

DATE ISSUED: March 14, 2008 **REPORT NO. PC-08-028**

ATTENTION: **Planning Commission, Agenda of March 20, 2008**

SUBJECT: 7464 HYATT ST TENTATIVE MAP – PROJECT NO. 96587
PROCESS FOUR

OWNERS: Michael and Vincent Rickling (Attachment 8)

APPLICANT: DGB Survey & Mapping, Inc.

SUMMARY

Issue: Should the Planning Commission approve a Tentative Map for the conversion of six existing residential units to condominiums at 7464-7474 Hyatt Street, including a waiver of the requirement to underground the existing overhead utilities, within the Linda Vista Community Plan area?

Staff Recommendation:

1. **Approve** Tentative Map No. 313791; and
2. **Approve** waiver to the requirement to underground existing overhead utilities.

Community Planning Group Recommendation: On April 24, 2006, the Linda Vista Planning Committee voted 10-2-0 with no conditions (Attachment 7).

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Section 15301(k), Existing Facilities, of the California Environmental Quality Act (CEQA). The environmental exemption determination for this project was made on March 17, 2006, and the opportunity to appeal that determination ended April 7, 2006.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: With the proposed conversion of six existing apartments to condominiums, there would be a loss of six rental units and a gain of six for-sale units. This condominium conversion project was deemed complete on March 3, 2006, and is therefore subject to the regulations regarding Inclusionary housing and tenant relocation assistance.

BACKGROUND

This Tentative Map project is subject to the condominium conversion regulations effective June 13, 2006, with the exception of the parking regulations, based on the City Council's specific adoption language for the "new" condominium conversion regulations. At the June 13, 2006, hearing, the City Council adopted regulations for additional requirements for landscaping, a building conditions report, on-site inclusionary housing for projects with twenty units or greater, noticing and parking. Based on the adopted language and project timing, all of these new regulations apply to this project, with the exception of the parking regulations. Accordingly, this project has been reviewed against the new regulations, and this project can proceed to its discretionary hearing.

The 0.44-acre project site is located at 7464-7474 Hyatt Street in the RM-1-1 zone within the Linda Vista Community Plan (Attachment 3). The site is presently developed with one, one-story structure containing two units and one, two-story structure containing four units with attached garages. All units have three bedrooms. A total of thirteen off-street parking spaces are provided on the site: five surface and six in garages, all accessed from Hyatt Street. The site is surrounded by single- and multi-family.

The one-story improvements were constructed in 1956 when the site was zoned R-2, which permitted multi-family residential development. Building Permit, BPIS A100545-03, B200002-04, and Project No. 107053 was issued June 28, 2006, and the four, two-story units have been completed and occupied. The site is currently zoned RM-1-1, which allows the six units on the subject site. Current parking regulations require twelve parking spaces on site and thirteen parking spaces are provided. The development complied with the zoning and development regulations in effect at the time of construction and no Building or Zoning code violations have been recorded against the property.

The one-story structure does not conform with all development regulations; however, the project has previously conforming rights to be maintained as outlined in Chapter 12, Article 7, Division 1 of the Land Development Code.

DISCUSSION

Project Description:

The project proposes a Tentative Map for the subdivision of a 0.44-acre site into one (1) lot for a six unit residential condominium conversion (Attachment 5). The applicant is also requesting that the requirement for the undergrounding of existing overhead utilities be waived. Section 125.0410 of the San Diego Municipal Code (SDMC) requires that a Tentative Map be

processed for the subdivision of land. According to SDMC Sections 125.0440 and 125.0444, *Findings for Tentative Maps and for Condominium Conversions*, the decisionmaker may approve a Tentative Map for the purposes of the conversion of residential property into a condominium project if the decisionmaker finds that the proposed conversion complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed condominium conversion and determined that it complies with both the Subdivision Map Act and the San Diego Municipal Code.

Undergrounding of Existing Utilities

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 of Council Policy 600-25, *Underground Conversion of Utility Lines at the Developer's Expense*, the conversion involves a short span of overhead facility less than a full block in length and the conversion is a requirement of a condominium conversion of an existing development and the conversion would not represent a logical extension to an underground facility.

The applicant will be required to underground all existing service to the site per Condition No. 23 of the draft Tentative Map resolution (Attachment 6). The applicant would also be required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 22 of the draft Tentative Map resolution (Attachment 6).

The neighborhood currently contains power poles and overhead utilities lines in the Hyatt Street right-of-way. The utility lines to these poles extend to other properties located north and south within the street. The poles closest to this property are at both corners of the property. As indicated above, all utilities serving this property will be required to be undergrounded. The waiver is being requested for the requirement to underground adjacent utilities serving the surrounding properties. The City's Undergrounding Master Plan for Fiscal Year 2006 designates the site within Block 6E, and the date for undergrounding has been established for the year 2058 (Attachment 10).

Community Planning Group:

On April 24, 2006, the Linda Vista Planning Committee voted 10-2-0 with no conditions (Attachment 7).

Project-Related Issues:

Inclusionary Housing Ordinance and Tenant Relocation Benefits Conformance:

The requested conversion of these residential units to condominiums represents primarily a change in ownership. The applicant has certified that the six unit complex has been served the 60-day Notice of Intent to Convert to Condominiums August 22, 2007, (Attachment 11).

All condominium conversion projects Deemed Complete on or after February 7, 2004, must conform with the regulations regarding Inclusionary housing and tenant relocation benefits adopted by the City Council on March 15, 2004. This proposed project was Deemed Complete on March 3, 2006, and is therefore subject to these new regulations. The project has been conditioned to require the subdivider conform with the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code) to the satisfaction of the City Manager and the Housing Commission, prior to the recordation of the Final Map. The applicant will have to adhere to the Municipal Code provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division 5). If prospective tenants move into the premises prior to the recording of the Final Map, 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 required by the State Map Act and Land Development Code.

On June 13, 2006, the City Council adopted regulations for additional requirements for landscaping, a building conditions report, onsite inclusionary housing for projects with twenty or more units, noticing and parking. Based on the adopted language and project timing, all of these new regulations apply to this project, with the exception of the parking regulations. The applicant will be required either pay an in-lieu fee or to enter into an agreement with the San Diego Housing Commission to provide the on-site affordable units prior to recordation of the Final Map, pursuant to the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code). The applicant has elected to [ay an in-lieu fee of \$9,925.00 to satisfy the inclusionary requirements.

Building Conditions Report and Landscape Requirements

In accordance with the current regulations, the applicant provided a Building Conditions Report and Landscape Concept Plan. Both of these documents have been reviewed for conformance with the applicable regulations within Land Development Code (Chapter 14, Article 4, Division 5) and have been accepted by staff as conforming with the regulations.

Noticing

The proposed project has been conditioned to conform with all new noticing requirements for condominium conversions.

Conclusion:

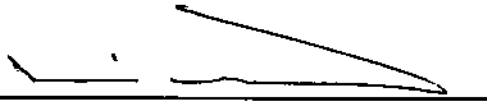
Staff has reviewed the request for a Tentative Map for the conversion of six residential units into condominiums and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps. Staff believes the requirement findings can be supported and recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. **Approve** Tentative Map No. 313791 along with the waiver of the requirement to underground existing overhead utilities, **with modifications.**

2. **Deny** Tentative Map No. 313791 along with the waiver of the requirement to underground existing overhead utilities, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Jeannette Temple
Development Project Manager
Development Services Department

WESTLAKE/JT

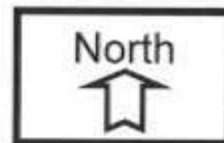
Attachments:

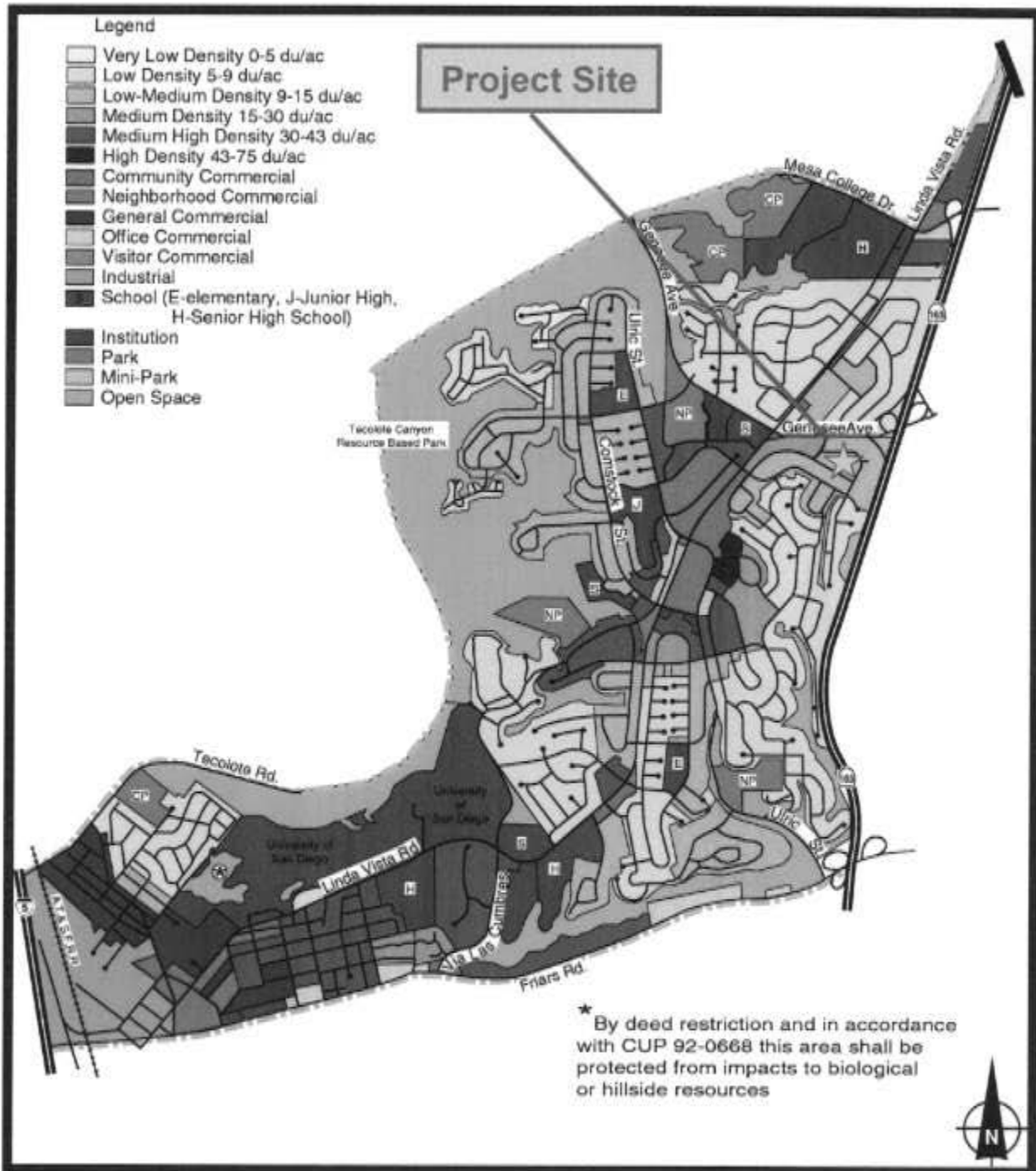
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Tentative Map
6. Draft Map Conditions and Subdivision Resolution
7. Community Planning Group Recommendation
8. Project Chronology
9. Ownership Disclosure Statement
10. City's Undergrounding Master Plan Map 6E
11. Sample 60-Day Notice of Intent to Convert
12. Photos of Existing Front and Rear Elevations
13. Building Conditions Report



Aerial Photo

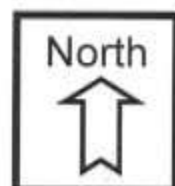
7464 Hyatt St Tentative Map – PROJECT NUMBER 96587
7464-7474 Hyatt Street

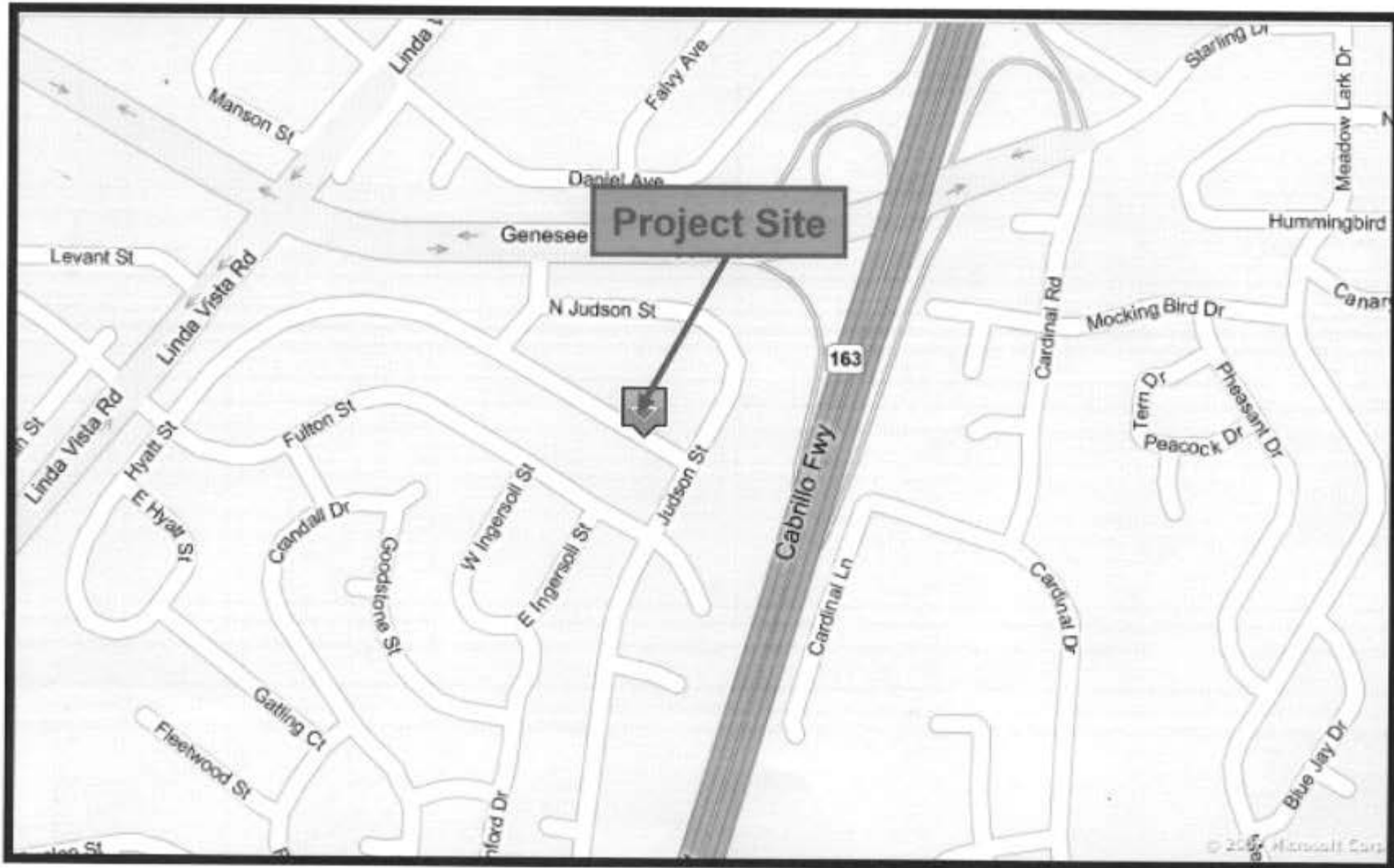




Community Plan Land Use Map

7464 Hyatt St Tentative Map – PROJECT NUMBER 96587
7464-7474 Hyatt Street

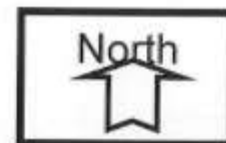




Project Location Map

7464 Hyatt St Tentative Map – PROJECT NUMBER 96587

7464-7474 Hyatt Street



PROJECT DATA SHEET

PROJECT NAME:	7464 Hyatt Street Tentative Map	
PROJECT DESCRIPTION:	Conversion of six existing apartments into condominiums at 7464-7474 Hyatt Street.	
COMMUNITY PLAN AREA:	Linda Vista	
DISCRETIONARY ACTIONS:	Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Family Residential (low-medium density 9-15 du/acre)	
<u>CURRENT ZONING INFORMATION:</u>	<u>CONSTRUCTED</u>	
ZONE: RM-1-1	R-2 and RM-1-1	
DENSITY: 1 dwelling unit per 3000 sq.ft. of lot area	6 units	
HEIGHT LIMIT: 30 feet	Two stories	
LOT SIZE: 6,000 square-foot minimum lot size.	0.44 acres	
FLOOR AREA RATIO: 0.75 maximum.	0.47	
FRONT SETBACK: 15 min, 20 standard	15 ft	
SIDE SETBACK: 5 feet,	Approx 5 ft	
STREETSIDE SETBACK: 10 ft .	NA	
REAR SETBACK: 15 feet	20 ft	
PARKING: 12 spaces required	13 spaces	
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-Family Residential; RM-1-1	Multi-Family
SOUTH:	Multi-Family Residential; RM-1-1	Multi-Family
EAST:	Multi-Family Residential; RM-1-1	Multi-Family
WEST:	Multi-Family Residential; RM-1-1	Multi-family
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 24, 2006, the Linda Vista Planning Committee voted 10-2-0 with no conditions	

TENTATIVE MAP NO. 313791

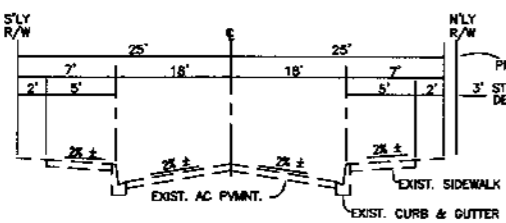
LINDA VISTA SUBDIVISION UNIT NO. 8, BLOCK 40
MAP NO. 3253

- LEGEND**
- PROPERTY LINE/TM BOUNDARY
 - EXISTING SPOT ELEVATION
 - FINISH FLOOR ELEVATION
 - EXISTING BUILDING
 - CONCRETE
 - DIRECTION OF FLOW
 - FOUND MONUMENT AS NOTED
 - PARKING NUMBER
 - EXISTING OVERHEAD UTILITIES
 - COLLECTION/ DISCHARGE POINTS
 - SUMP PUMP

SCALE: 1"=10'

LINDA VISTA SUBDIVISION UNIT NO. 8
BLOCK 40
MAP NO. 3253

UNIT NO.	NO. OF BEDROOMS	LIVING AREA (SQ. FT.)	GARAGE 10'x20'	OPEN PARKING 9'x20'
1	3	1514	2	0
2	3	1618	2	0
3	3	1618	2	0
4	3	1514	2	0
5	3	838	0	2
6	3	838	0	2
GUEST	-	-	-	1
TOTAL	18	7940	8	5



TYPICAL SECTION: HYATT STREET
NO SCALE



VICINITY MAP
NO SCALE

- GRADING DATA**
- TOTAL AMOUNT OF SITE TO BE GRADED: 0 S.F.
 - PERCENT OF TOTAL SITE GRADED: 0%
 - AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA= 0 S.F.
 - PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 0%
 - AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0 S.F.
 - PERCENT OF SITE WITHIN HILLSIDE REVIEW: 0%
 - AMOUNT OF CUT: 0 CUBIC YARDS
 - AMOUNT OF FILL: 0 CUBIC YARDS
 - MAXIMUM HEIGHT OF FILL SLOPES: 0 FEET
 - MAXIMUM HEIGHT OF CUT SLOPES: 0 FEET
 - AMOUNT OF IMPORT/EXPORT SOIL: 0 CUBIC YARDS
 - RETAINING/CRIB WALLS: HOW MANY: 0

ENGINEER
DGB SURVEY & MAPPING
23 1/2 NAPLES STREET
CHULA VISTA, CA 91911
TEL: (619) 422-7269



CHARLES S. THOMAS, RCE 30928 DATE

OWNER/DEVELOPER
MICHAEL J. RICKLING
2275 MEADOWLARK DR.
SAN DIEGO, CA 92123
TEL: (858) 483-3719

BY: MICHAEL J. RICKLING DATE

OWNER/DEVELOPER
VINCENT RICKLING
2275 MEADOWLARK DR.
SAN DIEGO, CA 92123
TEL: (858) 483-3719

BY: VINCENT RICKLING DATE

LEGAL DESCRIPTION

LOT 13 IN BLOCK 40 OF LINDA VISTA UNIT 8, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3253, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 23, 1955.

GENERAL NOTES

1. GROSS AREA IS 0.44 ACRES 18,319 SQ. FT.
2. TOTAL NUMBER OF LOTS IS 1.
3. TOTAL NUMBER OF PROPOSED LOTS IS 1.
4. EXISTING & PROPOSED ZONING: RM-1-1
5. ASSESSOR'S PARCEL NUMBER: 432-043-13
6. LAMBERT COORDINATES: 208-1718
NAD 83 COORDINATES: 1848-6278
ELEV.: 346.678 M.S.L.
7. BENCH MARK: CITY OF SAN DIEGO, SEBP FULTON ST. & JUDSON ST.
ELEV.: 346.678 M.S.L.
8. TOPOGRAPHY: DGB SURVEY & MAPPING INC. (DATED 01/21/00)
23 1/2 NAPLES ST., CHULA VISTA, CA 91911
9. THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEC. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 8.
10. ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.
11. TITLE REPORT BY:
12. EXISTING AND PROPOSED EASEMENTS: AS SHOWN
13. BUILDING PLAN FILE NO.: A10054503
PERMIT NO.: P200002-04

UTILITIES:

- SEWER: CITY OF SAN DIEGO
- WATER: CITY OF SAN DIEGO
- ELECTRIC: SAN DIEGO GAS & ELECTRIC
- GAS: SAN DIEGO GAS & ELECTRIC
- TELEPHONE: PACIFIC BELL
- CABLE TV: COX CABLE CO.

Development Summary

1. SUMMARY OF REQUEST
CONVERT EXISTING SIX UNITS RESIDENTIAL TO SIX CONDOMINIUM UNITS.

2. STREET ADDRESS
7464 HYATT STREET, SAN DIEGO, CA 92111
(Check one) N S E W
Between JUDSON ST. and NORTH JUDSON ST.

3. SITE AREA
Total Site Area (gross): 0.445 Ac. 18,407 Sq. Ft.
Net Site Area: 0.431 Ac. 18,777 Sq. Ft.
(Net site area excludes required streets and public dedications)

4. COVERAGE DATA
Total Building Area (ground floor): 0.148 Ac. 6435 Sq. Ft.
Total Landscape/Open Space Area: - Ac. - Sq. Ft.
Total Hardscape/Paved Area: - Ac. - Sq. Ft.
Floor Area Ratio (FAR): 0.64 Gross Floor Area (GFA) 9920 Sq. Ft.

5. DENSITY (Residential)
Maximum no. dwelling units allowed per zone: 6
Number of existing units to remain on site: 2
Number of proposed dwelling units on site: 4
Total number of units provided on site: 6

6. YARDSETBACK
Street Yard: Required 15' Ft. Proposed 15' Ft.
Street Side Yard: Required 5' Ft. Proposed 5' Ft.
Interior Yard(s): Required 5' Ft. Proposed 5' Ft.
Rear Yard: Required 20' Ft. Proposed 20' Ft.

7. PARKING
Parking Criteria: Residential
(Check one) Commercial
 Industrial
 Mixed Use
 Other
Total number of spaces required by zone: 12 spaces
Total number of spaces provided on-site: 13 spaces
Commercial Development:
One space per _____ Sq. Ft. GFA _____ spaces

P.T.S. NO. 96587 W.O. NO. 42-6101

PREPARED BY:
DGB SURVEY & MAPPING, INC.
23 1/2 NAPLES STREET
CHULA VISTA, CA 91911

- REVISION 6:
- REVISION 4:
- REVISION 3:
- REVISION 2: 6/30/06
- REVISION 1: 4/28/06

PROJECT ADDRESS:
7464 HYATT STREET
SAN DIEGO, CA 92111

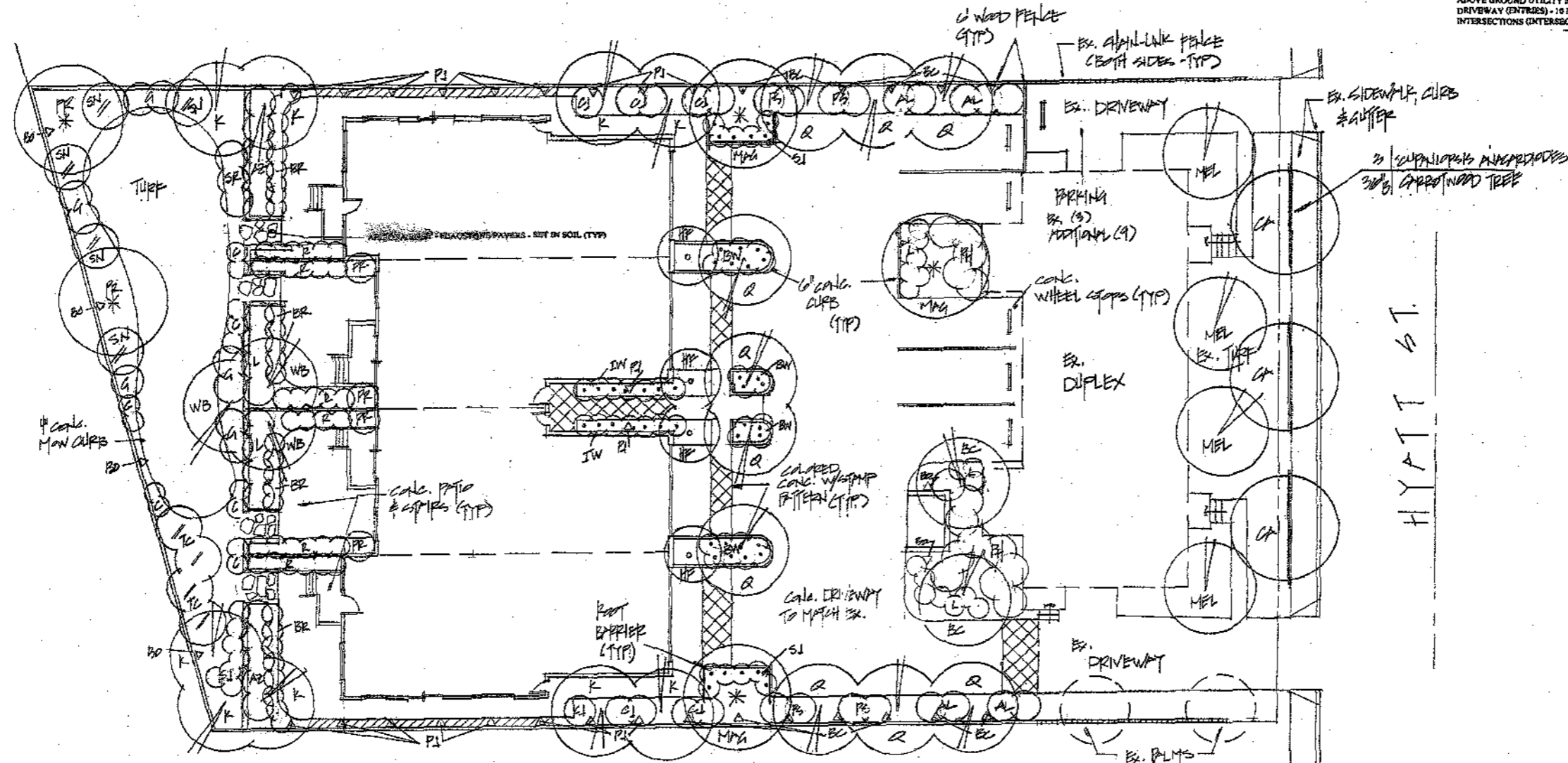
PROJECT NAME:
7464-7466 HYATT STREET

ORIGINAL DATE: 2/1/06

SHEET TITLE:
TENTATIVE MAP

SHEET 1 OF 1
W.O. # _____
DEP # _____

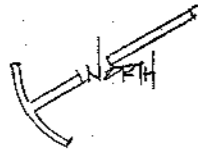
MINIMUM TREE SEPARATION DISTANCE
 IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE
 TRAFFIC SIGNALS (STOP SIGNS) - 20 FT.
 UNDERGROUND UTILITY LINES - 5 FT.
 ABOVE GROUND UTILITY STRUCTURES - 10 FT.
 DRIVEWAY ENTRIES - 10 FT.
 INTERSECTIONS (INTERSECTING CURB LINES OPTWO STREETS) - 25 FT.



PLANT LEGEND

Symbol	Quantity	Size	Botanical Name	Common Name
CA	3	36\"B	<i>Cupressus anacardioides</i>	Carrotwood Tree
Q	10	10\"BTH	<i>Syngnathus romanzoffianum</i>	Queen Palm
K	9	10\"BTH	<i>Saxifraga ciliolata</i>	King Palm
BC	2	24\"B	<i>Bursera sapida</i>	Pink Palm
HF	4	24\"B	<i>Howea forsteriana</i>	Kenia Palm
WB	3	24\"B	<i>Wodyetia bifurcata</i>	Football Palm
PR	4	15\"G	<i>Phoenix roebelinii</i>	Pygmy Date Palm
PREC	2	24\"B	<i>Phoenix reclinata</i>	Senegal Date Palm
MAG	3	24\"B	<i>Magnolia grandiflora</i>	Southern Magnolia
MEL	4	24\"B	<i>Melaleuca quinquenervia</i>	Cajuput Tree
TC	4	15\"G	<i>Tuplandia calyptrata</i>	Tuplandia
CI	10	15\"G	<i>Cassia japonica</i>	Cassia 'Red'
PS	8	5\"G	<i>Paludicola scellum</i>	Spiral Leaf Philodendron
SN	5	15\"G	<i>Scaevola aemula</i>	Queen Bird of Paradise
SR	3	5\"G	<i>Scaevola rostrata</i>	Bird of Paradise
AL	9	5\"G	<i>Alvynia integrifolia</i>	Blue Hibiscus
L	8	5\"G	<i>Ligustrum japonica</i>	Texas Privet
PH	15	5\"G	<i>Photinia fraserii</i>	Photinia
AZ	12	5\"G	<i>Azalea</i>	Azalea 'Purple'
G	9	5\"G	<i>Gardenia jasminoides 'Verchil'</i>	Gardenia
C	13	5\"G	<i>Cassia grandiflora 'Turris'</i>	Dwarf Nana Plant
R	34	5\"G	<i>Raphiolepis indica 'Pinkie'</i>	Dwarf 'Red' Hawthorn
Sub-Shrubs	81	4\" pots	<i>Begonia richmondensis</i>	Bedding Begonia
IR	42	4\" pots	<i>Impatiens walleriana</i>	Impatiens
BW	15	1\"G	<i>Scaevola 'Blue Wonder'</i>	Trailing Scaevola
SI	19	1\"G	<i>Trachelospermum jasminoides</i>	Star Jasmine
L	18	1\"G	<i>Lantana strobilata</i>	Trailing Lantana
Vines	13	5\"G sck	<i>Bignonia chiana</i>	Scarlet Trumpet Vine
PI	19	5\"G sck	<i>Pouzoliza jasminoides</i>	Booey Vine
BO	6	5\"G sck	<i>Bougainvillea 'Barbara Kart'</i>	Bougainvillea
Groundcovers	506			Marathon II

NOTE: ALL 24\"B TREES TO BE DOUBLE STAKED
 1\"G TREES SINGLE STAKE. TOP OF STAKE
 TO BE 6\" BELOW GROUND.



Note: It will be the responsibility of the property owner to provide ongoing maintenance to all landscape areas shown on the approved plan.

LANDSCAPE APPROVAL
 DEVELOPMENT SERVICES
 LAND DEVELOPMENT REVIEW

Project No. A100545-03
 Date: 12/29/03
 By: [Signature]
 Title: [Title]
 (SEE GRANTED & STAMPED PLANS SHALL BE PROVIDED AT INSPECTION)

Landscape

Prepared by: David Kahler
 dk designs
 4302 Calle Colada
 San Diego, CA 92126
 619-455-0623
 Address: Rickling Apartments
 Project Name: Rickling 4-plex
 Apartment 1
 Project Address: 11111 HATT ST.
 Project Name: RICKLING 4-PLEX
 APARTMENTS
 Sheet Title: Landscape/Grading Plan

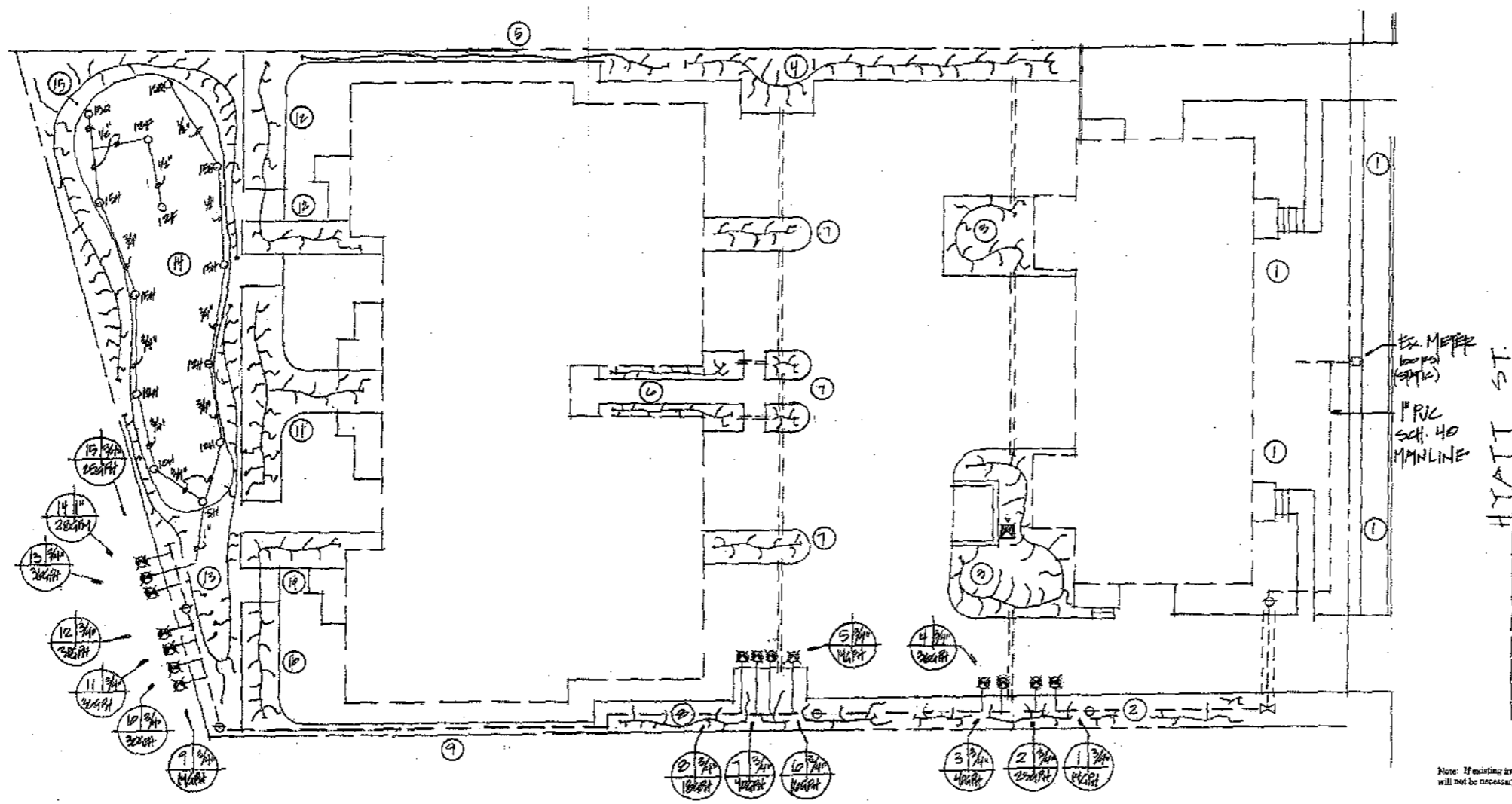


Revision 14	12/29/03
Revision 13	12/29/03
Revision 12	12/29/03
Revision 11	12/29/03
Revision 10	12/29/03
Revision 9	12/29/03
Revision 8	12/29/03
Revision 7	12/29/03
Revision 6	12/29/03
Revision 5	12/29/03
Revision 4	12/29/03
Revision 3	12/29/03
Revision 2	12/29/03
Revision 1	12/29/03

Sheet 1 of 3

RICKLING APARTMENTS

Date:	
Scale:	1\"/>
Drawn:	DK
Job:	
Sheet:	1 of 3



Note: If existing irrigation system is sufficient to adequately water the proposed trees, then a valve will not be necessary for the station code. Determine in field.

IRRIGATION LEGEND

SYM	MPGR	MODEL	GPM	PSI	RAD	NOTES
15H	15H	15H	1.9	30	15'	SHRUB POP-UPS
14H	14H	14H	3.6	"	12'	SHRUB POP-UPS
13H	13H	13H	4	"	5'	SHRUB POP-UPS
12H	12H	12H	0.7	"	10'	(1804 LAWN POP-UPS)
11H	11H	11H	1.3	"	12'	(1804 LAWN POP-UPS)
10H	10H	10H	1.3	"	12'	(1804 LAWN POP-UPS)
9H	9H	9H	1.3	"	12'	(1804 LAWN POP-UPS)

KING BRO. RAINBIRD MC SERIES CONTROLLER (WALL MOUNT) - REFER TO MODEL
 RAINCHECK - AUTOMATIC RAIN SHUTOFF
 ANY SCH. 40 PVC - PRESSURE MAINLINE (SIZE AS NOTED)
 CLASS 200 PVC - LATERAL LINE (SIZE AS NOTED) CLASS 315 (1/2" ONLY)
 3" SOLID DRAIN LINE FOR SLEEVING (2' DEEP)
 FEBCO EASY 1" REDUCED PRESSURE BACKFLOW PREVENTER
 WILKENS H510YSB 1" PRESSURE REDUCING VALVE - FACTORY SET AT 30 PSI
 RAINBIRD CONTROL ZONE KIT - XC2-075
 XERI-TUBE 700
 1/2" VINYL DIST. TUBING
 XERI-BUG EMITTERS - XB10 (1.9GPH)

- NOTES:
- * THE SPRINKLER SYSTEM DESIGN IS BASED ON A GROUND WATER PRESSURE OF APPROXIMATELY 100 PSI AT THE CITY MAIN. THE CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ANY DIFFERENCES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
 - * THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE STATE OF CALIFORNIA.
 - * THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE STATE OF CALIFORNIA.
 - * THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE STATE OF CALIFORNIA.



Irrigation Plan

Prepared by: David Kahler
 Name: dk@omiga.com
 Address: 2307 Calle Calzada, San Diego, CA 92126, 619-635-9625
 Phone:
 Project Address: 754 HYATT ST, SAN DIEGO
 Project Name: RICKLING 4-FLEX APARTMENTS Irrigation Plan
 Sheet Title:
 Sheet: 2 of 3

Revision 14
 Revision 13
 Revision 12
 Revision 11
 Revision 10
 Revision 9
 Revision 8
 Revision 7
 Revision 6
 Revision 5
 Revision 4
 Revision 3
 Revision 2
 Revision 1

Original Date: 1/2/02
 DEPS

RICKLING APARTMENTS

Date: 1/2/02
 Scale: 1/2" = 1'-0"
 Drawn: dk
 Job:
 Sheet: 2 of 3 Sheets

NOTES:
 * TREE STAKING SHALL BE DONE AT CONTRACTOR/OWNER'S DISCRETION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREE'S STABILITY DURING THE LENGTH OF THE GUARANTEE PERIOD. ALL STAKING MATERIALS SHALL BE REMOVED AT THE END OF THE 1-YEAR TREE GUARANTEE.
 * CONTRACTOR SHALL USE THE FOLLOWING AMENDMENT SCHEDULE FOR BIDDING PURPOSES ONLY. A SOILS TEST SHALL BE MADE BY THE LANDSCAPE ARCHITECT, AND RECOMMENDED AMENDMENTS SHALL BE USED FOR ACTUAL INSTALLATION.

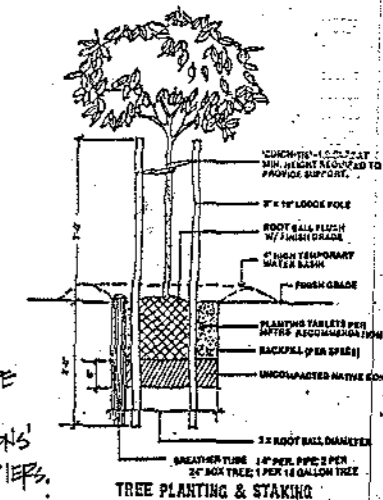
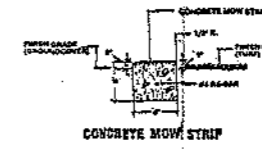
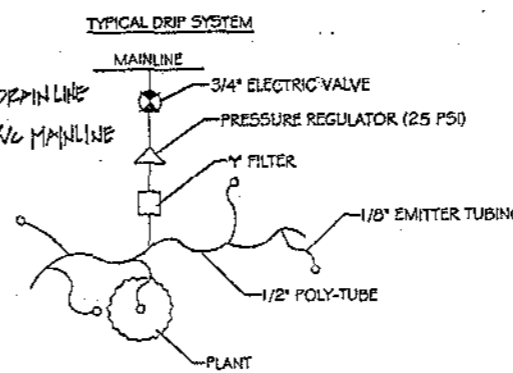
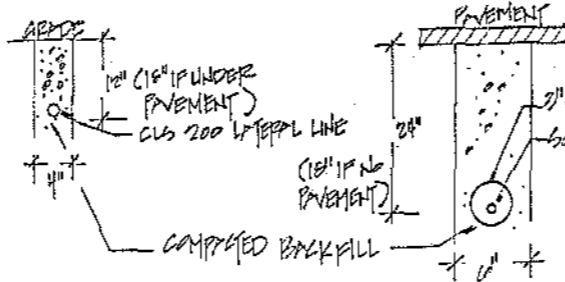
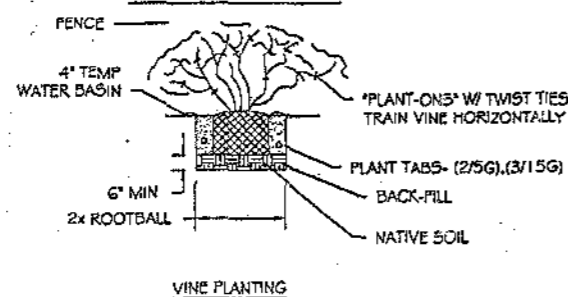
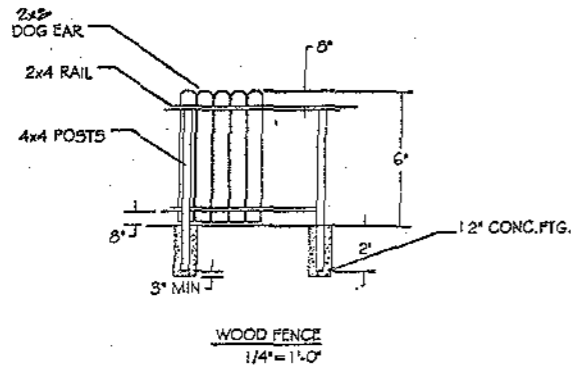
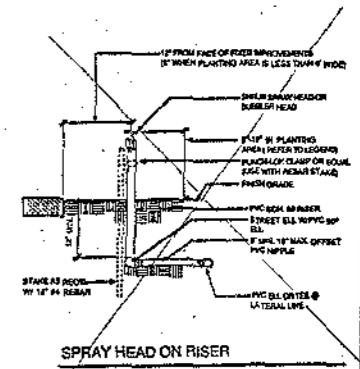
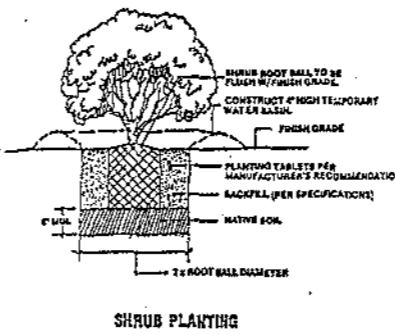
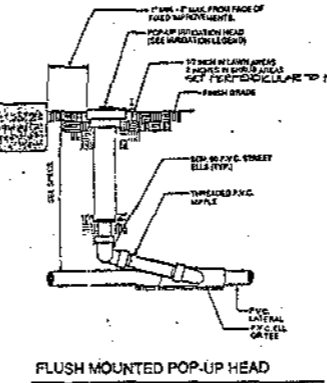
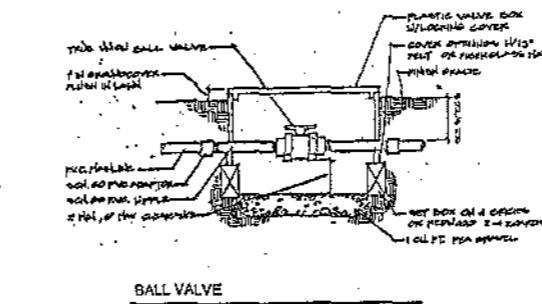
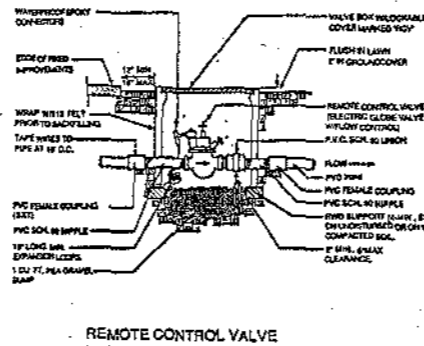
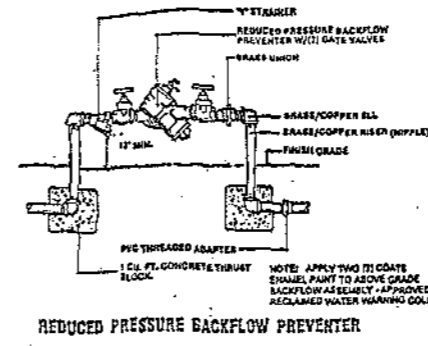
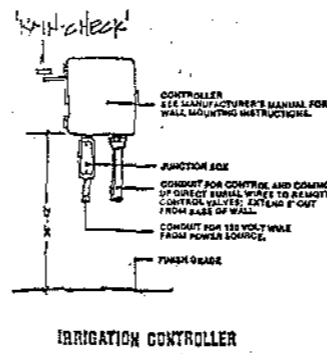
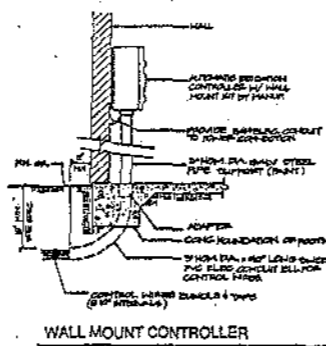
- 100 LBS. OF GYPSUM PER 1000 SQ. FT.
- 23 LBS. OF AGRIFORM 18-18-6 FERTILIZER PER 1000 SQ. FT.
- 6 LBS. OF IRON SULFATE PER 1000 SQ. FT.
- 20 LBS. OF SOIL SULFUR PER 1000 SQ. FT.
- 4 CUBIC YARDS OF NITROLIZED ORGANIC AMENDMENT PER 1000 SQ. FT.

* AMENDED SOIL SHALL BE ROTOTILLED TO A DEPTH OF 6".
 * PLANTING BACKFILL MIX FOR ALL AZALEAS, BEGONIAS, CAMELLIAS, GARDENIAS, ROSES, AND CITRUS SHALL CONSIST OF 1/3 EXISTING SOIL, 1/3 NITROLIZED ORGANIC AMENDMENT, AND 1/3 THOROUGHLY WETTED PEAT MOSS, AND OTHER AMENDMENTS NOTED ABOVE.
 * PLANTING BACKFILL MIX FOR ALL CONTAINER PLANTS (EXCEPT AZALEAS, BEGONIAS, CAMELLIAS, GARDENIAS, CITRUS OR ROSES) SHALL CONSIST OF 1/3 NITROLIZED ORGANIC AMENDMENT AND 2/3 EXISTING SOIL, PLUS 2 LBS. SOIL SULFUR AND 1 1/2 LBS. IRON SULFATE PER CU. YD., 4 LBS. GYPSUM, AND 2 1/2 LBS. OF AGRIFORM 18-18-6 PER YD.
 * ALL PLANTS 1 GALLON SIZE OR LARGER SHALL RECEIVE AGRIFORM 21-GRAM 20-10-5 FERTILIZER TABLETS AT THE FOLLOWING RATES:

- 1 GALLON - 1 TABLET, 5 GALLON - 2 TABLETS, 15 GALLON - 3 TABLETS, AND 1 TABLET PER 1/2" CALIPER FOR BOXED TREES.
- * ALL PLANTS INSTALLED FROM FLATS SHALL RECEIVE ONE AGRIFORM 5-GRAM 20-10-5 TABLET EACH, MIXED WITH A HANDFUL OF PREPARED BACKFILL PER ABOVE.

* ALL SHRUB PLANTING AREAS SHALL BE COVERED WITH A 4" DEEP LAYER OF SHREDDED FIR BARK.
 * ALL LANDSCAPE IMPROVEMENTS SHALL COMPLY WITH ALL PREVIOUS CITY APPROVALS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY'S LANDSCAPE MANUAL AND OTHER APPLICABLE STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.

NOTE: TREES, EXCEPT PALMS, PLANTED WITHIN 5 FT. OF ANY LANDSCAPE SHALL BE PLANTED WITH ROOT SOLUTION'S POLYETHYLENE ROOT BARRIERS. DO NOT WRAP BARRIERS AROUND ROOTBALL.
NOTE: IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS.



NOTE - TREES PLANTED WITHIN 5' OF ANY LANDSCAPE OR PAVEMENT SHALL BE PLANTED W/ROOT SOLUTION'S POLYETHYLENE ROOT BARRIERS. 2" DEEP BY PAVEMENT. DO NOT WRAP BARRIERS AROUND ROOTBALL.

- IRRIGATION NOTES:**
- * ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY'S LANDSCAPE MANUAL.
 - * CONTRACTOR SHALL INSTALL IRRIGATION SYSTEMS THAT ARE COMPLETE AND FUNCTIONING IN EVERY WAY.
 - * CONTRACTOR SHALL CHECK AND VERIFY ALL SITE CONDITIONS, UTILITIES, AND SERVICES PRIOR TO TRENCHING.
 - * CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, THROUGH WALLS, ETC. SLEEVING SHALL BE MARKED AT EACH END OF FLATWORK OR WALLS BY A PAINT DOT.
 - * CONTRACTOR SHALL NOTE LOCATIONS OF TREES (EXISTING AND PROPOSED) ON PLANTING PLAN AND SHALL ROUTE IRRIGATION PIPE AND PLACE HEADS TO PREVENT CONFLICTS WITH TREE PLANTING. GROUP VALVES PARALLEL TO EACH OTHER, IN PLANTING AREAS. LOCATE PIPE ALONG EDGE OF PLANTING AREAS WHEREVER POSSIBLE.
 - * ALL PIPE AND WIRE UNDER PAVING SHALL BE INSTALLED IN SCH. 40 PVC SLEEVES. SLEEVES SHALL BE AT LEAST TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE TO BE ENCLOSED, WITH A MINIMUM OF 2" SIZE.
 - * FLUSH ALL PIPES CLEAN PRIOR TO INSTALLING SPRINKLER HEADS.
 - * ALL HEADS TO BE 3" MINIMUM (6" MAX) FROM PAVING OR WALLS.
 - * PROVIDE ANTI-DRAIN VALVES OF CORRECT LINE SIZE WHERE FIELD CONDITIONS DEMAND.
 - * CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT 4' INTERVALS AND BURIED BENEATH MAINLINE WHERE POSSIBLE OR AT THE SAME DEPTH AS MAINLINE ALONG EDGES OF PLANTING AREAS.
 - * CONTRACTOR SHALL ADJUST ALL IRRIGATION HEADS TO COMPLETELY COVER PLANTING AREAS WHILE AVOIDING WALKS, BUILDINGS, WINDOWS, ETC.
 - * ALL TRENCHES SHALL BE WETTED AND RECOMPACTED TO 90% MINIMUM UNDER FLATWORK AND 85% IN PLANTING AREAS.
 - * SYSTEM CONTROLLER (S) SHALL BE SUPPLIED WITH THE CORRECT BATTERY BACK UP AND CONNECTED TO A RAIN SENSOR SHUTOFF DEVICE.
 - * CONTRACTOR IS REQUIRED TO USE MULTIPLE STARTS FOR EACH VALVE TO ACHIEVE DEEP WATERING.
 - * PROVIDE PLASTIC SEALED DIAGRAMMATIC PLAN OF SYSTEM IDENTIFYING STATION NUMBERS AND AREA THEY WATER; MOUNT INSIDE EACH CONTROLLER.
 - * CONTRACTOR TO PROVIDE THE FOLLOWING AS PART OF THIS CONTRACT:
 - ALL EQUIPMENT OPERATION MANUALS AND GUARANTEES.
 - PLASTIC SEALED DIAGRAM OF SYSTEM AREAS.
 - SET OF AUTOMATIC CONTROLLER KEYS FOR EACH CONTROLLER.
 - SCREWDRIVER (S) FOR ADJUSTING EACH TYPE OF SPRINKLER HEAD SUPPLIED.



Details/Notes

Prepared by:	David Kahler	Revision 14
Drawn by:	dk designs	Revision 13
Address:	8305 Calle Calzada	Revision 12
Phone:	San Diego, CA 92126	Revision 11
	858-635-9625	Revision 10
Project Address:	1144 HYATT ST.	Revision 9
	SAN DIEGO	Revision 8
Project Name:	RECKLING 4-FLEX	Revision 7
	APARTMENTS	Revision 6
Sheet Title:	Details/Notes	Revision 5
		Revision 4
		Revision 3
		Revision 2
		Revision 1

Sheet 20073

Original Date: 11/21/02

DEP#

PLANNING COMMISSION
RESOLUTION NO. XXXX-PC
TENTATIVE MAP NO. 313791
7464 HYATT ST TENTAIVE MAP - PROJECT NO. 96587
DRAFT

WHEREAS, Michael and Vincent Rickling, Applicant/Subdivider, and DGB Survey and Mapping, Engineer, submitted an application with the City of San Diego for a Tentative Map, No. 313791, and to waive the requirement to underground existing overhead utilities. The project site is located at 7464-7474 Hyatt Street in the RM-1-1 zone within the Linda Vista Community Plan; and

WHEREAS, the Map proposes the subdivision of a 0.44 acre site into one (1) lot for a six (6) unit residential condominium conversion; and

WHEREAS, the project is exempt from environmental review pursuant to Article 19, Section 15301(k) of the California Environmental Quality Act (CEQA) on the basis that the facilities are existing; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, the subdivision is a condominium project as defined in Section 1350 et seq. of the Civil Code of the State of California and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is six (6); and

WHEREAS, on March 20, 2008, the Planning Commission of the City of San Diego considered Tentative Map No. 313791, including the waiver of the requirement to underground existing overhead utilities, and pursuant to Sections 125.0440 (tentative map), 125.0444 (condo conversion), and 144.0240 (underground), of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 33791

1. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).
2. 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 (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).

3. Each of the tenants of the proposed condominium project has received, pursuant to State Map Action Section 66452.9, written notification of intention to convert at least 60 days prior to the filing of a tentative map (Land Development Code 125.0444 and State Map Act Section 66427.1(a)).
4. The project has been conditioned that the Subdivider will give 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 State Map Act (Land Development Code Section 125.0444 and State Map Act Section 66427.1(a)).
5. The project has been conditioned that the Subdivider will give each tenant 10 days' written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report will be available on request (Land Development Code Section 125.0444 and State Map Act Section 66427.1(a)).
6. The project has been conditioned that the Subdivider will give each tenant of the proposed condominium project written notification within 10 days of approval of a final map for the proposed conversion (Land Development Code Section 125.0444 and State Map Act Section 66427.1(b)). If the subdivider chooses to provide affordable housing units, the subdivider shall enter into an affordable housing agreement with the Housing Commission, prior to recordation of the Final Map.
7. The project has been conditioned that the Subdivider will give each of the tenants of the proposed condominium project 180 days' written notice of intention to convert prior to termination of tenancy due to the conversion or proposed conversion (Land Development Code Section 125.0444 and State Map Act Section 66427.1(c)).
8. The project has been conditioned that the Subdivider will give each of the tenants of the proposed condominium project notice of an 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, which notice shall be provided within 5 working days of the issuance of the Subdivision Public Report.. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right (Land Development Code Section 125.0444 and State Map Act Section 66427.1(d)).

9. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing (Land Development Code Section 125.0444.b).
10. 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 (Land Development Code Section 125.0444.c).
11. Each of the tenants of the proposed condominium project has received written notification of the project application for the condominium conversion within 10 days after the application was deemed complete (Land Development Code 125.0431(a)(3)).
12. The project has been conditioned that the subdivider will give each person applying for the rental of a unit in such residential real property written notification that the project application for the condominium conversion was deemed complete (Land Development Code 125.0431(a)(3)).
13. The project has been conditioned that the subdivider will give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (Land Development Code Section 125.0431(a)(4)).
14. A Building Conditions Report has been prepared in accordance with the Land Development Manual by a registered architect or engineer licensed by the State of California (Land Development Code Section 144.0504(b)).
15. The project has been conditioned that the subdivider will provide to a prospective purchaser a copy of the Building Conditions Report prior to the opening of an escrow account. (Land Development Code Section 144.0504(c)).
16. The project has been conditioned that the subdivider will provide a relocation assistance payment to all tenants of the project whose tenancy has terminated due to the condominium conversion. (Land Development Code Section 144.0505).
17. The project has been conditioned for the subdivider to complete the physical improvements as outlined in Land Development Code Section 144.0507, to the satisfaction of the City Engineer prior to final map approval.
18. The project has been conditioned for the subdivider to satisfy the inclusionary housing requirements in accordance with Land Development Code Section 142.1306. (Land Development Code Section 144.0508).

19. The requested underground waiver of the existing overhead facilities, qualifies under the guidelines of Council Policy No. 600-25 *Underground Conversion of Utility Lines at Developers Expense* in that:
 - a. The conversion involves a short span of overhead facility (less than 600 feet in length).
 - b. The conversion is a requirement of a condominium conversion of an existing development and the conversion would not represent a logical extension to an underground facility.
20. 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 Planning Commission, Tentative Map No. 313791, including the waiver of the requirement to underground existing overhead utilities, is hereby granted to MICHAEL AND VINCENT RICKLING, Applicant/Subdivider, subject to the following conditions:

GENERAL

1. This Tentative Map will expire March 20, 2011.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the County Recorder.
4. Prior to the issuance of the Final Map taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition
5. The applicant 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, including, but not limited to, any 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant

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 State Map Act.
8. The Subdivider shall provide the tenants a Notice of Application for a Public Report at least 10 days prior to the submittal to the Department of Real Estate (DRB), pursuant to Section 66427.1(a) of the Subdivision Map Act.
9. 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 Section 66427.1(c) of the Subdivision Map Act. The provisions of this subdivision shall not 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 Sections 1941, 1941.1 and 1941.2 of the Civil Code.
10. 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 Section 66427.1(d) of the State Map Act. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report, pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.

11. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days or approval of a Final Map for the proposed conversion, in conformance with Section 66427.1(b) of the Subdivision Map Act.

AFFORDABLE HOUSING

12. Prior to recordation of the Final Map the Subdivider shall comply with the affordable housing requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code) by paying an in-lieu fee of \$9,925.00, based on a square footage of living space for the six units of 7,940 square feet, or by entering into an Agreement with the San Diego Housing Commission, to ensure payment of the in-lieu fee.
13. Prior to the recordation of the Final Map, the subdivider shall demonstrate conformance with the Municipal Code provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division 5), to the satisfaction of the Development Services Department and the Housing Commission.
14. The subdivider will give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (Land Development Code Section 125.0431(a)(4)).
15. The subdivider will provide to a prospective purchaser a copy of the Building Conditions Report prior to the opening of an escrow account. (Land Development Code Section 144.0504(c)).

ENGINEERING

16. Prior to recordation of the Final Map, the subdivider shall dedicate and improve an additional 3.0 feet of Right-of-Way, adjacent to the site on Hyatt Street.
17. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
18. Prior to recordation of the Final Map, the subdivider shall reconstruct the existing west driveway to current City Standards adjacent to the site on Hyatt Street.
19. Prior to recordation of the Final Map, the subdivider shall close the existing east driveway and construct current City Standard curb, gutter and sidewalk, adjacent to the site on Hyatt Street.

20. Prior to recordation of the Final Map, the subdivider shall construct a current City Standard sidewalk where the new sewer lateral was constructed, adjacent to the site on Hyatt Street.
21. Prior to recordation of the Final Map, the subdivider shall obtain an Encroachment Maintenance Removal Agreement for the private site drain and D-25 curb outlet in the Right-of-Way, adjacent to the site on Hyatt Street.
22. Prior to recordation of the Final Map, the Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
23. 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.
24. Prior to the recordation of the Final Map, the subdivider shall demonstrate conformance with the Municipal Code provisions for building and landscape improvements (Land Development Code Sections 144.0507), to the satisfaction of the City Engineer. The parking requirements in Land Development Code Sections 144.0507 and 142.0525.a do not apply, since this project was deemed complete prior to the effective date of this ordinance (July 27, 2006).
25. 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.

LANDSCAPE

26. Landscape conditions here Prior to recording of a Final Map, the subdivider shall submit a Landscape Planting and Irrigation Plan depicting the Street Yard and Street Trees in the Public Right-of-Way in Accordance with Section 142.0404, Table 142-04C, and 142.0409 of the Landscape Regulations within the Land Development Code. All Landscape and Irrigation shall also be consistent with the Land Development Manual, Landscape Standards.
27. The Landscape and Irrigation Plan shall be in substantial conformance with Exhibit 'A,' Landscape Concept Plan, on file in the Office of the Development Services Department.

28. The Landscape Plan shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.
29. 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. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
30. The Permittee or subsequent owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.
31. 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 City Manager within 30 days of damage or prior to a Certificate of Occupancy or a Final Landscape Inspection.

MAPPING

32. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
33. "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."
34. The Final 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.

SEWER AND WATER

35. Water and Sewer Requirements:

- a. 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.
- b. 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.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission 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 Section 1531 et seq.).
- If the subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then 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 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.

- Where in the course of development of private property, public facilities are damaged or removed the property owner 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. Municipal Code Section 142.0607.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON MARCH 20, 2008.

By

Jeannette Temple
Development Project Manager
Development Services Department

Job Order No. 426101

Minutes of the April 24, 2006
Linda Vista Planning Committee

Meeting called to order at 6:06 PM at the Linda Vista Public Library with approximately 36 people present by Chair Ed Cramer

The following were absent: Rick Bussell, Margarita Castro, Ester McNulty, and Ron Tomcek
New member Leon Jackson was present.

Donna Frye spoke to the group about Condo Conversion issue and use of tobacco funds to securitize revenues to borrow funds for the Pension fund.

Also the following spoke: Michael Schaldach from the SD Police Dept, Libby Day from Redevelopment, Marlon Pangilinan, City planner, Tom Cleary, USD, Estela Klink, Housing Counselor, Jeff Hink Fire Dept.

Election of Members for the Planning Committee for 3 openings that were not filled at last meeting. The members will be from the community at large.

Wayne Bamford presented the following slate for nomination:

Yvette, Belcher
Drew Corley,
Rosemary Ortega
Margarita Castro.

Motion was made by Wayne Bamford to close nominations, seconded by Doug Beckham. Motion passed with no objections. Elections were held. The following were elected. Drew Corley, Rosemary Ortega, and Margarita Castro.

Presentation on the Proposed Industrial Land Expansion in the Morena Area was made by Jean Cameron.

Action items:

Azusa Street at 1209 Azusa Street was rescheduled until next meeting

Bahai Center request to amend an existing conditional use permit #4757 located in RS-1-7 Zone was presented by Don Ballantyne for approval. Doug Beckham seconded the motion. 12 voted in favor none opposed.

Hyatt Street project number 96587 at 7464 Hyatt Street to convert 6 residential units to condos and under grounding overhead utilities waiver on the site.

Don Ballantyne made a motion to accept the map waiver; it was seconded by Wayne Bamford. 10 voted in favor and 2 opposed the motion.

Second Baptist Church request to construct a new church at 2706 Korink Ave in Zone RS-1-7 and to provide a CUP/PDP for the site. Don Ballantyne made motion to approve the project subject to the City requirements, referenced in a letter (from the city) dated 18 April, 2006 with special reference to paragraph IV (Transportation/Circulation) in the attachment. Doug Beckham seconded the motion. It passes 12 to 0.

Minutes of the last meeting were approved as presented.

7464 HYATT STREET TENTATIVE MAP

PROJECT CHRONOLOGY

PTS # 96587 JO# 426101

Date Response	Action	Description	City Review Time	Applicant
3/3/06	Customer Submits First Cycle			
3/20/06	Initial Assessment Letter Sent		17days	
5/2/06	Customer submits 2 nd Cycle			1 month, 13 days
6/15/06	Second Assessment Letter		1 month, 13 days	
7/7/06	Customer submits 3rd Cycle			22 days
8/1/06	Third Assessment Letter		25 days	
9/12/06	Fourth Submittal	Landscape Plan and Building Conditions Report only		1 month, 11 days
10/24/06	Cycle Complete		1 month, 12 days	
3/20/08	Planning Commission Hearing	Appt w/ Structural 12/20/06/Noticing Issues	1 year, 4 months, 26 days	

<i>Total Staff Time (Average at 30 days per month):</i>	<i>1 year, 9 months, 1 day</i>
<i>Total Applicant Time (Average at 30 days per month):</i>	<i>3 months, 16 days</i>
<i>Total Project Running Time (Years/Months/Days):</i>	<i>2 years, 17 days</i>



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 Project No. For City Use Only

7464 Hyatt St.

Project Address:

7464 Hyatt St.

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.

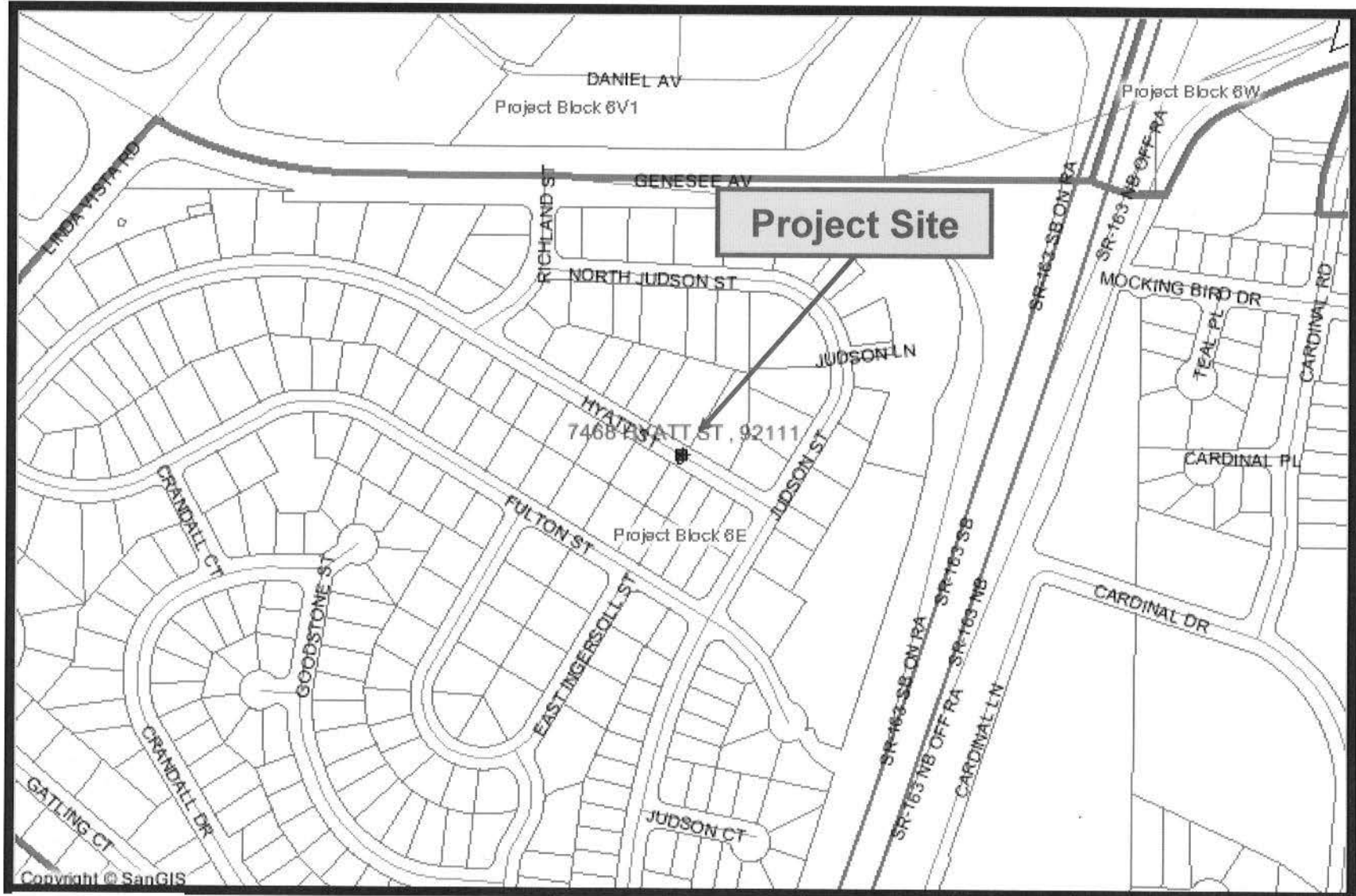
Additional pages attached Yes No

Name of individual (type or print):
 Vincent Rickling
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 2275 meadow Lark Dr
 City/State/Zip:
 San Diego CA
 Phone No: 858-279-8879 Fax No:
 Signature: Vincent Rickling Date: 1-16-08

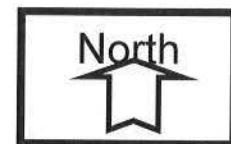
Name of individual (type or print):
 Michael Rickling
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 2275 meadowlark Dr
 City/State/Zip:
 San Diego 92123
 Phone No: 858-279-8879 Fax No:
 Signature: Michael Rickling Date: 1-16-08

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:



Block 6E Residential Roads and Alleys
7464 Hyatt St Tentative Map – PROJECT NUMBER 96587
7464-7474 Hyatt Street



ATTACHMENT 10

Project Block 6S	2034	6
Project Block 6S1	2035	6
Project Block 6L1	2036	6
Project Block 6N2	2037	6
Project Block 6N1	2038	6
Project Block 6N	2039	6
Project Block 6O	2040	6
Project Block 6O1	2041	6
Project Block 6O2	2042	6
Project Block 6P1	2043	6
Project Block 6P	2044	6
Project Block 6AA	2045	6
Project Block 6AA1	2046	6
Project Block 6AA2	2047	6
Project Block 6T	2048	6
Project Block 6T1	2049	6
Project Block 6R	2050	6
Project Block 6R1	2051	6
Project Block 6Q	2052	6
Project Block 6Q1	2053	6
Project Block 6V	2054	6
Project Block 6U	2055	6
Project Block 6V1	2056	6
Project Block 6W	2057	6
Project Block 6E	2058	6
Project Block 6F	2059	6
Project Block 6F1	2060	6
Project Block 6D	2061	6



Council District Six

7464 Hyatt St Tentative Map – PROJECT NUMBER 96587
7464-7474 Hyatt Street

60-Day Notice of Filing Tentative Map for Conversion

ENRICO D MAYERS, JEANETTE MAYERS, JESSICA J STEPHENS
(present occupant(s))

To the occupants of 7474 HYATT ST, SAN DIEGO, CA.
(street address) (city)

The owners of this building, at 7464-7474, HYATT ST, CA.,
Plan to file a Tentative Map or Map Waiver with the City of San Diego to convert this
building to a condominium project.

You shall be given notice of each hearing for which notice is required pursuant to Sections
66451.3 and 66452.5 of the Government Code, and you have the right to appear and the
right to be heard at any such hearing.

Should the condominium conversion project be approved, tenants may be required to
vacate the premises.

Dated: 8/22/07

Vincent M Rickling
(Signature of owner or owner's agent)

Copy received by: [Signature]

Dated: 8/22/07

Dated: _____



Site Photos

7464 Hyatt Street Tentative Map – Project Number 96587

7464-7474 Hyatt Street

