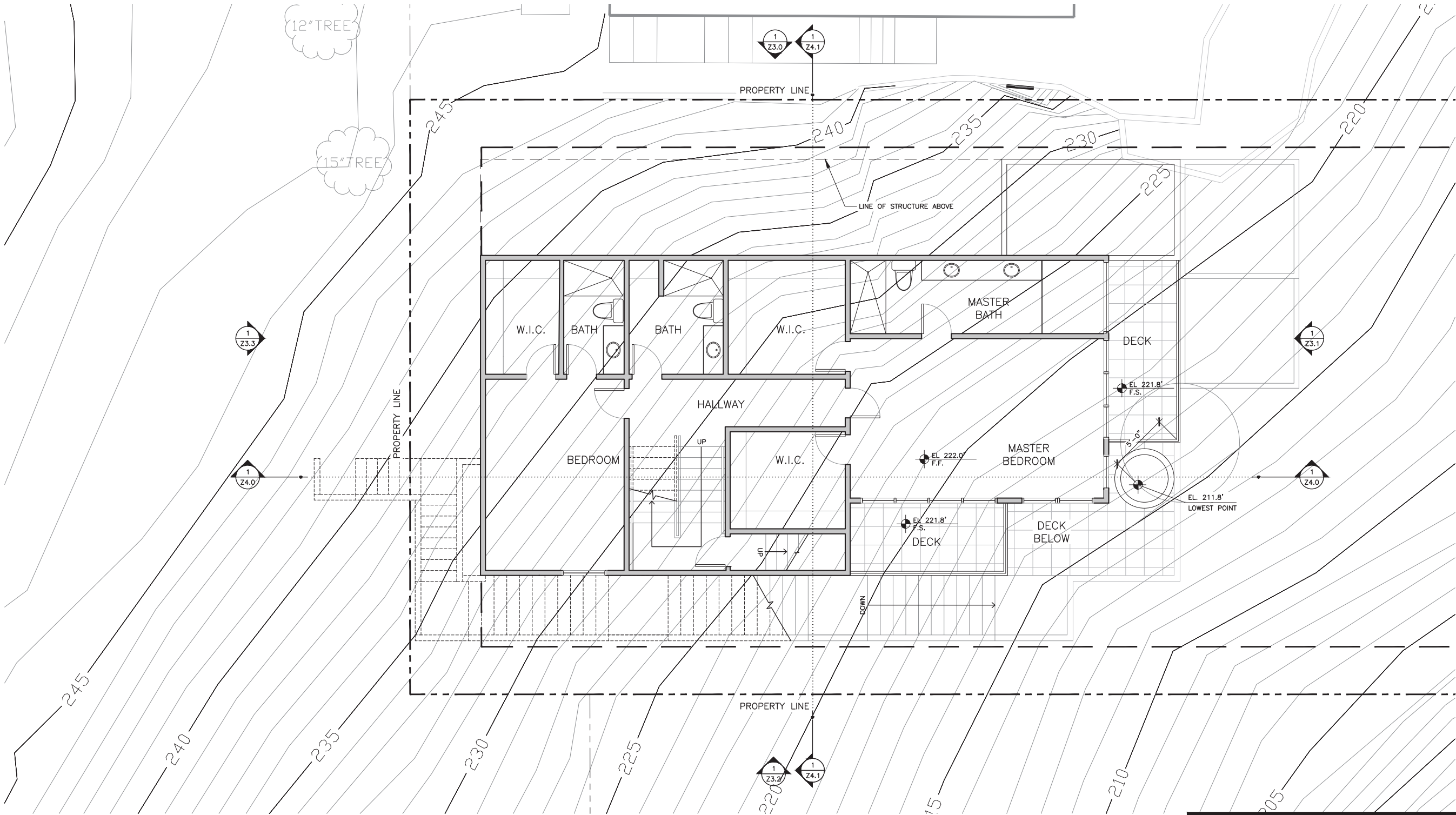
REV	DATE	BY	ISSUE DESCRIPTION
00	01-19-18	AGM	FOR PRELIMINARY REVIEW
01	02-26-18	AGM	FOR FIRST CITY SUBMITTAL
02	01-04-19	AGM	FOR SECOND CITY SUBMITTAL
03	03-19-19	AGM	FOR MEETING W/ PLANNING
04	05-17-19	AGM	FOR PLANNING REVIEW
05	06-24-19	AGM	FOR THIRD CITY SUBMITTAL
06	09-24-19	AGM	FOR LANDSCAPE REVIEW
07	10-18-19	AGM	FOR FOURTH CITY SUBMITTAL
08	12-18-19	AGM	FOR PLANNING, ENG. & WATER REVIEW

SHEET INFORMATION

Z2.0
FIRST
FLOOR PLAN
(COMPANION UNIT)

PLOT SCALE 1:1 AT 24x36 'D' SIZE


SHEET 5 OF 17



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

1

ARCHITECT


DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE, SUITE
100 - SAN DIEGO, CA 92103
619.299.4210 • 619.299.4250
FAX - DDAMAIL@AOL.COM

PROJECT NAME

1725
ERB-CREAMER RESIDENCE

TRD GOLDFINCH ST
SAN DIEGO, CALIFORNIA 92103

ISSUES REVISIONS

REV	DATE	BY	ISSUE DESCRIPTION
00	01-19-18	AGM	FOR PRELIMINARY REVIEW
01	02-26-18	AGM	FOR FIRST CITY SUBMITTAL
02	01-04-19	AGM	FOR SECOND CITY SUBMITTAL
03	03-19-19	AGM	FOR MEETING W/ PLANNING
04	05-17-19	AGM	FOR PLANNING REVIEW
05	06-24-19	AGM	FOR THIRD CITY SUBMITTAL
06	09-24-19	AGM	FOR LANDSCAPE REVIEW
07	10-18-19	AGM	FOR FOURTH CITY SUBMITTAL
08	12-18-19	AGM	FOR PLANNING, ENG. & WATER REVIEW

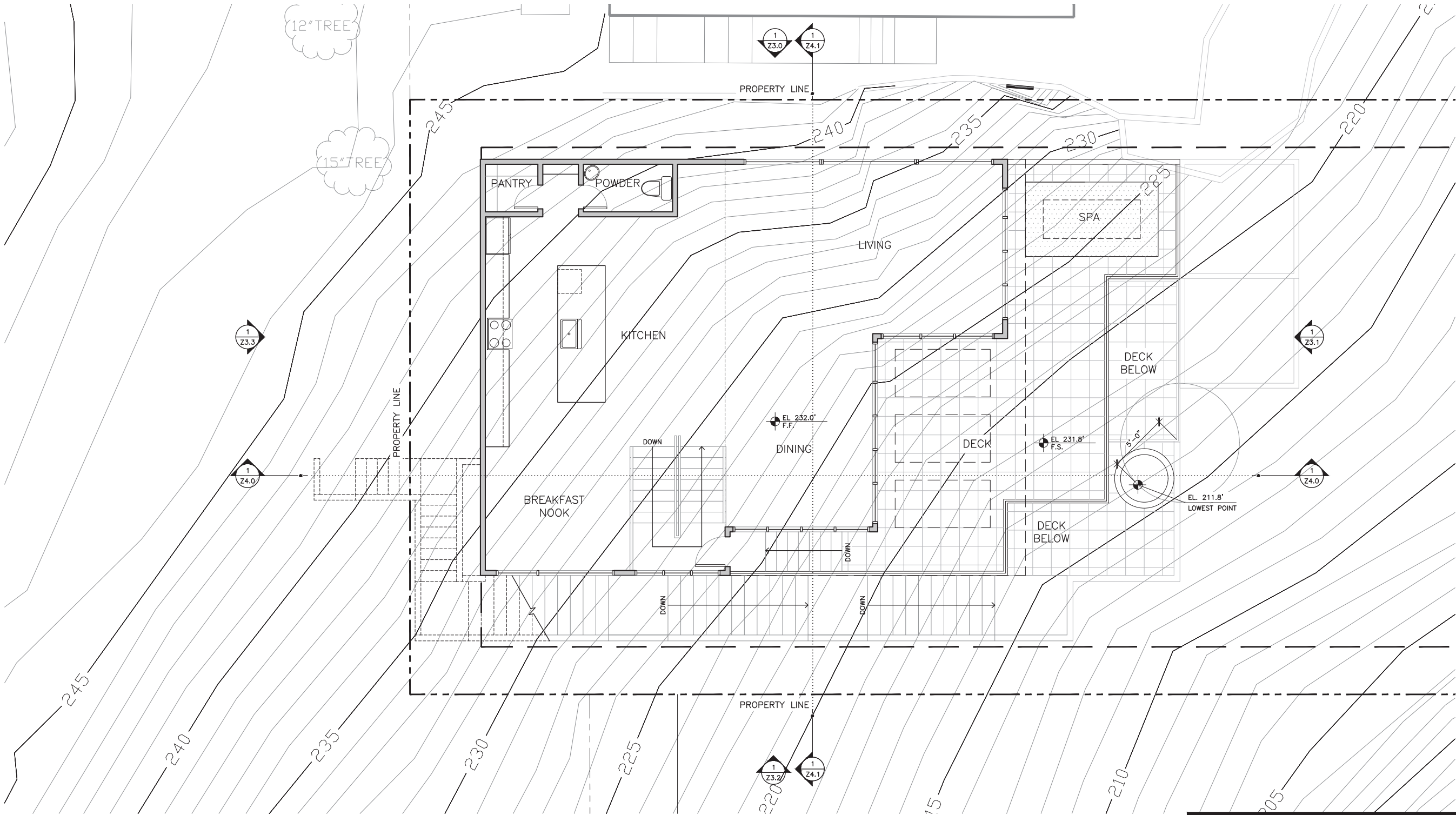
SHEET INFORMATION

Z2.1

SECOND
FLOOR PLAN

PLOT SCALE 1:1 AT 24x36 'D' SIZE


SHEET 6 OF 17



THIRD FLOOR PLAN
1/4"=1'-0"

1

ARCHITECT


DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE, SUITE
100 - SAN DIEGO, CA 92103
619.299.4210 • 619.299.4250
FAX - DDAMAIL@AOL.COM

PROJECT NAME

1725
ERB-CREAMER RESIDENCE

TRD GOLDFINCH ST
SAN DIEGO, CALIFORNIA 92103

ISSUES

REVISIONS

REV	DATE	BY	ISSUE DESCRIPTION
00	01-19-18	AGM	FOR PRELIMINARY REVIEW
01	02-26-18	AGM	FOR FIRST CITY SUBMITTAL
02	01-04-19	AGM	FOR SECOND CITY SUBMITTAL
03	03-19-19	AGM	FOR MEETING W/ PLANNING
04	05-17-19	AGM	FOR PLANNING REVIEW
05	06-24-19	AGM	FOR THIRD CITY SUBMITTAL
06	09-24-19	AGM	FOR LANDSCAPE REVIEW
07	10-18-19	AGM	FOR FOURTH CITY SUBMITTAL
08	12-18-19	AGM	FOR PLANNING, ENG. & WATER REVIEW

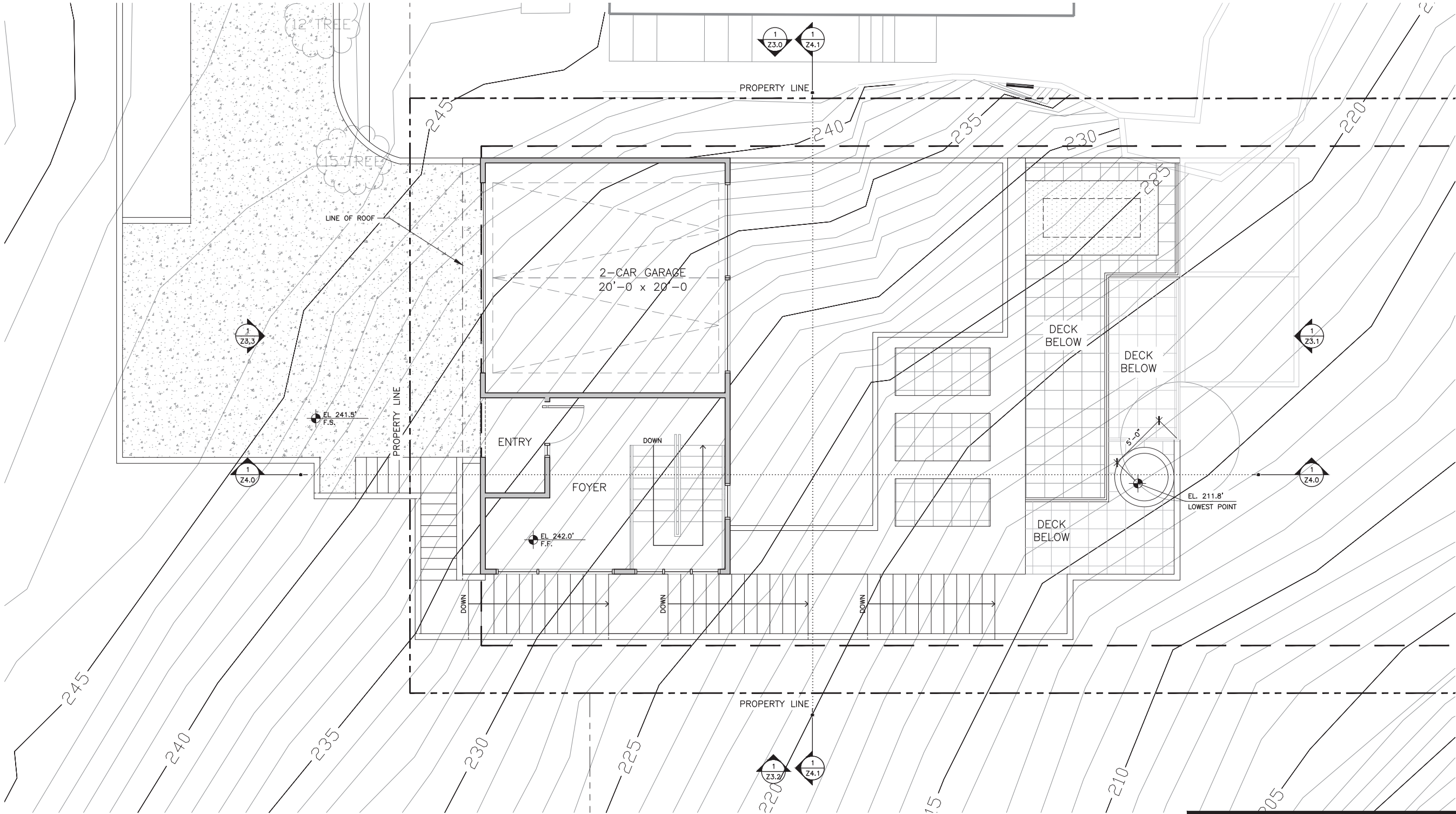
SHEET INFORMATION

Z2.2

THIRD
FLOOR PLAN

PLOT SCALE 1:1 AT 24x36 'D' SIZE


SHEET 7 OF 17



FOURTH FLOOR PLAN
1/4"=1'-0"

1

ARCHITECT


DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE - SUITE
100 - SAN DIEGO, CA 92103
619.299.4210 • 619.299.4250
FAX - DDAMAIL@AOL.COM

PROJECT NAME

1725
ERB-CREAMER RESIDENCE

TRD GOLDFINCH ST
SAN DIEGO, CALIFORNIA 92103

ISSUES

REVISIONS

REV	DATE	BY	ISSUE DESCRIPTION
00	01-19-18	AGM	FOR PRELIMINARY REVIEW
01	02-26-18	AGM	FOR FIRST CITY SUBMITTAL
02	01-04-19	AGM	FOR SECOND CITY SUBMITTAL
03	03-19-19	AGM	FOR MEETING W/ PLANNING
04	05-17-19	AGM	FOR PLANNING REVIEW
05	06-24-19	AGM	FOR THIRD CITY SUBMITTAL
06	09-24-19	AGM	FOR LANDSCAPE REVIEW
07	10-18-19	AGM	FOR FOURTH CITY SUBMITTAL
08	12-18-19	AGM	FOR PLANNING, ENG. & WATER REVIEW

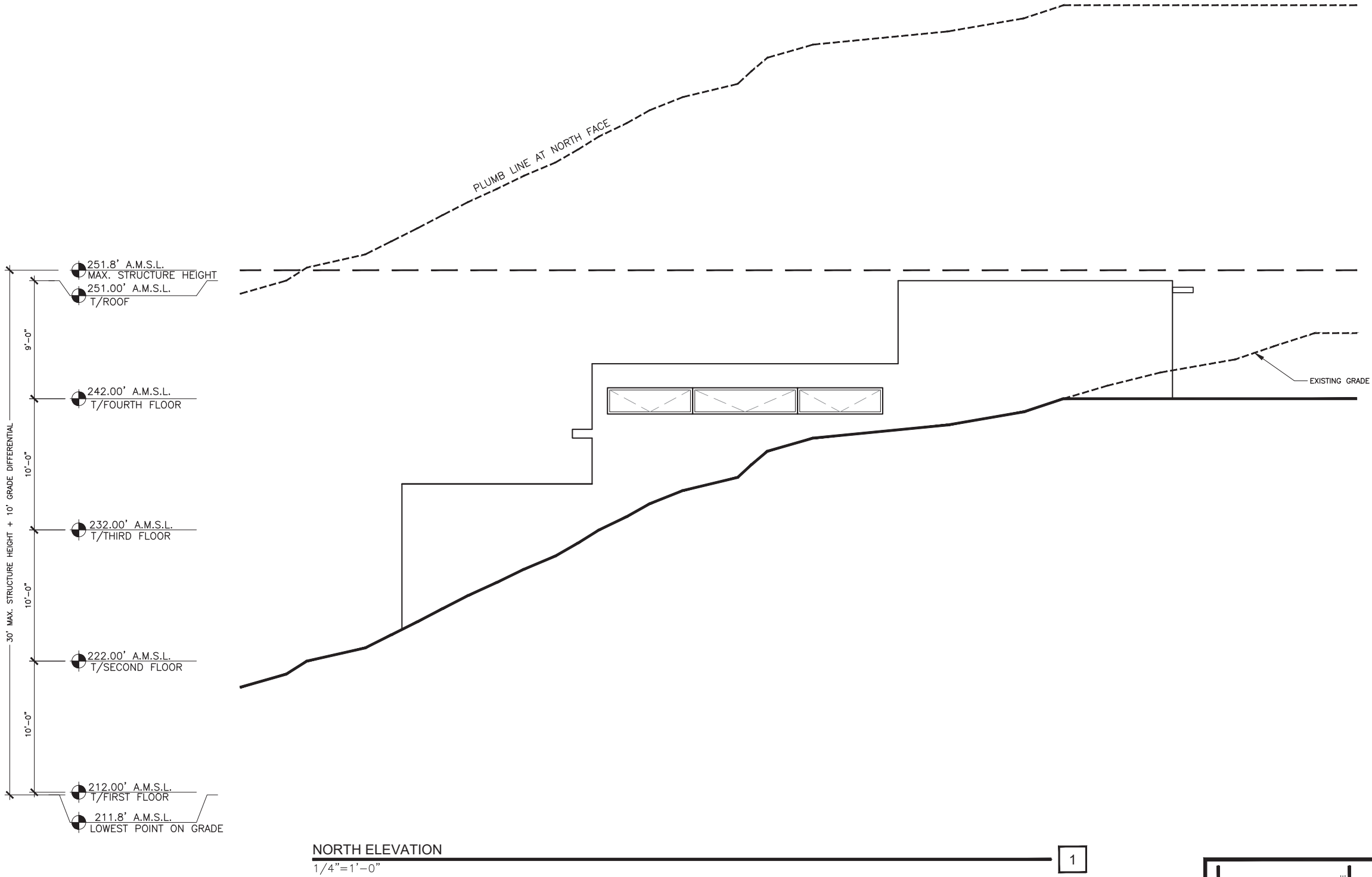
SHEET INFORMATION

Z2.3


FOURTH
FLOOR PLAN

PLOT SCALE 1:1 AT 24x36 'D' SIZE

SHEET 8 OF 17



ARCHITECT


DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE - SUITE
100 - SAN DIEGO, CA 92103
619.299.4210 • 619.299.4250
FAX • DDAMAIL@AOL.COM

PROJECT NAME

1725
ERB-CREAMER RESIDENCE

THESE DESIGNS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DDA AND SHALL NOT BE USED IN CONNECTION WITH ANY OTHER WORK EXCEPT BY AGREEMENT WITH DDA. THERE SHALL BE NO CHANGES OR DEVIATION WITHOUT THE CONSENT OF DDA. WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE DDA PRIOR TO THE COMMENCEMENT OF ANY WORK.

REV	DATE	BY	ISSUE DESCRIPTION
00	01-19-18	AGM	FOR PRELIMINARY REVIEW
01	02-26-18	AGM	FOR FIRST CITY SUBMITTAL
02	01-04-19	AGM	FOR SECOND CITY SUBMITTAL
03	03-19-19	AGM	FOR MEETING W/ PLANNING
04	05-17-19	AGM	FOR PLANNING REVIEW
05	06-24-19	AGM	FOR THIRD CITY SUBMITTAL
06	09-24-19	AGM	FOR LANDSCAPE REVIEW
07	10-18-19	AGM	FOR FOURTH CITY SUBMITTAL
08	12-18-19	AGM	FOR PLANNING, ENG. & WATER REVIEW

ISSUES REVISIONS

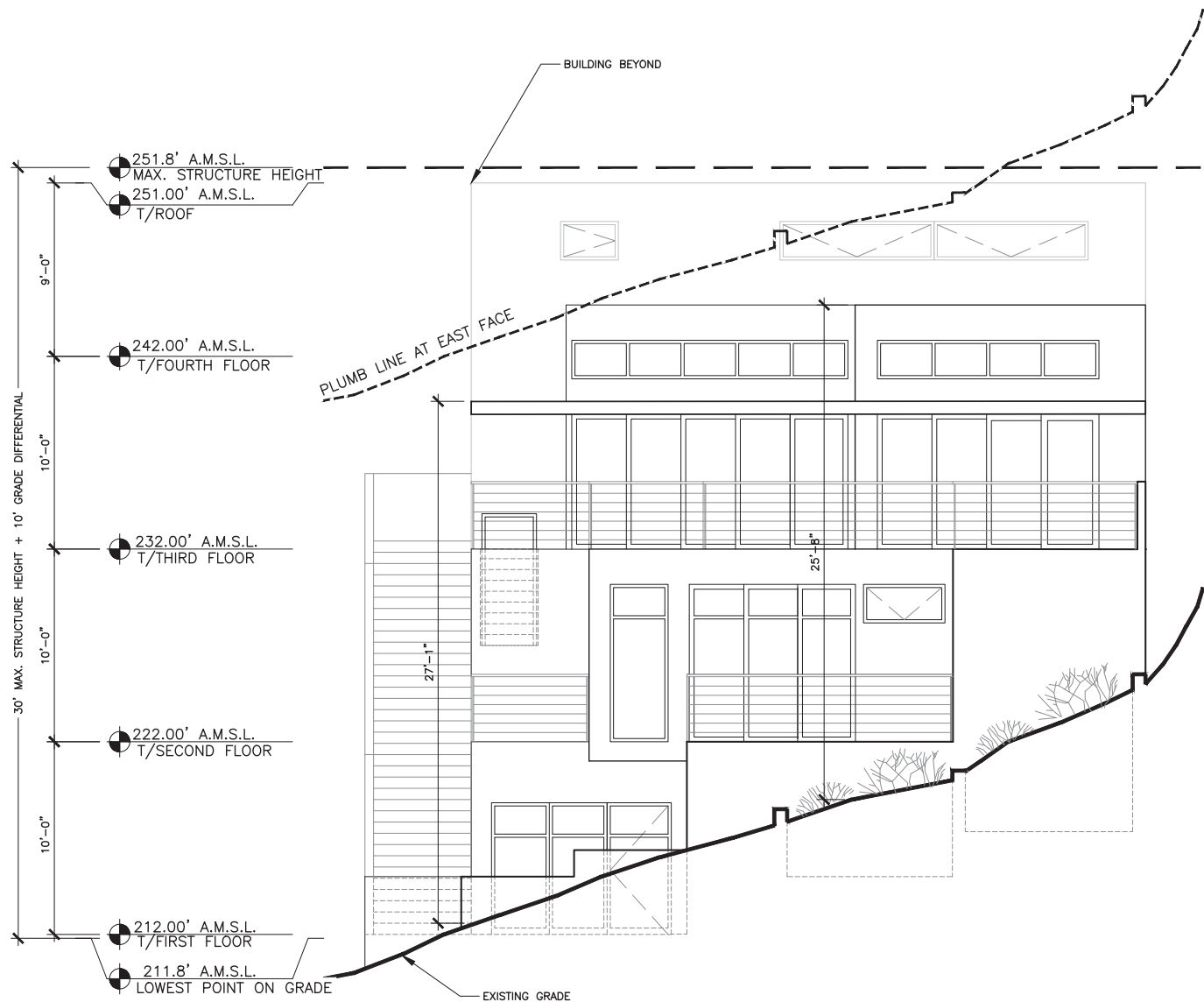
SHEET INFORMATION

Z3.0

NORTH
ELEVATION

PLOT SCALE 1:1 AT 24x36 'D' SIZE


SHEET 9 OF 17



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

1

ARCHITECT


DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE - SUITE
100 - SAN DIEGO, CA 92103
619.299.4210 • 619.299.4250
FAX - DDAMAIL@AOL.COM

PROJECT NAME

1725
ERB-CREAMER RESIDENCE

TRD GOLDFINCH ST
SAN DIEGO, CALIFORNIA 92103

ISSUES / REVISIONS

REV	DATE	BY	ISSUE DESCRIPTION
00	01-19-18	AGM	FOR PRELIMINARY REVIEW
01	02-26-18	AGM	FOR FIRST CITY SUBMITTAL
02	01-04-19	AGM	FOR SECOND CITY SUBMITTAL
03	03-19-19	AGM	FOR MEETING W/ PLANNING
04	05-17-19	AGM	FOR PLANNING REVIEW
05	06-24-19	AGM	FOR THIRD CITY SUBMITTAL
06	09-24-19	AGM	FOR LANDSCAPE REVIEW
07	10-18-19	AGM	FOR FOURTH CITY SUBMITTAL
08	12-18-19	AGM	FOR PLANNING, ENG. & WATER REVIEW

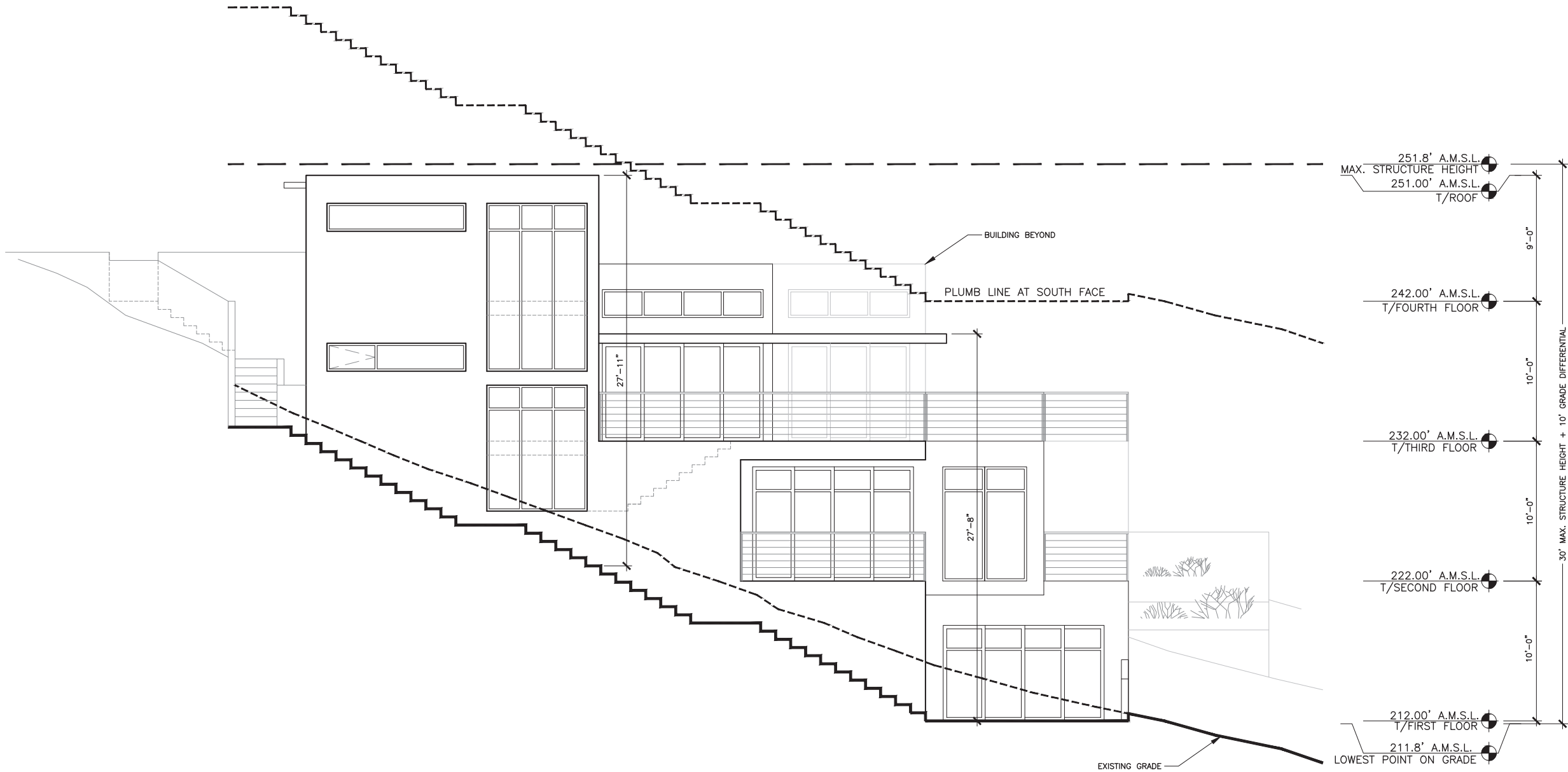
SHEET INFORMATION

Z3.1

EAST
ELEVATION

PLOT SCALE 1:1 AT 24x36 'D' SIZE


SHEET 10 OF 17



SOUTH ELEVATION
1/4=1'-0"

1

ARCHITECT


DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE - SUITE
100 - SAN DIEGO, CA 92103
619.299.4210 • 619.299.4250
FAX - DDAMAIL@AOL.COM

PROJECT NAME

1725
ERB-CREAMER RESIDENCE
TRD GOLDFINCH ST
SAN DIEGO, CALIFORNIA 92103

ISSUES / REVISIONS

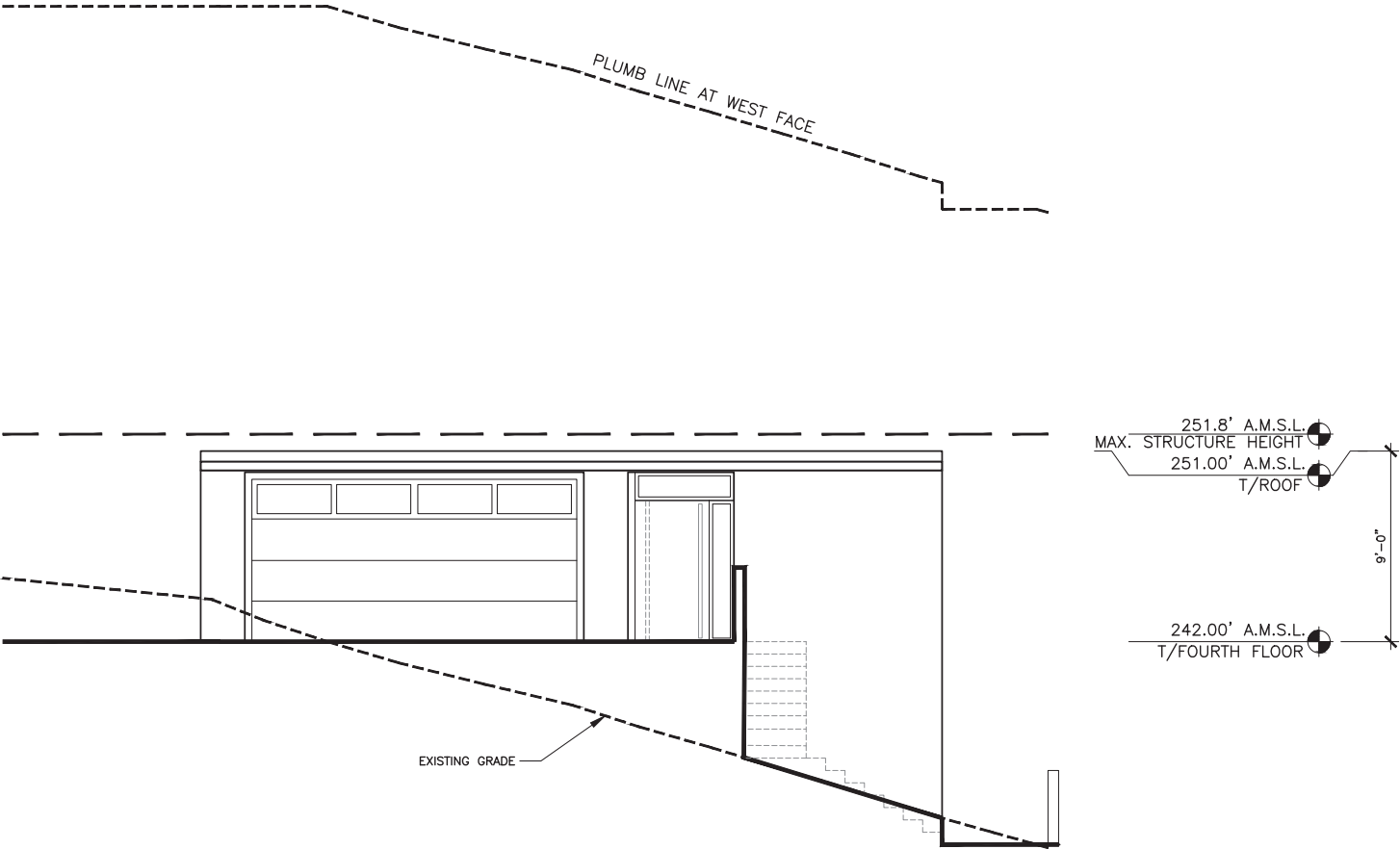
REV	DATE	BY	ISSUE DESCRIPTION
00	01-19-18	AGM	FOR PRELIMINARY REVIEW
01	02-26-18	AGM	FOR FIRST CITY SUBMITTAL
02	01-04-19	AGM	FOR SECOND CITY SUBMITTAL
03	03-19-19	AGM	FOR MEETING W/ PLANNING
04	05-17-19	AGM	FOR PLANNING REVIEW
05	06-24-19	AGM	FOR THIRD CITY SUBMITTAL
06	09-24-19	AGM	FOR LANDSCAPE REVIEW
07	10-18-19	AGM	FOR FOURTH CITY SUBMITTAL
08	12-18-19	AGM	FOR PLANNING, ENG. & WATER REVIEW

SHEET INFORMATION

Z3.2
SOUTH
ELEVATION

PLOT SCALE 1:1 AT 24x36 'D' SIZE

SHEET 11 OF 17




- GENERAL NOTES**
1. ARTIFICIAL LIGHT USED TO ILLUMINATE THE PREMISES SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
 2. NO UTILITY EQUIPMENT MECHANICAL EQUIPMENT, TANK, DUCT, ELEVATOR ENCLOSURE, COOLING TOWER, OR MECHANICAL VENTILATOR SHALL BE ERECTED, CONSTRUCTED, MAINTAINED, OR ALTERED ANYWHERE ON THE PREMISES UNLESS ALL SUCH EQUIPMENT AND APPURTENANCES ARE CONTAINED WITHIN A COMPLETELY ENCLOSED PENTHOUSE OR OTHER PORTION OF A BUILDING HAVING WALLS OR VISUAL SCREENING WITH CONSTRUCTION AND APPEARANCE SIMILAR TO THE MAIN BUILDING.
 3. NATURAL MATERIALS (E.G. STONE AND/OR WOOD), MIXED WITH STUCCO, WILL BE SPECIFIED AND USED ON THE BUILDING FACADES.
 4. NEUTRAL, MUTED AND PRIMARILY EARTH-TONE COLORS WILL BE SPECIFIED AND USED FOR THE SOUTH, WEST, AND EAST FACING BUILDING FACADES.

WEST ELEVATION
1/4"=1'-0"

1

ARCHITECT



DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

3939 FIRST AVENUE - SUITE
100 - SAN DIEGO - CA 92103
619.299.4210 • 619.299.4250
FAX - DDAMAIL@AOL.COM

PROJECT NAME

1725
ERB-CREAMER RESIDENCE

TBD GOLDFINCH ST
SAN DIEGO, CALIFORNIA 92103

ISSUES REVISIONS

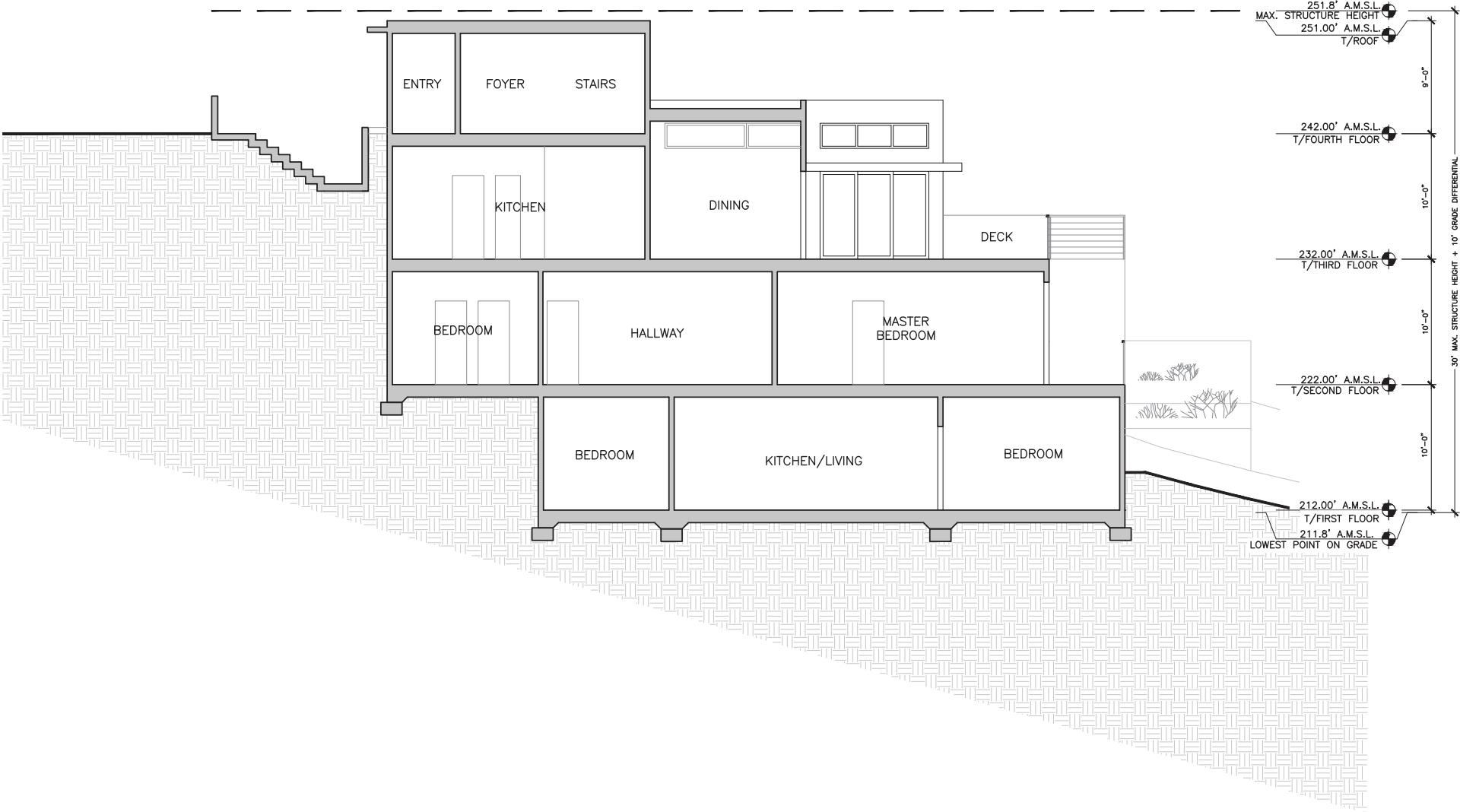
REV	DATE	BY	ISSUE DESCRIPTION
00	01-19-18	AGM	FOR PRELIMINARY REVIEW
01	02-26-18	AGM	FOR FIRST CITY SUBMITTAL
02	01-04-19	AGM	FOR SECOND CITY SUBMITTAL
03	03-19-19	AGM	FOR MEETING W/ PLANNING
04	05-17-19	AGM	FOR PLANNING REVIEW
05	06-24-19	AGM	FOR THIRD CITY SUBMITTAL
06	09-24-19	AGM	FOR LANDSCAPE REVIEW
07	10-18-19	AGM	FOR FOURTH CITY SUBMITTAL
08	12-18-19	AGM	FOR PLANNING, ENG. & WATER REVIEW

SHEET INFORMATION

Z3.3
WEST
ELEVATION

PLOT SCALE 1:1 AT 24x36 'D' SIZE

SHEET 12 OF 17



WEST-EAST SITE SECTION

3/16"=1'-0"

1

ISSUES REVISIONS

REV	DATE	BY	ISSUE DESCRIPTION
00	01-19-18	AGM	FOR PRELIMINARY REVIEW
01	02-26-18	AGM	FOR FIRST CITY SUBMITTAL
02	01-04-19	AGM	FOR SECOND CITY SUBMITTAL
03	03-19-19	AGM	FOR MEETING W/ PLANNING
04	05-17-19	AGM	FOR PLANNING REVIEW
05	06-24-19	AGM	FOR THIRD CITY SUBMITTAL
06	09-24-19	AGM	FOR LANDSCAPE REVIEW
07	10-18-19	AGM	FOR FOURTH CITY SUBMITTAL
08	12-18-19	AGM	FOR PLANNING, ENG. & WATER REVIEW

PROJECT NAME

1725
ERB-CREAMER RESIDENCE

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE · SUITE
100 · SAN DIEGO · CA 92103
619.299.4210 · 619.299.4250
FAX · DDAMAIL@AOL.COM

TRD GOLDFINCH ST
SAN DIEGO, CALIFORNIA 92103

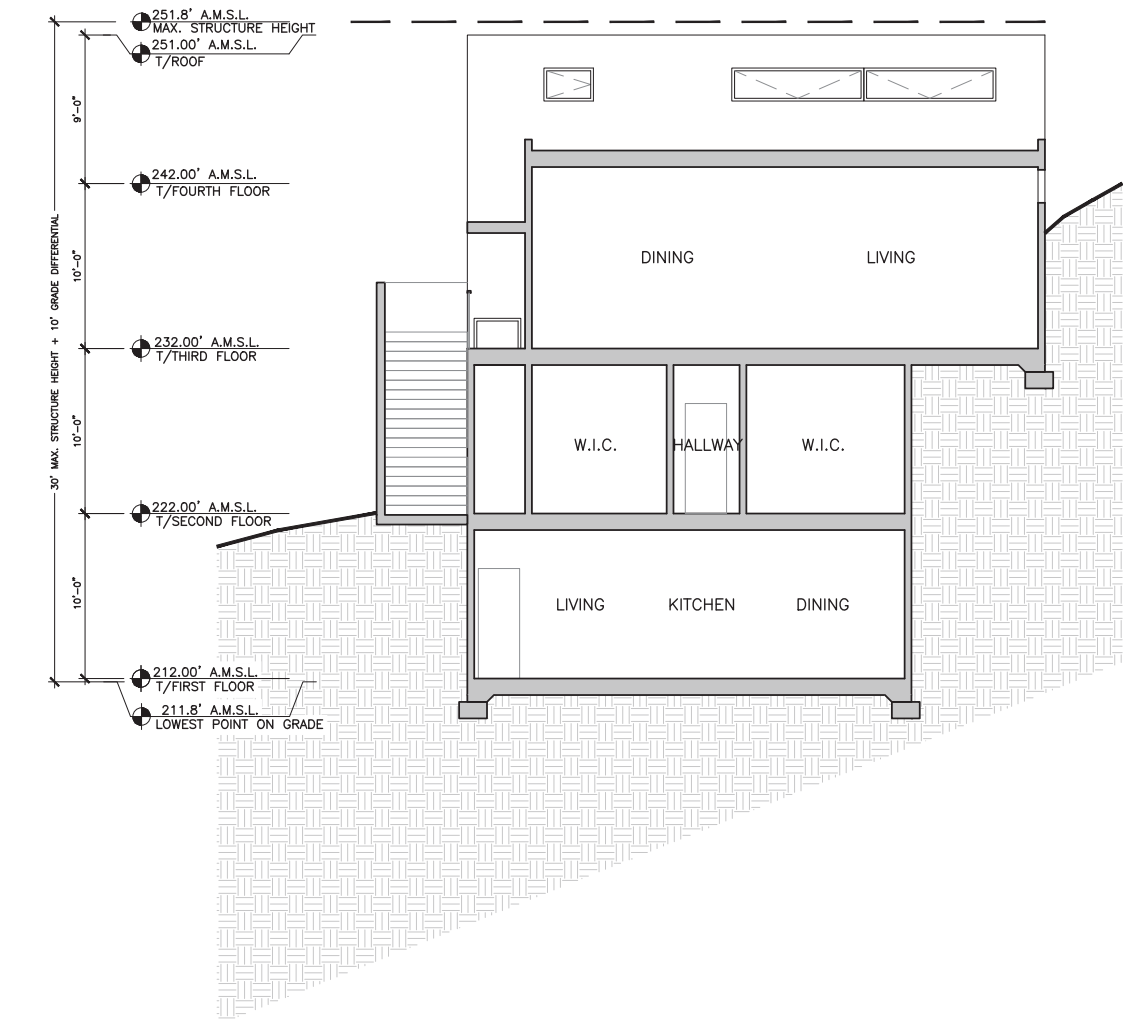
SHEET INFORMATION

Z4.0

WEST-EAST
SITE SECTION

PLOT SCALE 1:1 AT 24x36 'D' SIZE

SHEET 13 OF 17




NORTH-SOUTH SITE SECTION

3/16"=1'-0"

1

ARCHITECT


DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3939 FIRST AVENUE - SUITE
100 - SAN DIEGO, CA 92103
619.299.4210 • 619.299.4250
FAX - DDAMAIL@AOL.COM

PROJECT NAME

1725
ERB-CREAMER RESIDENCE

TBD GOLDFINCH ST
SAN DIEGO, CALIFORNIA 92103

ISSUES / REVISIONS

REV	DATE	BY	ISSUE DESCRIPTION
00	01-19-18	AGM	FOR PRELIMINARY REVIEW
01	02-26-18	AGM	FOR FIRST CITY SUBMITTAL
02	01-04-19	AGM	FOR SECOND CITY SUBMITTAL
03	03-19-19	AGM	FOR MEETING W/ PLANNING
04	05-17-19	AGM	FOR PLANNING REVIEW
05	06-24-19	AGM	FOR THIRD CITY SUBMITTAL
06	09-24-19	AGM	FOR LANDSCAPE REVIEW
07	10-18-19	AGM	FOR FOURTH CITY SUBMITTAL
08	12-18-19	AGM	FOR PLANNING, ENG. & WATER REVIEW

SHEET INFORMATION

Z4.1

NORTH-SOUTH
SITE SECTION

PLOT SCALE 1:1 AT 24x36 "D" SIZE

SHEET 14 OF 17



