



# Planning Commission Agenda

Meeting of August 5, 2019 – 6:00 p.m.  
Council Chambers, Civic Center  
1243 National City Boulevard  
National City, CA 91950



The Planning Commission requests that all cellphones, pagers, and/or smart devices be turned off during the meeting.

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Welcome to the Planning Commission meeting. The National City Planning Commission conducts its meeting in the interest of community benefit. Your participation is helpful. These proceedings are video recorded.

## **Roll Call**

## **Pledge of Allegiance by Commissioner Garcia**

## **Approval of Minutes**

1. Approval of Minutes from the Meeting of July 15, 2019

## **Approval of Agenda**

2. Approval of the Agenda for the Meeting on August 5, 2019

## **ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).**

NOTE: Under State law, items requiring Commission action must be brought back on a subsequent agenda unless they are of a demonstrated emergency or urgent nature.

## **PRESENTATIONS**

## **CONTINUED PUBLIC HEARINGS**

## **PUBLIC HEARINGS**

3. Resolution Taking Action on a Tentative Subdivision Map for the Subdivision of One Lot Into Six Lots at Property, located on the Northwest Corner of West 18<sup>th</sup> Street and Harding Avenue (Case File No. 2019-08 S)
4. Resolution Taking Action on a Code Amendment Amending Sections 18.12.160 (Historic Properties) and 18.30.320 (Pawn Shops and Businesses Engaged in Secondhand Dealing and/or the Purchase and Selling of Gold and Other Precious Metals) of Title 18 (Zoning) of the National City Municipal Code (Case File No. 2019-14 A) – *Staff is requesting that this item be continued to a future meeting. Item will be renoticed.*

## **OTHER BUSINESS**

### **STAFF REPORTS**

Senior Assistant City Attorney

Director of Community Development

Principal Planner

Commissioners

Chairperson

### **ADJOURNMENT**

Adjournment to the next regularly scheduled meeting on August 19, 2019 at 6:00 p.m.



## Planning Commission Minutes

Planning Commission  
Meeting of July 15, 2019  
Council Chambers, Civic Center  
1243 National City Boulevard  
National City, CA 91950

These minutes have been abbreviated. Video recordings of the full proceedings are on file and available to the public.

### Agenda Items

The meeting was called to order by Chair Sendt at 6:03 p.m.

### **Roll Call**

Commissioners Present: Sendt, Yamane, Baca, Dela Paz, Flores, Natividad

Commissioners Absent: Garcia

Staff Also Present: Acting Deputy City Manager Armando Vergara, Senior Assistant City Attorney Nicole Pedone, Principal Planner Martin Reeder, Principal Planner Ray Pe

### **Pledge of Allegiance** Presented by Chair Sendt

1. Approval of Minutes from the Meeting of June 3, 2019.

Motion by Yamane, second by Natividad to approve the Minutes for the Meeting of June 3, 2019.

### **Motion carried by the following vote:**

**Ayes:** Sendt, Yamane, Baca, Dela Paz, Flores, Natividad

**Abstain:** None.

**Noes:** None.

**Absent:** Garcia

2. Approval of the Agenda for the Meeting of July 15, 2019.

Motion by Baca, second by Yamane to approve the Agenda for the Meeting of July 15, 2019.

**Motion carried by the following vote:**

**Ayes:** Sendt, Yamane, Baca, Dela Paz, Flores, Natividad

**Abstain:** None.

**Noes:** None.

**Absent:** Garcia

**ORAL COMMUNICATION:** None.

**PRESENTATIONS:** None.

**CONTINUED PUBLIC HEARINGS:** None.

**PUBLIC HEARINGS:**

3. Resolution taking action on a Tentative Subdivision Map for the Subdivision of One Parcel into Five at Property Located at 'C' Avenue South of East 27<sup>th</sup> Street and an Exception for Less Than Required Street Frontage

Presented by Assistant Planner Chris Stanley.

Applicant answered questions posed by the Commissioners.

Applicant Alvin Washington confirmed that he has read, understands, and accepts the conditions.

Public Speakers in opposition:

Bryan Fisch

Alejandra Trujillo

Emelda Mateo

Albert and Aurora Reyes

Melvin Tanio

Eduardo Castro

Joan Rincon submitted a Speaker's Slip but was not present to speak.

In response to comments made by public speakers regarding a lack of parking, Principal Planner Martin Reeder advised that residents could contact him for information on how a parking district could be created in their neighborhood.

In response to a question posed by Commissioner Dela Paz, Mr. Reeder stated that condition no. 45 required correction and that the project does meet the hammerhead requirement.

Motion by Yamane, second by Dela Paz to close the public hearing and approve a Resolution taking action on a Tentative Subdivision Map for the Subdivision of One Parcel into Five at Property Located at 'C' Avenue South of East 27<sup>th</sup> Street and an Exception for Less Than Required Street Frontage with the caveat that a condition be added requiring a maintenance agreement to include the existing easement from C Avenue.

**Motion failed by the following vote:**

**Ayes:** Sendt, Yamane, Dela Paz

**Abstain:** None.

**Noes:** Flores, Baca, Natividad

**Absent:** Garcia

4. Resolution taking action on a Conditional Use Permit for an Adult School (Interamerican College) in Sweetwater Plaza Shopping Center Located at 1727 Sweetwater Road, Suites 209-212

Presented by Assistant Planner Chris Stanley.

Commissioner Natividad asked the City Attorney if he should recuse himself since he has a current friendship with the applicants.

Senior Assistant City Attorney Nicole Pedone stated that if he could make an unbiased decision and had no financial interest, recusal was not necessary. Commissioner Natividad stated that he could be fair in his decision and had no financial interest.

Applicant Reymundo Marin confirmed that he has read, understands, and accepts the conditions.

Motion by Baca, second by Yamane to close the public hearing and approve a Resolution taking action on a Conditional Use Permit for an Adult School (Interamerican College) in Sweetwater Plaza Shopping Center Located at 1727 Sweetwater Road, Suites 209-212

**Motion carried by the following vote:**

**Ayes:** Sendt, Yamane, Baca, Dela Paz, Flores, Natividad

**Abstain:** None.

**Noes:** None.

**Absent:** Garcia

**OTHER BUSINESS:** None.

**STAFF REPORTS:**

**Senior Assistant City Attorney:** None.

**Armando Vergara, Director of Community Development:** None.

**Principal Planners:** None.

**COMMISSIONER REPORTS:**

**Natividad:** Clarified that in the meeting minutes of June 3, 2019 for Item #4, that his comment that the developer hire local labor was a recommendation and not a directive.

**Baca:** None.

**Dela Paz:** Stated that public comment received via email should be included in the record and requested that the email correspondence received for agenda Item #3 be included when the item moves forward to the City Council or noted in the meeting minutes.

**Garcia:** Absent.

**Yamane:** None.

**Sendt:** Requested that the Commissioners use the Request to Speak buttons during the meeting.

**Flores:** None.

**ADJOURNMENT** by Chair Sendt at 7:45 p.m. to the meeting of August 5, 2019.

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CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of August 5, 2019.



CITY OF NATIONAL CITY - PLANNING DIVISION  
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – TENTATIVE SUBDIVISION MAP FOR THE SUBDIVISION OF ONE LOT INTO SIX LOTS AT PROPERTY, LOCATED ON THE NORTHWEST CORNER OF WEST 18<sup>TH</sup> STREET AND HARDING AVENUE.

Case File No.: 2019-08 S

Assessor's Parcel No.: 559-085-08

Property Size: 0.2 acres

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: San Diego Habitat for Humanity

Property owner: City of National City (Successor Agency)

Zoning designation: Multi-Use Commercial Residential (MCR-1)

Adjacent land use/zoning:

- North: Single-family Residential / Residential Single-Family (RS-4)
- East: Single-family Residential across Harding Ave. / Multi-Use Commercial Residential (MCR-1)
- South: St. Anthony's Church across West 18<sup>th</sup> Street / MCR-1
- West: Multi-family residential / MCR-1

Environmental review: Categorical Exemption. Class 32 Section 15332 (In-Fill Development Projects)

Staff Recommendation: Approve

**BACKGROUND**

The project site is at the northwest corner of West 18<sup>th</sup> Street and Harding Avenue. The property is currently vacant and proposed to be subdivided into six new parcels. Each new lot would be developed with a new townhome-style single-family home and single car garage. Vehicular access is proposed through a west-to-east driveway accessed from an alleyway to the west of the property. A subdivision creating five or more lots requires a Tentative Subdivision Map.

**Project Location**

The project site is a vacant 0.2-acre (8,700 +ft<sup>2</sup>) parcel located in the Westside Specific Plan area. The property zoning is MCR-1 (Multi-Use Commercial Residential), a mixed-use zone. The property has 115 feet of frontage on West 18<sup>th</sup> Street, with 75 feet of frontage on both Harding Avenue to the east and an alley to the west. The property was historically developed with four single-family homes. However, the homes were demolished and the property has been vacant since early 2004.

**Proposed Use**

The applicant proposes to subdivide the property into six and to construct one new affordable (lower income level) unit on each of the newly-created lots. The approximate lot sizes and proposed unit sizes would be as follows:

<b>Lot #</b>	<b>Gross Lot Size (ft<sup>2</sup>)</b>	<b>Net Lot Size* (ft<sup>2</sup>)</b>	<b>Unit Size (ft<sup>2</sup>)</b>	<b>FAR**</b>
1	1,330	984	1,430	1.0
2	1,314	821	1,430	1.0
3	1,314	821	1,430	1.0
4	1,314	821	1,430	1.0
5	1,314	821	1,430	1.0
6	2,063	911	1,704	0.8

\* Discounting access driveway

\*\* Floor Area Ratio (unit size divided by lot size)

Each building would be separated from the adjacent residence by two inches and would be structurally independent, although they would have the outward appearance of a row of townhomes. Each unit would have a garage accessible from the alley to the north of the site, which will be paved. The largest unit (Lot 6) will be an Americans with Disabilities Act (ADA) accessible unit.



The project is requesting variances from certain development standards. Non-affordable housing applications would typically request an exception or variance as part of a subdivision or parcel map, which the Planning Commission and City Council are used to seeing; however, the affordability component of this project allows for a different process for variation that is administered by the state. This process outlines waivers (development standards that physically preclude the construction of the project that qualifies for a density bonus or incentive) and incentives (reduction in site development standards or modifications of zoning/architectural design requirements that result in "identifiable and actual cost reductions to provide for affordable housing"). Waivers and incentives are granted per Government Code (GC) 65915, which governs affordable housing projects. While the City typically has little purview in these matters, they are being discussed in the context of the project as a whole. Per GC 65915, the project qualifies for up to three incentives (for projects with at least 30% affordable units). Additionally, a developer may request unlimited waivers.

The applicant is requesting five waivers: reduced lot size (1,330 to 2,063 square feet where 5,000 square feet is required), reduced minimum lot width (18 to 27 feet where 50 feet is required), reduced front yard setback (five feet where eight feet is required), reduced side yard setback (one inch where 10 feet is required); and, reduced minimum interior garage width (nine feet, six inches where 11 feet is required). In addition, they are requesting incentives for reduced parking (one space where one-and-a-half is required), and increased floor area ratio (up to 1.0 where 0.6 is the maximum).

#### Density Bonus

GC 65915 allows for a density bonus for housing projects providing prescribed levels of affordability. Generally, income levels are described as follows:

- Moderate income = 80-120% of area median income (AMI)
- Lower income = 50-80% AMI
- Very-low = 30-50% AMI

A project with at least 10% of units available to lower income families qualifies for a density bonus of 20%, plus an additional 1.5% bonus for each percent increase in affordable units. This calculates out as follows:

- MCR-1 density (24 units per acre) = 4 units
- 20% density bonus = plus 1 unit
- Additional 90% of units with 1.5% density bonus = plus 1 unit

### Analysis

The MCR-1 zone generally allows mixed-use developments by right (no discretionary review). It also allows commercial or residential uses as a stand-alone use. While a zone like this typically has multi-unit residential or mixed-use developments, the applicant wishes to create individual lots in order to create six new affordable homeownership opportunities. Subdivisions of more than four lots requires a Tentative Subdivision Map, which necessitates Planning Commission and City Council approval. Based on the affordability of the units (which will be restricted through covenant to remain affordable for 55 years) the project is permitted, as proposed, by right. The discretionary review is only required for the subdivision portion of the project.

### General Plan

The Land Use designation for this property is "Specific Plan", as the lot is in the Westside Specific Plan area. The Specific Plan specifies a density of 24 units per acre in the MCR-1 zone. In this case, the project is at a proposed density of 30 units per acre, which exceeds the maximum specified. However, the project qualifies for a density bonus, which allows up to six units in this case. Affordability, including density bonuses and associated incentives and waivers is discussed below in the "Density Bonus" section above).

There are several General Plan Policies that are pertinent to this proposal, specifically:

Policy LU-2.3: Provide for a variety of housing types including, but not limited to, single-family attached and detached, multifamily apartments, condominiums, and mobile homes.

Policy LU 4.3: Promote infill development, redevelopment, rehabilitation, and reuse efforts that contribute positively to existing neighborhoods and surrounding areas.

Policy LU-7.1: Establish incentives to promote the use and development of vacant infill parcels and the intensification of land uses on underutilized parcels to realize the greatest benefit to the community.

### Housing Element

Among other things, the Housing Element focuses on the following:

- Matching housing supply with need
- Maximizing housing choice throughout the community

The project will add to the City's housing supply, particularly along a community corridor that is intended for such use, and also provide for six new affordable home-ownership opportunities.

#### Westside Specific Plan

The MCR-1 zone allows for up to 24 units per acre. The proposed project has a density of approximately 30 units per acre. In the case of an 8,712 square-foot lot the maximum allowable number of units would be normally four (calculate yield is 4.8 units, but this typically rounds down to the closest whole number, which is four). The applicant is proposing six units. The zone also has a maximum floor area ratio (FAR) of 0.6, or 0.6 multiplied by the lot size. In this case the FARs for the six lots vary from as low as 0.8 to as high as 1.0, in all cases exceeding the maximum. These exceptions are permitted due to the density bonus and affordability qualifications, as discussed above. The project is consistent with the maximum height of 50 feet and three stories in the zone. The design is consistent with community goals and implanting strategies of the Westside Specific Plan.

#### Architecture/Landscaping

The architectural style of the proposed development is modern in style and includes many stylistic features encouraged by the design guidelines in the Land Use Code. These include wall plane variation, architectural relief, and varied roof planes. The landscape plan for the project shows multiple street trees and shrubs, providing for a varied and colorful planting palette. Conditions of approval include compliance with the attached plans.

#### Parking

GC 65915 permits a parking ratio of a half space per bedroom for projects qualifying for a density bonus, which is 1.5 spaces per unit in this case (all three-bedroom units). This equates to nine spaces, where only six are provided. However, as discussed above, the applicant may request an incentive for reduced parking, which they have done in this case. Due to the proximity to transit (24<sup>th</sup> Street Trolley station), the reduced parking ratio is not expected to have a significant impact.

#### Design guideline waivers

In addition to the incentive used for reduced parking, the applicant is requesting five waivers resulting in reduced lot size, minimum lot width, front yard setback, side yard setback, and reduced minimum interior garage width. Another incentive is being requested for increased FAR. Allowing the waivers and incentives will allow for the maximum amount of affordable units, and (more importantly) ensure their continued

affordability. The physical reductions, while resulting in a more compact design, will be consistent with urban mixed-use development design standards and will result in identifiable and actual cost reductions in construction-related expenses.

Required findings

The Municipal Code contains required findings for Tentative Subdivision Maps. There are nine required findings:

1. The proposed map is consistent with the National City General Plan and applicable specific plans.

The project provides additional home ownership opportunities, consistent with the General Plan, Westside Specific Plan, and Housing Element.

2. The site is physically suitable for the proposed type of development.

The site is vacant, generally flat in nature, and located on a corner with alley access, therefore suitable to locate six new single-family homes on level pads with all necessary improvements.

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

As a qualifying affordable housing development, the project is in compliance with all required density regulations of the Westside Specific Plan.

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

There is no natural habitat in the area or bodies of water present on-site. In addition, the property is surrounded by urban development and is currently developed with a residential use.

5. The design of the subdivision and the proposed/required improvements are not likely to cause serious public health problems.

The property is currently vacant and surrounded by existing residential developments. In addition, as a qualifying affordable housing project, the land use and zoning designations

allow for the density requested, which was analyzed as part of the environmental document associated with the most recent land use update.

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

No such easements exist or would be affected by the proposed development.

7. The discharge of sewerage waste from the subdivision into the City of National City sewer system will not result in violation of existing requirements prescribed by the California Regional Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6.

The project is required to install and/or upgrade to current requirements for sewage disposal by the Conditions of Approval of this permit.

8. The subdivision has been considered by the Planning Commission with regard to its effect on the housing needs of the region, and these needs are balanced by the public service needs of the residents and available fiscal and environmental resources.

The project will provide six new homeownership opportunities, which is consistent with and encouraged by the City's Housing Element.

9. The design of the subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities in the subdivision, based on consideration of local climate, topography, property configuration and other design and improvement requirements without requiring reduction in allowable density or lot coverage.

The existing property is vacant and the site is surrounded by existing residential development. All new construction proposed in the future will be in compliance with the California Building Code, which takes such factors in to consideration.

#### Environmental analysis

A last finding has been included with regard to compliance with the California Environmental Quality (CEQA), which is as follows:

10. That the proposed project has been reviewed in compliance with CEQA.

Staff has determined the proposed use to be categorically exempt from environmental review pursuant to Class 32 Section 15332 (In-Fill Development Projects), for which a Notice of Exemption will be filed subsequent to approval of this Tentative Subdivision Map.

In addition to CEQA analysis, the applicant was also required to perform environmental analysis under the National Environmental Policy Act (NEPA), which is the federal equivalent of CEQA, due to federal funding sources being used for the project. However, the NEPA review is not part of this subdivision application.

#### Department comments

Comments were provided by the Building Division, Engineering Department, and Fire Department. The Building Division requires compliance with applicable building codes; the Fire Department requires compliance with fire codes related to fire protection and property access; and the Engineering Department had comments related to property development (e.g. grading, hydrology, stormwater) and final map requirements.

#### Conditions of Approval

Standard Conditions of Approval for Tentative Subdivision Maps have been included in the staff report, as well as those addressing department comments as discussed above. The Planning Department added conditions regarding ensuring ongoing affordability of the units, architectural and landscape design requirements, and site lighting.

#### Summary

The proposed project is consistent with the General Plan, Westside Specific Plan, and Housing Element in that it provides additional home-ownership opportunities and meets all applicable design requirements for residential developments in the MCR-1 zone. The project will help to reinvigorate and potentially spur development in an area zoned for such use.

OPTIONS

1. Approve 2019-08 S subject to the attached conditions, and based on attached findings or other findings as determined by the Planning Commission; or
2. Deny 2019-08 S based on findings as determined by the Planning Commission; or,
3. Continue the item for additional information.

ATTACHMENTS

1. Recommended Findings
2. Recommended Conditions
3. Overhead
4. Site Photos
5. Public Hearing Notice (Sent to 45 property owners & 58 Occupants)
6. Applicant's Plans (Exhibits A and B, Case File No. 2019-08 S, dated 4/23/19 and 6/12/19 respectively)
7. Notice of Exemption
8. Resolution



MARTIN REEDER, AICP  
Principal Planner



ARMANDO VERGARA  
Community Development Director

**RECOMMENDED FINDINGS FOR APPROVAL**

**2019-08 S Habitat for Humanity – 18<sup>th</sup> & Harding**

**APN: 559-085-08**

1. That the proposed map is consistent with the National City General Plan and applicable specific plans because the project provides additional home ownership opportunities, consistent with the General Plan, Westside Specific Plan, and Housing Element.
2. That the site is physically suitable for the proposed type of development because the site is vacant, generally flat in nature, and located on a corner with alley access, therefore suitable to locate six new single-family homes on level pads with all necessary improvements.
3. That the site is physically suitable for the proposed density of development because, as a qualifying affordable housing development, the project is in compliance with all required density regulations of the Westside Specific Plan.
4. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because there is no natural habitat in the area or bodies of water present on-site. In addition, the property is surrounded by urban development and is currently developed with a residential use.
5. That the design of the subdivision and the proposed/required improvements are not likely to cause serious public health problems because the property is currently vacant and surrounded by existing residential developments. In addition, as a qualifying affordable housing project, the land use and zoning designations allow for the density requested, which was analyzed as part of the environmental document associated with the most recent land use update.
6. That the design of the subdivision and the proposed/required improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision because no such easements exist or would be affected by the proposed development.
7. That the discharge of sewerage waste from the subdivision into the City of National City sewer system will not result in violation of existing requirements prescribed by the California Regional Quality Control Board pursuant to Division 7 (commencing



with Section 13000) of the Water Code, as specified by Government Code Section 66474.6, because the project is required to install and/or upgrade to current requirements for sewage disposal by the Conditions of Approval of this permit.

8. That the subdivision has been considered by the Planning Commission with regard to its effect on the housing needs of the region, and these needs are balanced by the public service needs of the residents and available fiscal and environmental resources, because the project will provide six new homeownership opportunities, which is consistent with and encouraged by the City's Housing Element.
9. That the design of the subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities in the subdivision, based on consideration of local climate, topography, property configuration and other design and improvement requirements without requiring reduction in allowable density or lot coverage, because the existing property is vacant and the site is surrounded by existing residential development. All new construction proposed in the future will be in compliance with the California Building Code, which takes such factors in to consideration.
10. That the proposed project has been reviewed in compliance with CEQA because staff has determined the proposed use to be categorically exempt from environmental review pursuant to Class 32 Section 15332 (In-Fill Development Projects), for which a Notice of Exemption will be filed subsequent to approval of this Tentative Subdivision Map.

## RECOMMENDED CONDITIONS FOR APPROVAL

2019-08 S Habitat for Humanity – 18<sup>th</sup> & Harding

APN: 559-085-08

### General

1. This *Tentative Subdivision Map* authorizes the division of one property into six at property located at the northwest corner of West 18<sup>th</sup> Street and Harding Avenue. Except as required by Conditions of Approval, all plans submitted for permits associated with this project shall conform to Exhibits A and B, Case File No. 2019-08 S, dated 4/23/19 and 6/12/19 respectively.
2. Before this *Tentative Subdivision Map* shall become effective, the applicant and/or the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Division, acknowledging and accepting all conditions imposed upon the approval of this permit. **Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the Tentative Subdivision Map.** The applicant shall also submit evidence to the satisfaction of the Planning Department that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Tentative Subdivision Map* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the City Manager or assign prior to recordation.
3. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. **Checks shall be made payable to the County Clerk.**
4. The approved Tentative Subdivision Map shall expire two (2) years after the effective date of approval unless prior to that date a request for a time extension not exceeding three (3) years has been filed as provided by Municipal Code §17.04.070.

### Building

5. Building plans and permits they shall be required to meet the 2016 or 2019 California Building, Mechanical, Electrical, Plumbing, Accessibility, Green, Energy and Fire Codes.

## Engineering

6. A Hydrology study (100 year flood) is required for the new project. The study should consider the proposed project area to the closest municipal storm drain collection point. The study should consider the adequacy of the existing storm drain system to convey any additional run off. All Hydrology study findings and recommendations are part of Engineering Department requirements.
7. The Storm Water BMP Requirements Applicability Form I-1 and if required I-2 checklist for the National Pollutant Discharge Elimination System (NPDES) is required to be completed and submitted to the Engineering Department. The checklist will be required when a project site is submitted for review of the City Departments. The checklist is available at the Engineering Division web site. If it is determined that the project is subject to the "Priority Project Permanent Storm Water BMP Requirements" and the City of National City Storm Water Best Management Practices of the Jurisdictional Urban Runoff Management Program (JURMP) approved Standard Urban Storm Water Mitigation Plan (SUSMP) documentation will be required prior to issuance of an applicable engineering permit. The SUSMP shall be prepared by a Registered Civil Engineer.
8. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations which may require a Storm Water Pollution Prevention Plan (SWPPP) for the project. An approved SWPPP will be required prior to issuing of a construction permit.
9. All surface run-off shall be treated with an approved Standard Urban Runoff Mitigation Plan (SUSMP) Best Management Practice (BMP) for all Priority SUSMP projects. No runoff will be permitted to flow over the sidewalk. Adjacent properties shall be protected from surface run-off resulting from this development.
10. The property owner, or its successors and assigns shall be responsible for the maintenance, repair, or reconstruction of all irrigation and landscaping improvements installed within the public right-of-way. Sprinkler heads shall be adjusted so as to prevent overspray upon the public sidewalk or the street. The proposed sprinkler heads shall be installed behind the sidewalk, and the irrigation mainline upon private property only, as required by the City. The property owner or, its successors or assigns, shall be remove and relocate all irrigation items from the public right-of-way at no cost to the City, and within a reasonable time frame upon a written notification by the City Engineer.
11. Metallic identification tape shall be placed between the bottom layer of the finished surface and the top of all irrigation lines in the public right-of-way.
12. A grading and drainage plan shall be submitted showing all of the proposed and existing on-site and off-site improvements. The plan shall be prepared in accordance with the City's standard requirements by a Registered Civil Engineer. All

necessary measures for prevention of storm water pollution and hazardous material run-off to the public storm drain system from the proposed parking lot or development shall be implemented with the design of the grading. This shall include the provision of such devices as storm drain interceptors, clarifiers, or filters. Best Management Practices for the maintenance of the parking lot, including sampling, monitoring, and cleaning of private catch basins and storm drains, shall be undertaken in accordance with the National Pollution Discharge Elimination System (NPDES) regulations. A private storm water treatment maintenance agreement shall be signed and recorded. A check list for preparation of the grading plan/drainage plan is available at the Engineering Department.

13. A sewer permit will be required. The method of sewage collection and disposal shall be shown on the grading/drainage plan. Any new sewer lateral in the City right-of-way shall be 6 inch in size with a clean out. A sewer stamp "S" shall be provided on the curb to mark the location of the lateral. A sewer district fee of \$1,930 per each unit is required to be paid prior to the issuing of any building permit.
14. Separate street and sewer plans prepared by Registered Civil Engineer, shall be submitted showing all of the existing and proposed improvements. The plans shall be in accordance with City requirements.
15. A soils engineering report shall be submitted for the Engineering Department's review, after Planning Commission approval. The report shall address the stability of all of the existing and proposed slopes on the property. It shall also address the adequacy of the building pads, the criteria for any new retaining wall design, the maximum allowable soil bearing pressure and the required pavement structural sections for the proposed streets, the parking areas, and the driveways. As a minimum, the parking lot pavement sections shall be 2-inch A.C. over 4 inch Class II aggregate base. The street pavement sections shall be in accordance with National City modified Standard Drawing G-34. All soils report findings and recommendations shall be part of the Engineering Department requirements.
16. An existing sewer easement reserved to the City of National City exists at the northerly property line and no building encroachment will be allowed within the easement. The easement shall be shown on the plans. Records do not show any sewer main being installed in the easement and a site check verified that none exists. The owner may have the easement quit claimed by the City at their expense.
17. The proposed new manholes and sewer main in the alley and E. 18<sup>th</sup> Street shall be the property of the City of National City and shall become part of the City sanitary sewer system. Those portions of sewer that are within the property lines and extend to the new main in the alley will remain private and shall be maintained in accordance with the requirements of the National City Municipal Code.
18. The deteriorated portions of the existing street improvements along the property frontages shall be removed and replaced. Specifically all sidewalk and all curb and

gutter along E 18TH Street along the property frontage. Abandoned curb cuts shall be removed and replaced with curb and gutter. Sidewalk shall be in accordance with the San Diego Regional Standard Drawing (SDRSD G-7, G-9 and G-10), curb and gutter shall be in accordance with National City Modified SDRSD G-2, the pedestrian ramps at the alley apron per SDRSD G-31, the alley apron per SDRSD G-17, concrete pavement alley section per SDRSD G-21 with cutoff wall per SDRSD G-23.

19. All existing survey monuments, including any benchmark, within the boundaries of the project shall be shown on the plans. If disturbed, a licensed land surveyor or civil engineer shall restore them after completion of the work. A Corner Record shall be filed with the County of San Diego Recorder. A copy of the documents filed shall be given to the City of National City Engineering Department as soon as filed.
20. A permit shall be obtained from the Engineering Department for all improvement work within the public right-of-way, and any grading construction on private property.
21. Street improvements shall be in accordance with the City Standards. All missing street improvements shall be constructed. Abandoned driveway aprons shall be replaced with curb, gutter, and sidewalks.
22. Domestic and fire water services shall comply with the Sweetwater Authority (SWA) Standard Plans. It is the responsibility of the developer to submit plans to SWA for their review and approval.
23. A title report shall be submitted to the Engineering Department, after the Planning Commission approval, for review of all existing easements and the ownership at the property.
24. All NEW dwellings are subject to a Transportation Development Impact Fee of \$2,405.00. This includes new homes, condos and apartments. Separate traffic signal plans will be required.
25. All electrical, telephone and similar distribution service wires for the new structure(s) shall be placed underground.
26. A cost estimate for all of the proposed grading, drainage, street improvements, landscaping and retaining wall work shall be submitted with the plans. A performance bond equal to the approved cost estimate shall be posted. Three percent (3%) of the estimated cost or five thousand dollars (\$5,000), whichever is greater, shall also be deposited with the City as an initial cost for plan checking and inspection services at the time the plans are submitted. The deposit is subject to adjustment according to actual worked hours and consultant services.
27. A hydromodification plan or a letter sealed and signed by the Engineer of Work explaining why the project is exempt from hydromodification requirements shall be submitted.

28. The owner shall enter into a Subdivision Improvement Agreement with the City. The agreement shall be executed by the owner and approved by the City prior to final map submittal.
29. The engineer of work shall provide a template showing the turning movement of autos entering and exiting the garages.
30. The review of the plans for storm water compliance shall be conducted by a third party consultant. A minimum deposit of \$1,500 is to be submitted to the Engineering Department for the payment to the consultant.
31. The final parcel map shall meet all of the requirements of the Subdivision Map Act, and the City of National City Municipal Codes including certification, acknowledgement, complete boundary information and monumentation.
32. The developer shall submit to the Fire Department a letter from Sweetwater Authority stating existing fire flow. If determined by the Fire Department that additional improvements are needed, the developer shall enter into an agreement for the water improvements with the Sweetwater Authority prior to obtaining the final map approval.
33. Separate water and sewer laterals shall be provided to each lot/parcel.
34. The developer shall bond for the monumentation, the public improvements and the on-site grading, drainage, landscaping, and other improvements through an agreement with the City prior to the approval of the final map.
35. SUSMP documentation must be submitted and approved.
36. All utility distribution facilities within the boundaries of the subdivision shall be placed underground.
37. The final map shall be recorded prior to issuance of any building permit.
38. All new property line survey monuments shall be set on private property, unless otherwise approved.
39. The parcel map/final map shall use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearings in terms of the system. The angle of grid divergence from a true meridian, and the north point shall appear on the map. Two measured ties from the boundary of the property to existing horizontal control stations shall be shown.
40. The map shall provide for reciprocal access, utility and drainage easements.

#### Fire

41. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC) and National Fire Protection Association (NFPA).
42. Fire alarm and fire sprinkler shall be evaluated and installed for intended use per code.

43. Fire apparatus access roads shall comply with the requirements of this section (Section 5 CFC 2013) and shall extend to within 150 feet of **all** portions of the facility and **all** portions of the exterior walls of the first story of the building as measured by an **approved** route around the exterior of the building. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
44. The required width of emergency fire apparatus access roads shall not be **obstructed in any manner**, including parking of vehicles. All access roads shall be no less than 20 feet wide, no less than 14 feet high and shall have an all weathered road with the ability to support 75 thousand pounds or greater. Where a fire hydrant is located on a fire apparatus road, the minimum road width shall be 26 feet. A 28 foot turning radius is required for fire department access through site. All fire department access roads shall be painted and signed to prevent parking in these required designated emergency areas.
45. Parking shall not impact requirements of turn-around provision or roadway at any time if required.
46. Approved signs or other approved notices or markings (*Red Curb*) that include NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designed shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. **All projects shall be evaluated for this necessary application.**
47. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire rescue operations or where necessary to meet the public safety objectives of the jurisdiction.
48. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. (CFC 2016 Edition - Section 503.1.2)
49. Grade of fire apparatus road shall be within the limits established (15% Grade) by the fire code official based on fire department's apparatus.
50. If entrance/exit gates are used, they shall be equipped with Knox Box and Emergency Strobes so as to provide emergency vehicle access and egress. A Knox Key Switch shall be required in conjunction with strobe for emergency access, and shall be placed at front of property. Please contact the National City Fire Department for exact field location.
51. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial

apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

52. Every building 4 stories or more shall be provided with not less than one standpipe for use during construction. Such standpipes shall be installed when the progress of construction is not more than 35 feet in height above the lowest level of fire department access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to such useable stairs and the standpipe outlets shall be located adjacent to such useable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring. On each floor there shall be provided a 2 ½ -inch valve outlet for fire department use.
53. Where the roof has a slope less than four units vertical in 12 unit's horizontal, a hose connection shall be located to serve the roof of at the highest landing of a stairway with stair access to the roof provided in accordance with the current code.
54. Fire hydrants that may be located throughout the project as not to have a separation distance greater than 300 feet. Fire hydrants to be located within 300 feet of all locations which are roadway accessible. (Measurement starts from nearest public fire hydrant to project)
55. The following items pertain to fire hydrants:
  - a) Size and location, including size and number of outlets and whether outlets are to be equipped with independent gate valves.
  - b) Fire hydrant to be of three outlet design
56. Provide calculation confirming flow availability to meet fire flow demands and supply large diameter hose (4 inch).
57. Fire hydrants to be marked by use of blue reflective marker in the roadway.
58. Upon submittal for an underground permit, the following shall be included:
  - Data sheet for Back-Flows
  - Data sheets for Private and Commercial Hydrants
  - Data sheets for Post Indicator Valves

*Information on required fire hydrants back-flow devices, etc.; can be acquired from Sweetwater Authority. All pipe and their appliances, shall meet industry/code standards for underground use*

59. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
60. Approved vehicle access for firefighting shall be provided to all construction and demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by



either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

61. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.
62. Should any plan corrections be required, contractor must correct the plan and re-submit to the Fire Department for approval once again prior to installation.

### Planning

63. The developer of the project shall agree to, and the City shall ensure, the continued affordability of all lower and moderate-income units that qualified the applicant for the award of the density bonus for 55 years or a longer period of time if required by the construction or mortgage financing assistance program, or mortgage insurance program.
64. Plans submitted for construction shall comply with Land Use Code requirements and design guidelines related to bulk, façade and roof articulation, scale that is sensitive to surrounding uses, balconies and porches, adequate disposal facilities, minimum amount of laundry facilities, and adequate storage space.
65. Plans submitted for construction shall include a landscape and irrigation plan in compliance with Land Use Code Chapter 18.44 (Landscaping), including Section 18.44.190, related to water efficient landscape requirements. The landscaping required by this approval shall be maintained for the life of the project.
66. All site and project lighting shall in compliance with Municipal Code Title 18.46 (Outdoor lighting).

2018-08 S – Habitat for Humanity – West 18<sup>th</sup> Street and Harding Avenue – Overhead





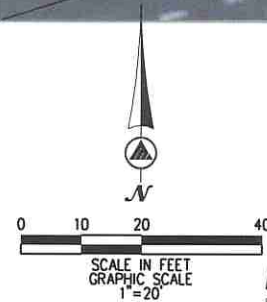
PHOTO-1



PHOTO-2



PHOTO-3



**SITE PHOTOS  
HABITAT FOR HUMANITY**

Planning ▲ Engineering ▲ Surveying  
Solved.

200 E. Washington Ave., Suite 200

Escondido, CA 92025

O. 760.741.3570

F. 760.741.1786

www.masson-assoc.com

**MASSON**  
& ASSOCIATES, INC.

Sheet 1 of 2

DATE: Apr 02, 19 10:48am by: LJordan  
FILE: \\18\18309\PROD\Construct\Exhibits\18309 - Site-photos.dwg



**PHOTO-4**



**PHOTO-7**



**PHOTO-5**



**PHOTO-8**



**PHOTO-6**

## SITE PHOTOS HABITAT FOR HUMANITY

Planning ▲ Engineering ▲ Surveying  
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200 E. Washington Ave., Suite 200  
Escondido, CA 92025

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CITY OF NATIONAL CITY - PLANNING DIVISION  
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF PUBLIC HEARING

TENTATIVE SUBDIVISION MAP FOR THE SUBDIVISION OF ONE LOT INTO SIX AT PROPERTY, LOCATED ON THE NORTHWEST CORNER OF WEST 18<sup>TH</sup> STREET AND HARDING AVENUE, WITH EXCEPTIONS FOR REDUCED SETBACKS AND INTERIOR GARAGE WIDTH.

CASE FILE NO.: 2019-08 S

APN: 559-085-08

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, August 5, 2019**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: San Diego Habitat for Humanity)

The project site is a vacant 0.2-acre parcel in the MCR-1 zone. The applicant proposes to construct one new affordable townhome unit on each of the newly-created lots. Each unit would have a single-car garage accessible from the alley to the north of the site. The applicant is requesting exceptions for the front yard setback (five feet where eight feet is required), the side yard setback (one inch where 10 feet is required), and minimum interior garage width (nine feet-six inches where 11 feet is required).

Plans are available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment. Written comments should be received by the Planning Division on or before 12:00 p.m., **August 5, 2019**, who can be contacted at 619-336-4310 or [planning@nationalcityca.gov](mailto:planning@nationalcityca.gov)

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

NATIONAL CITY PLANNING DIVISION

ARMANO VERGARA  
Community Development Director

# SAN DIEGO HABITAT FOR HUMANITY SIX UNIT RESIDENTIAL DEVELOPMENT

405 W 18TH STREET, NATIONAL CITY, CA

**DAVY**  
ARCHITECTURE

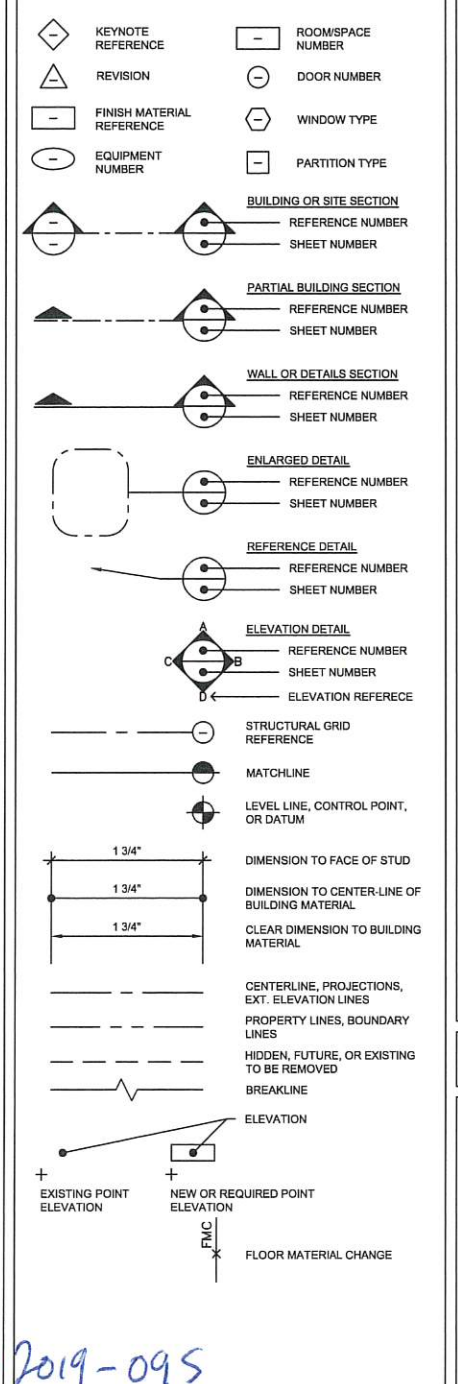
1053 TENTH AVENUE  
SAN DIEGO, CA 92101  
PHONE: 619.238.3811  
FAX: 619.238.0442  
WWW.DAVYARCHITECTURE.COM



## ABBREVIATIONS

A.B.	ANCHOR BOLT	N.I.C.	NOT IN CONTRACT
ABV	ABOVE	NO.	NUMBER
AC	AIR CONDITIONING	NOM.	NOMINAL
ACOUS.	ACOUSTICAL	N.T.S.	NOT TO SCALE
A.F.F.	ABOVE FINISH FLOOR	O.A.	OVERALL
ALUM.	ALUMINUM	O.C.	ON CENTER
APPROX.	APPROXIMATE	O.D.	OUTSIDE DIAMETER
ARCH.	ARCHITECTURAL	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
BD.	BOARD	PARTN	PARTITION
BLDG.	BUILDING	PCP	PORTLAND CEMENT PLASTER
BLK.	BLOCK	PH	PANIC HARDWARE
BLKG.	BLOCKING	P.L.	PROPERTY LINE
BM.	BENCHMARK	PLAS.	PLASTIC
B.N.	BOUNDARY NAILING	PLYWD.	PLYWOOD
BOT.	BOTTOM	P.O.C.	POINT OF CONNECTION
BET.	BETWEEN	P.T.	PRESSURE TREATED
B.O.R.S.	BOTTOM OF REFLECTIVE SURFACE	Q.T.	QUARRY TILE
CATV	CABLE TELEVISION	R.	RADIUS
C.B.	CATCH BASIN	R.D.	ROOF DRAIN
CEM.	CEMENT	REF.	REFERENCE
C.I.	CAST IRON	REINF.	REINFORCEMENT
C.J.	CEILING JOIST	REQD.	REQUIRED
C.J.	CONTROL JOINT	R.O.	ROUGH OPENING
C.L.G.	CEILING JOIST	R.O.W.	RIGHT OF WAY
C.M.U.	CONCRETE MASONRY UNIT	S.A.T.	SUSPENDED ACOUSTICAL TILE
C/O	CLEAN OUT	S.C.	SOLID CORE
COL.	COLUMN	SECT.	SECTION
CONC.	CONCRETE	SHT.	SHEET
CONT.	CONTINUOUS	SHTG.	SHEATHING
C.Y.	CUBIC YARD	SIM.	SIMILAR
C.T.	CERAMIC TILE	SPEC.	SPECIFICATION
DB.	DOUBLE	SQ.	SQUARE
DET.	DETAIL	S.	SERVICE
D.F.	DOUGLAS FIR	SK.	SINK
DR.	DRINKING FOUNTAIN	S.S.	STAINLESS STEEL
DIA.	DIAMETER	STD.	STANDARD
DN.	DOWN	STL.	STEEL
DR.	DOOR	STOR.	STORAGE
DS.	DOWNSPOUT	STR.	STRUCTURAL
DWG.	DRAWING	S.O.V.	SHUT OFF VALVE
EA.	EACH	SVM.	SYMMETRICAL
E.J.	EXPANSION JOINT	T.B.	TOP OF BEAM
ELEC.	ELECTRICAL	T.C.	TOP OF CURB
ELEV.	ELEVATION	TEL.	TELEPHONE
E.P.	ELECTRICAL PANEL	T&G	TONGUE AND GROOVE
E.Q.	EQUAL	THK.	THICK
EQPT.	EQUIPMENT	TKBD	TACKBOARD
E.W.	EACH WAY	T.O.P.	TOP OF PARAPET
EXIST.	EXISTING	T.S.	TOP OF SHEATHING
EXT.	EXTERIOR	T.O.S.	TOP OF STEEL
FDN	FOUNDATION	T.O.W.	TOP OF WALL
F.D.	FLOOR DRAIN	U.B.C.	UNIFORM BUILDING CODE
F.E.C.	FIRE EXTINGUISHER CABINET	U.O.N.	UNLESS OTHERWISE NOTED
F.F.	FINISH FLOOR	VERT.	VERTICAL
FIN.	FINISH	V.T.R.	VENT THROUGH ROOF
FIXT.	FIXTURE	W.C.	WATER CLOSET
FLR.	FLOOR	W.H.	WATER HEATER
FLUOR.	FLUORESCENT	W.R.	WATER RESISTANT
F.H.	FIRE HYDRANT	W.O.	WHERE OCCURS
F.O.M.	FACE OF MASONRY	W.W.F.	WELDED WIRE FABRIC
F.O.F.	FACE OF FINISH		
F.O.S.	FACE OF STUD		
F.O.C.S.	FACE OF CONCRETE SLAB		
F.S.	FLOOR SINK		
FTG.	FOOTING		
FURR.	FURRING		
FUT.	FUTURE		
GA.	GAUGE		
GALV.	GALVANIZED		
G.C.	GENERAL CONTRACTOR		
G.I.	GALVANIZED IRON		
G.L.B.	GLUE-LAM BEAM		
GL.	GLASS		
GR.	GRADE		
GYP.	GYPNUM		
G.W.B.	GYPNUM WALL BOARD		
H.B.	HOSE BIB		
HDR.	HEADER		
HDW.	HARDWARE		
HT.	HEIGHT		
H.M.	HOLLOW METAL		
HOR.	HORIZONTAL		
H.P.	HIGH POINT		
HTG.	HEATING		
HWD.	HARDWOOD		
HVAC	HEATING, VENTILATION & AIR CONDITIONING		
I.D.	INSIDE DIAMETER		
I.E.	INVERT ELEVATION		
INSUL.	INSULATION		
INT.JT.	INTERIOR JOINT		
JST.	JOIST		
LAM.	LAMINATED		
LAV.	LAVATORY		
M.B.	MACHINE BOLT		
MECH.	MECHANICAL		
MTL.	METAL		
MFR.	MANUFACTURER		
M.H.	MAN HOLE		

KEYNOTE REFERENCE	ROOM/SPACE NUMBER
REVISION	DOOR NUMBER
FINISH MATERIAL REFERENCE	WINDOW TYPE
EQUIPMENT NUMBER	PARTITION TYPE
BUILDING OR SITE SECTION	
REFERENCE NUMBER	SHEET NUMBER
PARTIAL BUILDING SECTION	
REFERENCE NUMBER	SHEET NUMBER
WALL OR DETAILS SECTION	
REFERENCE NUMBER	SHEET NUMBER
ENLARGED DETAIL	
REFERENCE NUMBER	SHEET NUMBER
REFERENCE DETAIL	
REFERENCE NUMBER	SHEET NUMBER
ELEVATION DETAIL	
REFERENCE NUMBER	SHEET NUMBER
STRUCTURAL GRID REFERENCE	
MATCHLINE	
LEVEL LINE, CONTROL POINT, OR DATUM	
DIMENSION TO FACE OF STUD	
DIMENSION TO CENTER-LINE OF BUILDING MATERIAL	
CLEAR DIMENSION TO BUILDING MATERIAL	
CENTERLINE, PROJECTIONS, EXT. ELEVATION LINES	
PROPERTY LINES, BOUNDARY LINES	
HIDDEN, FUTURE, OR EXISTING TO BE REMOVED	
BREAKLINE	
ELEVATION	
EXISTING POINT ELEVATION	
NEW OR REQUIRED POINT ELEVATION	
FLOOR MATERIAL CHANGE	



## APPLICABLE CODES

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH:

1.1 2016 CALIFORNIA BUILDING CODE  
1.2 CALIFORNIA CODE REGULATIONS:  
TITLE 8, INDUSTRIAL CODES  
TITLE 19, PUBLIC SAFETY  
TITLE 21, PUBLIC WORKS  
TITLE 24, BUILDING STANDARDS  
1.3 AMERICANS WITH DISABILITIES ACT

2. ALL BARRIER FREE ITEMS SHALL COMPLY WITH TITLE 21 AND 24 OF THE CALIFORNIA CODE OF REGULATIONS, 2016

3. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THESE CODES AND ALL APPLICABLE LOCAL ORDINANCES. WHERE CONTRACT DOCUMENTS EXCEED WITHOUT VIOLATING CODE AND REGULATIONS REQUIREMENTS, CONTRACT DOCUMENTS TAKE PRECEDENCE. WHERE CODES CONFLICT, THE MORE STRINGENT SHALL APPLY.

4. PROTECTION DURING WELDING: CONFORM TO TITLE 8, C.C.R. FURTHER PROTECT OCCUPANTS AND THE GENERAL PUBLIC WITH PORTABLE SOLID VISION BARRICADES AROUND LOCATION WHERE WELDING IS BEING PERFORMED. PROVIDE SIGNS WARNING AGAINST LOOKING AT WELDING W/OUT PROPER EYE PROTECTION OR EQUIVALENT.

5. DURING THE ENTIRE CONSTRUCTION PERIOD, IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN CONDITIONS AT THE PROJECT SITE TO MEET THE REQUIREMENTS OF CALIFORNIA OCCUPATIONAL REGULATIONS.

6. (2012 INTERNATIONAL FIRE CODE AND 2013 CALIFORNIA AMENDMENTS)

7. OTHER APPLICABLE CODES AND STANDARDS:  
2016 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.  
2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.  
(2012 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2013 CALIFORNIA AMENDMENTS)  
2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.  
(2011 NATIONAL ELECTRICAL CODE AND 2013 CALIFORNIA AMENDMENTS)  
2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.  
(2012 UNIFORM MECHANICAL CODE AND 2013 CALIFORNIA AMENDMENTS)  
2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.  
(2012 UNIFORM PLUMBING CODE AND 2013 CALIFORNIA AMENDMENTS)  
2016 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.  
OR 2008 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.  
2016 CALIFORNIA FIRE CODE (FC), PART 9, TITLE 24 C.C.R.  
(2012 INTERNATIONAL FIRE CODE AND 2013 CALIFORNIA AMENDMENTS)  
2016 GREEN CALIFORNIA BUILDING STANDARDS, CALIFORNIA GREEN CODE, TITLE 24 C.C.R.  
2016 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.  
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS  
2007 SAFETY CODE FOR ELEVATORS AND ESCALATORS (ASTM A17.1/CSA B44-2007)(WITH A17.1A/CSA B44-08 ADDENDA)  
NFPA 13 AUTOMATIC SPRINKLER SYSTEMS, 2013 EDITION  
NFPA 14 STANDPIPE SYSTEMS (CA AMENDED), 2013 EDITION  
NFPA 17 DRY CHEMICAL EXTINGUISHING SYSTEMS, 2013 EDITIONS  
NFPA 17A WET CHEMICAL SYSTEMS, 2013 EDITION  
NFPA 20 STATIONARY PUMPS, 2013 EDITION  
NFPA 22 WATER TANKS, 2013 EDITION  
NFPA 24 PRIVATE FIRE MAINS (CA AMENDED), 2013 EDITION  
NFPA 72 NATIONAL FIRE ALARM CODE (CAL. AMENDED), 2013 EDITION  
(NOTE SEE UL STANDARD 1971 FOR VISUAL DEVICES)  
NFPA 80 FIRE DOOR AND OTHER OPENING PROTECTIVES, 2013 EDITION  
NFPA 253 CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS, 2006 EDITION  
NFPA 2001 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS, 2012 EDITION  
REFERENCE CODE SECTION FOR NFPA STANDARDS - 2016 CBC (SFM) CH. 35

## DEFERRED APPROVALS

ATTACHMENT 5

## PROJECT TEAM

**ARCHITECT:**  
DAVY ARCHITECTURE  
1053 TENTH AVENUE  
SAN DIEGO CA 92101  
CONTACT: MILANKA LEHMAN  
(619) 238-3811 EXT. 221  
MLEHMAN@DAVYARCHITECTURE.COM

**OWNER:**  
HABITAT FOR HUMANITY  
8128 MERCURY COURT  
SAN DIEGO, CA 92111  
CONTACT: ROXANN JANES  
(619) 283-4663  
ROXANN.JANES@SANDIEGOHABITAT.ORG

**CIVIL ENGINEER:**  
MASSON & ASSOCIATES, INC.  
200 E WASHINGTON AVE, SUITE 200  
ESCONDIDO, CA 92025  
CONTACT: BRUCE TAIT  
(619) 283-4663 EXT. 141  
BRUCE.TAIT@MASSON-ASSOC.COM

**GEO-TECHNICAL:**  
GEO-LOGIC ASSOCIATES  
11415 WEST BERNARDO COURT, SUITE 200  
SAN DIEGO CA, CA 92127  
CONTACT: TED PRIMAS  
(858)451-1138  
T.PRIMAS@GEO-LOGIC.COM

**STRUCTURAL ENGINEER:**  
HTK STRUCTURAL ENGINEERS, LLP  
14288 DANIELSON ST. SUITE 200  
POWAY, CA 92084  
CONTACT: BENJAMIN J. SEIBEL, P.E.  
(858)679-8888 EXT 33  
BS@HTKSE.COM

**UTILITIES:**  
CONTACT: EVAN LIKES  
EVAN@ENGINEERINGPARTNERS.COM

## PROJECT DATA

PROJECT NAME: NATIONAL CITY RESIDENTIAL DEVELOPMENT  
PARCEL NO: 559-085-0800  
PROJECT ADDRESS: 405 W 18TH STREET, NATIONAL CITY, 91950  
PROPERTY OWNER: SAN DIEGO HABITAT FOR HUMANITY  
8128 MERCURY COURT  
SAN DIEGO CA 92111  
PHONE: (619) 283-4663 EXT 141

ZONE: MCR-1  
TYPE OF CONSTRUCTION: RESIDENTIAL TOWNHOUSE  
YEAR OF CONSTRUCTION: 2012  
OCCUPANCY: R  
APPLICABLE CODES: CALIFORNIA RESIDENTIAL CODE

NUMBER OF STORIES: 2 STORIES  
2ND FLOOR R-OCCUPANCY (844 SF)  
GROUND FLOOR R-OCCUPANCY (677 SF)  
TOTAL R-OCCUPANCY (1,421 SF)

PARKING: 1 GARAGE PER TOWNHOUSE (206SF)

TOTAL BUILDABLE AREA:  
2ND FLOOR R-OCCUPANCY (5,064 SF)  
GROUND FLOOR R-OCCUPANCY (3,482 SF)  
TOTAL R-OCCUPANCY (8,526 SF)

PROJECT SCOPE: THE PERMIT IS FOR A NEW 6 SINGLE FAMILY DETACHED HOMES ON A VACANT PARCEL. AN ACCESSIBLE 1-CAR GARAGE IS PROVIDED FOR EACH UNIT. SEE CIVIL PLAN FOR SITE IMPROVEMENTS AND DRAINAGE.

## SHEET INDEX

<b>ARCHITECTURE</b>	
G-1	TITLE SHEET
A-1	SITE PLAN
A-201	OVERALL FLOOR PLAN FIRST FLOOR
A-202	OVERALL SECOND AND THIRD FLOOR PLAN ELEVATIONS
A-301	ELEVATIONS
<b>CIVIL</b>	
C-1	TITLE SHEET, NOTES, AND EXISTING CONDITIONS PLAN
C-2	PRELIMINARY GRADING, DRAINAGE, IMPROVEMENTS AND UTILITY PLAN
<b>LANDSCAPING</b>	
T	TITLE SHEET
L-CP	CONCEPTUAL LANDSCAPE

## KEY MAP

SEE LANDSCAPE SHEET 'T'

## VICINITY MAP



**HABITAT FOR HUMANITY  
RESIDENTIAL DEVELOPMENT**  
 405 W 18TH STREET NATIONAL CITY, CALIFORNIA  
 91950

No.	Description	Date

## TITLE SHEET

Project number	1841
Date	04/24/2019
Drawn by	RA
Checked by	TM, RA
<b>G - 1</b>	
Scale	

ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ERIC DAVY ARCHITECTS, APC AND WERE CREATED, EVOLVED AND DEVELOPED FOR THE USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ERIC DAVY ARCHITECTS APC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

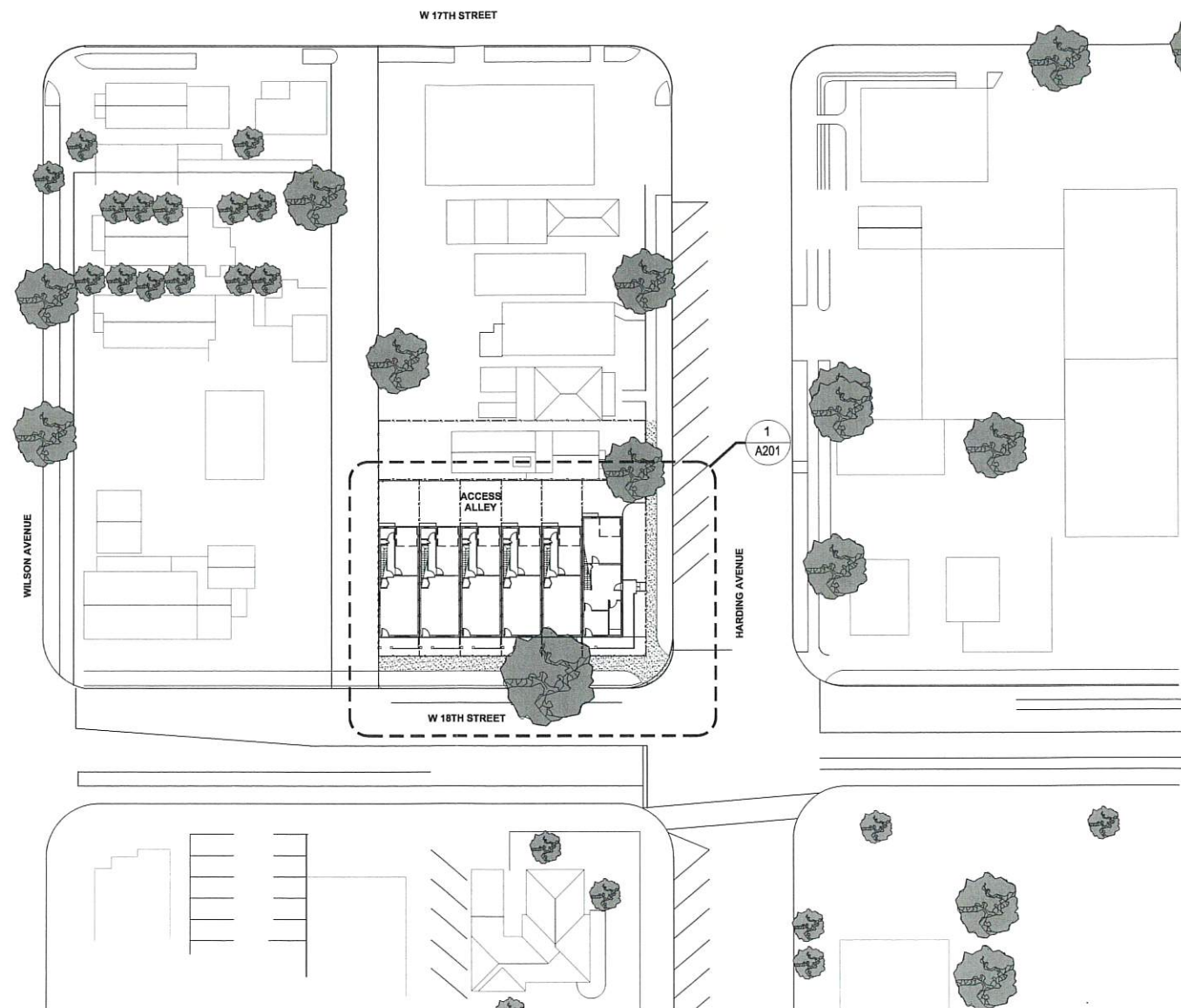
**EXHIBIT: A**  
**CASE FILE NO.: 2019-095**  
**DATE: 4/24/19**

DATE: 03-27-2019 ISSUE SET:

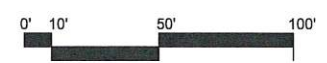
**DAVY**

ARCHITECTURE

1033 TENTH AVENUE  
SAN DIEGO, CA 92101  
PHONE: 619.238.3811  
FAX: 619.238.0442  
WWW.DAVYARCHITECTURE.COM



1 SITE PLAN



SCALE: 1/32" = 1'-0"

**GENERAL NOTES**

- 2 HOUR RATED WALLS
- [Dashed Box] ENLARGED PLAN

**HABITAT FOR HUMANITY**  
**RESIDENTIAL DEVELOPMENT**  
 405 W 18TH STREET NATIONAL CITY, CALIFORNIA  
 91950

No.	Description	Date

SITE PLAN	
Project number	1841
Date	04/24/ 2019
Drawn by	RA
Checked by	TM, RA
<b>A - 1</b>	
Scale	

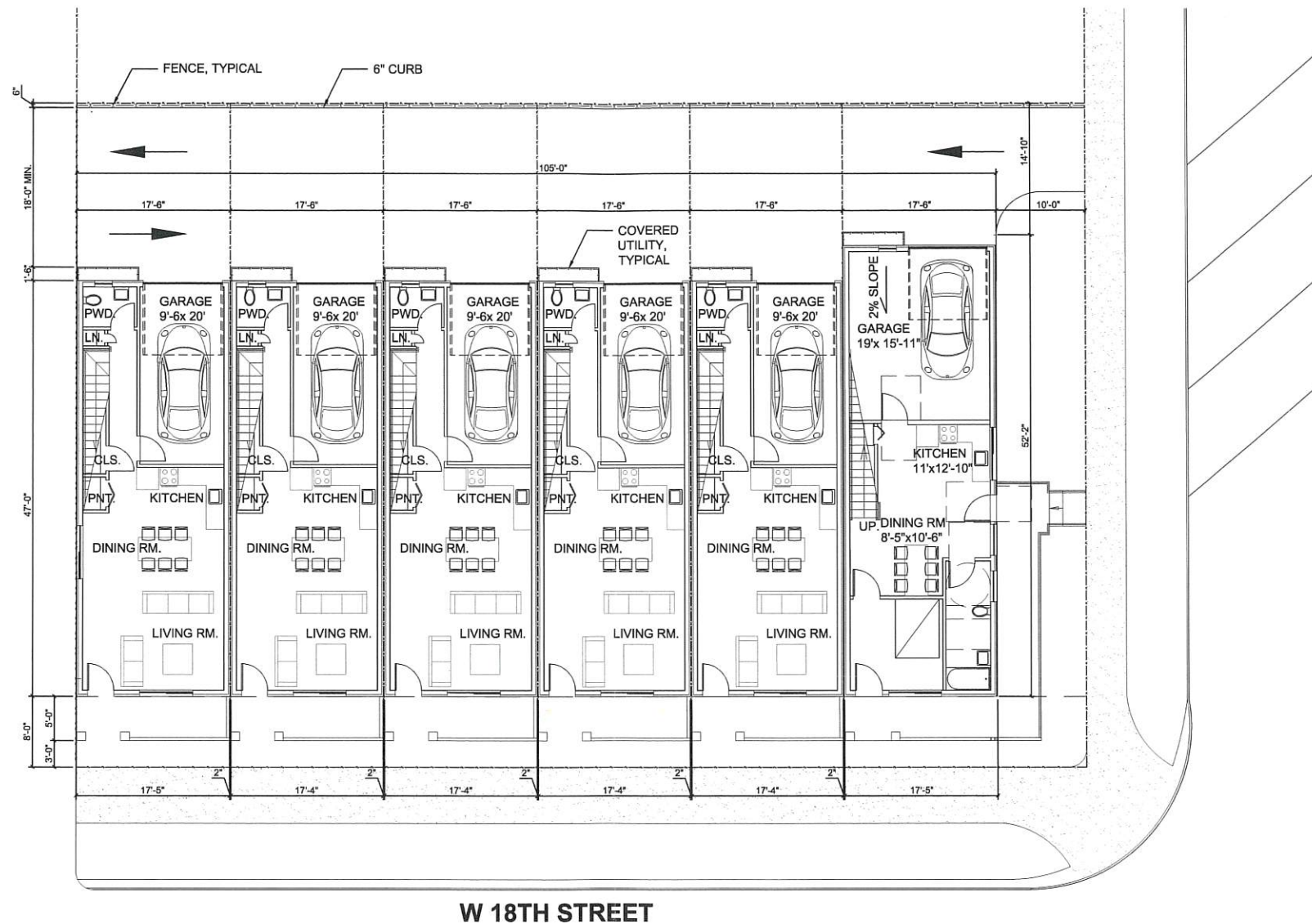
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DATE:03-27-2019  
ISSUE SET:

**DAVY**

ARCHITECTURE

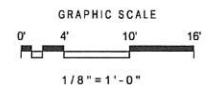
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HARDING AVENUE

W 18TH STREET

1 OVERALL FIRST FLOOR PLAN



SCALE: 1/8" = 1'-0"

**GENERAL NOTES**

- 2 HOUR RATED WALLS
- ENLARGED UNIT

**HABITAT FOR HUMANITY**  
**RESIDENTIAL DEVELOPMENT**  
 405 W 18TH STREET NATIONAL CITY, CALIFORNIA  
 91950

No.	Description	Date

OVERALL FIRST FLOOR PLAN	
Project number	1841
Date	04/24/ 2019
Drawn by	RA
Checked by	TM, RA
<b>A - 201</b>	
Scale	

DATE:03-27-2019

ISSUE SET:

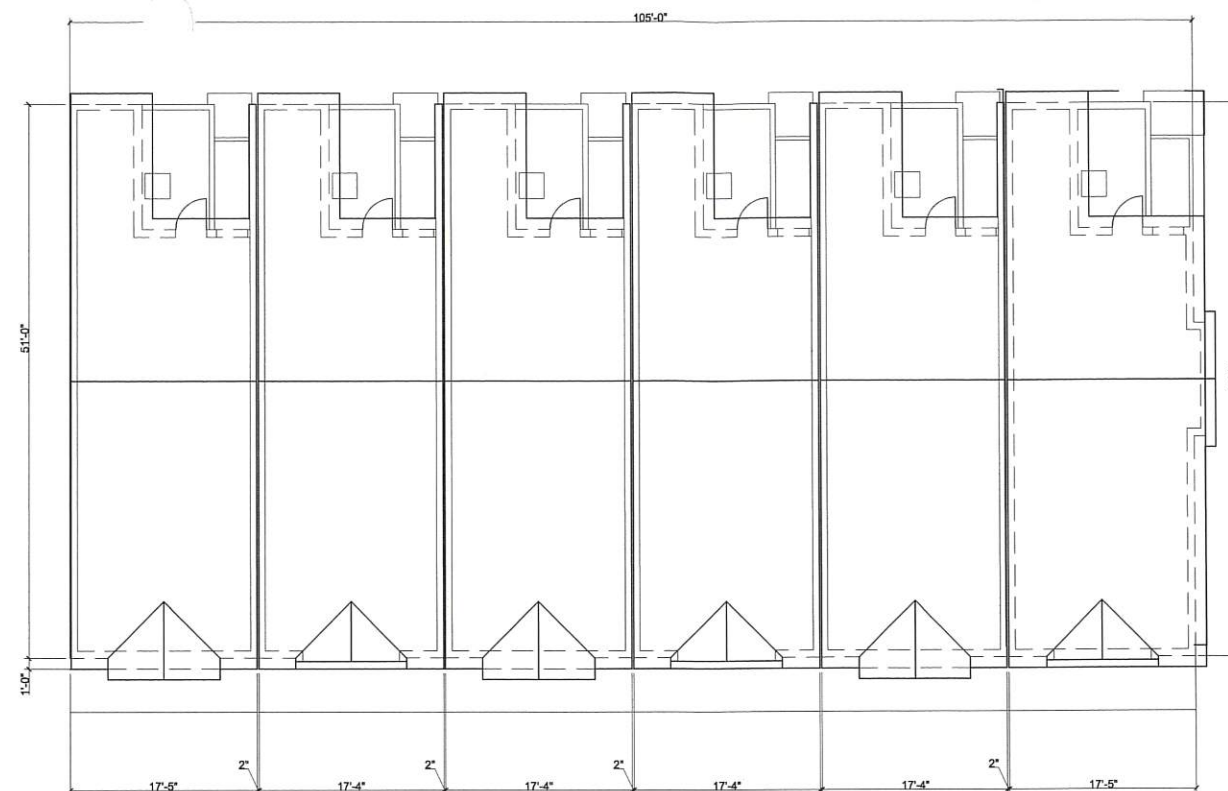
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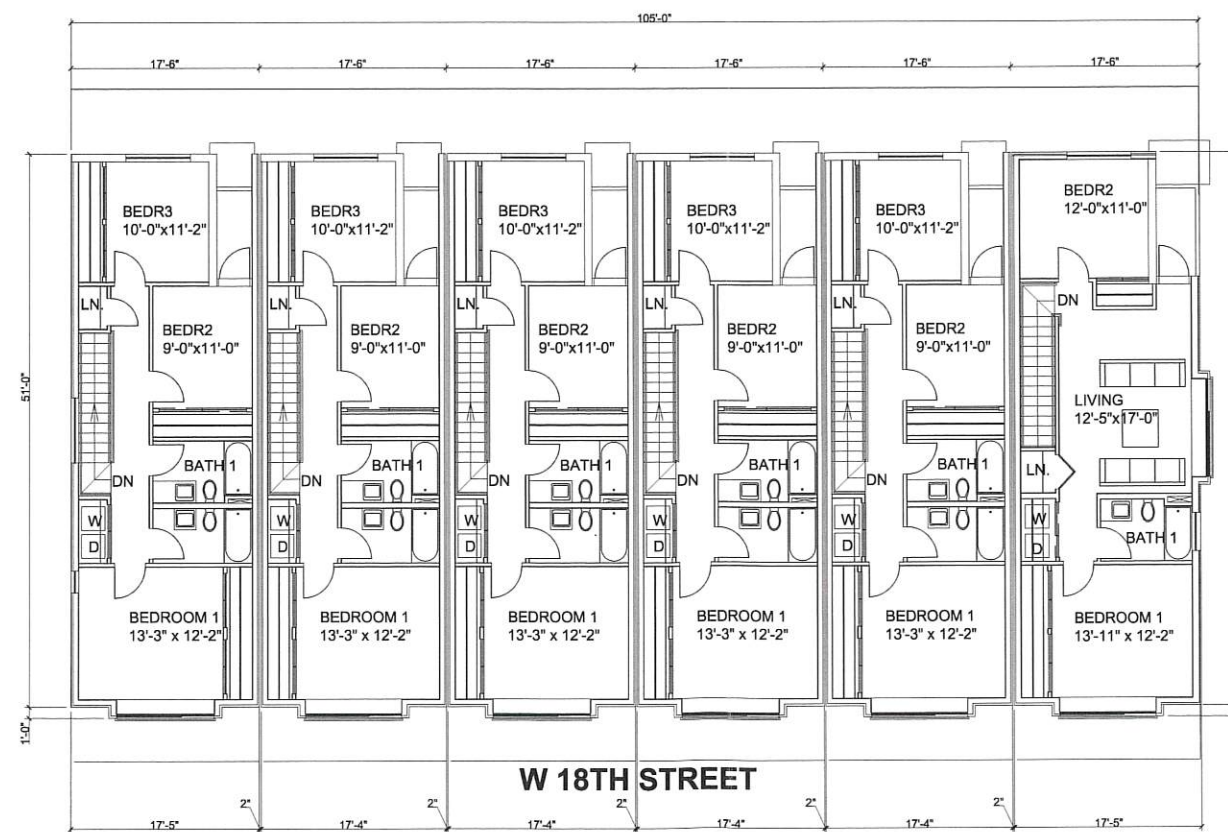
**DAVY**

ARCHITECTURE

1053 TENTH AVENUE  
SAN DIEGO, CA 92101  
PHONE: 619.238.3811  
FAX: 619.238.0442  
WWW.DAVYARCHITECTURE.COM



2 OVERALL ROOF FLOOR PLAN  
SCALE: 1/8" = 1'-0"

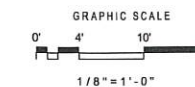


1 OVERALL SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

GENERAL NOTES

— 2 HOUR RATED WALLS

⊞ ENLARGED UNIT PLAN



**HABITAT FOR HUMANITY**  
**RESIDENTIAL DEVELOPMENT**  
405 W 18TH STREET NATIONAL CITY, CALIFORNIA  
91950

No.	Description	Date

**SECOND AND THIRD FLOOR PLAN**

Project number	1841
Date	04/24/ 2019
Drawn by	RA
Checked by	TM, RA

**A - 202**

Scale

DATE:03-27-2019

ISSUE SET:

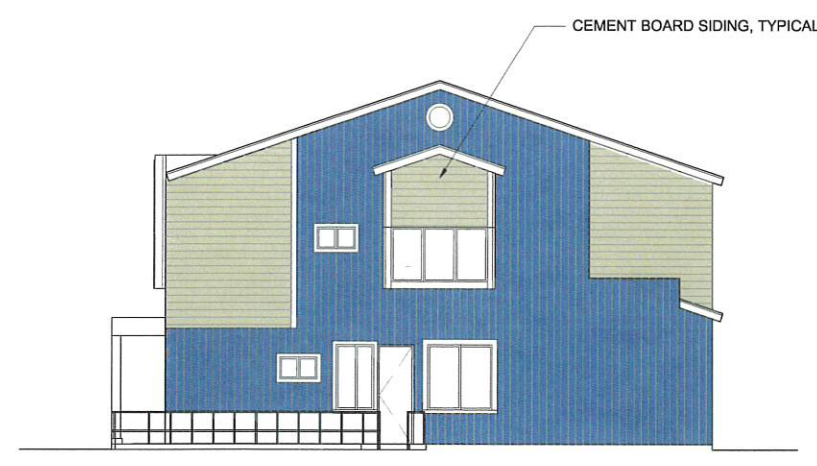


**HABITAT FOR HUMANITY  
 RESIDENTIAL DEVELOPMENT**  
 405 W 18TH STREET NATIONAL CITY, CALIFORNIA  
 91950

No.	Description	Date

ELEVATIONS	
Project number	1841
Date	04/24/ 2019
Drawn by	RA
Checked by	TM, RA
<b>A - 301</b>	
Scale	

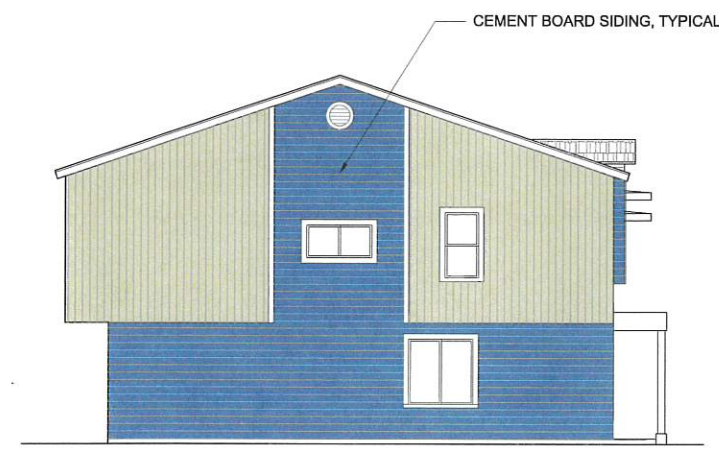
DATE:03-27-2019  
 ISSUE SET:



**4 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



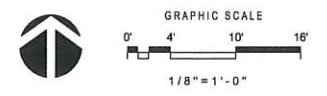
**2 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**3 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

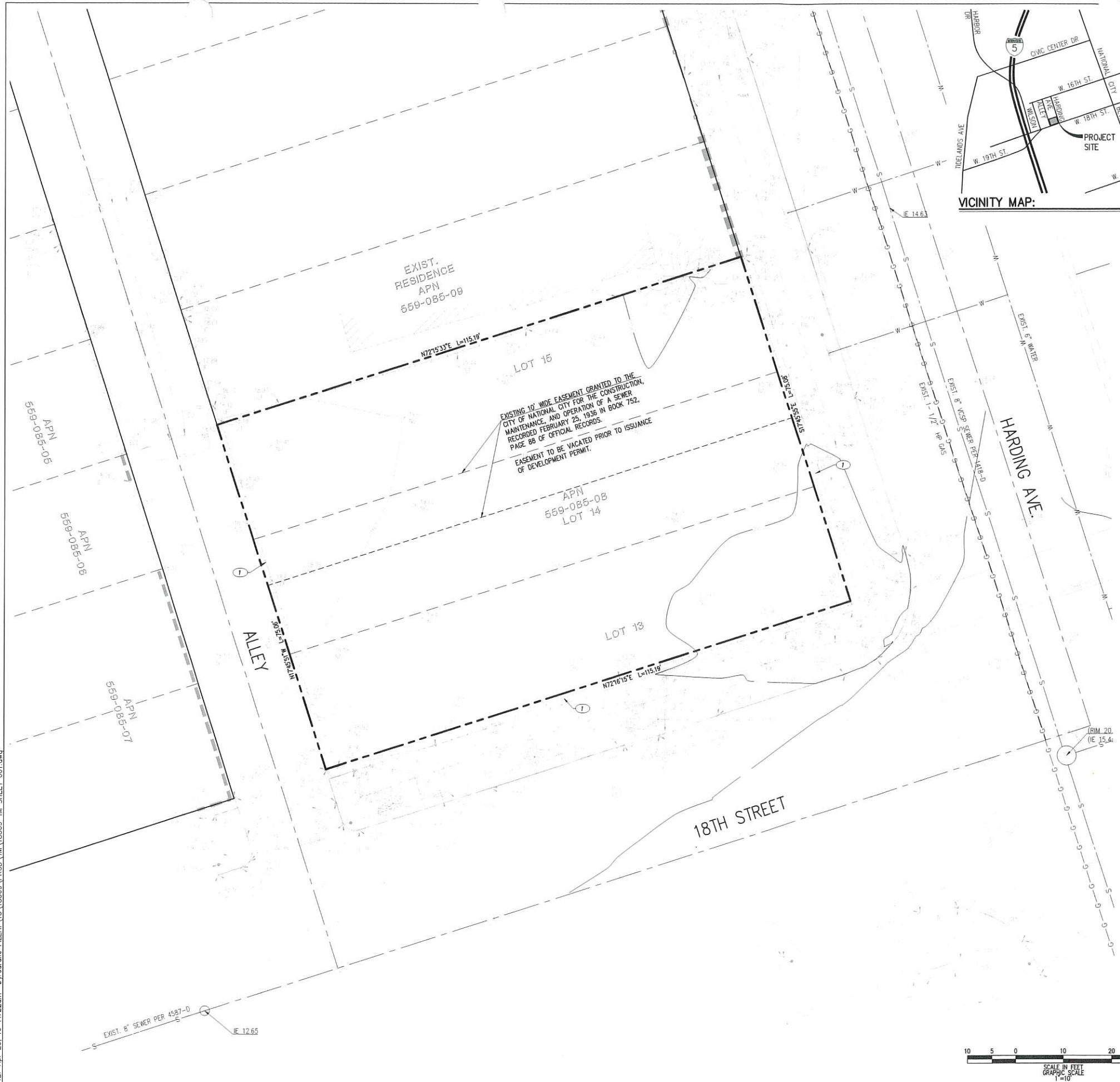


**1 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



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DATE: Apr 23, 19 11:22am by:safraoke FILE: \\1818309\PROD\TM\18309 TM SHEET 001.dwg



**EXISTING CONDITIONS LEGEND:**

PROJECT BOUNDARY	---
EXISTING LOT LINES	----
EXISTING EASEMENT	-----
EXISTING CONTOURS	.....
EXISTING FENCE	.....
EXISTING CURB AND GTR	.....
EXISTING CURB	.....
EXISTING CONCRETE SIDEWALK	.....
EXISTING TREE	.....
EXISTING SEWER	..... S
EXISTING WATER	..... W
EXISTING GAS	..... GAS
EXISTING OHE	..... OHE

**DEMOLITION NOTES:**

- ① REMOVE EXISTING FENCE

**LEGEND**

PROJECT BOUNDARY	---
EXISTING LOT LINE	----
EXISTING EASEMENT	-----
PROPOSED LOT LINE	-----
EXISTING CONTOURS	.....
PROPOSED CONTOURS	..... 20
PERCENT OF GRADE	..... 1%
TOP OF CURB ELEVATION	..... 20.0 TC
FINISH SERVICE ELEVATION	..... (20.0 FS)
PROPOSED SEWER SERVICE	..... S
PROPOSED WATER SERVICE	..... W
PROPOSED WATER MAIN	..... W
PROPOSED SEWER MAIN	..... S
PROPOSED SEWER MAN HOLE	..... S
PROPOSED SEWER CLEAN OUT	..... S
PROPOSED 6" CURB & GUTTER	.....
PROPOSED 6" CURB	.....
PROPOSED DEEPEMED FOOTING	.....
PROPOSED AC DRIVEWAY	.....
PROPOSED LANDSCAPING	.....
PROPOSED CONCRETE WALKWAYS	.....
EXISTING SEWER	..... S
EXISTING WATER	..... W
EXISTING GAS	..... GAS

**SHEET INDEX:**

SHEET NO.	DESCRIPTION
C-1	TITLE SHEET, NOTES, AND EXISTING CONDITIONS PLAN
C-2	PRELIMINARY GRADING, DRAINAGE, IMPROVEMENTS AND UTILITY PLAN

**ADDRESS:**

405-419 W. 18TH STREET, NATIONAL CITY, CA  
**APN**  
 559-085-08

**LEGAL DESCRIPTION:**

LOTS 13, 14 AND 15 IN BLOCK 146 OF NATIONAL CITY, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 348, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 2, 1882.

**BASIS OF BEARINGS:**

RECORD FROM: CITY OF NATIONAL CITY DWG. # 4544-D  
 ELEVATION: 66.03 DATUM: NGVD29(f)

**TOPOGRAPHY:**

TOPOGRAPHY PREPARED BY: MASSON AND ASSOCIATES  
 FIELD WORK COMPLETED ON 01-15-2019

**EARTHWORK & AREA OF DISTURBANCE**

RAW QUANTITIES  
 DISTURBED AREA = 10,340 S.F.  
 IMPERVIOUS AREA = 9,290  
 PERVIOUS AREA = 1,050 S.F.

**ENGINEER:**

MASSON & ASSOCIATES, INC.  
 200 EAST WASHINGTON AVE., STE. 200  
 ESCONDIDO, CA 92025  
 (760) 741-3570

SEAN DRAKE C79243

**OWNER:**

SAN DIEGO HABITAT FOR HUMANITY  
 ROXANN JAMES  
 8128 MERCURY COURT  
 SAN DIEGO, CA 92111  
 (619)-283-4663

**DAVY**  
 ARCHITECTURE  
 1053 TENTH AVENUE  
 SAN DIEGO, CA 92101  
 PHONE: 619.238.3811  
 FAX: 619.238.0442  
 WWW.DAVYARCHITECTURE.COM

Planning & Engineering & Surveying Solved.  
**MASSON**  
 & ASSOCIATES, INC.  
 200 E. Washington Ave., Suite 200  
 Escondido, CA 92025  
 O. 760.741.3570  
 F. 760.741.1786  
 www.masson-assoc.com



NOT FOR CONSTRUCTION

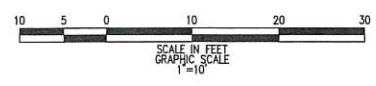
**HABITAT FOR HUMANITY**  
**RESIDENTIAL DEVELOPMENT**  
 405 W 18TH STREET NATIONAL CITY, CALIFORNIA  
 91950

No.	Description	Date

**TITLE SHEET, NOTES, AND EXISTING CONDITIONS PLAN**

Project number	MAI JN: 18309
Date	04/24/2019
Drawn by	LM, RT
Checked by	SD

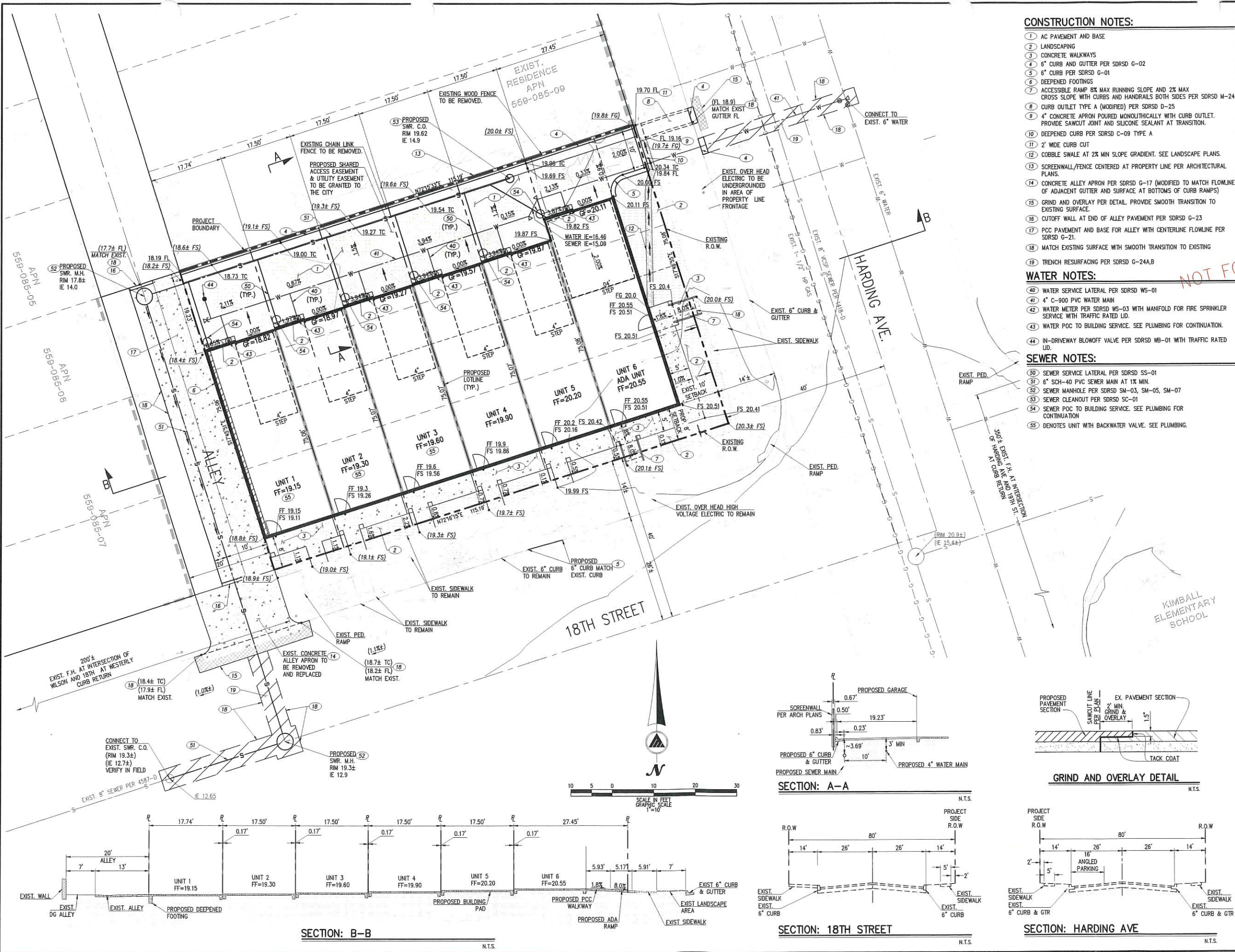
**C-1**  
 Scale: 1" = 10'



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DATE: 04-24-2019  
 ISSUE SET:

DATE: Apr 23, 19 11:27am by: sdr@dc FILE: I:\18\18309\PROD\TIA\18309.TM SHEET\_002.dwg



**CONSTRUCTION NOTES:**

- 1 AC PAVEMENT AND BASE
- 2 LANDSCAPING
- 3 CONCRETE WALKWAYS
- 4 6" CURB AND GUTTER PER SDRS G-02
- 5 6" CURB PER SDRS G-01
- 6 DEEPENED FOOTINGS
- 7 ACCESSIBLE RAMP 8% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE WITH CURBS AND HANDRAILS BOTH SIDES PER SDRS M-24
- 8 CURB OUTLET TYPE A (MODIFIED) PER SDRS D-25
- 9 4" CONCRETE APRON POURED MONOLITHICALLY WITH CURB OUTLET. PROVIDE SAWCUT JOINT AND SILICONE SEALANT AT TRANSITION.
- 10 DEEPENED CURB PER SDRS C-09 TYPE A
- 11 2' WIDE CURB CUT
- 12 COBBLE SWALE AT 2% MIN SLOPE GRADIENT. SEE LANDSCAPE PLANS.
- 13 SCREENWALL/FENCE CENTERED AT PROPERTY LINE PER ARCHITECTURAL PLANS.
- 14 CONCRETE ALLEY APRON PER SDRS G-17 (MODIFIED TO MATCH FLOWLINE OF ADJACENT GUTTER AND SURFACE AT BOTTOMS OF CURB RAMPS)
- 15 GRIND AND OVERLAY PER DETAIL. PROVIDE SMOOTH TRANSITION TO EXISTING SURFACE.
- 16 CUTOFF WALL AT END OF ALLEY PAVEMENT PER SDRS G-23
- 17 PCC PAVEMENT AND BASE FOR ALLEY WITH CENTERLINE FLOWLINE PER SDRS G-21.
- 18 MATCH EXISTING SURFACE WITH SMOOTH TRANSITION TO EXISTING
- 19 TRENCH RESURFACING PER SDRS G-24A,B

**WATER NOTES:**

- 40 WATER SERVICE LATERAL PER SDRS WS-01
- 41 4" C-900 PVC WATER MAIN
- 42 WATER METER PER SDRS WS-03 WITH MANIFOLD FOR FIRE SPRINKLER SERVICE WITH TRAFFIC RATED LID.
- 43 WATER POC TO BUILDING SERVICE. SEE PLUMBING FOR CONTINUATION.
- 44 IN-DRIVEWAY BLOWOFF VALVE PER SDRS WB-01 WITH TRAFFIC RATED LID.

**SEWER NOTES:**

- 50 SEWER SERVICE LATERAL PER SDRS SS-01
- 51 6" SCH-40 PVC SEWER MAIN AT 1% MIN.
- 52 SEWER MANHOLE PER SDRS SM-03, SM-05, SM-07
- 53 SEWER CLEANOUT PER SDRS SC-01
- 54 SEWER POC TO BUILDING SERVICE. SEE PLUMBING FOR CONTINUATION
- 55 DENOTES UNIT WITH BACKWATER VALVE. SEE PLUMBING.

**DAVY**  
ARCHITECTURE

1053 TENTH AVENUE  
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Escondido, CA 92025  
O. 760.741.3570  
F. 760.741.1786  
www.masson-assoc.com

PLANS ARE PRELIMINARY UNTIL SIGNED BY ENGINEER OF RECORD

**HABITAT FOR HUMANITY**  
**RESIDENTIAL DEVELOPMENT**

405 W 18TH STREET NATIONAL CITY, CALIFORNIA  
91950

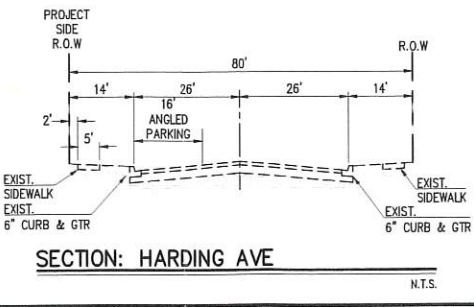
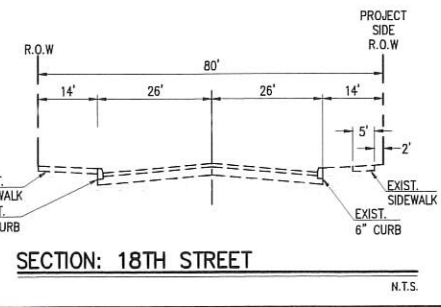
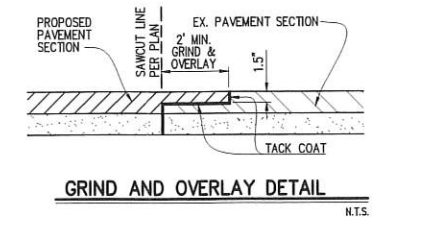
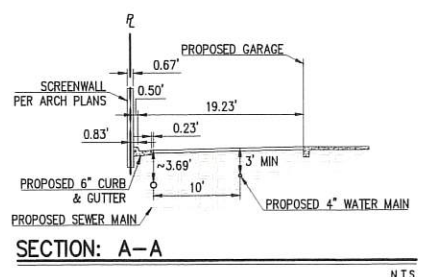
No.	Description	Date

**PRELIMINARY GRADING, DRAINAGE, IMPROVEMENTS AND UTILITY PLAN**

Project number: MAI JN: 18309  
Date: 04/24/2019  
Drawn by: LM, RT  
Checked by: SD

**C-2**

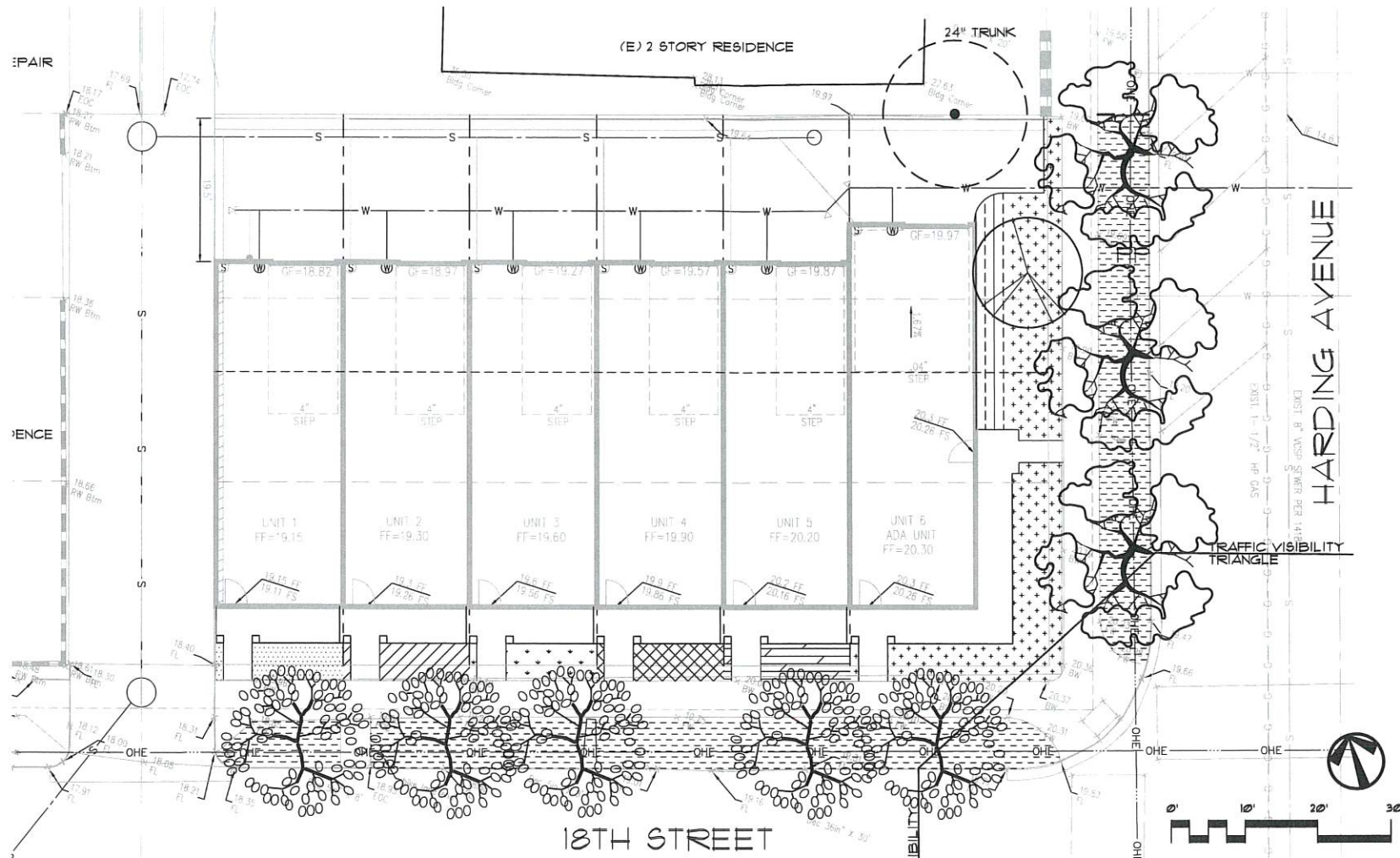
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DATE: 04-24-2019  
ISSUE SET:





**PLANT LEGEND**

SYMBOL	Kc	BOTANICAL NAME COMMON NAME	SIZE	SPACING	REMARKS
<b>TREES</b>					
		(E) TREE TO BE REMOVED AND REPLACED WITH NEW IN NEW LOCATION.			
	5	ARBUTUS UNEDO STRAWBERRY TREE	36" BOX	REFER TO PLAN	
	5	BAUHINIA BLAKEANA HONG KONG ORCHID	36" BOX	REFER TO PLAN	STANDARD
	5	PYRUS CAL. 'CAPITAL' CAPITAL FLOWERING PEAR	36" BOX	REFER TO PLAN	STANDARD
		ALL TREES LOCATED WITHIN 10' OF ANY UTILITY, LIGHT STANDARD, OR HARDSCAPE TO RECEIVE A LINEAR ROOT BARRIER			
<b>SHRUBS</b>					
	3	ABELIA KALEIDOSCOPE KALEIDOSCOPE ABELIA	5 GAL.	3 1/2' O.C.	3
	5	BREYNIA DIS. 'ROSEO PICTA' SNOW BUSH	5 GAL.	3' O.C.	3
	5	COPROSMA REP. 'TAUPATA GOLD' GOLD SPLASH MIRROR PLANT	5 GAL.	6' O.C.	5
	5	CRINUM PROCEBUM VAR. SPLENDENS QUEEN EMMA'S PURPLE CRINUM	5 GAL.	6' O.C.	4

SYMBOL	Kc	BOTANICAL NAME COMMON NAME	SIZE	SPACING	REMARKS
<b>SHRUBS CONT</b>					
	3	DIANELLA CAER CASSA BLUE BLUE FLAX LILY	5 GAL.	2' O.C.	2
	3	DUDLEYA BRITTONII CIANT CHALK DUDLEYA	5 GAL.	2' O.C.	1
	3	ECHEVERIA AFTERGLOW AFTERGLOW ECHEVERIA	5 GAL.	2' O.C.	2
	3	LEUCADENDRON GLAPINII 'SILVER CONE' SILVER CONE GALPINS CONEBUSH	5 GAL.	6' O.C.	8
	5	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	5 GAL.	4' O.C.	3
	3	PENNISETUM SEC. 'FIREWORKS' FIREWORKS FOUNTAIN GRASS	5 GAL.	4' O.C.	4
	3	PHLOMIS FRUTICOSA JERUSALEM SAGE	5 GAL.	4' O.C.	4
	3	SALVIA MICROPHYLLA 'HOT LIPS' HOT LIPS SAGE	5 GAL.	3' O.C.	3
	5	VIBURNUM DAVIDII DAVID VIBURNUM	15 GAL.	4' O.C.	3'

**MISCELLANEOUS**

NOT SHOWN

ALL PLANTER AREAS TO RECEIVE A 3" THICK LAYER OF MEDIUM GRIND ORGANIC WOOD CHIPS. CONTRACTOR TO SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.

CONCRETE MOWCURB

**KSA**  
LANDSCAPE ARCHITECTS  
325 7th Avenue, Unit 214  
San Diego, CA 92101-7176  
619.840.5174  
Kathryn J. Kanan  
CA P.L.A. 4394 ASLA  
President  
kathryn@ksa-landscapearchitects.com

CLIENT:  
**HABITAT FOR HUMANITY**  
8128 MERCURY COURT  
SAN DIEGO, CA 92111  
619.283.4663 X141

PROJECT:  
**HABITAT FOR HUMANITY**  
6 UNIT RESIDENTIAL DEVELOPMENT  
405 W. 18TH STREET, NATIONAL CITY, CA 91950  
CONCEPTUAL LANDSCAPE PLAN

REVISIONS	DATE	BY



SHEET TITLE  
**CONCEPTUAL LANDSCAPE**

DESIGNED	<b>KJK</b>
DRAWN	<b>KJK</b>
CHECKED	
DATE	04/12/18
SCALE	1" = 10' - 0"
JOB NO.	18002

SHEET  
**L-CP**  
OF 04 SHEETS

PLOT DATE: 04/12/18

PROJECT SCOPE OF WORK:

THIS PROJECT PROPOSES A RESIDENTIAL USE DEVELOPMENT CONDOMINIUM TOWN-HOME UNITS WITH ATTACHED GARAGE... THE PROJECT SITE CURRENTLY CONSISTS OF 3 UNDEVELOPED LOTS.

- PROPOSED IMPROVEMENTS INCLUDE THE FOLLOWING:
- HALF OF EXISTING 20' DRIVEWAY TO BE PAVED WITH PCC WITH 3" VALLEY GUTTER FOR DRAINAGE.
- PRIVATE WATER AND FIRE SERVICES WILL BE TAKEN FROM THE EXISTING PUBLIC WATER MAIN IN HARDING AVE.

LEGAL DESCRIPTION/ASSESSOR'S: PARCEL NUMBER

LOTS 13, 14 AND 15 IN BLOCK 146 OF NATIONAL CITY, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 348, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 2, 1982.

BASIS OF BEARINGS:

RECORD FROM: CITY OF NATIONAL CITY DWG. # 4544-D ELEVATION: 66.03 DATUM: NGV02S(1)

TOPOGRAPHY SOURCE:

TOPOGRAPHY PREPARED BY: MASSON AND ASSOCIATES FIELD WORK COMPLETED ON 01-15-2019

PARKING:

REQUIRED PARKING SPACES: 2 BEDROOM UNITS: 1 SPACE/UNIT; 6 X 1 = 6 PROVIDED PARKING SPACES: ONE-CAR GARAGE: 6

OCCUPANCY:

OCCUPANCY CLASSIFICATION: MCR-1/ MULTI-USE COMMERCIAL-RESIDENTIAL

ZONING:

EXISTING ZONING: MCR-1

GENERAL NOTES:

- 1. TOTAL NUMBER OF PROPOSED LOTS = 6 LOTS
2. GROSS AREA = 0.20 AC
3. ALL RESIDENTIAL STRUCTURES SHOWN ARE 2 STORIES.
4. REFUSE AND RECYCLING MATERIAL STORAGE AREAS ARE PROVIDED FOR WITHIN THE GARAGE OF EACH UNIT (SEE ARCHITECT'S PLANS FOR LOCATIONS).

CONSTRUCTION NOTES:

- (1) AC PAVEMENT AND BASE
(2) LANDSCAPING
(3) CONCRETE WALKWAYS
(4) 6" CURB AND GUTTER PER SORSO G-02 AND G-11 WHERE REPLACING EXIST CURB

WATER NOTES:

- (40) WATER SERVICE LATERAL PER SWA 3
(41) 4" x 800 PWD WATER MAIN
(42) WATER METER PER SWA A-4 & 25 WITH MANIFOLD FOR FIRE SPRINKLER SERVICE WITH TRAFFIC RATED LID.

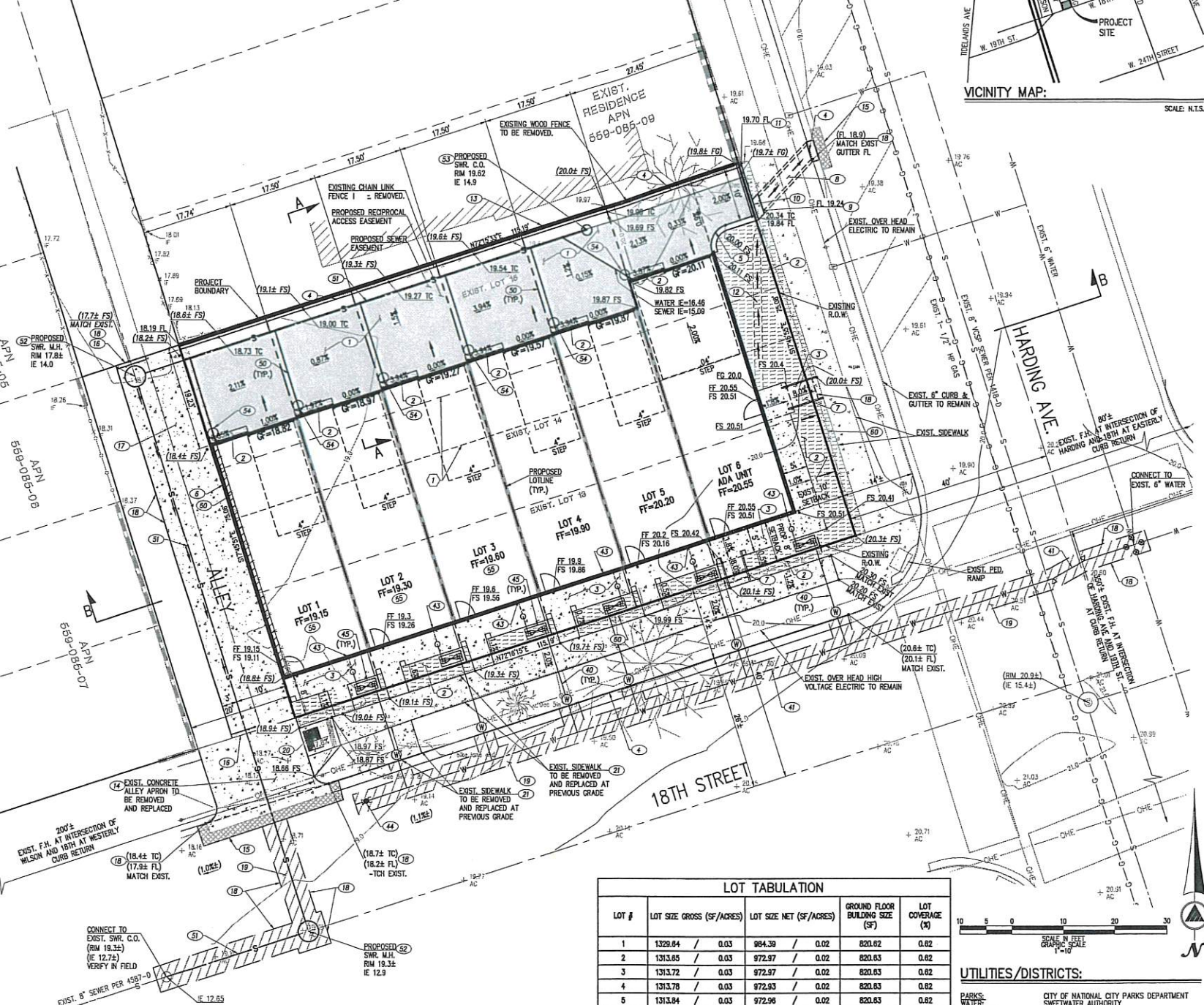
SEWER NOTES:

- (50) SEWER SERVICE LATERAL PER SORSO SS-01
(51) 8" SCH-40 PVC SEWER MAIN AT 1% MIN.
(52) SEWER MANHOLE PER SORSO SM-03, SM-05, SM-07

DEMOLITION NOTES:

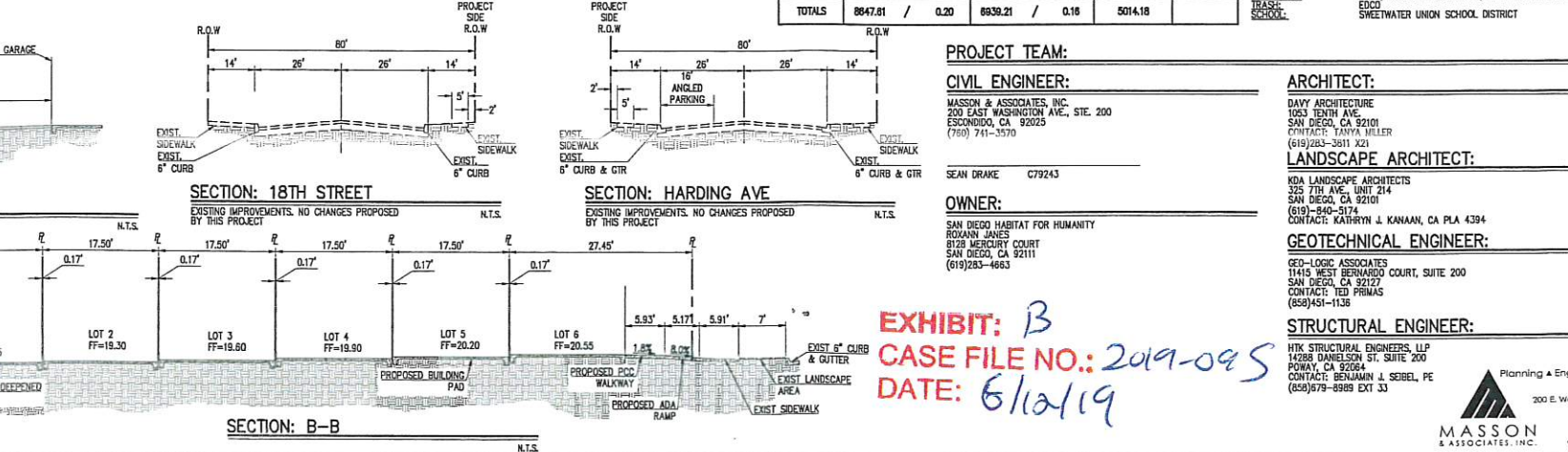
- (60) REMOVE EXISTING FENCE

TENTATIVE PARCEL MAP/PRELIMINARY GRADING PLAN FOR: "SAN DIEGO HABITAT FOR HUMANITY NATIONAL CITY PROJECT" NW CORNER OF WEST 18TH STREET AND HARDING AVENUE



LOT TABULATION table with columns: LOT #, LOT SIZE GROSS (SF/ACRES), LOT SIZE NET (SF/ACRES), GROUND FLOOR BUILDING SIZE (SF), LOT COVERAGE (%).

UTILITIES/DISTRICTS: CITY OF NATIONAL CITY PARKS DEPARTMENT SWEETWATER AUTHORITY, CITY OF SAN DIEGO WATER, CITY OF SAN DIEGO GAS, CITY OF SAN DIEGO TELEPHONE, CITY OF SAN DIEGO ELECTRICITY & GAS, CITY OF SAN DIEGO CABLE TV, CITY OF SAN DIEGO CABLE, CITY OF SAN DIEGO SWEETWATER UNION SCHOOL DISTRICT



WORK TO BE DONE:

THE STANDARD CONSIST OF THE FOLLOWING WORK DRAWINGS OF THE COUNTY OF SAN DIEGO, THE CITY OF NATIONAL CITY, AND SWEETWATER AUTHORITY.

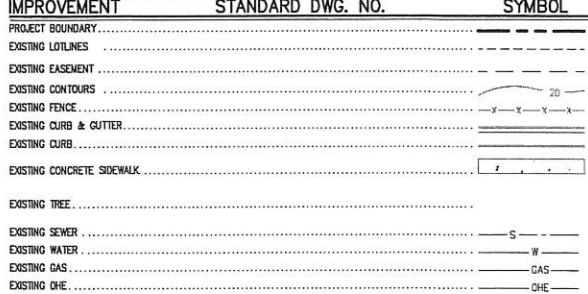
STANDARD SPECIFICATIONS:

- 1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2016 EDITION.
2. CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2018 EDITION.
3. CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2014 EDITION.
4. CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2016 EDITION.
5. 2016 CALIFORNIA PLUMBING CODE

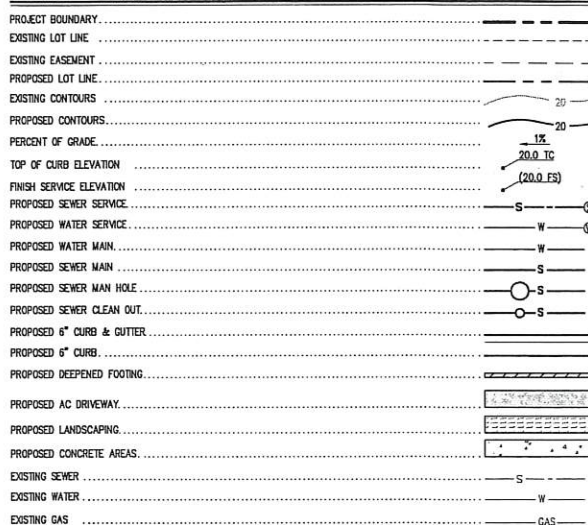
STANDARD DRAWINGS:

- 1. CITY OF SAN DIEGO OR PUBLIC WORKS CONSTRUCTION, 2018 EDITION
2. CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2016 EDITION

EXISTING CONDITIONS LEGEND: IMPROVEMENT



LEGEND - PROPOSED IMPROVEMENTS:



ABBREVIATIONS:

Table of abbreviations including AC, APN, AS, CL, CMP, CG, DG, DIA, DPC, ES, ESMT, EX, FF, FG, FLOWLINE, FS, HPPE, HP, AC, APN, AS, CL, CMP, CG, DG, DIA, DPC, ES, ESMT, EX, FF, FG, FLOWLINE, FS, HPPE, HP.

VARIANCES & INCENTIVES REQUESTED:

- 1. 8 FOOT FRONT SETBACK
2. 9'-8" INTERIOR GARAGE WIDTH
3. AFFORDABLE UNIT PARKING AT 1 SPACE/STALL PER UNIT FOR A TOTAL OF SIX (6) PARKING SPACES/STALLS

SHEET INDEX:

Table with columns: SHEET NO., DESCRIPTION, ADDRESS: 405-419 W. 18TH STREET, NATIONAL CITY, CA

EARTHWORK & AREA OF DISTURBANCE

RAW QUANTITIES: DISTURBED AREA = 9,035 S.F. IMPERVIOUS AREA = 7,985 S.F. FILL = 0 C.Y. PERVIOUS AREA = 1,050 S.F. EXPORT = 170 C.Y.

REFERENCE DRAWINGS

DWG. NO'S: 481-L, 482-L, 1418-D, 2321-D, 4583-D, 4587-D, 5383-D

EXISTING EASEMENT INFORMATION:

(1) EXISTING EXISTING 10' WIDE EASEMENT GRANTED TO THE CITY OF NATIONAL CITY FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF A SEWER RECEIVING TANK, 1936 IN BOOK 752, PAGE 88 OF OFFICIAL RECORDS.

Table with columns: Prepared By (Name, Address, Phone), Project Address, Project Name, Sheet Title, Original Date, P.T.S. NO., I.O. NO.

EXHIBIT: B CASE FILE NO.: 2019-095 DATE: 6/10/19



DATE: Jun 12, 19 9:34am by: filshieen FILE: \\s:\projects\191839\191839.TM SHEET: 001



CITY OF NATIONAL CITY - PLANNING DEPARTMENT  
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

**NOTICE OF EXEMPTION**

TO: Assessor/Record/County Clerk  
Attn: Fish and Wildlife Notices  
1600 Pacific Highway, Suite 260  
San Diego, CA 92101  
MS: A-33

**Project Title:** 2018-08 S

**Project Location:** Northwest corner of West 18<sup>th</sup> Street and Harding Avenue, National City, CA 91950 (APN: 559-085-08)

**Lead Agency:** City of National City

**Contact Person:** Martin Reeder                      **Telephone Number:** (619) 336-4313

**Description of Nature, Purpose and Beneficiaries of Project:**

Tentative Subdivision Map for six new parcels each with a new single-family residence.

**Applicant:**  
San Diego Habitat for Humanity  
c/o: Roxann Janes  
8128 Mercury Court  
San Diego, CA 92111

**Telephone Number:**  
(619) 283-4663 x 141

**Exempt Status:**

Categorical Exemption. Class 32 Section 15332 (In-Fill Development Projects)

**Reasons why project is exempt:**

There is no possibility that the proposed use will have a significant impact on the environment because the property was previously developed with four single-family homes and surrounded by existing residential development. The land use and zoning designations, and an affordable housing density bonus for which the project qualifies, allow for the density requested, which was analyzed as part of the environmental document associated with the most recent land use update. There is no natural habitat in the area or bodies of water present on-site.

Date:

MARTIN REEDER, AICP  
Principal Planner



RESOLUTION NO. 2019-12

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF NATIONAL CITY, CALIFORNIA,  
RECOMMENDING APPROVAL OF A  
TENTATIVE SUBDIVISION MAP FOR THE SUBDIVISION OF ONE LOT INTO SIX AT  
PROPERTY, LOCATED ON THE NORTHWEST CORNER OF WEST 18<sup>TH</sup> STREET  
AND HARDING AVENUE.

APPLICANT: SAN DIEGO HABITAT FOR HUMANITY

CASE FILE NO. 2019-08 S

APN: 559-085-08

WHEREAS, application was made for approval of a Tentative Subdivision Map for the subdivision of one lot into six at property, located on the northwest corner of West 18<sup>th</sup> Street and Harding Avenue and generally described as:

LOTS 13, 14 AND 15 IN BLOCK 146 OF NATIONAL CITY, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 348, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 2, 1882.

WHEREAS, the Planning Commission of the City of National City, California, considered said applications at a duly advertised public hearing held on August 5, 2019, at which time the Planning Commission considered oral and documentary evidence; and,

WHEREAS, at said public hearing the Planning Commission considered the staff report provided for Case File No. 2019-08 S, which is maintained by the City and incorporated herein by reference; along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law; and,

WHEREAS, the action hereby taken is found to be essential for the preservation of the public health, safety and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the City Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on August 5, 2019, support the following findings:

1. That the proposed map is consistent with the National City General Plan and applicable specific plans because the project provides additional home ownership opportunities, consistent with the General Plan, Westside Specific Plan, and Housing Element.
2. That the site is physically suitable for the proposed type of development because the site is vacant, generally flat in nature, and located on a corner with alley access, therefore suitable to locate six new single-family homes on level pads with all necessary improvements.
3. That the site is physically suitable for the proposed density of development because, as a qualifying affordable housing development, the project is in compliance with all required density regulations of the Westside Specific Plan.
4. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because there is no natural habitat in the area or bodies of water present on-site. In addition, the property is surrounded by urban development and is currently developed with a residential use.
5. That the design of the subdivision and the proposed/required improvements are not likely to cause serious public health problems because the property is currently vacant and surrounded by existing residential developments. In addition, as a qualifying affordable housing project, the land use and zoning designations allow for the density requested, which was analyzed as part of the environmental document associated with the most recent land use update.
6. That the design of the subdivision and the proposed/required improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision because no such easements exist or would be affected by the proposed development.
7. That the discharge of sewerage waste from the subdivision into the City of National City sewer system will not result in violation of existing requirements prescribed by the California Regional Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6, because the project is required to install and/or upgrade to current requirements for sewage disposal by the Conditions of Approval of this permit.

8. That the subdivision has been considered by the Planning Commission with regard to its effect on the housing needs of the region, and these needs are balanced by the public service needs of the residents and available fiscal and environmental resources, because the project will provide six new homeownership opportunities, which is consistent with and encouraged by the City's Housing Element.
9. That the design of the subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities in the subdivision, based on consideration of local climate, topography, property configuration and other design and improvement requirements without requiring reduction in allowable density or lot coverage, because the existing property is vacant and the site is surrounded by existing residential development. All new construction proposed in the future will be in compliance with the California Building Code, which takes such factors in to consideration.
10. That the proposed project has been reviewed in compliance with CEQA because staff has determined the proposed use to be categorically exempt from environmental review pursuant to Class 32 Section 15332 (In-Fill Development Projects), for which a Notice of Exemption will be filed subsequent to approval of this Tentative Subdivision Map.

BE IT FURTHER RESOLVED that based on the findings herein before stated, the Planning Commission hereby recommends approval of said Tentative Subdivision Map for the subdivision of one lot into six at property, located on the northwest corner of West 18<sup>th</sup> Street and Harding Avenue, subject to the following conditions:

#### General

1. This *Tentative Subdivision Map* authorizes the division of one property into six at property located at the northwest corner of West 18<sup>th</sup> Street and Harding Avenue. Except as required by Conditions of Approval, all plans submitted for permits associated with this project shall conform to Exhibits A and B, Case File No. 2019-08 S, dated 4/23/19 and 6/12/19 respectively.
2. Before this *Tentative Subdivision Map* shall become effective, the applicant and/or the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Division, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the Tentative Subdivision Map. The applicant shall also submit evidence to the satisfaction of the Planning Department that a Notice of Restriction on Real Property is recorded with the County

Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Tentative Subdivision Map* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the City Manager or assign prior to recordation.

3. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the County Clerk.
4. The approved Tentative Subdivision Map shall expire two (2) years after the effective date of approval unless prior to that date a request for a time extension not exceeding three (3) years has been filed as provided by Municipal Code §17.04.070.

#### Building

5. Building plans and permits they shall be required to meet the 2016 or 2019 California Building, Mechanical, Electrical, Plumbing, Accessibility, Green, Energy and Fire Codes.

#### Engineering

6. A Hydrology study (100 year flood) is required for the new project. The study should consider the proposed project area to the closest municipal storm drain collection point. The study should consider the adequacy of the existing storm drain system to convey any additional run off. All Hydrology study findings and recommendations are part of Engineering Department requirements.
7. The Storm Water BMP Requirements Applicability Form I-1 and if required I-2 checklist for the National Pollutant Discharge Elimination System (NPDES) is required to be completed and submitted to the Engineering Department. The checklist will be required when a project site is submitted for review of the City Departments. The checklist is available at the Engineering Division web site. If it is determined that the project is subject to the "Priority Project Permanent Storm Water BMP Requirements" and the City of National City Storm Water Best Management Practices of the Jurisdictional Urban Runoff Management Program (JURMP) approved Standard Urban Storm Water Mitigation Plan (SUSMP) documentation will be required prior to issuance of an applicable engineering permit. The SUSMP shall be prepared by a Registered Civil Engineer.
8. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations which may require a Storm

Water Pollution Prevention Plan (SWPPP) for the project. An approved SWPPP will be required prior to issuing of a construction permit.

9. All surface run-off shall be treated with an approved Standard Urban Runoff Mitigation Plan (SUSMP) Best Management Practice (BMP) for all Priority SUSMP projects. No runoff will be permitted to flow over the sidewalk. Adjacent properties shall be protected from surface run-off resulting from this development.
10. The property owner, or its successors and assigns shall be responsible for the maintenance, repair, or reconstruction of all irrigation and landscaping improvements installed within the public right-of-way. Sprinkler heads shall be adjusted so as to prevent overspray upon the public sidewalk or the street. The proposed sprinkler heads shall be installed behind the sidewalk, and the irrigation mainline upon private property only, as required by the City. The property owner or, its successors or assigns, shall be remove and relocate all irrigation items from the public right-of-way at no cost to the City, and within a reasonable time frame upon a written notification by the City Engineer.
11. Metallic identification tape shall be placed between the bottom layer of the finished surface and the top of all irrigation lines in the public right-of-way.
12. A grading and drainage plan shall be submitted showing all of the proposed and existing on-site and off-site improvements. The plan shall be prepared in accordance with the City's standard requirements by a Registered Civil Engineer. All necessary measures for prevention of storm water pollution and hazardous material run-off to the public storm drain system from the proposed parking lot or development shall be implemented with the design of the grading. This shall include the provision of such devices as storm drain interceptors, clarifiers, or filters. Best Management Practices for the maintenance of the parking lot, including sampling, monitoring, and cleaning of private catch basins and storm drains, shall be undertaken in accordance with the National Pollution Discharge Elimination System (NPDES) regulations. A private storm water treatment maintenance agreement shall be signed and recorded. A check list for preparation of the grading plan/drainage plan is available at the Engineering Department.
13. A sewer permit will be required. The method of sewage collection and disposal shall be shown on the grading/drainage plan. Any new sewer lateral in the City right-of-way shall be 6 inch in size with a clean out. A sewer stamp "S" shall be provided on the curb to mark the location of the lateral. A sewer district fee of \$1,930 per each unit is required to be paid prior to the issuing of any building permit.

14. Separate street and sewer plans prepared by Registered Civil Engineer, shall be submitted showing all of the existing and proposed improvements. The plans shall be in accordance with City requirements.
15. A soils engineering report shall be submitted for the Engineering Department's review, after Planning Commission approval. The report shall address the stability of all of the existing and proposed slopes on the property. It shall also address the adequacy of the building pads, the criteria for any new retaining wall design, the maximum allowable soil bearing pressure and the required pavement structural sections for the proposed streets, the parking areas, and the driveways. As a minimum, the parking lot pavement sections shall be 2-inch A.C. over 4 inch Class II aggregate base. The street pavement sections shall be in accordance with National City modified Standard Drawing G-34. All soils report findings and recommendations shall be part of the Engineering Department requirements.
16. An existing sewer easement reserved to the City of National City exists at the northerly property line and no building encroachment will be allowed within the easement. The easement shall be shown on the plans. Records do not show any sewer main being installed in the easement and a site check verified that none exists. The owner may have the easement quit claimed by the City at their expense.
17. The proposed new manholes and sewer main in the alley and E. 18<sup>th</sup> Street shall be the property of the City of National City and shall become part of the City sanitary sewer system. Those portions of sewer that are within the property lines and extend to the new main in the alley will remain private and shall be maintained in accordance with the requirements of the National City Municipal Code.
18. The deteriorated portions of the existing street improvements along the property frontages shall be removed and replaced. Specifically all sidewalk and all curb and gutter along E 18TH Street along the property frontage. Abandoned curb cuts shall be removed and replaced with curb and gutter. Sidewalk shall be in accordance with the San Diego Regional Standard Drawing (SDRSD G-7, G-9 and G-10), curb and gutter shall be in accordance with National City Modified SDRSD G-2, the pedestrian ramps at the alley apron per SDRSD G-31, the alley apron per SDRSD G-17, concrete pavement alley section per SDRSD G-21 with cutoff wall per SDRSD G-23.
19. All existing survey monuments, including any benchmark, within the boundaries of the project shall be shown on the plans. If disturbed, a licensed land surveyor or civil engineer shall restore them after completion of the work. A Corner Record shall be filed with the County of San Diego Recorder. A copy of the documents filed shall be given to the City of National City Engineering Department as soon as filed.

20. A permit shall be obtained from the Engineering Department for all improvement work within the public right-of-way, and any grading construction on private property.
21. Street improvements shall be in accordance with the City Standards. All missing street improvements shall be constructed. Abandoned driveway aprons shall be replaced with curb, gutter, and sidewalks.
22. Domestic and fire water services shall comply with the Sweetwater Authority (SWA) Standard Plans. It is the responsibility of the developer to submit plans to SWA for their review and approval.
23. A title report shall be submitted to the Engineering Department, after the Planning Commission approval, for review of all existing easements and the ownership at the property.
24. All NEW dwellings are subject to a Transportation Development Impact Fee of \$2,405.00. This includes new homes, condos and apartments. Separate traffic signal plans will be required.
25. All electrical, telephone and similar distribution service wires for the new structure(s) shall be placed underground.
26. A cost estimate for all of the proposed grading, drainage, street improvements, landscaping and retaining wall work shall be submitted with the plans. A performance bond equal to the approved cost estimate shall be posted. Three percent (3%) of the estimated cost or five thousand dollars (\$5,000), whichever is greater, shall also be deposited with the City as an initial cost for plan checking and inspection services at the time the plans are submitted. The deposit is subject to adjustment according to actual worked hours and consultant services.
27. A hydromodification plan or a letter sealed and signed by the Engineer of Work explaining why the project is exempt from hydromodification requirements shall be submitted.
28. The owner shall enter into a Subdivision Improvement Agreement with the City. The agreement shall be executed by the owner and approved by the City prior to final map submittal.
29. The engineer of work shall provide a template showing the turning movement of autos entering and exiting the garages.
30. The review of the plans for storm water compliance shall be conducted by a third party consultant. A minimum deposit of \$1,500 is to be submitted to the Engineering Department for the payment to the consultant.

31. The final parcel map shall meet all of the requirements of the Subdivision Map Act, and the City of National City Municipal Codes including certification, acknowledgement, complete boundary information and monumentation.
32. The developer shall submit to the Fire Department a letter from Sweetwater Authority stating existing fire flow. If determined by the Fire Department that additional improvements are needed, the developer shall enter into an agreement for the water improvements with the Sweetwater Authority prior to obtaining the final map approval.
33. Separate water and sewer laterals shall be provided to each lot/parcel.
34. The developer shall bond for the monumentation, the public improvements and the on-site grading, drainage, landscaping, and other improvements through an agreement with the City prior to the approval of the final map.
35. SUSMP documentation must be submitted and approved.
36. All utility distribution facilities within the boundaries of the subdivision shall be placed underground.
37. The final map shall be recorded prior to issuance of any building permit.
38. All new property line survey monuments shall be set on private property, unless otherwise approved.
39. The parcel map/final map shall use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearings in terms of the system. The angle of grid divergence from a true meridian, and the north point shall appear on the map. Two measured ties from the boundary of the property to existing horizontal control stations shall be shown.
40. The map shall provide for reciprocal access, utility and drainage easements.

#### Fire

41. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC) and National Fire Protection Association (NFPA).
42. Fire alarm and fire sprinkler shall be evaluated and installed for intended use per code.
43. Fire apparatus access roads shall comply with the requirements of this section (Section 5 CFC 2013) and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.



44. The required width of emergency fire apparatus access roads shall not be obstructed in any manner, including parking of vehicles. All access roads shall be no less than 20 feet wide, no less than 14 feet high and shall have an all weathered road with the ability to support 75 thousand pounds or greater. Where a fire hydrant is located on a fire apparatus road, the minimum road width shall be 26 feet. A 28 foot turning radius is required for fire department access through site. All fire department access roads shall be painted and signed to prevent parking in these required designated emergency areas.
45. Parking shall not impact requirements of turn-around provision or roadway at any time if required.
46. Approved signs or other approved notices or markings (*Red Curb*) that include NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designed shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. All projects shall be evaluated for this necessary application.
47. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire rescue operations or where necessary to meet the public safety objectives of the jurisdiction.
48. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. (CFC 2016 Edition - Section 503.1.2)
49. Grade of fire apparatus road shall be within the limits established (15% Grade) by the fire code official based on fire department's apparatus.
50. If entrance/exit gates are used, they shall be equipped with Knox Box and Emergency Strobes so as to provide emergency vehicle access and egress. A Knox Key Switch shall be required in conjunction with strobe for emergency access, and shall be placed at front of property. Please contact the National City Fire Department for exact field location.
51. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
52. Every building 4 stories or more shall be provided with not less than one standpipe for use during construction. Such standpipes shall be installed when the progress

of construction is not more than 35 feet in height above the lowest level of fire department access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to such useable stairs and the standpipe outlets shall be located adjacent to such useable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring. On each floor there shall be provided a 2 ½ -inch valve outlet for fire department use.

53. Where the roof has a slope less than four units vertical in 12 unit's horizontal, a hose connection shall be located to serve the roof of at the highest landing of a stairway with stair access to the roof provided in accordance with the current code.
54. Fire hydrants that may be located throughout the project as not to have a separation distance greater than 300 feet. Fire hydrants to be located within 300 feet of all locations which are roadway accessible. (Measurement starts from nearest public fire hydrant to project)
55. The following items pertain to fire hydrants:
  - a) Size and location, including size and number of outlets and whether outlets are to be equipped with independent gate valves.
  - b) Fire hydrant to be of three outlet design
56. Provide calculation confirming flow availability to meet fire flow demands and supply large diameter hose (4 inch).
57. Fire hydrants to be marked by use of blue reflective marker in the roadway.
58. Upon submittal for an underground permit, the following shall be included:
  - Data sheet for Back-Flows
  - Data sheets for Private and Commercial Hydrants
  - Data sheets for Post Indicator Valves

*Information on required fire hydrants back-flow devices, etc.; can be acquired from Sweetwater Authority. All pipe and their appliances, shall meet industry/code standards for underground use*

59. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
60. Approved vehicle access for firefighting shall be provided to all construction and demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under

all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

61. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.
62. Should any plan corrections be required, contractor must correct the plan and re-submit to the Fire Department for approval once again prior to installation.

#### Planning

63. The developer of the project shall agree to, and the City shall ensure, the continued affordability of all lower and moderate-income units that qualified the applicant for the award of the density bonus for 55 years or a longer period of time if required by the construction or mortgage financing assistance program, or mortgage insurance program.
64. Plans submitted for construction shall comply with Land Use Code requirements and design guidelines related to bulk, façade and roof articulation, scale that is sensitive to surrounding uses, balconies and porches, adequate disposal facilities, minimum amount of laundry facilities, and adequate storage space.
65. Plans submitted for construction shall include a landscape and irrigation plan in compliance with Land Use Code Chapter 18.44 (Landscaping), including Section 18.44.190, related to water efficient landscape requirements. The landscaping required by this approval shall be maintained for the life of the project.
66. All site and project lighting shall in compliance with Municipal Code Title 18.46 (Outdoor lighting).

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

#### CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of August 5, 2019, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

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CHAIRPERSON