



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: December 2, 2015

REPORT NO. HO 15-118

ATTENTION: Hearing Officer

SUBJECT: 5151 Long Branch Map Waiver  
Project No. 364563

LOCATION: 5151 Long Branch Avenue

APPLICANT: Robert J. Bateman

### SUMMARY

Issue: Should the Hearing Officer approve a Map Waiver and a Coastal Development Permit to convert four residential dwelling units into condominiums for a site located at 5151 Long Branch Avenue in the RM-2-4 zone of Ocean Beach Precise Plan and Local Coastal Program area?

Staff Recommendation - **Approve** Map Waiver No. 1283498 and Coastal Development Permit No. 1546839.

Community Planning Group Recommendation – The Ocean Beach Planning Board voted 7-0-1 to recommend approval of the project on November 4, 2015 with no conditions. Written confirmation of the vote will be provided at the hearing.

Environmental Review - The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(k) – Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 18, 2014 and opportunity to appeal that determination ended January 5, 2015.

### BACKGROUND / DISCUSSION

The site is designated by the Ocean Beach Precise Plan and Local Coastal Program for Residential uses (Attachment 1). The Plan allows residential development at a maximum 25 dwelling units per net residential acre. The 0.092-acre site is located at 5151 Long Branch Avenue in the RM-2-4 Zone, Parking Impact Overlay Zone, and the Coastal Overlay Zone (Deferred Certification).

The project site has previously conforming rights to maintain the existing 4 unit building constructed in 1973 when the property was zoned R-4. The R-4 zone allowed a density of one unit per 400 square feet of lot area. In 1973, therefore, a maximum of 10 dwelling units would have been allowed at the site ( $4,005 / 400 = 10$ ). The project site is now in the RM-2-4 zone which allows a density of one unit per 1,750 square feet of lot area. Currently, the site would only allow 2 units ( $4,005 / 1,750 = 2.289$ ).

The four, 2-bedroom residential units would require a total of 9 parking spaces according to the current parking regulations in a Parking Impact Overlay Zone ( $4 \times 2.25 = 9$ ), however, only 6 parking spaces were required in 1973 ( $4 \times 1.6 = 6.4$ ). Under the Condominium Conversion regulations, 6 parking spaces would be required ( $4 \times 1.5 = 6.4$ ). The project has 6 surface parking spaces, 3 accessed from the street and 3 accessed from the alley. This number meets the requirement for condominium conversions.

The Building Conditions Report prepared for the project concluded that repairs are necessary to bring the existing building up to current standards. In addition to the building requirements, landscape upgrades are required to meet regulations. The utilities at this location are already undergrounded.

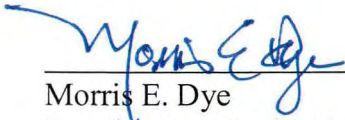
#### Conclusion

Staff has reviewed the proposed project and all issues identified through that review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft resolutions and conditions to support approval of the project (Attachments 5, 6 and 7). Staff recommends the Hearing Officer approve the project as proposed.

#### ALTERNATIVES

1. **Approve** Tentative Map Waiver No. 1283498 and Coastal Development Permit No. 1546839, **with modifications.**
2. **Deny** Tentative Map Waiver No. 1283498 and Coastal Development Permit No. 1546839, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



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Morris E. Dye  
Development Project Manager

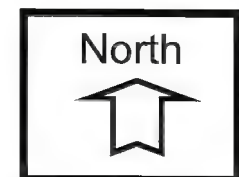
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Resolution
7. Draft Map Conditions
8. Ownership Disclosure Statement
9. Environmental Exemption
10. Map Waiver Exhibit
11. Landscape Construction Plan

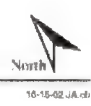
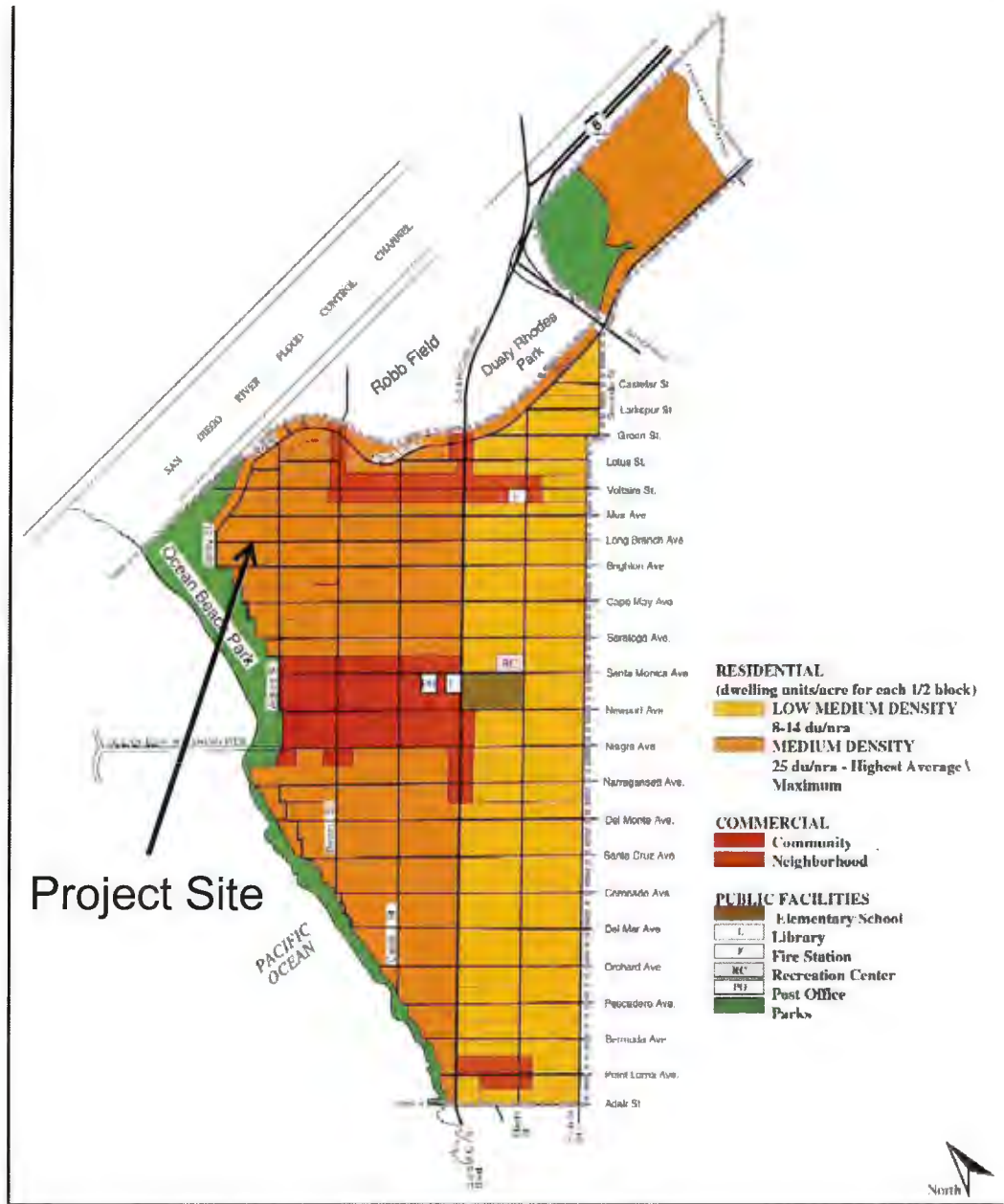


## Location Aerial Photo

5151 Long Branch MW, 5151 Long Branch Avenue  
PROJECT NO. 364563







10-15-02 JA.ch



Community Plan Land Use  
Ocean Beach Community Plan Area  
City of San Diego Planning Department



## Land Use Map

5151 Long Branch MW, 5151 Long Branch Avenue  
PROJECT NO. 364563





**Project Site**



## **Project Location Map**

**5151 Long Branch MW, 5151 Long Branch Avenue**  
**PROJECT NO. 364563**



HEARING OFFICER  
RESOLUTION NO. HO-  
COASTAL DEVELOPMENT PERMIT NO. 1546839  
**5151 LONG BRANCH AVENUE MAP WAIVER PROJECT NO. 364563**

WHEREAS, JALAN X, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit convert four (4) residential dwellings into condominiums (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1546839), on portions of a 0.092-acre site;

WHEREAS, the project site is located at 5151 Long Branch Avenue within the RM-2-4 zone of the Ocean Beach Community Plan area;

WHEREAS, the project site is legally described as Lot 26 in Block 85 of Ocean Beach Extension, in the City of San Diego, County of San Diego, State of California according to Map thereof 1080, filed in the Office of the County Recorder of said San Diego County August 28, 1907;

WHEREAS, on December 2, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1546839 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 18, 2014 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301(k)(Existing Facility), 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, dated December 2, 2015:

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 convert four (4) existing residential units into condominiums on a 0.092-acre site located at 5151 Long Branch Avenue within the RM-2-4 zone of the Ocean Beach Community Plan area and Coastal Overlay Zone. The site is currently developed with four residential units.

The proposed project is a request to create the condominium development through the issuance of a Map Waiver. No new development is proposed with this application. The existing

development was reviewed in accordance with Land Development Code and was determined to not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan. The project is not located within or adjacent to a public view corridor or a defined vista look out as defined within the Ocean Beach Community Plan. Therefore, the proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan and will not affect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The project proposes to convert four (4) existing residential units into condominiums on a 0.092-acre site located at 5151 Long Branch Avenue within the RM-2-4 zone of the Ocean Beach Community Plan area and Coastal Overlay Zone. The site is currently developed with four residential units.

The site is within a developed urbanized community with no environmentally sensitive lands. There are no environmentally sensitive lands on or adjacent to the project site and as such, no environmentally sensitive resources would be impacted by the project. Therefore, 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 convert four (4) existing residential units into condominiums on a 0.092-acre site located at 5151 Long Branch Avenue within the RM-2-4 zone of the Ocean Beach Community Plan area and Coastal Overlay Zone. The site is currently developed with four residential units.

The proposed project is consistent with the Residential land use designation of the Ocean Beach Community Plan by continuing to maintain an existing multi family development without increasing the density range as identified within the Ocean Beach Community Plan. The residential condominium conversion will meet the land use regulations of the certified Implementation Program including compliance with the San Diego Municipal Code development regulations including height, setbacks, lighting, and landscape. Therefore, the proposed development is in conformity with the Ocean Beach Community Plan and Local Coastal Program and complies with the regulations of the certified Land Development Code.

**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 convert four (4) existing residential units into condominiums on a 0.092-



acre site located at 5151 Long Branch Avenue within the RM-2-4 zone of the Ocean Beach Community Plan area and Coastal Overlay Zone. The site is currently developed with four residential units.

The site is not located between the nearest public road and the sea or the shoreline of the Pacific Ocean located within the Coastal Overlay Zone or on or adjacent to a public access or public recreational area. This site is approximately four blocks east of the shoreline of the Pacific Ocean.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1546839 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. 1546839, a copy of which is attached hereto and made a part hereof.

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Morris E. Dye  
Development Project Manager  
Development Services

Adopted on: December 2, 2015

Job Order No. 24004553

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004553

**COASTAL DEVELOPMENT PERMIT NO. 1546839**  
**5151 LONG BRANCH AVE MAP WAIVER PROJECT NO. 364563**  
**HEARING OFFICER**

This Coastal Development Permit No. 1546839 is granted by the Hearing Officer of the City of San Diego to JALAN X, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.092-acre site is located at 5151 Long Branch Avenue in the RM-2-4, the Coastal Overlay (Deferred Certification), and Parking Impact Overlay zones of the Ocean Beach Precise Plan and Local Coastal Program. The project site is legally described as: Lot 26 in Block 85 of Ocean Beach Extension, in the City of San Diego, County of San Diego, State of California according to Map thereof 1080, filed in the Office of the County Recorder of said San Diego County August 28, 1907.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to convert four (4) residential dwellings into condominiums described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 2, 2015, on file in the Development Services Department.

The project shall include:

- a. Conversion of an existing two unit residential building into four (4) condominium units;
- 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 December 16, 2018.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

**AFFORDABLE HOUSING REQUIREMENTS:**

11. 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:**

12. A Certificate of Compliance shall be recorded in the Office of the County Recorder, prior to the Map Waiver expiration date.

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

14. The Subdivider shall dedicate additional right-of-way, along the project frontage on Long Branch Avenue, to provide a minimum of 10 feet curb to propertyline distance.
15. The Subdivider shall dedicate additional alley right-of-way, adjacent to the project site, to provide a minimum of 10 feet centerline to propertyline distance.
16. The Subdivider shall replace the existing driveway, on Long Branch Avenue, with the same width City standard driveway to provide adequate sidewalk transitions.
17. The Subdivider shall obtain an Encroachment Maintenance and Removal Agreement for the existing sidewalk underdrain located in Long Branch Avenue right-of-way.
18. 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.
19. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director 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.

**MAP CHECK REQUIREMENTS:**

20. Prior to the issuance of a Certificate of Compliance, City staff will perform a field site visit to verify that all property corners, or property corner offsets have been set. If any property corners are missing, they must be set and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the Record of Survey or Corner Record shall be provided to the City.
21. Prior to the recordation of the Certificate of Compliance or Parcel Map taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.

**LANDSCAPE REQUIREMENTS:**

22. Prior to building permit issuance, landscape and irrigation plans substantially conforming to Exhibit "A," (Landscape Development Plan) shall be submitted to the Development Services Department for approval.
23. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. In the event that the Landscape Plan and the Public Improvement Plan conflict, the Public Improvement Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A" Landscape Development Plan.



24. Any existing landscape to remain, as indicated on the approved plans, that is damaged during construction shall be replaced in kind to the satisfaction of the Development Services Department within 30 days of damage or final inspection.

**PLANNING/DESIGN REQUIREMENTS:**

25. Owner/Permittee shall maintain a minimum of six (6) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

26. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

27. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**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 2, 2015 and [Approved Resolution Number].

Coastal Development Permit No. 1546839  
Date of Approval: December 2, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Morris E. Dye  
Development Project Manager

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

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**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.

**JALAN X, LLC**  
Owner/Permittee

By \_\_\_\_\_  
Jack Melroy  
Owner

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

RESOLUTION NO. \_\_\_\_\_  
DATE OF FINAL PASSAGE December 2, 2015

A RESOLUTION OF THE HEARING OFFICER  
ADOPTING THE FINDINGS AND APPROVING  
MAP WAIVER NO. 1283498  
5151 LONG BRANCH MAP WAIVER  
PROJECT NO. 364563

WHEREAS, JALAN X, LLC, Subdivider, and ROBERT BATEMAN, Surveyor, submitted an application with the City of San Diego for Map Waiver No. 1283498, to waive the requirement for a Tentative Map and for Map Waiver to convert four (4) existing residential dwelling units into condominiums on a 0.092-acre site and to waive the requirement to underground overhead utilities. The project site is located at 5151 Long Branch Avenue within the Ocean Beach Community Planning area. The property is legally described as Lot 26 in Block 85 of Ocean Beach Extension, in the City of San Diego, County of San Diego, State of California according to Map thereof 1080, filed in the Office of the County Recorder of said San Diego County August 28, 1907; and

WHEREAS, the Map proposes the subdivision of a 0.092-acre site into one lot for four units; and

WHEREAS, on December 18, 2014 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 Guidelines Section 15301(k) 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(f) and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is four (4); and

WHEREAS, on August 26, 2015, the Hearing Officer of the City of San Diego considered Map Waiver No. 1283498, and pursuant to sections 125.0122, 125.0444, and 144.0240 (underground) of the San Diego Municipal Code 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 Map Waiver No. 1283498:

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

The Ocean Beach Community Plan currently designates the site as residential with a density of one unit per every 1,750 square feet of lot area. This density was created in 1973 when the zoning was changed from R-4 to RM-2-4. The project site has 4,005 square feet and the existing units were built prior to 1973. The prior R-4 zone allowed one unit per 400 square feet of lot area or 10 units for this site. Therefore, the four existing units comply with the Ocean Beach Community Plan. As such, the proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The proposed subdivision is consistent with the development regulations of the underlying zones and complies with setbacks, floor area ratio, landscaping and parking and no deviations are requested with this action. Therefore, the site complies with the applicable zoning and development regulations of the land Development Code. The site consists of four, two-bedroom units constructed under Building Permit No. H-36 115, issued in 1973.

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

The project requires a Tentative Map Waiver to convert four existing residential units into condominiums. The site is relatively flat and the structures have already been built in compliance with all geologic and engineering requirements. The proposed subdivision would be consistent with the recommended and residential land use and density range of Ocean Beach Community Plan and would comply with the underlying zoning regulations. The siting of the proposed development would be compatible with the existing and future surrounding land uses. Therefore, the site is physically suitable for the type and density of development.

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

The project requires a Tentative Map Waiver to convert four residential units into condominiums. The 0.092-acre site is located at 5151 Long Branch Avenue in the Multi-family Residential RM-2-4 Zone within the Ocean Beach Community Plan Area. The site is within an existing developed urban in-fill area and does not contain nor is adjacent to any fish or wildlife habitats, environmentally sensitive lands or with the Multiple Habitat Planning Area. 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.

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

The project has been reviewed and is in compliance with the Municipal Code and the Subdivision Map Act. The Tentative Map Waiver includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and paying applicable taxes to achieve compliance with the regulations of the San Diego Municipal Code. The site consists of four, two-bedroom units constructed under Building Permit No. H-36 115, issued 1973.



All Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements governing the continued operation of the development to this project. Therefore, the design of the subdivision or the type of improvements 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.

Other than the subdivision to allow condominium ownership, no other changes are requested, and the project does not include additional development of the property. There are no existing easements acquired by the public at large for access through or use of property within the proposed subdivision, therefore, no conflicts exist.

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

The project requires a Tentative Map Waiver to convert four existing residential units into condominiums. The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading. The units have already been constructed and the underlying zone provided opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The project requires a Tentative Map Waiver to convert four existing residential units into condominiums. Other than the subdivision to allow condominium ownership, no other changes are requested, and the project does not include additional development of the property. The site consists of four, two-bedroom units constructed under Building Permit No. H-36 115, issued in 1973. 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. Those needs were balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed subdivision will not adversely impact the housing needs of the Ocean Beach Community Plan area.

9. The notices required by San Diego Municipal Code section 125.0431 have been given in the manner required.

The applicant has provided the tenants the required by the San Diego Municipal Code section 125.0431.

10. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing.

The project requires a Tentative Map Waiver to covert four existing residential units into condominiums and was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing.

11. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed.

The site consists of four, two-bedroom units constructed under Building Permit No. H-36 115, issued in 1973 and were not developed to provide housing for the elderly, disabled or to provide low income housing.

That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. 1283498 is hereby granted JALAN X, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By

\_\_\_\_\_  
Morris E. Dye  
Development Project Manager  
Development Services Department

ATTACHMENT: Map Waiver Conditions

HEARING OFFICER  
CONDITIONS FOR MAP WAIVER NO. 1283498  
5151 LONG BRANCH MAP WAIVER  
PROJECT NO. 364563  
ADOPTED BY RESOLUTION NO. xxxx ON December 2, 2015

**GENERAL**

1. This Map Waiver will expire December 16, 2018.
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 Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.
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 the Subdivider of any claim, action, or proceeding, or if the 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 bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**CONDOMINIUM CONVERSION**

6. The Subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:
  - a. For existing tenants, within 10 days of the project application for the

- condominium conversion being deemed complete; or
- b. For prospective tenants, upon application for the rental of a unit in the proposed condominium conversion.
7. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the Subdivision Map Act.
  8. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Subdivision Map Act section 66427.1(a)(2)(E). The provisions of this condition shall neither alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Civil Code sections 1941, 1941.1 and 1941.2.
  9. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days after approval of a Parcel Map for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
  10. The Subdivider shall give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (San Diego Municipal Code § 125.0431(a)(4)).
  11. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Subdivision Map Act section 66427.1(a)(2)(F) and San Diego Municipal Code section 125.0431(a)(5). The right shall commence on the date the subdivision public report is issued, as provided in section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right. (San Diego Municipal Code § 125.0431(a)(5)).
  12. Prior to the recordation of the Certificate of Compliance, an updated Building Conditions Report shall be submitted for review and approval, to the satisfaction of the Development Services Department. The updated report shall show evidence that work required to replace building components and systems has been inspected pursuant to the applicable Building, Electrical, Mechanical or Plumbing permits and has passed final inspection.

13. The Subdivider shall provide a copy of the updated and approved Building Conditions Report to a prospective purchaser prior to the opening of an escrow account. (San Diego Municipal Code § 144.0504(c)).
14. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

### **AFFORDABLE HOUSING**

15. Prior to recordation of the Certificate of Compliance the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the condominium conversion inclusionary housing fee pursuant to the Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 142.1301 *et seq.*).
16. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Coastal Overlay Zone Affordable Housing Replacement Regulations (San Diego Municipal Code § 143.0810 *et seq.*), to the satisfaction of the Development Services Department and the San Diego Housing Commission.
17. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Tenant Relocation Benefits (San Diego Municipal Code § 144.0505), to the satisfaction of the Development Services Department and the Housing Commission.

### **ENGINEERING**

18. A Certificate of Compliance shall be recorded in the Office of the County Recorder, prior to the Map Waiver expiration date. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
19. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance, unless otherwise noted.
20. The Subdivider shall dedicate additional right-of-way, along the project frontage on Long Branch Avenue, to provide a minimum of 10 feet curb to propertyline distance.
21. The Subdivider shall dedicate additional alley right-of-way, adjacent to the project site, to provide a minimum of 10 feet centerline to propertyline distance.



22. The Subdivider shall replace the existing driveway, on Long Branch Avenue, with the same width City standard driveway to provide adequate sidewalk transitions.
23. The Subdivider shall obtain an Encroachment Maintenance and Removal Agreement for the existing sidewalk underdrain located in Long Branch Avenue right-of-way.
24. 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.
25. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director 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.
26. 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.
27. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver 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.

#### MAPPING

28. A certificate of compliance shall be requested once the items of the approved map waiver and resolution have been satisfied.
29. Prior to the issuance of a Certificate of Compliance, City staff will perform a field site visit to verify that all property corners, or property corner offsets have been set. If any property corners are missing, they must be set and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the Record of Survey or Corner Record shall be provided to the City.

30. Prior to the recordation of the Certificate of Compliance taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.
31. Prior to the recordation of the Certificate of Compliance or Parcel Map the Subdivider shall obtain a Coastal Development Permit or exemption from a Coastal Development Permit for the California Coastal Commission.

**INFORMATION:**

- The approval of this Map Waiver 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 U.S.C. § 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 Map Waiver 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 Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24004553

Project No. 364563  
MW No. 1283498  
December 2, 2015

Page 5 of 5



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

# 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  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

**Project Title**  
 5151 Long Branch Avenue Condominium Conversion

**Project No. For City Use Only**  
 364563

**Project Address:**  
 5151 Long Branch Avenue

**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

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Project Title:  
5151 Long Branch Avenue Condominium Conversion

Project No. (For City Use Only)

304503

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation  Limited Liability -or-  General) What State? CA Corporate Identification No. \_\_\_\_\_  
 Partnership

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 names, titles 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 corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached  Yes  No

Corporate/Partnership Name (type or print):  
Jalan X, LLC

Owner  Tenant/Lessee

Street Address:  
4241 Jutland Drive, Suite 201

City/State/Zip:  
San Diego, CA 92117

Phone No: 858-483-8881 ext. 112 Fax No: 858-270-0411

Name of Corporate Officer/Partner (type or print):  
Jack Melroy

Title (type or print):

Signature:  Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:



THE CITY OF SAN DIEGO

Date of Notice: December 18, 2014

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004553

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**PROJECT NAME/NUMBER:** 5151 Long Branch MW /PTS#364563

**COMMUNITY PLAN AREA:** Ocean Beach

**COUNCIL DISTRICT:** 2

**LOCATION:** This project is located at 5151 Long Branch Avenue, San Diego, CA 92107 in the RM-2-4 zone of the Ocean Beach Community Planning Area.

**PROJECT DESCRIPTION:** Map waiver to convert four existing residential dwelling units into condominiums on a 0.092 acre site.

**ENTITY CONSIDERING PROJECT APPROVAL:** Hearing Officer

**ENVIRONMENTAL DETERMINATION:** 15301(k) – Existing Facilities

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego, Development Services Department

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review and determined that the project would qualify to be Categorically exempt from CEQA pursuant to Section 15301(k) – Existing Facilities. 15301(k) allows for the division of existing multiple family residences into common-interest ownership where no physical changes occur which are not otherwise exempt. Since the project is a map waiver to convert four existing residential dwelling units to condominiums the exemption is appropriate. Because the project lacks sensitive resources the exceptions listed in section 15300.2 do not apply.

**DEVELOPMENT PROJECT MANAGER:** Morris Dye

**MAILING ADDRESS:** 1222 1<sup>st</sup> Avenue, MS 501, San Diego, CA  
92101

**PHONE NUMBER:** (619) 446-5201

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On December 18, 2014 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice. That appeal deadline date is January 5, 2015. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

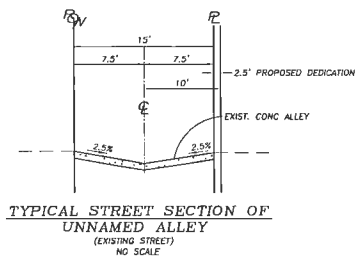
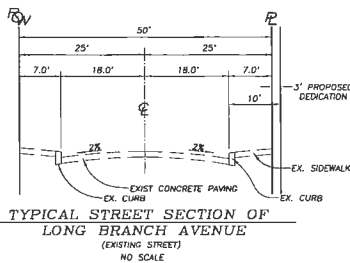
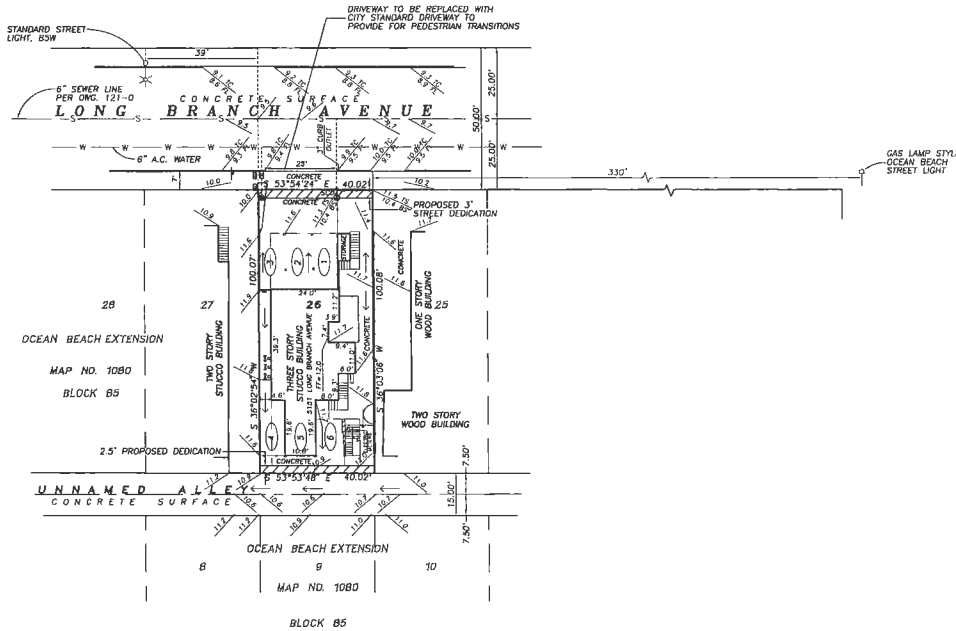
This information will be made available in alternative formats upon request.

<b>POSTED IN THE OFFICE OF DSD</b>	
Posted	<u>DEC 16 2014</u> <i>ml</i>
Removed	<u>JAN 06 2015</u>
Posted by	<u><i>mirabel</i></u>

# 5151 LONG BRANCH AVENUE

## Map Waiver No. 1283498

### Project No. 364563



#### CITY OF SAN DIEGO

- #### DEVELOPMENT SUMMARY
- SUMMARY OF REQUEST:** CONVERT 4 RESIDENTIAL DWELLING UNITS TO CONDOMINIUMS & FILE A CERTIFICATE OF COMPLIANCE
  - STREET ADDRESS:** 5151 LONG BRANCH AVENUE  
CIN. B.S. CIE. CW. SIDE BETWEEN SPRAY STREET AND ABBOTT STREET.
  - SITE AREA:**  
TOTAL SITE AREA (GROSS): (4,005 SF) (0.092 AC.)  
NET SITE AREA: (4,005 SF) (0.092 AC.)
  - DENSITY: (RESIDENTIAL)**  
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 2  
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 4  
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0  
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 4
  - YARD/SETBACK MINIMUM**  
FRONT: 15'  
INTERIOR SIDE: 5'  
REAR: 15'
  - PARKING:**  
PARKING CRITERIA:  
RESIDENTIAL: 1.0 COMMERCIAL: 1.0 INDUSTRIAL: 1.0  
LIMITED USE: 1.0 OTHER: 1.0  
TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 6  
TOTAL NUMBER OF SPACES PROVIDED ON-SITE: 6

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER UNIT TYPE
2 BR UNIT	4	1.5	6
<b>TOTAL REQUIRED BY ZONE</b>			<b>6</b>
<b>TOTAL PROVIDED ON-SITE</b>			<b>6</b>

#### UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER UNIT TYPE
2 BR UNIT	4	1,009	4,036

#### ZONING INFORMATION

EXISTING AND PROPOSED ZONE:  
RESIDENTIAL MULTIPLE UNIT-2-4 (RM-2-4)  
OVERLAY ZONES: STATE COASTAL  
COASTAL HEIGHT LIMIT  
AIRPORT EXZONS/AIRPORT APPROACH

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP WAIVER IS THE NORTHERLY RIGHT OF WAY OF LONG BRANCH AVENUE PER CORNER RECORD 25008. (I.E. N 23°42'24" W)

#### MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND CORNER RECORD WILL BE FILED WITH THE CITY OF SAN DIEGO.

#### EXISTING IMPROVEMENTS

SEWER 121-D & 147-D  
WATER UNAVAILABLE  
ADJACENT PUBLIC IMPROVEMENTS 11358-L

#### EXISTING & PROPOSED EASEMENTS:

NONE

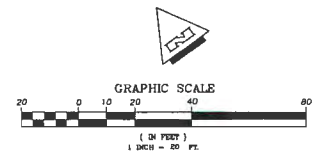
#### DEVELOPMENT NOTES:

- THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 4.
- NUMBER OF EXISTING LOTS = 1  
NUMBER OF PROPOSED LOTS = 1
- SUBDIVIDER TO OBTAIN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT FOR EXISTING SIDEWALK UNDERPINNED ADJACENT TO THE SITE ALONG LONG BRANCH AVENUE.

#### OWNER/DEVELOPER:

JALAN X, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
4241 JULIAND DRIVE, SUITE 201  
SAN DIEGO, CA 92117

JACK WELROY, MANAGING MEMBER



- #### LEGEND:
- ⊠ INDICATES GAS METER
  - ⊡ INDICATES WATER METER
  - ⊗ INDICATES STREET LIGHT
  - INDICATES DIRECTION OF DRAINAGE
  - SCD INDICATES SEWER CLEAN OUT
  - TC INDICATES TOP OF CURB
  - FL INDICATES FLOWLINE
  - TS INDICATES TOP OF STEP
  - US INDICATES BOTTOM OF STEP
  - SD INDICATES VALVE
  - INDICATES WOOD FENCE
  - INDICATES WALL
  - ⊙ INDICATES PARKING SPACE
  - ⊖ INDICATES SEWER LATERAL
  - ⊕ INDICATES WATER SERVICE
  - INDICATES PROPERTY LINE/MAP WAIVER BOUNDARY

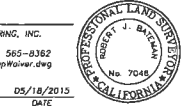
#### UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

#### PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
965 CHESAPEAKE DRIVE, SUITE 448  
SAN DIEGO, CA 92123-1329  
PHONE: 858-565-8362  
FAX: 858-565-4354 EMAIL: rjbateman@sdsls.com

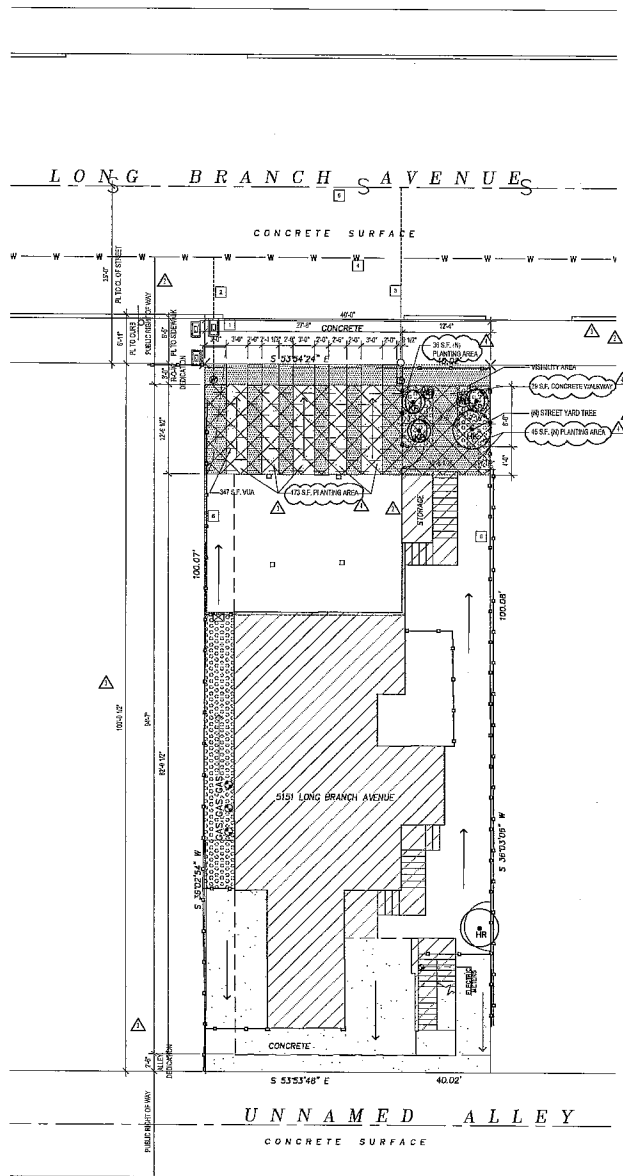
ROBERT J. BATEMAN, P.L.S. 7046



05/18/2015  
DATE

<p>Prepared By: SAN DIEGO LAND SURVEYING AND ENGINEERING, INC. 965 CHESAPEAKE DRIVE, SUITE 448 SAN DIEGO, CA 92123-1329 PHONE: 858-565-8362 FAX: 858-565-4354 EMAIL: rjbateman@sdsls.com</p>	<p>VICINITY MAP NO SCALE</p>
<p>Consultants:</p>	<p>Project Site Conditions: Existing development site.</p> <p>Source of Topography: Field survey by San Diego Land Surveying on 02-21-14</p> <p>Project Permits Required: Map Waiver Certificate of Compliance</p> <p>Project Data: Number of Stories: 3 Proposed use: Multi-Family Res. Existing use: Multi-Family Res. Zone Designation: RM-2.4 Year of Construction (exist. structures): 1973</p>
<p>Benchmarks: SOUTH BRASS PLUG AT THE INTERSECTION OF LONG BRANCH AVENUE AND ABBOTT STREET ELEVATION = 10.044 M.S.L.</p> <p>Project Legal Description: LOT 26 IN BLOCK 85 OF OCEAN BEACH EXTENSION IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1080, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 28, 1907.</p> <p>COORDINATES IN NAD 83 NAD 27 = 214-1691 NAD 83 = 1854-6251 A.P.M. 448-033-27</p>	<p>Project Address: 5151 Long Branch Ave. San Diego, CA 92107</p> <p>Project Owner: Jalan X, LLC 4241 Juliland Drive, Suite 201 San Diego, CA 92117</p>
<p>Project Name: 5151 LONG BRANCH AVENUE CONDOMINIUM CONVERSION</p>	<p>Scale: 1" = 20' Original Date: March 26, 2014 Revised: May 18, 2015 Printed: Sheet 1 of 10</p>
<p>Sheet Title: MAP WAIVER No. 1283498 Project No. 364563</p>	

ATTACHMENT 10



LANDSCAPE DEVELOPMENT PLAN  
1/8" = 1'-0"

PLANT MATERIAL LEGEND

- MATURE CROWN TO SCALE
- MATURE SIZE TO SCALE
- PLANT / FLOWER

LANDSCAPE KEYNOTES

1. Existing water meter (24 inch - verify to match).
2. Existing 24 inch water lateral (verify to match).
3. Existing 4 inch cover board (verify to match sewer main to verify).
4. Existing water main to match.
5. Existing sewer main to match.
6. Existing 4 inch water line to match.
7. Existing 4 inch water line to match.

- STREET YARD
- (V) VEHICULAR USE AREA

TYPE: QTY./SIZE/TOTAL PTS.

NEW TREES: 1/ 24" BOX / 20.0

HK	HONG KONG ORCHID - <i>Strobililobos</i>	STREET YARD QTY.	REMAINING YARD QTY.
HK	HK Mature Height: 30'; Mature Spread: 10'	1/20	0
HR	HR Mature Height: 15'; Mature Spread: 5'	0	1/20
QTY./POINTS PROVIDED		1/20	1/20

NEW MEDIUM GROWING PERENNIAL

MEDIUM - LARGE SHRUBS: 3/ 6 GAL / 2.0

AF	ASPARAGUS FERN - <i>Asparagus densiflorus Sprengeri</i>	STREET YARD QTY.	REMAINING YARD QTY.
AF	AF Mature Height: 3'; Mature Spread: 2'	0	0
KP	KANGAROO PAW - <i>Argemone</i>	3/6	0
QTY./POINTS PROVIDED		3/6	0

NEW LOW GROWING MASSING PERENNIALS

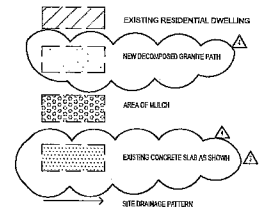
SMALL - MESH SUCCOULENTS: 2/ 1 GAL (EXISTING) / 1.0

WB	WOOLLY BLUE CURLS <i>Zinnia</i>	STREET YARD QTY.	REMAINING YARD QTY.
WB	WB Mature Height: 3'; Mature Spread: 3'	2	0
QTY./POINTS PROVIDED		2/2	0/0
TOTAL POINTS PROVIDED		28	20

IRRIGATION TO BE PROVIDED BY EXISTING SYSTEM.

NO FENCES, SHRUBS, OR OTHER OBJECTS BETWEEN 3 FEET AND 6 FEET IN HEIGHT ARE PERMITTED IN THE VISIBILITY AREAS.

LEGEND



DESIGN STATEMENT

DESIGN INTENT: TO KEEP NEW PLANTS IN HEALTHY CONDITION VIA USE OF EXISTING IRRIGATION. OPEN SPACE PROVIDED IN FRONT AND SIDE YARD. PEDESTRIAN ACCESS IS FROM PARKING AT FRONT AND REAR THROUGH YARD VIA HARDSCAPE TO ENTRANCE OF EACH UNIT WITH STAIRS TO UPPER UNITS.

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

MINIMUM TREE SEPARATION DISTANCES

- ALL TREES ARE PROPOSED:
- TRAFFIC SIGNAL STOP SIGN - 20 FEET
- UNDERGROUND UTILITY LINES (EXCEPT SEWER) - 5 FEET
- SEWER LINES - 10 FEET
- Above Ground Utility Structures (Transformers, Manholes, Utility Poles, Etc.) - 10 FEET
- DRIVEWAYS - 10 FEET
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

GENERAL NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO ALL LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER CITY AND REGIONAL STANDARDS.
2. PROVIDE BILLBOARD ADDRESS THAT ARE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER THE CITY POLICY AND SPECIFICALLY.
3. ALL OUTDOOR LIGHTING SHALL BE SHROUDED AND ADJUSTABLE TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED.
4. DOWNSPOUTS SHALL BE DIRECTED INTO LANDSCAPED AREAS AND DOWNSPOUTS SHALL SLOPE INTO LANDSCAPED AREAS WHERE FEASIBLE.
5. MULCH IS NOT REQUIRED IN PLANTING AREAS SHALL BE CHANGED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES. EXISTING MULCH SHALL BE REUSED WHERE APPROPRIATE AND MULCH APPLIED WITH BROWN COVER. ALL EXPOSED SOIL SHALL BE COVERED WITH MULCH TO PREVENT EROSION.
6. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED IRRI-GARD SYSTEM.
7. MINIMUM TREE SEPARATION DISTANCES: IMPROVEMENTS (MULCH) TO STREET TREE. TRAFFIC SIGNALS (STOP SIGN) - 20 FEET; UNDERGROUND UTILITY LINES - 5 FEET; ABOVE GROUND UTILITY LINES - 10 FEET; DRIVEWAYS - 10 FEET; INTERSECTIONS - 25 FEET; SEE NOTES 10.
8. THE CONSTRUCTION OCCUPANCY INCLUDING PROTECTION OF EXISTING PLANTS, EXCAVATION AND APPROVED SPECIFICATIONS COMPLY WITH THE CITY OF SAN DIEGO'S GENERAL ORDINANCES, ARTS AND CULTURAL DEVELOPMENT DIVISION, LANDSCAPE STANDARDS AND THE LANDSCAPE STANDARDS SECTION OF THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL.
9. A PLANT SCHEME IN EXCESS OF THAT PROVIDED FOR THE STREET YARD AREA MAY BE USED TO REDUCE THE PLANTING AREA AT THE FRONT OF THE PROPERTY OR AREA REQUIRING FOR LANDSCAPE IMPROVEMENT. FOR CITY OF SAN DIEGO, ALSO UP TO 50% OF THE PROPOSED STREET YARD PLANTING AREA THAT IS LOCATED OUTSIDE THE VEHICULAR USE AREA MAY CONSIST OF MATURE OR LANDSCAPED TREES.
10. CONTROLLER SHALL BE WEATHER OR SOIL MOISTURE SENSITIVE CONTROLLER THAT AUTOMATICALLY ADJUSTS IRRIGATION IN RESPONSE TO CHANGES IN WEATHER OR SOIL MOISTURE CONDITIONS.
11. WEATHER-BASED CONTROLLER WITH OUT-OF-THE-PLANTING-AREA CONTROLLER SYSTEM THAT ACCOUNT FOR LOCAL CLIMATE, SOIL, AND PLANT SPECIES. WEATHER-BASED CONTROLLER IS NOT REQUIRED TO HAVE FAN BACKUP INPUT.
12. PLANTING AREAS WITHIN 10 FEET OF ANY UTILITY LINE, EXCEPT FOR 3 FEET, SHALL BE PROVIDED FOR ALL TREES. ALL OTHER REQUIRED PLANTING AREAS SHALL BE SEPARATE FROM UTILITY LINES WITH A MINIMUM SEPARATION OF 5 FEET. TO ALL REQUIRED PLANTING, ALL PLANTS SHALL BE PROVIDED BY TREES.
13. A MINIMUM 6" HIGH CURB WILL BE PROVIDED AT DRIVEWAY VOLUMES.

WATER CONSERVATION STATEMENT

IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING WATER USES WILL BE UNDERTAKEN TO REDUCE THE PROJECT'S DEMAND ON THE CITY OF SAN DIEGO'S AVAILABLE WATER SUPPLY:

1. THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME SPRAY OR DROPPED SYSTEMS TO REDUCE WATER WASTE. SOIL PROTECTION SYSTEMS WILL BE USED TO PREVENT EROSION, CURBING AND FLOODING. IRRIGATION SYSTEMS SHALL BE DESIGNED TO ALLOW FOR THE SYSTEM'S RESPONSE TO DROUGHT AND DROPPING.
2. TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND AREAS WHERE VISIBILITY IS SIGNIFICANT AND USE AND ENJOYMENT BY THE HOLOOWNER. THE SPECIFIED TURF WILL BE LOW MAINTENANCE AND MAINTENANCE REQUIREMENTS.
3. PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURE.
4. SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND WATER AND NUTRIENT RETENTION AND PERSISTENCE. PLANTER BEDS WILL BE AMENDED TO RETAIN AND REDUCE EVAPORATION FROM THE SOIL SURFACE.
5. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION LEVEL OF MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPLY VEGETATION SPECIES.

MAINTENANCE RESPONSIBILITY

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS IS MAINTAINED IN A FREE OF WEEDS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION, DESIGNED TO BE A PART. MATERIALS SHALL BE SATISFACTORY TO THE CITY OF SAN DIEGO FOR THE CONDITIONS OF THIS PERMIT.

REVISIONS	DATE
1	10/24/2015
2	11/10/2015
3	11/10/2015
4	11/10/2015



5151 Long Branch Avenue  
6111 Long Branch Ave.  
San Diego, CA 92121

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All blue, orange, and green areas represent new plantings for the property of 5151 Long Branch Ave. All other areas are existing or to be removed. All dimensions are in feet and inches. All dimensions are to the centerline unless otherwise noted. All dimensions are to the centerline unless otherwise noted. All dimensions are to the centerline unless otherwise noted.

Date: 03.23.2015

Job: 100-1011 Long Branch

Title: LANDSCAPE DEVELOPMENT PLAN

Sheet: L1.1

ATTACHMENT 11