REPORT TO THE HEARING OFFICER

HEARING DATE: December 18, 2013
ATTENTION: Hearing Officer
SUBJECT: 4 @ LAMONT – PROJECT NUMBER: 319096
LOCATION: 3945 - 3947 Lamont Street
APPLICANT: Justin Tjamla on behalf of Peter A. Zarcades Separate Property Trust

SUMMARY

Issue(s): Should the Hearing Officer approve a Coastal Development Permit and Tentative Map to demolish two residences and construct four condominiums within the Pacific Beach Community Planning area?

Staff Recommendation - APPROVE an application for a Coastal Development Permit No. 1124624 and Tentative Map No. 1142688.

Community Planning Group Recommendation - On August 28, 2013, the Pacific Beach Community Planning Group voted 16-0-1 to recommend approval of the project with no conditions.

Environmental Review - On November 7, 2013, the City of San Diego conducted an analysis of this project and determined the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant CEQA Guideline Sections 15301(i)(1), Existing Facilities Demolition and 15303 New Construction. The opportunity to appeal that determination ended on November 21, 2013.

BACKGROUND

The project proposes a Coastal Development Permit and Tentative Parcel Map to construct four residential condominiums and waive the requirement to underground existing overhead utilities. The project is located at 3945-47 Lamont Street in the RM-2-5 zone of the Pacific Beach Community Plan. The property is designated multi-family residential with a maximum density range of 29 dwelling units per acre. This would allow for four units to be built on this 5,950 square-foot lot. The site currently contains two detached single family residences and a detached garage. Surrounding this site are single story and multi-story multi-family and single
family dwelling units. Crown Point Park is located approximately an eighth of a mile to the south and approximately one mile to the north is retail shopping.

A Coastal Development Permit is required for the proposed development of four condominiums in accordance with San Diego Municipal Code section 126.0702. A Tentative Parcel Map is required in accordance with San Diego Municipal Code (SDMC) section 144.0210 for the creation of four condominiums.

**DISCUSSION**

The project proposes the demolition of two single family units and a detached garage for the construction four, two-bedroom residential condominiums. The proposed project design meets all requirements of the Land Development Code including setbacks, floor area ratio, landscaping, parking, and height. The proposed project will be three stories to include a total of 6,020 square feet of habitable area. The project will include a total of nine parking spaces within first level garages. All parking will be accessed from the alley. The entire site will be landscaped with a mixture of trees, shrubs, and ground cover.

**Project Related Issues**

*Undergrounding Waiver Request*

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined the undergrounding waiver request qualifies under the guidelines SDMC section 144.0242, *Waiver of the Requirements to Underground Privately Owned Utility Systems and Service Facilities*, in that the conversion involves a short span of overhead facility (less than 600 feet in length) and the conversion would not represent a logical extension to an underground facility.

The applicant will be required to underground all existing service. The applicant would also be required to underground any new service run to any new or proposed structures within the subdivision.

The neighborhood currently contains power poles and overhead utilities lines within the alley. The utility lines to these poles extend to other properties located north and south. As indicated above, all utilities serving this property will be required to be undergrounded. The waiver is being requested for the requirement to underground offsite adjacent utilities serving the surrounding properties. The City’s Undergrounding Master Plan designates the site within Block 2BB1, and the date for undergrounding has been established for the year 2067 (Attachment 11).

**Street Light Requirement:**

On June 19, 2013, the Hearing Officer approved a similar project next door located at 3953-3959 Lamont Street for the demolition of two existing residences and the construction of a 4-unit
condominium development above a garage (Attachment 12). For your information, staff conditioned the project to provide a street light within the public right-of-way along Lamont Street. During public testimony, the applicant requested that the Hearing Officer waive that requirement. The Hearing Officer agreed with the applicant and waived the requirement noting that it would be cost prohibitive given the size of the proposed development. This current project requires the same condition (Reference Attachment 8, condition 12 of the Tentative Map). The Land Development Code and current policy do not provide staff with regulations or guidelines to allow this requirement to be waived.

Conclusion:

Staff has reviewed the proposed project and has found it is consistent with the development standards in effect for the site and with the adopted Pacific Beach Community Plan, Local Coastal Program Land Use Plan, and the City of San Diego Progress Guide and General Plan. Staff recommends approval of the project.

ALTERNATIVES:

1. Approve Coastal Development Permit No. 1124624 and Tentative Parcel Map No. 1142688, with modifications.

2. Deny Coastal Development Permit No. 1124624 and Tentative Parcel Map No. 1142688, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Sandra Teasley,
Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Tentative Map Resolution with Findings
8. Draft Tentative Map Conditions
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Utility Undergrounding Schedule
12. CDP/TM Project No. 304111 - Recorded/Approved Documents (Distributed to Hearing Officer; available upon request)
13. Notice of Exemption
14. Project Plans
## PROJECT DATA SHEET

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>4 @ Lamont</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT DESCRIPTION:</td>
<td>The project proposes the demolition of two single family homes and the construction four, two-bedroom condominiums above a parking garage.</td>
</tr>
<tr>
<td>COMMUNITY PLAN AREA:</td>
<td>Pacific Beach</td>
</tr>
<tr>
<td>DISCRETIONARY ACTIONS:</td>
<td>Tentative Parcel Map/Coastal Development Permit</td>
</tr>
<tr>
<td>COMMUNITY PLAN LAND USE DESIGNATION:</td>
<td>Multi-Unit Residential</td>
</tr>
</tbody>
</table>

### ZONING INFORMATION:
- **ZONE:** RM-2-5 Zone
- **HEIGHT LIMIT:** 30 feet
- **LOT SIZE:** 5,950 square feet
- **FLOOR AREA RATIO:** 1.35
- **FRONT SETBACK:** 15/20 feet
- **SIDE SETBACK:** 4 feet
- **STREETSIDE SETBACK:** NA
- **REAR SETBACK:** 15 feet from centerline of alley
- **PARKING:** 8 spaces required

### ADJACENT PROPERTIES:

<table>
<thead>
<tr>
<th>ADJACENT PROPERTIES:</th>
<th>LAND USE DESIGNATION &amp; ZONE</th>
<th>EXISTING LAND USE</th>
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<tr>
<td>NORTH</td>
<td>Multi-Family, RM-2-5</td>
<td>Mixed Multi-Family and Single Family dwellings</td>
</tr>
<tr>
<td>SOUTH</td>
<td>Multi-Family, RM-2-5</td>
<td>Mixed Multi-Family and Single Family dwellings</td>
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<tr>
<td>EAST</td>
<td>Multi-Family, RM-1-1</td>
<td>Mixed Multi-Family and Single Family dwellings</td>
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<tr>
<td>WEST</td>
<td>Multi-Family, RM-1-1</td>
<td>Mixed Multi-Family and Single Family dwellings</td>
</tr>
</tbody>
</table>

### DEVIATIONS OR VARIANCES REQUESTED:
- None

### COMMUNITY PLANNING GROUP RECOMMENDATION:
- On August 28, 2013, the Pacific Beach Planning Group voted 16-0-1 to recommend approval of the project.
WHEREAS, PETER A. ZARCADES SEPARATE PROPERTY TRUST, Owner/Permittee, filed an application with the City of San Diego for a permit to construct four residential condominiums (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1124624), on portions of a 0.137-acre site;

WHEREAS, the project site is located at 3945-3947 Lamont Street in the RM-2-5 zone of the Pacific Beach Community Plan;

WHEREAS, the project site is legally described as Lots 13 and 14 in Block 4 of Venice Park, in the City of San Diego, County of San Diego, State of California, According to Map thereof No. 991, filed in the office of the County Recorder of San Diego County, May 24, 1906;

WHEREAS, on December 18, 2013, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1124624 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on November 7, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Sections 15301 and 15303 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, December 18, 2013.

FINDINGS:

Coastal Development Permit - Section 126.0708

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

The project proposes to demolish two single family homes with detached garage and replace it with four, two-bedroom condominiums located at 3945-37 Lamont Street in the RM-2-5 zone of the Pacific Beach Community Plan.
The property is located approximately 1/8 mile from Mission Bay. The property is not located on or adjacent to an existing or proposed physical access way identified in the Local Coastal Program Land Use Plan. The Pacific Beach Community Plan does not identify a public view corridor on or adjacent to the site.

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

The project proposes to demolish two single family homes with detached garage and replace it with four, two-bedroom condominiums located at 3945-37 Lamont Street in the RM-2-5 zone of the Pacific Beach Community Plan.

The project is proposed for a site that is located in a built, urban environment, and does not contain environmentally sensitive lands. The site is not located adjacent to any sensitive resources, and not within, or adjacent to, the Multi-Habitat Planning Area (MHPA). The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(i)(l), Existing Facilities Demolition and 15303, New Construction. As the project is not located within or adjacent to, any sensitive resources areas, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project proposes to demolish two single family homes with detached garage and replace it with four, two-bedroom condominiums located at 3945-37 Lamont Street in the RM-2-5 zone of the Pacific Beach Community Plan.

The proposed project is consistent with the residential land use designations of the Pacific Beach Community Plan by continuing to maintain a density range of 14-29 dwelling units per acre. This density occurs primarily along Sail Bay, Grand Avenue, Hornblend Street and Lamont Street, and is characterized by four-unit condominiums.

The plan recommends that new multi-family residential developments conform to area-specific streetscape recommendations for landscape, lighting, sidewalk treatment and signage and be implemented through the citywide landscape ordinance. Additionally, the plan recommends that residential neighborhoods be enhanced by establishing and maintaining street tree patterns and promoting general maintenance and improvement of residential properties.

The proposed residential condominiums would meet the goals of the Pacific Beach Community Plan/Local Coastal Program by providing the appropriate residential density and implementing the community plan’s street tree pattern. There are two existing fan palms adjacent to the site along the Lamont Street public right-of-way that will remain in place with the new development. These fan palms are the recommended street tree for Lamont Street pursuant to the Pacific Beach Community Plan Appendix D. Additionally, the project is required to install a street light adjacent to the site which is consistent with Pacific Beach Community Plan regarding lighting standards.

The proposed development will meet the land use regulations of the certified Implementation Program including compliance to the San Diego Municipal Code development regulations to include but not
limited to height, setbacks, landscape, and, floor area ratio. Therefore, the proposed development is in conformity with the Pacific Beach Community Plan and Local Coastal Program and complies with the regulations of the certified Implementation Program.

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

The project proposes to demolish two single family homes with detached garage and replace it with four, two-bedroom condominiums located at 3945-37 Lamont Street in the RM-2-5 zone of the Pacific Beach Community Plan.

The site is not located between the sea or shoreline of any body of water and first public road.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Development Services Department, Coastal Development Permit No. 1124624 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1124624, a copy of which is attached hereto and made a part hereof.

Sandra Teasley
Development Project Manager
Development Services

Adopted on: December 18, 2013

Job Order No. 24003679
COASTAL DEVELOPMENT PERMIT NO. 1124624
4 @ LAMONT - PROJECT NO. 319096
HEARING OFFICER

This Coastal Development Permit No. 1124624 is granted by the Hearing Officer of the City of San Diego to PETER A. ZARCADES SEPARATE PROPERTY TRUST, Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502. The 0.137-acre site is located at 3945-3947 Lamont Street in the RM-2-5 zone of the Pacific Beach Community Plan. The project site is legally described as Lots 13 and 14 in Block 4 of Venice Park, Map thereof No. 991;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for demolition of two single family dwellings with detached garage and construction of four two-bedroom condominiums described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 18, 2013, on file in the Development Services Department.

The project shall include:

a. Demolition of two single family homes and the construction of four, two-bedroom condominiums above garage totaling 6,020 square feet;

b. Landscaping (planting, irrigation and landscape related improvements);

c. Off-street parking;

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

STANDARD REQUIREMENTS:

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

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

   a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

   b. The Permit is recorded in the Office of the San Diego County Recorder.

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

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

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

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

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

8. Construction plans shall be in substantial conformity to Exhibit “A.” Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

11. This Coastal Development Permit No. 1124624 is subject to the terms and conditions of Tentative Map No. 1142688.

**AFFORDABLE HOUSING REQUIREMENTS:**

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

**ENGINEERING REQUIREMENTS:**

13. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate and improve an additional 2.5 feet of the adjacent alley, satisfactory to the City Engineer.
14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway with City standard curb, gutter and sidewalk, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

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

17. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

18. Prior to the issuance of any building permits, the Owner/Permittee shall submit an building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying the pad elevation based on USGS datum is consistent with Exhibit “A”, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

19. Prior to issuance of any construction or engineering permits, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall conform to the approved Exhibit ‘A’ Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide and identify a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

20. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

21. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or “topping” of trees is not permitted unless specifically noted in this Permit.

22. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

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

TRANSPORTATION REQUIREMENTS:

24. No fewer than 9 off-street parking spaces shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A." Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.

PLANNING/DESIGN REQUIREMENTS:

25. The Owner/Permittee shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations.

26. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

27. A topographical survey conforming to the provisions of the Municipal/Land Development Code may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this permit or a regulations of the underlying zone. The cost of any such survey shall be borne by the Permittee.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

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

30. Prior to the issuance of any certificates of occupancy, all public water and sewer facilities, if required shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.
31. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, if required in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

INFORMATION ONLY:

• The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

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

• This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on December 18, 2013.
ATTACHMENT 6

Permit Type/PTS Approval No.: CDP NO. 1124624
Date of Approval: December 18, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Sandra Teasley
Development Project Manager

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

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

By __________________________

PETER A. ZARCADES SEPARATE TRUST

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.
HEARING OFFICER RESOLUTION NUMBER R-__________

TENTATIVE PARCEL MAP NO. 1142688, 4 @ LAMONT
PROJECT NO. 319096.

WHEREAS, PETER A. ZARCADES SEPARATE TRUST, Subdivider, and COFFEY ENGINEERING, INC. JOHN S COFFEY, Engineer, submitted an application to the City of San Diego for a tentative parcel map (Map No. 1142688) to construct four residential condominiums, and to waive the requirement to underground existing offsite overhead utilities. The project site is located 3945-3947 Lamont Street in the RM-2-5 zone of the Pacific Beach Community Plan. The property is legally described as Lots 13 and 14 in Block 4 of Venice Park, in the City of San Diego, County of San Diego, State of California, According to Map thereof No. 991, filed in the office of the County Recorder of San Diego County, May 24, 1906; and

WHEREAS, the Map proposes the Subdivision of a 0.137-acre site into four residential condominiums; and

WHEREAS, on November 7, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Sections 15301 and 15303 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and
WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is four; and

WHEREAS, the request to waive the requirement to underground existing offsite overhead utilities qualifies under the guidelines of guidelines SDMC section 144.0242, Waiver of the Requirements to Underground Privately Owned Utility Systems and Service Facilities, in that the conversion involves a short span of overhead facility (less than 600 feet in length) and the conversion would not represent a logical extension to an underground facility; and

WHEREAS, on December 18, 2013, the Hearing Officer of the City of San Diego considered Tentative Parcel Map No. 1142688, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Parcel Map No. 1142688:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Act § 66473.5, 66474(a), and 66474(b)).

The project proposes to demolish two single family homes with detached garage and replace them with four, two-bedroom condominiums located at 3945-3947 Lamont Street in the RM-2-5 zone of the Pacific Beach Community Plan.

The proposed project is consistent with the residential land use designations of the Pacific Beach Community Plan by continuing to maintain a density range of 14-29 dwelling units per acre. This
density occurs primarily along Sail Bay, Grand Avenue, Hornblend Street and Lamont Street, and is characterized by four-plexes or four-unit condominiums.

The plan recommends that new multi-family residential developments conform to area-specific streetscape recommendations for landscape, lighting, sidewalk treatment and signage and be implemented through the citywide landscape ordinance. Additionally the plan recommends that residential neighborhoods be enhanced by establishing and maintaining street tree patterns and promoting general maintenance and improvement of residential properties.

The proposed residential condominiums would meet the goals of the Pacific Beach Community Plan/Local Coastal Program by providing the appropriate residential density and implementing the community plan’s street tree pattern. There are two existing fan palms adjacent to the site along the Lamont Street public right-of-way that will remain in place with the new development. These fan palms are the recommended street tree for Lamont Street pursuant to the Pacific Beach Community Plan Appendix D. Additionally, the project is required to install a street light adjacent to the site which is consistent with Pacific Beach Community Plan regarding lighting standards.

The proposed development will meet the land use regulations of the certified Implementation Program including compliance to the San Diego Municipal Code development regulations to include but not limited to height, setbacks, landscape, and, floor area ratio. Therefore, the proposed subdivision and its design or improvement is consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project proposes to demolish two single family homes with detached garage and replace them with four, two-bedroom condominiums located at 3945-3947 Lamont Street in the RM-2-5 zone of the Pacific Beach Community Plan.

The project is consistent with the development regulations of the RM-2-5 zone. The proposed project meets all land development requirements of the Land Development Code, including setbacks, floor area ratio, landscaping, parking, storm water runoff, architectural design, and height. City staff has determined the undergrounding waiver request qualifies under the guidelines SDMC section 144.0242, Waiver of the Requirements to Underground Privately Owned Utility Systems and Service Facilities, in that the conversion involves a short span of overhead facility (less than 600 feet in length) and the conversion would not represent a logical extension to an underground facility. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).
The project proposes to demolish two single family homes with detached garage and replace them with four, two-bedroom condominiums located at 3945-3947 Lamont Street in the RM-2-5 zone of the Pacific Beach Community Plan.

The project site is flat and has been previously graded. The site has frontage on Lamont Street with alley access at the rear. Surrounding the site are one and two-story single family and multi-family developments. The RM-2-5 zone allows one dwelling unit for every 1,500 square feet of site area. The existing site is 5,950 square feet which will accommodate four dwelling units. The Pacific Beach Community Plan designates the site as residential allowing up to 29 dwelling units per acre. The addition of four units for the site is within the community plan’s density range. Therefore, the site is physically suitable for the type and density of the development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The project proposes to demolish two single family homes with detached garage and replace them with four, two-bedroom condominiums located at 3945-3947 Lamont Street in the RM-2-5 zone of the Pacific Beach Community Plan.

Minor land modifications are proposed with this Tentative Parcel Map to include the closure of an existing curb cut adjacent to the site. The Tentative Parcel Map was reviewed by the City of San Diego for conformance to the Land Development Regulations, Californian Building Code, and Land Use Policies. The Tentative Parcel Map included a review for compliance for storm water runoff requirements during and after construction. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 and 15303 of the State CEQA Guidelines. The project is located within an urbanized and built out environment where there are no watercourses on or adjacent to the site. Therefore, 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 (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The project proposes to demolish two single family homes with detached garage and replace them with four, two-bedroom condominiums located at 3945-3947 Lamont Street in the RM-2-5 zone of the Pacific Beach Community Plan.

The project has been reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Parcel Map and associated development permit includes conditions and corresponding exhibits of approvals including undergrounding new utilities, storm water and construction water runoff, adequate parking, public improvements, and paying applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. The proposed project is exempt from the California Environmental Quality Act (CEQA)
pursuant to Sections 15301 and 15303 of the State CEQA Guidelines. Therefore the project will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The project proposes to demolish two single family homes with detached garage and replace them with four, two-bedroom condominiums located at 3945-3947 Lamont Street in the RM-2-5 zone of the Pacific Beach Community Plan.

The proposed subdivision does not contain or propose any new easements for the development. Lamont Street fronts the property to the west and an existing alley runs north and south adjacent to the site, neither is required to be vacated as a result of this Tentative Parcel Map. The subdivision proposes public improvements. The public improvements include the closure of an existing curb cut along Lamont Street adjacent to subject site and replacing it with a City standard curb, gutter and sidewalk satisfactory to the City Engineer. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The project proposes to demolish two single family homes with detached garage and replace them with four, two-bedroom condominiums located at 3945-3947 Lamont Street in the RM-2-5 zone of the Pacific Beach Community Plan.

The potential and opportunity to implement sustainable building techniques during building permit review that utilize photovoltaic systems (solar panels) to generate a certain percentage of the project’s energy needs exists. The project site is located on Lamont Street which runs north and south which will allow for maximum solar orientation for future solar hearing. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The project proposes to demolish two single family homes with detached garage and replace them with four, two-bedroom condominiums on a 0.14-acre site located at 3945-47 Lamont Street in the RM-2-5 zone of the Pacific Beach Community Plan.

The site contains currently contains two dwelling units. The decision maker has reviewed the administrative record including the project plans, environmental documentation and public
testimony to determine the effects of the proposed subdivision on the housing needs of the region. The decision maker has determined that the provision of four residential units and the associated increase in the need for public services and the available fiscal and environmental resources are balanced by adequate public transit in the immediate area, the proximity of shopping, and essential services and recreation in the nearby developed urban area. The Crown Point Community Park is located approximately an eighth of a mile to the south and retail shopping exists approximately four blocks north of the site. Therefore, the housing needs of the region are balanced against the needs for public services and the available fiscal and environmental resources.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Parcel Map No. 1142688, hereby granted to PETER A. ZARCADES SEPARATE PROPERTY TRUST subject to the attached conditions which are made a part of this resolution by this reference.

By __________________________
Sandra Teasley
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24003679
GENERAL

1. This Tentative Parcel Map will expire January 3, 2017.

2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.

3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.

4. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6, pursuant to Section 8801 through 8819 of the California Public Resources Code.

5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, “Indemnified Parties”]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City’s approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney’s fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.
MAPPING

6. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].

7. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

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

9. Prior to the Tentative Parcel Map expiration date, a Parcel Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.

ENGINEERING

10. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.

11. The Tentative Map shall comply with the conditions of the Coastal Development Permit No. 1124624.

12. The Subdivider shall assure by permit and bond the installation of a City standard street light, adjacent to the project site on Lamont Street.
13. **Water and Sewer Requirements:** The Subdivider shall install appropriate private back flow prevention devices on all existing and proposed water services (domestic, irrigation, and fire) adjacent to the project site in a manner satisfactory to the Water Department Director.

14. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.

15. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

16. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

17. Conformance with the “General Conditions for Tentative Subdivision Maps,” filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

**INFORMATION:**

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
• Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

• Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.

• Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

• This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code Section 17620, in accordance with procedures established by the Director of Building Inspection.

Internal Order No. 24003679
1. 6:30pm meeting called to order, quorum established. Attendees: Curtis Patterson, Hilary Lowe, Eve Anderson, Michael Beltran, Scott Chipman, Kathy Combs, Deborah Conca, Larry Emlaw, Paul Falcone, Don Gross, Imelda McClendon, Ryan Murphy, Chris Olson, Billy Ramirez, John Shannon, John Skober, Baylor Triplett, and Joe Wilding. Members not present: Brian Curry, Tricia Fox

2. Current Agenda – Modification & Approval:
   Modifications: none
   Chris Olson made a motion to approve the agenda. Larry Emlaw seconded, motion passed 12-0-0.

3. July 24, 2013 Minutes - Modifications and Approval:
   Modifications: none
   Chris Olson made a motion to approve July minutes as amended. Larry Emlaw seconded, motion passed 11-0-1.

4. Special Election – Larry Emlaw (Action Item)
   Larry Emlaw made a motion to seat Kathy Combs on the board. Joe Wilding seconded, motion passed 11-2-1.

5. Chair's Remarks
   Introductions from the Board
   Introductions from the Public

6. Non-Agenda Public Comments (Note: 2 minutes maximum per speaker)
   Sara Berns: Heart of PB restaurant walk, BeachFest with 5k run, Bike Share Program
   Eve Anderson: CNN Money article - San Diego is the #8 best big city described as “party city growing up”
   Larry Emlaw: Holes in attendance sheets, missing some public sign-in sheets
   Don Gross: Riviera Drive Started, Guardrail at crash site
   Scott Chipman: Mission Bay High School flooding problems

7. Government Office Report: (Informational Item)
   City Council District 2-Ian Clumpett spoke about the Mayor’s Resignation. Special election for mayor will be held on Nov. 19, run off will be held 49 days later if there is not 51% majority in the vote. Low police hiring rates, need for more incentives, hiring and retention. OBO going before Coastal Commission in October – will be implemented citywide after January 1st. Kevin Faulconer is considering running for Mayor.
8. Commercial and Residential Projects - Curtis Patterson (1 Action Item)

Project Name – 4 @ Lamont (City Project Number PTS# 319096)

CDP and Map Waiver to waive the requirements of a Tentative Map to demolish two single family residences and construct a new 6,424 square foot, two-story over garage building with four residential condominiums on a 0.137-acre lot located at 3945 Lamont Street. RM-2-5 Zone, Coastal, Coastal Height, and Parking Impact Overlay Zones with in the Pacific Beach Community Plan.

Baylor Triplett made a motion to approve the project as presented. John Skober seconded, motion passed 16-0-1.

9. Traffic & Parking Subcommittee – Paul Falcone (2 Action Items)

Don Gross made a motion to approve a 2 way stop at the corner of Crown Point Drive and PB Drive. Paul Falcone seconded, motion passed 12-4-1.

Paul Falcone made a motion to approve a letter of appreciation for the work done on PB Drive and Riviera. Don Gross seconded, motion passed 18-0-0.

Sara Berns spoke about the design of the new bike racks to be purchased by Discover PB.

Scott Chipman & Don Gross spoke about upgrades and solutions to drainage ditch around Mission Bay High School where flooding occurs.

10. Capital Improvement Projects (CIP) Subcommittee – Imelda McClendon

One application has been received to remove grasscrete on Oceanfront Walk between Garnet and Felspar.

Board will vote on projects at the Sept. 25 meeting.

2nd public subcommittee meeting to be announced

Other possible project ideas include:
- Improvements to medians and shrubbery entering PB Drive
- PB Welcome Sign
- Resubmitting PB Parks project for improvements on Mission Blvd.
- West on Grand Blvd. extending turn lane 3-4 cars
- One-way from Ingraham west on Garnet
- Repairing sidewalks
- Increase street lighting
- Lighted crosswalks
- Pedestrian traffic lights

11. Code Compliance Subcommittee – Joe Wilding

- 8ft PROW has been violated
- Banners in PROW
- Oliver & Strandway blocked by vehicles parked in PROW
- Discover PB should have a list of everyone who has a permit for PROW encroachments
Ownership Disclosure Statement

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

Project Title:  

Project Address:  
3945 Lamont St., San Diego, CA 92109

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

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

Additional pages attached  ☐ Yes  ☐ No

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[City/State/Zip]:

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Peter A. Zarcades, Trustee, under the Peter A. Zarcades Separate Property Trust dated October 29, 1980, as may be amended from time to time  

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Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (5-05)
Council Districts
Council District: 2
Member Name: Kevin Faulconer
Office Phone: (619) 236-6622
AREA: 1907095684.84
Utilities Undergrounding Projects
Project Name: Project Block 2BB1
Year Allocated: 2062
Project Start: May 31, 2057
Project End: May 31, 2059
Contact Person: UNDERGROUND UTIL
Phone #: (619) 533-3841
Email: undergrounding@sandiego.gov
Website: www.sandiego.gov
Council District: 2
Phase: unallocated

Map center: 32°47'33.77" N, 117°17'58.31" W

Project Site
3945-47 Lamont
NOTICE OF EXEMPTION

(Check one or both)
TO:  X RECORDER/COUNTY CLERK
     P.O. Box 1750, MS A-33
     1600 PACIFIC HWY, ROOM 260
     SAN DIEGO, CA 92101-2422

     OFFICE OF PLANNING AND RESEARCH
     1400 TENTH STREET, ROOM 121
     SACRAMENTO, CA 95814

FROM:  CITY OF SAN DIEGO
       DEVELOPMENT SERVICES DEPARTMENT
       1222 FIRST AVENUE, MS 501
       SAN DIEGO, CA 92101

PROJECT No.: 319096  PROJECT TITLE: 4 @ Lamont

PROJECT LOCATION-SPECIFIC: 3945-3947 Lamont, San Diego, CA 92107 (Lots 12 through 15 of Block 4, Venice Park, Map 991)

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit and Tentative Parcel Map to waive the requirements of a Tentative Map to demolish two single dwelling units and construct a 6,424 square foot, two-story, over garage building with four residential condominiums on a 0.137-acre located at 3945 Lamont Street. The site is in the RM-2-5 Zone, Coastal (non-appealable area 2), Coastal Height and Parking Impact Overlay Zone, Pacific Beach Community Planning area of Council District 2 of the City of San Diego.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Justin Tjalma
Tailored Properties Inc.
3545 Camino Del Rio South
San Diego, CA, 92108
619-847-8600

EXEMPT STATUS: (CHECK ONE)
( ) MINISTERIAL (SEC. 21080(b)(1); 15268);
( ) DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
( ) EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
( X ) CATEGORICAL EXEMPTION: This project is exempt pursuant to the California Environmental Quality Act Section 15301 (l)(1), Existing Facilities Demolition and 15303 New Construction.
( ) STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The project is located in an area known to contain archaeological resources. Qualified City staff conducted a California Historic Resources Information System (CHRIS) search and concluded that historical resources are not located on site and that the project would not have the potential to impact archeological resources. The existing structures were evaluated by the City of San Diego's Historical Resources Board staff for eligibility for historic designation and determined that the structures did not meet the designation criteria as a significant resources. No additional environmental resources would be impacted. Therefore the project is exempt pursuant to CEQA Sections 15301 (l)(1), Existing Facilities Demolition and 15303 – New Construction – and where the exceptions listed in CEQA section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Majas
TELEPHONE: (619) 446-5394

IF FILED BY APPLICANT:
1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
   ( ) YES  ( ) NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

SIGNATURE/TITLE
CHECK ONE:
(X) SIGNED BY LEAD AGENCY
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

DATE
1/17/2013

( ) SIGNED BY APPLICANT

DATE
TENTATIVE PARCEL MAP NO. 1142688
PROJECT NO. 39096
3945-47 LAMONT STREET

CITY OF SAN DIEGO DEVELOPMENT SUPREME

BRANDO'S DRAWING

TENTATIVE SHEET PAGES

TENTATIVE PARCEL MAP:

CITY OF SAN DIEGO
COUNTY OF SAN DIEGO
STATE OF CALIFORNIA

DATE: MARCH 9, 2013
\m. AMENDMENTS TO THE SUBDIVISION ACT
\m. SECTION 605
\m. TITLE 15, \m. THE SAN DIEGO CITY CODE
\m. 1. THE PROJECT TO SERVE THE COMMUNITY AS DEFINED IN \m. SECTION 605, \m. TITLE 15, \m. THE SAN DIEGO CITY CODE.
\m. 2. THE PROJECT IS NOT CONSTRUCTED OR CONSTRUCTED TO THE
\m. LIMITS PERMITTED UNDER \m. TITLE 15, \m. THE SAN DIEGO CITY CODE.
\m. 3. THE PROJECT IS NOT CONSTRUCTED OR CONSTRUCTED TO THE
\m. LIMITS PERMITTED UNDER \m. TITLE 15, \m. THE SAN DIEGO CITY CODE.
\m. 4. THE PROJECT IS NOT CONSTRUCTED OR CONSTRUCTED TO THE
\m. LIMITS PERMITTED UNDER \m. TITLE 15, \m. THE SAN DIEGO CITY CODE.

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# General Notes

## Symbol Legend

- **U**: Unfinished
- **N**: New Construction
- **M**: Existing Use
- **T**: Type
- **S**: Schedule
- **D**: Detail
- **I**: Interior

## Project Data

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<tr>
<td>F.A.</td>
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<tr>
<td>Parking</td>
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<tr>
<td>Accessible Parking</td>
<td></td>
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<tr>
<td>Existing/Proposed Uses</td>
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<td></td>
</tr>
<tr>
<td>Legal Description</td>
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## Index to Drawings

- **AO.0**: Site Plan
- **AO.1**: Stormwater BMPs
- **AO.2**: Floor Areas
- **A2.0**: Ground Level/Garage Plan
- **A2.1**: Second Level Plan
- **A2.2**: Third Level Plan
- **A2.3**: Roof Plan
- **A4.0**: South Elevation
- **A4.1**: North Elevation
- **A4.2**: East/West Elevations
- **A5.0**: Section 1
- **A5.1**: Section 2
- **A5.2**: Section 3

## Vicinity Map

- **4 @ LAMONT**

- **4 @ LAMONT STREET**

- **SAN DIEGO, CA 92109**

## Project/Client:

- **NAKHSHAB DEVELOPMENT • DESIGN ARCHITECTURE ENGINEERING BUILD GREEN**

- **2900 4TH AVE SUITE 100**

- **SAN DIEGO, CA 92103**

- **P: 619.255.7257 F: 619.255.7333**

- **WWW.NDDINC.NET**
STORMWATER & BMPS

SCALE 1" = 10'-0"

STORM DRAIN
1. There are no storm drains located within 50' of the property.

BMP LEGEND
- MATERIALS AND STORAGE
- STORM WATER MANAGEMENT
- SOLID WASTE MANAGEMENT
- CONCRETE WASTE MANAGEMENT
- FIBER MATRIX
- FIBER ROIDS
- CONSTRUCTION

WATER/SEWER ACCOUNT INFORMATION

ATTACHMENT 14
<table>
<thead>
<tr>
<th>LEVEL</th>
<th>Floor Areas</th>
<th>Occupancy Areas</th>
</tr>
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<tbody>
<tr>
<td>Level 1</td>
<td>Area: 95 SF</td>
<td>Livable: 3258 SF</td>
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<tr>
<td></td>
<td>Deck: 762 SF</td>
<td></td>
</tr>
<tr>
<td>Level 2</td>
<td>Parking: 3336 SF Livable: 2667 SF</td>
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<tr>
<td></td>
<td>Enclosed Parking: 95 SF Total: 2667 SF</td>
<td></td>
</tr>
<tr>
<td>Level 3</td>
<td>R1: 3258 SF R2: 95 SF Total: 3258 SF</td>
<td></td>
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<tr>
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<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
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<tr>
<td></td>
<td>Total Area: 3431 SF Actual FAR: 9356 SF</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Calculated FAR minus Enclosed Parking: 6020 SF</td>
<td></td>
</tr>
</tbody>
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**Legend**
- MANDATORY PERMISSIBLE USE
- PERMITTED PERMISSIBLE USE
- Restricted Use
- DECK OCCUPANCY

**Project/Client:** Nakshbar Development

**Design:** Nakshbar Architecture

**Engineering:** Nakshbar Engineering

**Build:** Nakshbar Green

**Address:** 2900 Fourth Ave Suite 100

**City:** San Diego, CA 92103

**Phone:** 619.255.7257

**Fax:** 619.255.7233

**Website:** www.nddinc.net

**License:**

**Revisions:**

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**Sheet Title:** FLOOR AREAS

**Project No.:** NDD13-005

**Date:** 10.16.13

**Sheet No.:** A0.2

**A0.2**

**ATTACHMENT 14**
ROOF PLAN GENERAL NOTES

1. PLATE HEIGHT ELEVATIONS TO BE LOWERED AT NORTH SIDE OF BUILDING TO PROVIDE FOR DRAINAGE SLOPE AT ROOF.

ROOF PLAN LEGEND

- BUILT UP CLASS 'A' ROOF
- ICCESR#1274

SCALE 1/4" = 1'-0"
NO VENTS MAY EXCEED 30.0'' ABOVE GRADE.

EXTERIOR ELEVATION KEYNOTES:
- BLACK PAINTED FASCIA
- BRONZE ANODIZED ALUM. FRAMES
- 01 X 6 WOOD SIDING
- METAL GUARD RAIL
- METAL GARAGE DOOR
- CONCRETE STAIRS
- LANDSCAPING TO MAINTAIN 6'0" HEIGHT MINIMUM
- RECESSED DOWNLIGHTS

EXTERIOR ELEVATION FINISH LEGEND:
- WHITE PAINTED
- BLACK PAINTED

SOUTH ELEVATION SCALE 1/4" = 1'-0"
LANDSCAPE DESIGN STATEMENT

The design intent of this project is to provide both passive and active spaces for the residents' enjoyment and the design of accessible circulation routes and site furnishings throughout the project. There is no use of turf. This aspect of the project. This design statement: The project is relevant to the California Wild District Code. Planting within parkway/right-of-way species will be limited to potable water, design of spaces designed with consideration for persons with disabilities.

Notes:
- Tree plantings shall be located within property limits and located with consideration of surrounding areas when selecting species to accented architecture while conserving precious resources.
- Careful selection of materials and locating tree and shrub material will maintain consistency with surrounding areas.
- Tree and shrub placement shall be done with consideration of potential for future soil movements and natural gateway for stormwater.