



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: July 5, 2023 REPORT NO. HO-23-028

HEARING DATE: July 12, 2023

SUBJECT: 4605 SANTA CRUZ Process Three Decision

PROJECT NUMBER: [684770](#)

OWNER/APPLICANT: Jacqueline C. Helleis and Judith L. King, Co-Trustees of the Helleis/King Trust dated June 23, 1993, Owners and Jacqueline C. Helleis, Applicant

### SUMMARY

Issue(s): Should the Hearing Officer approve a Tentative Map (TM), Site Development Permit (SDP) and Coastal Development Permit (CDP) for the subdivision of an existing 0.16-acre parcel into two parcels, for the retention of an existing single-family residential dwelling unit with an attached one-car garage on one parcel, construction of a 2,400-square-foot two-story single-family residential dwelling unit with an attached two-car garage on the second parcel, associated on-site and off-site improvements, and a waiver of the requirement to underground existing overhead utilities, located at [4605 Santa Cruz Avenue](#) within the [Ocean Beach Community Plan and Local Coastal Program Land Use Plan area](#)?

### Proposed Actions:

1. APPROVE Tentative Map No. [2523336](#) with a waiver of the requirement to underground existing off-site overhead utilities; and
2. APPROVE Site Development Permit (SDP) No. [2523335](#) and Coastal Development Permit (CDP) No. [2523334](#).

Fiscal Considerations: None with this action. The processing of the Project is funded by a deposit account maintained by the applicant.

Community Planning Group Recommendation: On March 3, 2022, the Ocean Beach Planning Board voted 13-0 to recommend approval of the proposed project without conditions/recommendations.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332 (In-Fill Development Projects). This project is not pending an appeal of the environmental determination. The

environmental exemption determination for this project was made on April 20, 2023, and the opportunity to appeal that determination ended May 4, 2023.

## BACKGROUND

The project site is located at 4605 Santa Cruz Avenue. The 0.16-acre site is in the RM-1-1 (Residential Multiple Unit) Base Zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Airport Land Use Compatibility Overlay Zone for Naval Air Station (NAS) North Island and San Diego International Airport (SDIA), Parking Impact Overlay Zone (Coastal Impact), Transit Priority Area, Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (AIA) for SDIA – Review Area 2 and NAS North Island – Review Area 2, and the Federal Aviation Administration (FAA) Part 77 Noticing Area for SDIA and NAS North Island, of the Ocean Beach Community Plan area and Council District 2.

The existing project site is a parcel comprised of two legal lots legally described as Lots 25 and 26 in Block 20 of Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 279, filed in the Office of the County Recorder of San Diego County, May 18, 1887. The project site is located at the southwest corner of the intersection of Santa Cruz Avenue and Froude Street, bound to the north by and fronting Santa Cruz Avenue, to the south by and fronting Froude Street, to the southwest (rear) by an adjacent alley and to the northwest (interior side) by an adjacent single-family residential dwelling unit. The project site is currently developed with a two-story single-family residential dwelling unit with an attached single-car garage with frontage to Santa Cruz Avenue and adjacent frontage to Froude Street. The project site is within an established urban residential neighborhood with adjacent single-family dwelling units. The project site is located approximately a half-mile east of the shoreline of the Pacific Ocean within a fully developed residential neighborhood. The project site has been previously impacted by development and is in a developed, urban neighborhood, does not contain, nor is adjacent to, any Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands, and does not contain nor is near any sensitive biological resources.

The [Ocean Beach Community Plan and Local Coastal Program](#) (OBCP) land use plan, identifies a Framed View Corridor along Santa Cruz Avenue fronting the project site and a Scenic Outlook in the northwesterly direction from the intersection of Santa Cruz Avenue and Froude Street as shown in Figure 4.4, Public Coastal Views of the Urban Design Element, but does not identify any public views from within the private property to and along the ocean and other scenic coastal areas.

The (OBCP) designates the project site for Residential Low-Medium Density land use which allows 10 to 14 dwelling units (du) per acre (ac). Based on the lot size of 0.16-acre, the maximum density allowed is 2.24 dwelling units (0.16 x 14 du/ac). The RM-1-1 Base Zone is a multiple unit residential zone and allows a maximum permitted density of 3,000-square-feet per residential dwelling unit.

## DISCUSSION

### Project Description:

The project proposes a Small Lot Subdivision in accordance with San Diego Municipal Code (SDMC)

[Section 143.0365](#) of an existing 0.16-acre parcel into two parcels. One parcel will be for the existing single-family residential dwelling unit with an attached single-car garage on site; the second parcel will be for the construction of a 2,400-square-foot (SF) two-story single-family residential dwelling unit with an attached two-car garage. Additionally, the project includes associated on-site and off-site improvements, and a waiver to the requirement to underground existing off-site overhead utilities. The purpose and intent of the Small Lot Subdivision and related Supplemental Site Development Regulations is to encourage development of single dwelling units on small lots to provide a space efficient and economical alternative to traditional single dwelling unit development. It is also the intent of these regulations to provide pedestrian friendly developments that are consistent with neighborhood character.

The RM-1-1 Base Zone is a Residential Multiple Unit zone which allows a maximum permitted density of one residential dwelling unit per 3,000-square-feet of lot area. The proposed subdivision will create two parcels, one parcel will be a 0.073-acre (3,192.2-square-foot) parcel for the existing two-story single-family dwelling unit, and the second parcel will be a 0.087-acre (3,773.3-square-foot) parcel for a new 2,400 square-foot single-family dwelling unit as described above. Thus, the project will be within the allowed density of 2.24 dwelling units for the RM-1-1 (Residential) Base Zone. The Supplemental Site Development Permit regulations for [Small Lot Subdivision \(SDMC Section 143.0365](#) and [Table 143-03C](#)) contain specific development regulations for development within a Small Lot Subdivision including allowing a Small Lot Subdivision within zone RM-1-1, allowing a maximum of one dwelling unit for the subdivided lot with a maximum of three bedrooms, and supplemental zoning regulations including but not limited to minimum lot dimensions and setback requirements. The project as proposed will be in conformance with the Supplemental Site Development Permit regulations for Small Lot Subdivisions.

The proposed development does not propose new structures adjacent to the Framed View Corridor or the Scenic Outlook shown in Figure 4.4. The proposed structure is located at the rear of the existing parcel and although not adjacent to the Framed View Corridor or the Scenic Outlook it will incorporate design elements which include pitched roofs, building step backs and varying planes to reduce the bulk and scale of the proposed structure in conformance with the OBCP Urban Design Recommendations 4.6.1, 4.6.4 and 4.6.5. Additionally, the proposed structure will be in conformance with the 30-foot coastal height limit overlay zone (CHLOZ). The proposed project design will be in conformance with the applicable regulations and therefore, will comply with the community plan goals regarding public view preservation and enhancement. Although the proposed structure is not within a Framed View Corridor or Scenic Outlook as identified in the Local Coastal Program, public views fronting and adjacent to the project site will be maintained by not proposing any development adjacent to or within the Framed View Corridor or Scenic Outlook.

The proposed subdivision and single-family residential development as proposed are consistent with the density and character of the existing residential zone. The project incorporates design elements which include pitched roofs and varying planes to reduce the bulk and scale of the proposed structure. The proposed structure is in conformance with the 30-foot coastal height limit overlay zone (CHLOZ). With exception of the requested waiver to the requirement to underground existing off-site overhead utilities, the project is not requesting, nor does it require, any deviations or variances from the applicable regulations and residential land use policies, and is consistent with the recommended land use designation, and development standards in effect for the site.

### Permits Required

Pursuant to the San Diego Municipal Code (SDMC), the project requires the following:

- A Site Development Permit per [SDMC Section 126.0502\(b\)\(4\)](#) for development of a small lot subdivision in accordance with [SDMC Section 143.0365](#);
- A Coastal Development Permit per [SDMC Section 126.0702](#) for development within the Coastal Overlay Zone; and
- A Tentative Map per [SDMC Section 125.0410](#) for the proposed subdivision of the existing parcel into two parcels with a waiver of the requirement to underground existing off-site overhead utilities in accordance with [SDMC Section 144.0242\(c\)\(1\)\(B\)](#).

The discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC Section [112.0103](#). Therefore, the decision to approve, conditionally approve, or deny this project will be made by the Hearing Officer, a Process Three decision, with appeal rights to the Planning Commission.

### Community Plan Analysis:

The proposed project promotes the development of new housing stock in the Ocean Beach Community Plan (OBCP) area, will comply with regulations related to energy efficiency and sustainability in conformance with residential mandatory measures of the California Green Building Standards Code (CALGreen). By proposing new development that is in conformance with CALGreen, the project meets the goal of exemplifying sustainable development and growth as outlined in the Housing Element of the City's General Plan. The project will comply with landscape and streetscape guidelines of the Ocean Beach Community. The proposed development will be consistent with General Plan Housing Element policies HE-0.2 and HE-0.4 which set goals related to encouraging development that relies on transit use by building near established transit routes and by improving infrastructure to support infill development. The project site is located within a half mile of several bus stops for MTS Bus Route 923 which operates on Orchard Avenue south of the project site and Cable Street west of the project site. The project is also conditioned to make improvements to the existing infrastructure by repairing or replacing portions of curbs, gutters, sidewalks, and the alley apron adjacent to the project site in conformance with City Standards to the satisfaction of the City Engineer which would improve existing infrastructure. The OBCP designates the project site for Residential Low-Medium Density land use which allows 10-14 dwelling units (du) per acre (ac). Based on the lot size of 0.16-acre, the maximum density allowed is 2.24 dwelling units (0.16 x 14 du/ac). The project proposes two single-family dwelling units consistent with the allowed density of 2.24 dwelling units. By ensuring development is consistent with the allowed density, the project complies with OBCP Land Use Element recommendation 2.1.3 that new residential development is constructed within the density ranges identified in the plan and meets adopted parking standards. The minimum parking required for this project would be two parking spaces per dwelling unit per Section 142.0520 and Table 142-05B, the project proposes one parking space within the existing attached one car garage and one parking space within the driveway for the existing single-family dwelling unit and two parking spaces within the attached garage for the proposed single-family

dwelling unit to be constructed on the proposed subdivided lot. By providing parking in conformance with the applicable regulations the project also meets OBCP Land Use Element recommendation 2.1.3.

The project proposes improvements within the public right-of-way that include replacement of public sidewalks along Santa Cruz Avenue and Froude Street which will meet the mobility goal of the OBCP for the enhancement of the street system for bicycles and pedestrians. The project will conform to the OBCP Urban Design Goal of new development that is environmentally friendly by conforming to the requirements of the residential mandatory measures of the CALGreen Standards. Additionally, the project meets OBCP Urban Design recommendations 4.1.1 through 4.1.11 and 4.1.14 by providing architectural features including step backs and articulation to break up building facades, providing a visual hierarchy of design elements, ensuring the scale and articulation of the project is compatible with the surrounding development, including doors and window placements that create visual rhythms, designing the corner lot to be mindful of both street frontages and the adjacent alley, providing pedestrian access that is separate from the automobile access, and ensuring the project is in conformance with storm water regulations and Residential Mandatory Measures from the CALGreen Standards.

#### Project-Related Issues:

The project requested a waiver of the requirement to underground existing offsite overhead utilities pursuant to [SDMC section 144.0242\(c\)\(1\)\(B\)](#). City staff has reviewed the applicant's request and supports the waiver because in accordance with [SDMC Section 144.0242\(c\)\(1\)\(B\)](#) the conversion to underground existing off-site utilities involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

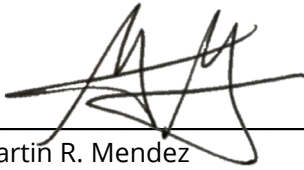
#### Conclusion:

Staff has reviewed the proposed subdivision and project, and all issues identified through the review process have been resolved in conformance with adopted City Council policies, Land Development Code regulations, and the Subdivision Map Act. The project conforms to the Ocean Beach Community Plan and General Plan. Staff has provided draft findings and conditions for the Development Permits and Tentative Map (Attachments 4 through 7) and recommends the Hearing Officer APPROVE Site Development Permit No. 2523335, Coastal Development Permit No. 2523334 and Tentative Map No. 2523336.

#### ALTERNATIVES

1. APPROVE Site Development Permit No. 2523335, Coastal Development Permit No. 2523334 and Tentative Map No. 2523336, with modifications.
2. DENY Site Development Permit No. 2523335, Coastal Development Permit No. 2523334 and Tentative Map No. 2523336, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

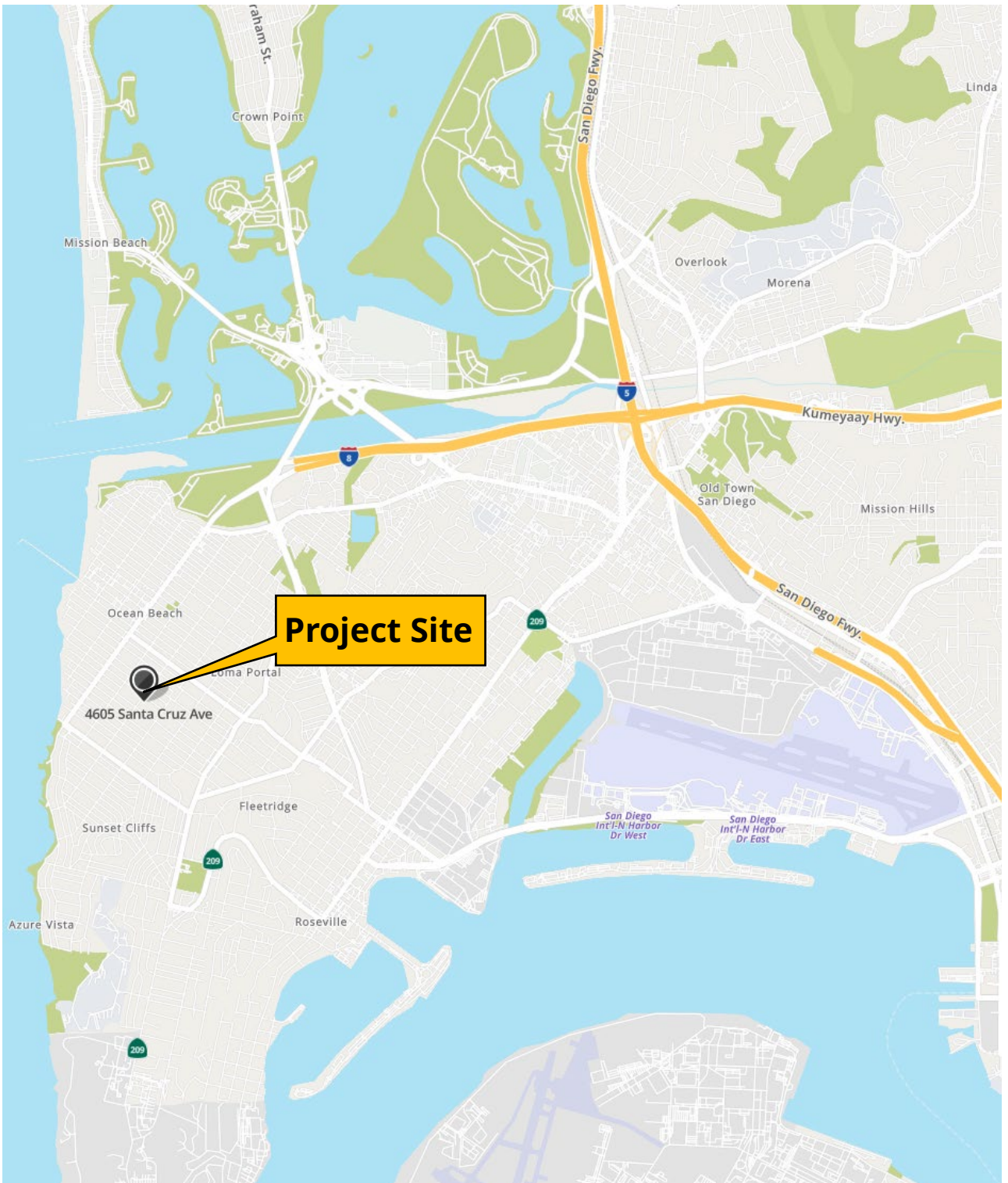


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Martin R. Mendez  
Development Project Manager  
Development Services Department

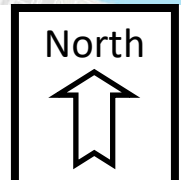
Attachments:

1. Project Location Map
2. Aerial Photograph Map
3. Community Plan Land Use Map
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Draft Tentative Map Conditions
7. Draft Tentative Map Resolution with Findings
8. Environmental Notice of Right to Appeal
9. Ownership Disclosure Statement
10. Community Planning Group Recommendation
11. Project Plans



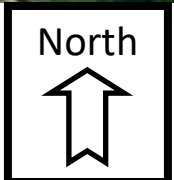
## Project Location Map

4605 Santa Cruz Avenue  
PROJECT NO. 684770

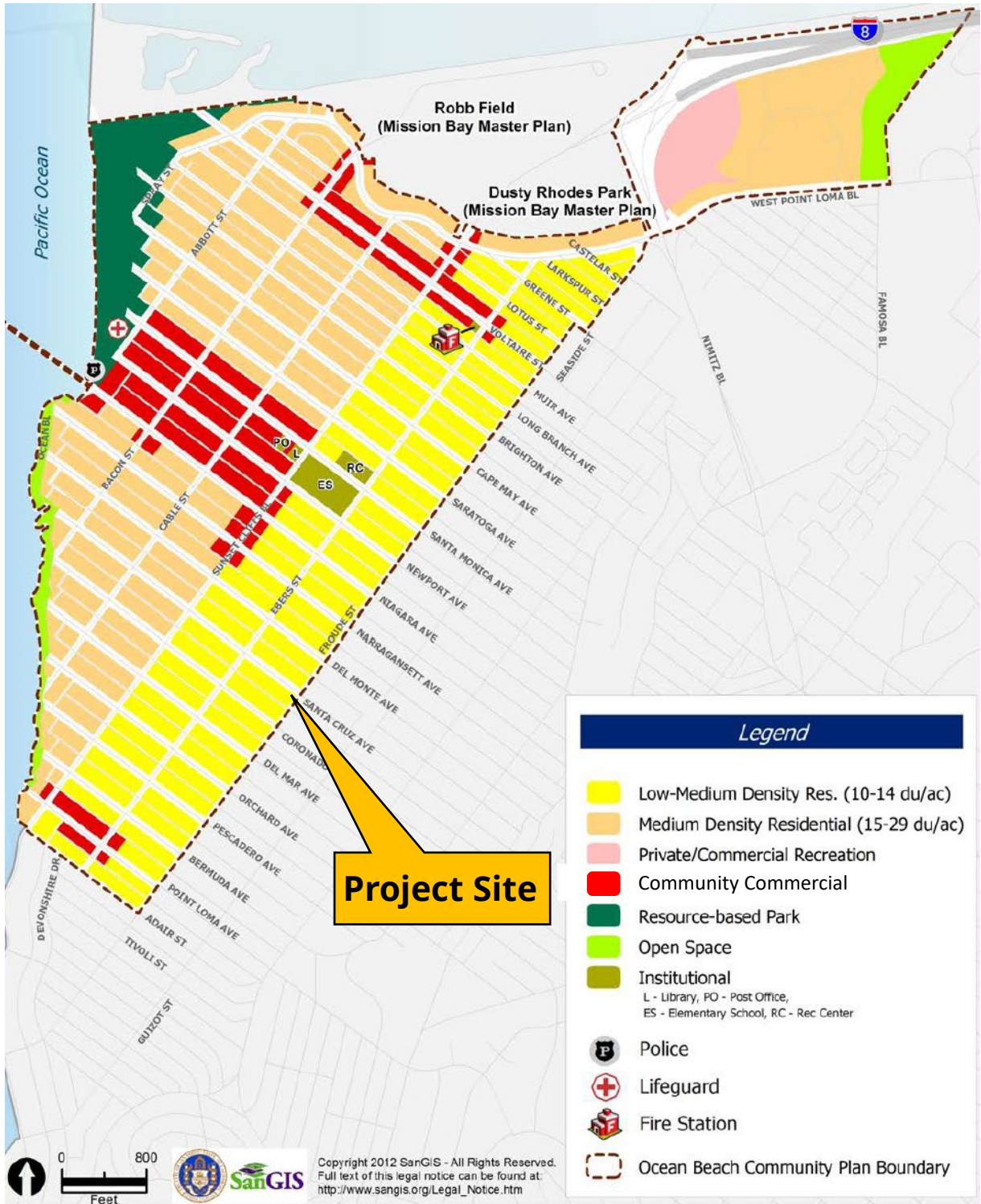




**Aerial Map**  
4605 Santa Cruz Avenue  
PROJECT NO. 684770

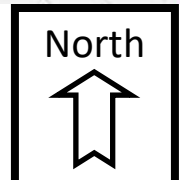






# Community Plan Land Use Map

4605 Santa Cruz Avenue  
PROJECT NO. 684770



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

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

INTERNAL ORDER NUMBER: 24008869

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2523334

SITE DEVELOPMENT PERMIT NO. 2523335

**4605 SANTA CRUZ AVENUE - PROJECT NO. 684770**

HEARING OFFICER

This Coastal Development Permit No. 2523334 and Site Development Permit No. 2523335 is granted by the Hearing Officer of the City of San Diego to Jacqueline C. Helleis and Judith L. King, Co-Trustees of the Helleis/King Trust, dated June 23, 1993, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] sections 125.0440, 126.0505, 126.0708. The 0.16-acre site is located at 4605 Santa Cruz Avenue in the RM-1-1 Base Zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Airport Land Use Compatibility Overlay Zone for Naval Air Station (NAS) North Island and San Diego International Airport (SDIA), Parking Impact Overlay Zone (Coastal Impact), Transit Priority Area, Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (AIA) for SDIA – Review Area 2 and NAS North Island – Review Area 2, and the Federal Aviation Administration (FAA) Part 77 Noticing Area for SDIA and NAS North Island, of the Ocean Beach Community Plan area and Council District 2. The project site is legally described as: Lots 25 and 26 in Block 20 of Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 279, filed in the Office of the County Recorder of San Diego County, May 18, 1887.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the subdivision of an existing parcel into two parcels, retention of an existing single-family residential dwelling unit with an attached one-car garage on one parcel, construction of a 2,400-square-foot two-story single-family residential dwelling unit with an attached two-car garage on the second parcel, associated on-site and off-site improvements, and a waiver of the requirement to underground existing overhead utilities, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 12, 2023, on file in the Development Services Department.

The project shall include:

- a. The subdivision of the 0.16-acre parcel into two parcels, one parcel for the existing single-family residential dwelling unit with an attached one car garage and the second parcel for the construction of a single family residential dwelling unit described below;

- b. Construction of a 2,400-square-foot (SF) two-story single-family residential (SFR) dwelling unit with an attached two car garage;
- c. Two parking spaces provided in the attached garage for the new SFR dwelling unit; One parking space in the existing garage and one space in the driveway of the existing SFR dwelling unit;
- d. A retaining wall;
- e. Landscaping and irrigation;
- f. A waiver of the requirement to underground existing off-site overhead utilities; and
- g. 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 July 26, 2026.
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.

11. The Coastal Development Permit No. 2523334 and Site Development Permit No. 2523335 shall comply with the conditions of Vesting Tentative Map Permit No. 2523336.

**CLIMATE ACTION PLAN REQUIREMENTS:**

12. The Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

13. Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the sidewalk underdrains, pavers, landscaping/irrigation and street trees in the Santa Cruz Avenue and Froude Street Right-of-Ways (ROWS), to the satisfaction of the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway with a 12-foot wide City Standard driveway, on Santa Cruz Avenue, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb with City Standard curb and gutter, adjacent to the site on Froude Street and Santa Cruz Avenue, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the damaged sidewalk with City Standard sidewalk, on Froude Street and Santa Cruz Avenue, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing alley apron with City Standard alley apron, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.

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

20. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

21. The drainage system proposed for this development, as shown on the site plan, Exhibit "A," is private and subject to approval by the City Engineer.

**LANDSCAPE REQUIREMENTS:**

22. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

23. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

24. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC Section 142.0403(b)(6).

25. In the event that a "foundation only" permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

26. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

27. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the

Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

**PLANNING/DESIGN REQUIREMENTS:**

28. 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.

29. 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.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

30. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

31. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

33. The Owner/Permittee shall be responsible for any damage caused to City of San Diego water and sewer facilities within the vicinity of the project site, due to construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such facility loses integrity then, the Owner/Permittee shall repair or reconstruct any public water and sewer facility in a manner satisfactory to the Public Utilities Director and the City Engineer.

34. No trees or shrubs exceeding three-feet in height at maturity shall be installed within ten-feet of any sewer facilities and five feet of any water facilities.

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

**TRANSPORTATION REQUIREMENTS**

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

37. Owner/Permittee shall provide and maintain a 25-foot by 25-foot visibility triangle area at the southwest corner of the intersection of Santa Cruz Avenue and Froude Street measured along the property line. No obstruction higher than 36-inches shall be located within this area e.g. shrubs, landscape, hardscape, walls, columns, signs, etc.

38. Owner/Permittee shall provide and maintain a 10-foot by 10-foot visibility triangle area at the northwest corner of Froude Street and alley south of the project. No obstruction higher than 36-inches shall be located within this area e.g. shrubs, landscape, hardscape, walls, columns, signs etc.

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on July 12, 2023 and [Approved Resolution Number].



**ATTACHMENT 4**

COASTAL DEVELOPMENT PERMIT No. 2523334  
SITE DEVELOPMENT PERMIT No. 2523335  
Date of Approval: July 12, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Martin R. Mendez  
Development Project Manager

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

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

**HELLEIS/KING TRUST**  
Owner/Permittee

By \_\_\_\_\_  
Jacqueline C. Helleis  
Co-Trustee of the Helleis/King Trust, dated  
June 23, 1993

**HELLEIS/KING TRUST**  
Owner/Permittee

By \_\_\_\_\_  
Judith L. King  
Co-Trustee of the Helleis/King Trust, dated  
June 23, 1993

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

HEARING OFFICER  
RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2523334  
SITE DEVELOPMENT PERMIT NO. 2523335  
**4605 SANTA CRUZ AVENUE - PROJECT NO. 684770**

WHEREAS, JACQUELINE C. HELLEIS AND JUDITH L. KING, CO-TRUSTEES OF THE HELLEIS/KING TRUST, Owners/Permittees, filed an application with the City of San Diego for the subdivision of an existing parcel into two parcels. One parcel would be for an existing single-family residential dwelling unit with an attached garage; the second parcel will be for the construction of a 2,400-square-foot (SF) two-story single-family residential dwelling unit with an attached two-car garage. Additionally, the project includes associated on-site and off-site improvements, and a waiver of the requirement to underground existing offsite overhead utilities (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2523334 and 2523335), on portions of a 0.16-acre site; and

WHEREAS, the project site is located at 4605 Santa Cruz Avenue in the RM-1-1 Base Zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Airport Land Use Compatibility Overlay Zone for Naval Air Station (NAS) North Island and San Diego International Airport (SDIA), Parking Impact Overlay Zone (Coastal Impact), Transit Priority Area, Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (AIA) for SDIA – Review Area 2 and NAS North Island – Review Area 2, and the Federal Aviation Administration (FAA) Part 77 Noticing Area for SDIA and NAS North Island, of the Ocean Beach Community Plan area; and

WHEREAS, the project site is legally described as Lots 25 and 26 in Block 20 of Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 279, filed in the Office of the County Recorder of San Diego County, May 18, 1887; and

WHEREAS, on April 20, 2023, 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 15332 (Infill Development Projects); 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, on July 12, 2023, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2523334 and Site Development Permit No. 2523335 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2523334 and Site Development Permit No. 2523335:

**A. COASTAL DEVELOPMENT PERMIT - San Diego Municipal Code (SDMC) Section 126.0708**

**1. Findings for all Coastal Development Permits:**

- a. 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 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 site is located at 4605 Santa Cruz Avenue and proposes the subdivision of an existing parcel into two parcels. One parcel would be for the existing single-family residential dwelling unit with an attached single-car garage; the second parcel will be for the construction of a 2,400-square-foot (SF) two-story single-family residential dwelling unit with an attached two-car garage. Additionally, the project includes associated on-site and off-site improvements, and waiver of the requirement to underground existing offsite overhead utilities. The 0.16-acre site is located in the RM-1-1 Base Zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Airport Land Use Compatibility Overlay Zone for Naval Air Station (NAS) North Island and San Diego International Airport (SDIA), Parking Impact Overlay Zone (Coastal Impact), Transit Priority Area, Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (AIA) for SDIA – Review Area 2 and

NAS North Island – Review Area 2, and the Federal Aviation Administration (FAA) Part 77 Noticing Area for SDIA and NAS North Island, of the Ocean Beach Community Plan area and Council District 2.

The Ocean Beach Community Plan (OBCP), the adopted Local Coastal Program land use plan, identifies a Framed View Corridor along Santa Cruz Avenue fronting the project site and a Scenic Outlook in the northwesterly direction from the intersection of Santa Cruz Avenue and Froude Street as shown in Figure 4.4, Public Coastal Views of the Urban Design Element, but does not identify any public views from within the private property to and along the ocean and other scenic coastal areas. The proposed development does not propose new structures adjacent to the Framed View Corridor or the Scenic Outlook shown in Figure 4.4. The proposed structure is located at the rear of the existing parcel and although not adjacent to the Framed View Corridor or the Scenic Outlook it will incorporate design elements which include pitched roofs, building step backs and varying planes to reduce the bulk and scale of the proposed structure in conformance with the OBCP Urban Design Recommendations 4.6.1, 4.6.4 and 4.6.5. Additionally, the proposed structure will be in conformance with the 30-foot coastal height limit overlay zone (CHLOZ). The proposed project design will be in conformance with the applicable regulations and therefore, will comply with the community plan goals regarding public view preservation and enhancement. Although the proposed structure is not within a Framed View Corridor or Scenic Outlook as identified in the Local Coastal Program, public views fronting and adjacent to the project site will be maintained by not proposing any development adjacent to or within the Framed View Corridor or Scenic Outlook.

The proposed development is contained within two contiguous legal lots, on private property, and located approximately a half-mile east of the shoreline of the Pacific Ocean within a fully developed residential neighborhood and is not between the nearest public road and the sea or shoreline of any body of water. The Ocean Beach Community Plan does not identify any existing or proposed physical access way from this site to any coastal resource and there are no public access easements recorded on the title of the property.

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 the proposed coastal development will not impact public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The project is described in Coastal Development Permit (CDP) Finding 'A.1.a' above, incorporated by reference herein. The project site is located approximately a half-mile east of the shoreline of the Pacific Ocean within a fully developed residential neighborhood. The project site has been previously impacted by development and is

an infill project in a developed, urban neighborhood, does not contain, nor is adjacent to, any Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands, does not contain nor is near any sensitive biological resources. Both the new construction of a single-family dwelling unit and the existing single-family dwelling unit will ensure all drainage from unimproved areas is appropriately collected and discharged to reduce, control, or mitigate erosion. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands and no impacts to environmentally sensitive lands would occur with this development.

**c. 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 is described in CDP Finding 'A.1.a' above, incorporated by reference herein. The OBCP designates the project site for Residential Low-Medium Density land use which allows 10-14 dwelling units (du) per acre (ac). Based on the lot size of 0.16-acre, the maximum density allowed is 2.24 dwelling units (0.16 x 14 du/ac). The project proposes two single-family dwelling units which is consistent with the allowed density of 2.24 dwelling units. By ensuring development is consistent with the allowed density, the project complies with the OBCP Land Use Element recommendation 2.1.3 that new residential development is constructed within the density ranges identified in the plan and meets adopted parking standards. The minimum parking required for this project would be two parking spaces per dwelling unit per Section 142.0520 and Table 142-05B, the project proposes one parking space within the existing attached one car garage and one parking space within the driveway for the existing single-family dwelling unit and two parking spaces within the attached garage for the proposed single-family dwelling unit to be constructed on the proposed subdivided lot. By providing parking in conformance with the applicable regulations the project also meets OBCP Land Use Element recommendation 2.1.3.

The Supplemental Site Development Permit (SDP) regulations for Small Lot Subdivisions (SDMC Section 143.0365 and Table 143-03C) contain specific development regulations for development within a Small Lot Subdivision including allowing a Small Lot Subdivision within zone RM-1-1, allowing a maximum of one dwelling unit for the subdivided lot with a maximum of three bedrooms, and supplemental zoning regulations including but not limited to minimum lot dimensions and setback requirements. The project as proposed will be in conformance with the Supplemental Site Development Permit regulations for Small Lot Subdivisions.

The project proposes improvements within the public right-of-way that include replacement of public sidewalks along Santa Cruz Avenue and Froude Street which will meet the mobility goal of the OBCP for the enhancement of the street system for bicycles and pedestrians to improve local mobility. The project conforms to the Urban Design Goal of new development that is environmentally friendly by providing

new development in conformance with the applicable regulations for residential development of the California Green Building Standards Code (CALGreen).

Additionally, the project meets OBCP Urban Design Recommendations 4.1.1 through 4.1.11 and 4.1.14 by providing architectural features including step backs and articulation to break up building facades, providing a visual hierarchy of design elements, ensuring the scale and articulation of the project is compatible with the surrounding development, including doors and window placements that create visual rhythms, designing the corner lot to be mindful of both street frontages and the adjacent alley, providing pedestrian access that is separate from the automobile access, and ensuring the project is in conformance with storm water regulations and Residential Mandatory Measures from the CALGreen Standards. Therefore, 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 is in conformance with all applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards of the underlying zone in effect for this site, including but not limited to the 30-foot coastal height limit, building setbacks, and floor area ratio, density, parking, and landscape requirements. The proposed project promotes the development of new housing stock in the Ocean Beach Community Plan (OBCP) area, will comply with regulations related to energy efficiency and sustainability of the Residential Mandatory Measures of the CALGreen standards and the landscape and streetscape guidelines of the Ocean Beach Community Plan. By proposing new development that is in conformance with CALGreen standards and the City's Climate Action Plan the project meets sustainable development and growth goals outlined in the Housing Element of the City's General Plan. Additionally, the proposed development will be consistent with policies HE-0.2 and HE-0.4 of the General Plan's Housing Element which set goals related to encouraging development that relies on transit use by building near established transit routes and by improving infrastructure to support infill development. The project site is located within a half mile of several bus stops for MTS Bus Route 923 which operates on Orchard Avenue south of the project site and Cable Street west of the project site. The project is also conditioned to make improvements to the existing infrastructure by repairing or replacing portions of curbs, gutters, sidewalks and the alley apron adjacent to the project site in conformance with City Standards to the satisfaction of the City Engineer which would improve existing infrastructure. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan.

- d. 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 site is within a fully developed neighborhood and is not located between the first public road and sea or the shoreline. The project site is located approximately a half mile east of the first public road and the Pacific Ocean. Therefore, the proposed development will have no effect upon the public access and recreation policies of the Chapter 3 of the California Coastal Act.

**B. SITE DEVELOPMENT PERMIT - SDMC Section 126.0505**

**1. Findings for all Site Development Permits:**

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

The project is described in CDP Finding 'A.1.a' through Finding 'A.1.d' above, incorporated by reference herein. Consistency with the requirements of the OBCP and Local Coastal Program are described in CDP findings 'A.1.a' and 'A.1.c' above, incorporated by reference herein. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project is described in CDP finding 'A.1.a' through Finding 'A.1.d' above, incorporated by reference herein. The project is the subdivision of an existing previously developed parcel with an existing residential dwelling unit, the construction of a residential dwelling unit on the newly created parcel, a waiver of the requirement to underground existing overhead utilities and associated improvements.

The project site does not contain sensitive vegetation or biological resources and is not within or adjacent to the Multiple Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Plan (MSCP). The preliminary geotechnical report prepared for the site, reviewed and accepted by staff, concluded that the project adequately addresses the site's soil and geologic conditions. The drainage study prepared for the project, reviewed and accepted by staff, concluded that runoff from the project would not have a significant increase from pre-construction conditions and proposed improvements will be in conformance with the City's drainage regulations and standards. The project permit will contain specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include assuring by permit and bond the construction of new sidewalks, curb/gutter, driveway and alley apron per current City Standards; obtaining an Encroachment Maintenance Removal Agreement (EMRA) for improvements and landscaping within the public right-of-way of Froude Street and Santa Cruz Avenue; assuring by permit and bond the design and construction of new water and sewer services outside of

any driveway; installing appropriate private back flow prevention devices on each water service; submitting a geotechnical investigation report that reflects the improvements on the proposed construction plans; implementing construction best management practices (BMPs) in accordance with the City's Storm Water Standards; and maintenance of all landscaping improvements. Therefore, the project will not be detrimental to the public, health, safety, and welfare.

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

The project is described in CDP Finding 'A.1.a' through Finding 'A.1.d' above, incorporated by reference herein. Consistency with the requirements of the OBCP and Local Coastal Program are described in CDP Findings 'A.1.a' and 'A.1.c' above, incorporated by reference herein. The project is designed in conformance to the applicable regulations of the Land Development Code except for the requirement to underground existing overhead utilities. Staff has reviewed and supports the waiver of the requirement to underground existing off-site utilities because it involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

Therefore, except as noted, the proposed development will comply with the regulations of the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Coastal Development Permit No. 2523334 and Site Development Permit No. 2523335, are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2523334 and Site Development Permit No. 2523335, a copy of which is attached hereto and made a part hereof.

---

Martin R. Mendez  
Development Project Manager  
Development Services

Adopted on: July 12, 2023

IO#: 24008869



HEARING OFFICER  
CONDITIONS FOR TENTATIVE MAP NO. 2523336

**4605 SANTA CRUZ AVENUE**

ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON JULY 12, 2023

**GENERAL REQUIREMENTS:**

1. This Tentative Map will expire on July 12, 2026.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The project shall conform to the provisions of Coastal Development Permit No. 2523334 and Site Development Permit No. 2523335
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**AIRPORT REQUIREMENTS:**

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

**ENGINEERING REQUIREMENTS:**

7. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
9. The Subdivider shall ensure that all onsite utilities serving the subdivision (with exception of existing overhead utilities which are part of the proposed waiver of undergrounding of existing overhead utilities) 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.
10. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
11. The Subdivider shall obtain a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPD), 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.
12. The Subdivider shall prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single lot.
13. 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 Vesting 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.

**MAPPING REQUIREMENTS:**

14. Prior to the expiration of the Vesting Tentative Map, a Parcel Map to subdivide the 0.16-acre property into two (2) parcels shall be recorded at the San Diego County Recorder's Office.
15. Prior to the recordation of the 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.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to recordation of the Parcel Map.

16. The Parcel Map shall be based on Field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

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

18. The Parcel Map shall:

- a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. 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.

**INFORMATION:**

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

## ATTACHMENT 6

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

Internal Order No. 24008869

DRAFT

HEARING OFFICER  
RESOLUTION NUMBER R-\_\_\_\_\_

TENTATIVE MAP NO. 2523336  
**4605 SANTA CRUZ AVENUE - PROJECT NO. 684770**

WHEREAS, JACQUELINE C. HELLEIS AND JUDITH L. KING, CO-TRUSTEES OF THE HELLEIS/KING TRUST, Subdividers, and ANTHONY K. CHRISTENSEN, Engineer and Surveyor, submitted an application to the City of San Diego for a Tentative Map (Tentative Map No. 2523336) for the subdivision of an existing parcel into two parcels. One parcel would be for an existing single-family residential dwelling unit with an attached garage; the second parcel will be for the construction of a 2,400-square-foot (SF) two-story single-family residential dwelling unit with an attached two-car garage. Additionally, the project includes associated on-site and off-site improvements, and a waiver of the requirement to underground existing offsite overhead utilities; and

WHEREAS, the project site is located north of Coronado Avenue, south of Del Monte Avenue, east of Ebers Street, and west of Froude Street at 4605 Santa Cruz Avenue (Assessor's Parcel No. 448-482-13-00) in the RM-1-1 Base Zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Airport Land Use Compatibility Overlay Zone for Naval Air Station (NAS) North Island and San Diego International Airport (SDIA), Parking Impact Overlay Zone (Coastal Impact), Transit Priority Area, Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (AIA) for SDIA – Review Area 2 and NAS North Island – Review Area 2, and the Federal Aviation Administration (FAA) Part 77 Noticing Area for SDIA and NAS North Island, within Ocean Beach Community Plan area and Council District 2; and

WHEREAS, the property is legally described as Lots 25 and 26 in Block 20 of Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 279, filed in the Office of the County Recorder of San Diego County, May 18, 1887; and

WHEREAS, the Map proposes the Subdivision of a 0.16-acre-site into two parcels, a 0.073-acre (3,192.2-square-foot) parcel and a 0.087-acre (3,773.3-square-foot) parcel; and

WHEREAS, on April 20, 2023, 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 15332 (Infill Development Projects); 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, the project complies with the requirement of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on July 12, 2023, the Hearing Officer of the City of San Diego considered Tentative Map No. 2523336, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2523336:

- A. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

The project proposes a Small Lot Subdivision of an existing parcel into two parcels; where Parcel One will be for the construction of a 2,400-square-foot (SF) two-story single-family residential dwelling unit with an attached two-car garage and Parcel Two will be for the existing single-family residential dwelling unit with an attached one-car garage built on site. Additionally, the project includes associated on-site and off-site improvements, and a waiver of the requirement to underground existing overhead utilities. The 0.16-acre (6,965-square-foot) site is located at 4605 Santa Cruz Avenue in the RM-1-1 Base Zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Airport Land Use Compatibility Overlay Zone for Naval Air Station (NAS) North Island and San Diego International Airport (SDIA), Parking Impact Overlay Zone (Coastal Impact), Transit Priority Area, Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (AIA) for SDIA – Review Area 2 and NAS North Island – Review Area 2, and the Federal Aviation Administration (FAA) Part 77 Noticing Area for SDIA and NAS North Island, of the Ocean Beach Community Plan area and Council District 2.

The Ocean Beach Community Plan (OBCP), the adopted Local Coastal Program land use plan, identifies a Framed View Corridor along Santa Cruz Avenue fronting the project site and a Scenic Outlook in the northwesterly direction from the intersection of Santa Cruz Avenue and Froude Street as shown in Figure 4.4, Public Coastal Views of the Urban Design Element, but does not identify any public views from within the private property to and along the ocean and other scenic coastal areas. The proposed development does not propose new structures adjacent to the Framed View Corridor or the Scenic Outlook shown in Figure 4.4. The proposed structure is located at the rear of the existing parcel and although not adjacent to the Framed View Corridor or the Scenic Outlook it will incorporate design elements which include pitched roofs, building step backs and varying planes to reduce the bulk and scale of the proposed structure in conformance with the OBCP Urban Design Recommendations 4.6.1, 4.6.4 and 4.6.5. Additionally, the proposed structure will be in conformance with the 30-foot coastal height limit overlay zone (CHLOZ). The proposed project design will be in conformance with the applicable regulations and therefore, will comply with the community plan goals regarding public view preservation and enhancement. Although the proposed structure is not within a Framed View Corridor or Scenic Outlook as identified in the Local Coastal Program, public views fronting and adjacent to the project site will be maintained by not proposing any development adjacent to or within the Framed View Corridor or Scenic Outlook.

The proposed development is contained within two contiguous legal lots, on private property, and located approximately a half-mile east of the shoreline of the Pacific Ocean within a fully developed residential neighborhood and is not between the nearest public road and the sea or shoreline of any body of water. The Ocean Beach Community Plan does not identify any existing or proposed physical access way from this site to any coastal resource and there are no public access easements recorded on the title of the property.

The single-family residential project as proposed is consistent with the density and character of the existing residential zone. The RM-1-1 Base Zone is a multiple unit residential zone and allows a maximum permitted density of one dwelling unit per 3,000-square-feet of lot area. Additionally, the project is designated as Residential Low-Medium density within the Ocean Beach Community Plan which allows 10-14 Dwelling Units per acre (DU/AC). Based on the lot size of 0.16-acre, the maximum density allowed is 2.24 dwelling units (0.16 x 14 du/ac). The project proposes two single-family dwelling units which is consistent with the allowed density of 2.24

dwelling units. The existing dwelling unit has an interior floor area of approximately 1,017 square-feet with an attached, approximately 189 SF, one-car garage as identified in the San Diego County Assessor's Building Record, and the project is proposing the construction of a 2,400 SF single-family dwelling unit on the proposed second parcel. The proposed parcel sizes will be a 0.073-acre (3,192.2 SF) parcel (Parcel One) which will be for the proposed 2,400 SF single-family dwelling unit and a 0.087-acre (3,773.3 SF) parcel (Parcel Two) for the existing single-family dwelling unit.

The Supplemental Site Development Permit (SDP) regulations for Small Lot Subdivisions (SDMC Section 143.0365 and Table 143-03C) contain specific development regulations for development within a Small Lot Subdivision including allowing a Small Lot Subdivision within zone RM-1-1, allowing a maximum of one dwelling unit for the subdivided lot with a maximum of three bedrooms, and supplemental zoning regulations including but not limited to minimum lot dimensions and setback requirements. The project as proposed will be in conformance with the Supplemental Site Development Permit regulations for Small Lot Subdivisions, and the within the allowed density of the RM-1-1 base zone regulations and the Residential Low-Medium density designation of the OBCP.

The project proposes improvements within the public right-of-way that include replacement of public sidewalks along Santa Cruz Avenue and Froude Street which will meet the mobility goal of the OBCP for the enhancement of the street system for bicycles and pedestrians to improve local mobility. The project conforms to the Urban Design Goal of new development that is environmentally friendly by providing new development in conformance with the applicable regulations for residential development of the California Green Building Standards Code (CALGreen) and the City's Climate Action Plan.

Additionally, the project meets OBCP Urban Design Recommendations 4.1.1 through 4.1.11 and 4.1.14 by providing architectural features including step backs and articulation to break up building facades, providing a visual hierarchy of design elements, ensuring the scale and articulation of the project is compatible with the surrounding development, including doors and window placements that create visual rhythms, designing the corner lot to be mindful of both street frontages and the adjacent alley, providing pedestrian access that is separate from the automobile access, and ensuring the project is in conformance with storm water regulations and Residential Mandatory Measures from the CALGreen standards applicable to residential development. Therefore, 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 is in conformance with all applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards of the underlying zone in effect for this site, including but not limited to the 30-foot coastal height limit, building setbacks, and floor area ratio, density, parking, and landscape requirements. The proposed project promotes the development of new housing stock in the Ocean Beach Community Plan (OBCP) area, will comply with regulations related to energy efficiency and sustainability of the Residential Mandatory Measures of the CALGreen standards and the landscape and streetscape guidelines of the Ocean Beach Community Plan. By proposing new development that is in conformance with CALGreen standards and the City's



Climate Action Plan the project meets sustainable development and growth goals outlined in the Housing Element of the City's General Plan. Additionally, the proposed development will be consistent with policies HE-0.2 and HE-0.4 of the General Plan's Housing Element which set goals related to encouraging development that relies on transit use by building near established transit routes and by improving infrastructure to support infill development. The project site is located within a half mile of several bus stops for MTS Bus Route 923 which operates on Orchard Avenue south of the project site and Cable Street west of the project site. The project is also conditioned to make improvements to the existing infrastructure by repairing or replacing portions of curbs, gutters, sidewalks and the alley apron adjacent to the project site in conformance with City Standards to the satisfaction of the City Engineer which would improve existing infrastructure. Therefore, the proposed subdivision is consistent with the policies, goals and objectives of the applicable land use plan.

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

The project is described in detail in Finding 'A' above, incorporated by reference herein. The Santa Cruz small lot subdivision complies with all applicable development regulations, including Zoning, parking and FAR. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The project is described in detail in Finding 'A' above, incorporated by reference herein. The new single-family residence will meet all applicable Municipal Code requirements for the RM-1-1 Zone. The project site is on two contiguous lots, and it is physically suitable for the type and density of development. The project site is designated as residential low-medium density within the Ocean Beach Community Plan which allows 10-14 Dwelling Units per Acre (DU/AC), so it is suitable for maintaining the existing single-family residential dwelling unit and for the construction of a single-family residential dwelling unit within the 0.16-acre (6,965-square-foot) site. Additionally, the RM-1-1 Base Zone is a multiple unit residential zone and allows a maximum permitted density of one dwelling unit per 3,000-square-foot of lot area. The existing dwelling unit has an interior floor area of approximately 1,017 square-foot with an attached, approximately 189 SF, one-car garage as identified in the San Diego County Assessor's Building Record, and the project is proposing the construction of a 2,400 SF single-family dwelling unit on the proposed second parcel. The proposed parcel sizes will be a 0.073-acre (3,192.2 SF) parcel (Parcel One) which will be for the proposed 2,400 SF single-family dwelling unit and a 0.087-acre (3,773.3 SF) parcel (Parcel Two) for the existing single-family dwelling unit.

The Supplemental Site Development Permit (SDP) regulations for Small Lot Subdivisions (SDMC Section 143.0365 and Table 143-03C) contain specific development regulations for development within a Small Lot Subdivision including allowing a Small Lot Subdivision within zone RM-1-1, allowing a maximum of one dwelling unit for the subdivided lot with a maximum of three bedrooms, and supplemental zoning regulations including but not limited to minimum lot dimensions and setback requirements. The project as proposed will be in conformance with the Supplemental Site Development Permit regulations for Small Lot Subdivisions, and the within

the allowed density of the RM-1-1 base zone regulations and the Residential Low-Medium density designation of the OBCP.

The project site is in a developed area currently served by existing public services and utilities and the project would not require or result in the construction of new facilities or expansion of existing facilities. Existing capacity of utility services are currently available to serve the proposed development. Therefore, the site is physically suitable for the type and density of development.

**D. 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 is described in detail in Finding 'A' above, incorporated by reference herein. There are no watercourses, Environmentally Sensitive Lands or Multi-Habitat Planning Area Lands located on or adjacent to the site, which is surrounded by existing development. The project site is located approximately one-half mile east of the Pacific Ocean. The project site has been previously impacted by development and is an infill project in a developed, urban neighborhood, does not contain, nor is adjacent to, any Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands, or near any sensitive biological resources. Because the project site has been previously impacted by development, the site has no value as habitat for endangered, rare or threatened species. Therefore, 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.

**E. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.**

The project is described in detail in Finding 'A' above, incorporated by reference herein. The Tentative Map will be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approval, including installation of public improvements and payment of applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. The Project must satisfy conditions of approval of Tentative Map No. 2523336, Site Development Permit No. 2523335, and Coastal Development Permit No. 2523335, to achieve compliance with the regulations of the SDMC. Such conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. Permit requirements include submitting an updated geotechnical report that addresses the construction plans; obtaining an Encroachment Maintenance Removal Agreement (EMRA) for sidewalk underdrains, pavers, landscaping/irrigation and street trees located in the public right-of-way; assuring by permit and bond the design and construction of all required public water and sewer facilities; and installation of private back flow prevention devices. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety and welfare.

**F. 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.**

The project is described in detail in Finding 'A' above, incorporated by reference herein. Future development will be required to comply with Land Development Code Regulations and Building Permit requirements, there are no existing access easements through the property, and none are proposed. Therefore, the design of the subdivision or the type or improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The project is described in detail in Finding 'A' above, incorporated by reference herein. The proposed subdivision will not impede or inhibit any future passive or natural heating or cooling opportunities. The project is for the subdivision of an existing parcel into two parcels, the retention of an existing residential dwelling unit on one of the proposed parcels, the construction of a single-family residential dwelling unit on the second proposed parcel, associated on-site and off-site improvements and a waiver to the requirement to underground existing off-site overhead utilities. With the independent design of the proposed subdivision, the new structure will have the 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.

The project will comply with the California Energy Code (Title 24) and California Green Building Standards Code, as part of the Project's conditions of approval. The project will comply with Land Development Code regulations and Building Code requirements, which include setback and height limitations to ensure adequate natural light and air movement between the proposed and existing structures. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

**H. 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 is described in detail in finding A above, incorporated by reference herein. Balanced needs for public facilities within the Ocean Beach Community Plan area were taken into consideration with the proposed development and the projected build-out with the applied zone designations. The subdivision of this parcel into two residential parcels is consistent with what was anticipated in the community plan. Impacts to environmental resources would be avoided because the project site is previously developed within an established urban neighborhood and does not contain nor is adjacent to environmental resources. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region, determined that those needs are balanced against the needs for public services and the available fiscal and environmental resources, and found that the addition of one residential parcel for private development is consistent with the housing needs anticipated for the Ocean Beach Community Plan area. Therefore, there would be no additional demand for public services or available fiscal and environmental resources associated with the creation of this project.

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

BE IT FURTHER RESOLVED, that based on these Findings adopted by the Hearing Officer, Tentative Map No. 2523336, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to JACQUELINE C. HELLEIS AND JUDITH L. KING, CO-TRUSTEES OF THE HELLEIS/KING TRUST, Subdividers, subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Martin R. Mendez  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008869



THE CITY OF SAN DIEGO

Date of Notice: April 20, 2023

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 24008869

**PROJECT NAME / NUMBER:** Santa Cruz CDP/SDP/VTM/ 684770

**COMMUNITY PLAN AREA:** Ocean Beach Community Plan

**COUNCIL DISTRICT:** 2

**LOCATION:** 4605 Santa Cruz Avenue, San Diego, CA 92107

**PROJECT DESCRIPTION:** The project proposes a Coastal Development Permit (CDP), Site Development Permit (SDP), and Vesting Tentative Map (VTM) to subdivide an existing parcel into two parcels, retain the existing single dwelling unit on one parcel, and to construct a new 2,400 square-foot, two-story single dwelling unit on the second parcel, on a 0.16-acre site. The project site is in the RM-1-1 (Residential Multiple Unit) Zone, within the Ocean Beach Community Plan, Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, Transit Priority Area, Ocean Beach Emerging District, Parking Impact Overlay Zone (Coastal Impact), Airport Approach Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA), Review Area 2), and the Federal Aviation Administration Part 77 Notification (SDIA and North Island Naval Air Station) Area. The community plan designates the site as Low-Medium Density Residential (10-14 du/ac).

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332, Infill Development Projects.

**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 that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than 5 acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be

adequately serviced by all required utilities and public services. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

**DEVELOPMENT PROJECT MANAGER:** Martin Mendez  
**MAILING ADDRESS:** 1222 First Avenue, MS 401, San Diego, CA 92101-4153  
**PHONE NUMBER / EMAIL:** (619) 446-5309 / MRMendez@sandiego.gov

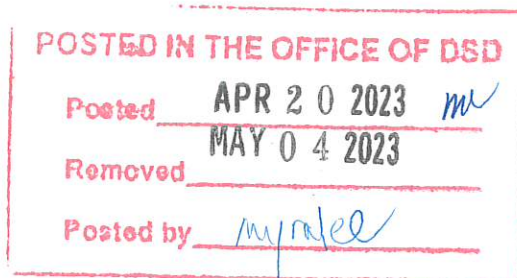
On April 20, 2023, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager 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 by 5:00pm within ten (10) business days from the date of the posting of this Notice (May 4, 2023). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

The appeal application can also 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.





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

# Ownership Disclosure Statement

FORM  
DS-318

October 2017

**Approval Type:** Check appropriate box for type of approval(s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment  Other \_\_\_\_\_

**Project Title:** 4605 Santa Cruz Ave. CDP/SDP/VTM

**Project No. For City Use Only:** 684770

**Project Address:** 4605 Santa Cruz Avenue, San Diego, CA 92107

**Specify Form of Ownership/Legal Status (please check):**

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: Helleis/King Trust, June 23, 1993  Owner  Tenant/Lessee  Successor Agency

Street Address: 4605 Santa Cruz Avenue

City: San Diego State: CA Zip: 92107

Phone No.: 619-743-5504 Fax No.: \_\_\_\_\_ Email: jhtc200@icloud.com

Signature: *J Helleis* Date: 12/14/20

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Jacqueline Helleis  Owner  Tenant/Lessee  Successor Agency

Street Address: 4605 Santa Cruz Avenue

City: San Diego State: CA Zip: 92107

Phone No.: 619-743-5504 Fax No.: \_\_\_\_\_ Email: jhtc200@icloud.com

Signature: *J Helleis* Date: 12/14/20

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: Judith King  Owner  Tenant/Lessee  Successor Agency

Street Address: 4606 Santa Cruz Avenue

City: San Diego State: CA Zip: 92107

Phone No.: 619-990-9295 Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: *J King* Date: 12/14/20

Additional pages Attached:  Yes  No

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

|  |   |                                 |   |
|--|---|---------------------------------|---|
| Page 3   | City of San Diego · Information Bulletin 620  |                                 | August 2018   |
|   | <b>City of San Diego<br/>Development Services</b><br>1222 First Ave., MS-302<br>San Diego, CA 92101 |                                 | <h2 style="text-align: center;">Community Planning<br/>Committee Distribution<br/>Form</h2> |
| Project Name:<br>Digital Santa Cruz CDP/SDP/VTM  |   | Project Number:<br>684770       |   |
| Community: Ocean Beach   |   |                                 |   |
| <p style="text-align: center;">For project scope and contact information (project manager and applicant),<br/>log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p style="text-align: center;">Select "Search for Project Status" and input the Project Number to access project information.</p> |   |                                 |   |
| <input checked="" type="checkbox"/> Vote to Approve<br><input type="checkbox"/> Vote to Approve with Conditions Listed Below<br><input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below<br><input type="checkbox"/> Vote to Deny  |   | Date of Vote:<br>March 02, 2022 |   |
| # of Members Yes<br>13   | # of Members No<br>0  | # of Members Abstain<br>0       |   |
| Conditions or Recommendations:   |   |                                 |   |
| <input type="checkbox"/> No Action<br>(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)   |   |                                 |   |
| NAME: Andrea Schlageter  |   |                                 |   |
| TITLE: Chair, Ocean Beach Planning Board   |   | DATE: March 03, 2022            |   |
| <p style="text-align: center;"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>  |   |                                 |   |

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

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

DS-5620 (08-18) ONLINE FORM



# OCEAN BEACH PLANNING BOARD

## GENERAL MEETING NOTICE & AGENDA

Wednesday, March 2nd, 2022 – 6:00 p.m.

Ocean Beach Recreation Center – 4726 Santa Monica Ave, Ocean Beach CA 92107

This meeting will be held virtually via Zoom. You can register for the meeting [here](#).

- 6:00 pm **Call to Order**
- Quorum/Introductions
  - Agenda modifications and approval
  - Minutes modifications and approval
- 6:05 pm **Representatives Report**
- City Council District 2 Jennifer Campbell Report – *Teddy Martinez*
  - Senator Toni Atkins Report – *Cole Reed*
  - State Assembly Member Chris Ward - *Rachel Granadino*
  - County Supervisor Terra Lawson-Remer - *Rebecca Smith*
  - Mayor Todd Gloria - *Kohta Zaiser*
- 6:20 pm **Non-Agenda Public Comment**
- Two minutes per speaker for issues not on the Agenda and within the purview of the board.
- 6:30 pm **Action Item #1: 4605 Santa Cruz Ave. PTS# 684770**
- The board will review a Process 3 Coastal Development Permit, Site Development Permit, and Vesting Tentative Map to subdivide an existing parcel into two parcels, retain the existing single dwelling unit on one parcel, and to construct a new 2,400 square-foot two-story single dwelling unit on the second parcel located at 4605 Santa Cruz Avenue. The 0.16-acre site is in the RM-1-1 Zone and Coastal Overlay (Non-Appealable) Zone. The Project Review Committee voted to recommend the project as shown.
- 7:15 pm **Action Item #2: Pickleball Courts At Robb Field**
- The board will listen to a presentation asking for support to convert some of the tennis courts at Robb Field into Pickleball courts.
- 7:20 pm **Information Item #1: Local Clean energy Programs**
- The board will hear a presentation from Protect Our Communities Foundation. The presentation will cover topics, such as the benefits of local rooftop solar, San Diego Community Power and the Net Energy Metering decision from the CPUC.
- 8:00 pm **Chair Announcements/Correspondence/Liaison Reports:** Reports may include but are not limited to Executive Member Reports, Committee Reports, Community Planners Committee, OB Town Council, OB Main Street Association, OB Recreation Council, OB Historical Society, OB Women's Club, Peninsula Community Planning Board, Midway Community Planning Advisory Group, SANDAG, Mission Bay Park Committee, San Diego River Coalition, Airport Noise Advisory Committee, San Diego Commission for Arts and Culture.
- 8:15 pm **Adjournment**

For more information please contact:

Andrea Schlageter, Chair  
 aeschlag@gmail.com / 619-818-2555  
 4876 Santa Monica Avenue #133  
 San Diego, CA 92107  
 Oceanbeachplanning.org



**DEVELOPMENT SUMMARY**

**PROJECT SUMMARY:**

PROPOSED COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT AND SMALL LOT SUBDIVISION VESTING TENTATIVE MAP FOR CREATION OF 2 SINGLE-FAMILY RESIDENTIAL LOTS. PROJECT INCLUDES RETAINING EXISTING SINGLE FAMILY RESIDENCE WITH CONSTRUCTION OF ONE SINGLE FAMILY RESIDENCE WITH APPURTENANCES, INCLUDING RETAINING WALL.

**LEGAL DESCRIPTION:**

LOTS 25 & 26 IN BLOCK 20 OF MAP OF OCEAN BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 279, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY MAY 28, 1887.

**OWNER:**

HELLEIS/KING TRUST  
4605 SANTA CRUZ AVENUE  
SAN DIEGO, CA 92107

**ZONING:**

RM-1-1  
OCEAN BEACH COMMUNITY PLAN AREA  
LOCAL COASTAL LAND USE PLAN

MULTI-FAMILY RESIDENTIAL (MFR)

FOR SMALL LOT SUBDIVISION:

PRE-SUBDIVIDED LOT DENSITY:

MUNICIPAL CODE RM-1-1: 1DU/3000 SF  
OCEAN BEACH COMMUNITY PLAN: 1DU/1425 SF

6965 SF/3000/DU = 2.32 = 3 DU

MINIMUM LOT WIDTH: 50' (PRE-SUBDIVIDED)  
(SUBDIVIDED)

MINIMUM LOT FRONTAGE: 50' (PRE-SUBDIVIDED)  
(SUBDIVIDED)

MINIMUM LOT DEPTH: 90' (PRE-SUBDIVIDED)  
(SUBDIVIDED)

**SETBACK:**

FRONT: 15/20' (PRE-SUBDIVIDED)  
(SUBDIVIDED)

REAR: 15' (PRE-SUBDIVIDED) (10' OF ALLEY INCLUDED)  
(SUBDIVIDED)

SIDE: 5' (PRE-SUBDIVIDED)  
(SUBDIVIDED)

**OVERLAY ZONES:**

AIRPORT APPROACH  
CITY COASTAL  
COASTAL HEIGHT LIMIT  
TRANSIT PRIORITY AREA  
PARKING IMPACT OVERLAY ZONE (COASTAL IMPACT AREA)  
SDUSD  
OCEAN BEACH COMMUNITY PLAN  
COUNCIL DISTRICT 1

**AREA:**

SITE AREA: 0.1599 ACRES (6,965 SQUARE FEET)

**USES:**

CURRENT USE:  
RESIDENTIAL  
PROPOSED USE:  
RESIDENTIAL

**RESIDENTIAL PARKING TABULATION**

2 SINGLE-FAMILY RESIDENCES.....2 X 2 = 4 SPACES

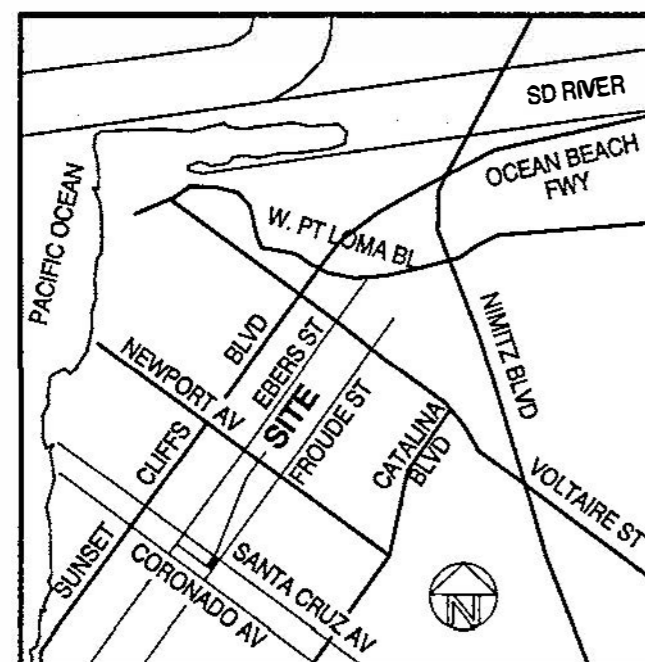
TOTAL OFF-STREET COVERED PARKING SPACE REQUIREMENTS:  
RESIDENTIAL - MUNICIPAL CODE SECTION 142.0520 TABLE 142.05C

4 SPACES REQUIRED - 2 SPACES PROVIDED IN GARAGE ON PARCEL 1  
1 SPACE EXISTS IN EX GARAGE AND 1 SPACE ON DRIVEWAY FOR PARCEL 2

**TITLE NOTES:**

TITLE INFORMATION IS BASED ON PRELIMINARY TITLE REPORT, FILE NUMBER 320325050 DATED JUNE 08, 2020, PREPARED BY LAYERS TITLE

AN EASEMENT FOR SEWER, IN FAVOR OF THE CITY OF SAN DIEGO, RECORDED DECEMBER 08, 1925, IN BOOK 1165, PAGE 14 OF DEEDS. LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND IS NOT PLOTTED.



VICINITY MAP  
NOT TO SCALE

**LEGEND**

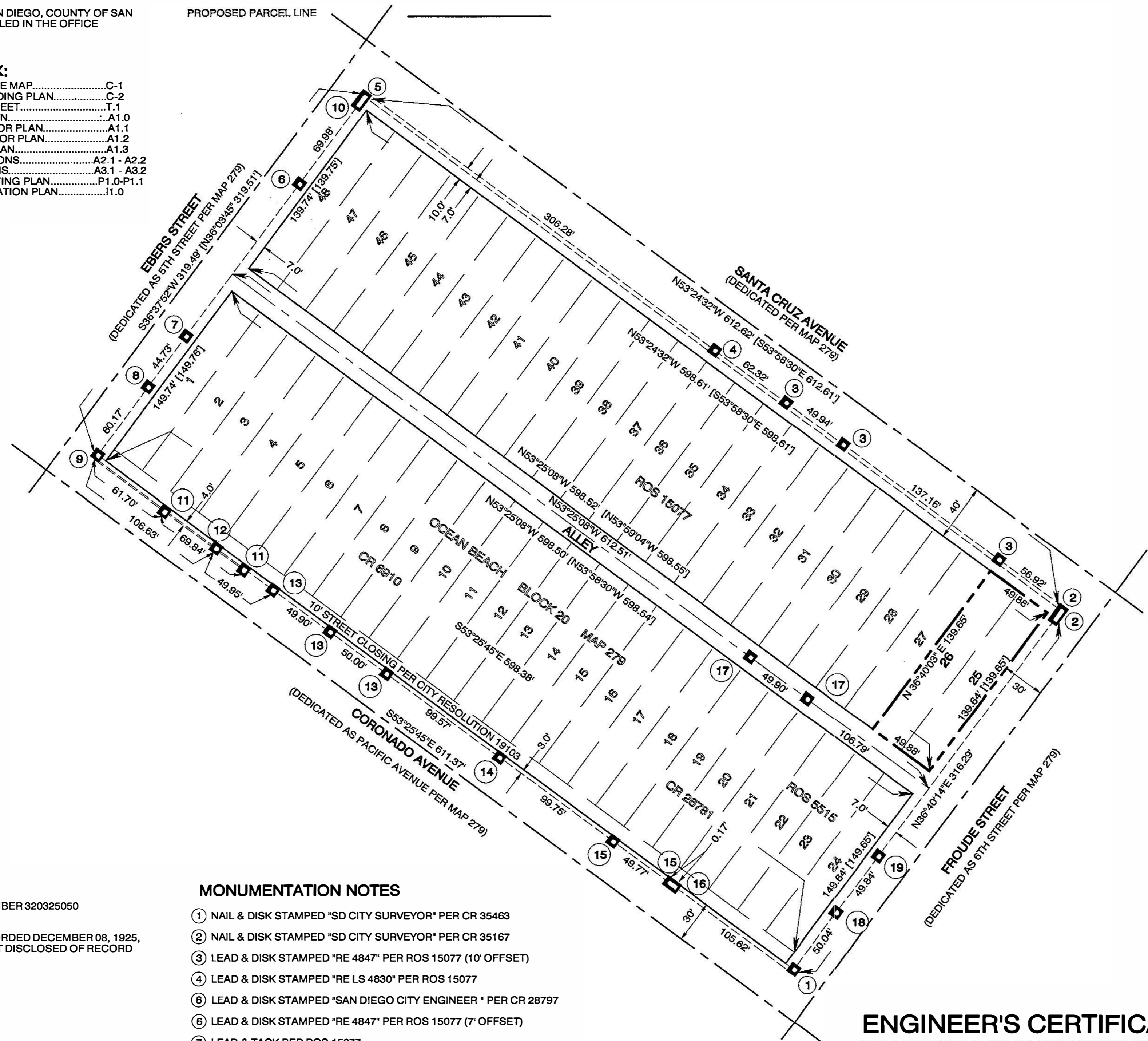
|                        |     |
|------------------------|-----|
| PROPERTY LINE/TM BNDRY | --- |
| RIGHT OF WAY LINE      | --- |
| STREET CENTER LINE     | --- |
| EXISTING LOT LINE      | --- |
| OFFSET LINE            | --- |
| PROPOSED PARCEL LINE   | --- |

**UTILITY TABLE**

|                        |
|------------------------|
| TELE (AT&T): OVERHEAD  |
| CA TV (COX): OVERHEAD  |
| ELEC (SDG&E): OVERHEAD |

**LOT AREA TABULATION**

| PARCEL | AREA      | LOT TYPE |
|--------|-----------|----------|
| 1      | 3192.2 SF | SFR      |
| 2      | 3773.3 SF | SFR      |



**MONUMENTATION NOTES**

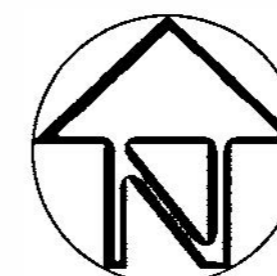
- ① NAIL & DISK STAMPED "SD CITY SURVEYOR" PER CR 35463
- ② NAIL & DISK STAMPED "SD CITY SURVEYOR" PER CR 35167
- ③ LEAD & DISK STAMPED "RE 4847" PER ROS 15077 (10' OFFSET)
- ④ LEAD & DISK STAMPED "RE LS 4830" PER ROS 15077
- ⑤ LEAD & DISK STAMPED "SAN DIEGO CITY ENGINEER" PER CR 28797
- ⑥ LEAD & DISK STAMPED "RE 4847" PER ROS 15077 (7' OFFSET)
- ⑦ LEAD & TACK PER ROS 15077
- ⑧ NAIL & DISK STAMPED "SAN DIEGO CITY ENGINEER" PER CR 32869
- ⑨ NAIL & DISK STAMPED "SAN DIEGO CITY ENGINEER" PER CR 28592
- ⑩ LEAD & DISK STAMPED "RE 4847" PER ROS 15077
- ⑪ LEAD & DISK STAMPED "RE 5212", NO RECORD
- ⑫ LEAD & TACK, NO RECORD
- ⑬ LEAD & DISK STAMPED "LS 4605" PER CR 6910
- ⑭ LEAD & DISK, ILLEGIBLE PER CR 30892
- ⑮ LEAD & DISK STAMPED "SAN DIEGO CITY ENGINEER" PER CR 30892
- ⑯ LEAD & DISK STAMPED "SAN DIEGO CITY ENGINEER" PER CR 30892 (0.10' PER CR)
- ⑰ LEAD & DISK STAMPED "RCE 8195" PER CR 26781
- ⑱ LEAD & DISK STAMPED "SAN DIEGO CITY ENGINEER" PER CR 21306
- ⑲ LEAD & DISK STAMPED "LS2784" PER ROS 5515

( ) RECORD DATA PER MAP NO. 279  
( ) RECORD DATA PER ROS 15077

*ANTONY K. CHRISTENSEN*  
ANTONY K. CHRISTENSEN, RCE 54021  
LS 7508  
SEPTEMBER 26, 2022  
Date

**ENGINEER'S CERTIFICATE**

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



SCALE: 1" = 50'



**VESTING TENTATIVE MAP NO. 2523336  
COASTAL DEVELOPMENT PERMIT NO. 2523334  
SITE DEVELOPMENT PERMIT NO. 2523335  
PTS NO. 684770**

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS ASSUMED USING 1983 CALIFORNIA COORDINATE SYSTEM GRID BEARING BASED ON RTK GPS OBSERVATION, ON SEPTEMBER 10, 2019 FOR THE NORTHEASTERLY 10' OFFSET LINE OF BLOCK 20, OCEAN BEACH, PER MAP 279, I.E. NORTH 53°34'32" WEST.

FINAL MAP WILL BE TIED TO CITY OF SAN DIEGO HORIZONTAL CONTROL NETWORK.

**BENCHMARK**

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE EASTERLY CORNER OF FROUDE STREET AND SANTA CRUZ AVENUE. ELEVATION 152.268' MEAN SEA LEVEL (N.G.V.D. 1929).

**NOTES**

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ON THE GROUND SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED SEPTEMBER 23, 2019.
2. THE EXISTING NUMBER OF LOTS ARE 2. THE PROPOSED NUMBER OF LOTS IN THIS SUBDIVISION ARE 2.
3. THE ASSESSOR PARCEL NUMBER FOR THIS PROPERTY IS 448-482-13-00
4. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 0.1608 ACRES.
5. THE PROPERTY HAS DIRECT ACCESS TO SANTA CRUZ AVENUE, FROUDE AND UNNAMED ALLEY, ALL DEDICATED AS PUBLIC STREETS.
6. DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
7. NAD27 COORDINATES = 208-1693. CCS83 COORDINATES = 1850-6253.
8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
9. A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS WILL BE MARKED WITH DURABLE SURVEY MONUMENTS.
10. SUFFICIENT MONUMENTATION EXISTS TO RECREATE BOUNDARY OF PROJECT AND TO PERMIT A MAP PROCEDURE OF SURVEY.
11. A WAIVER OF UNDERGROUNDING OVERHEAD UTILITIES FRONTING THE SITE IS REQUESTED.
12. EXISTING HOME CONSTRUCTED IN 1947 AND IS TO REMAIN WITH NO CHANGES. NEW HOME TO BE CONSTRUCTED ON NEW PARCEL. AREA OF HOMES: 1,071 SF EXISTING, 2,400 SF PROPOSED.
13. AN EASEMENT, OF UNDISCLOSED LOCATION, EXISTS. SEE TITLE NOTES.
14. NO TRANSIT STOPS EXIST ADJACENT TO PROJECT.
15. FOR LOCATION OF EXISTING AND PROPOSED HOME AND MASONRY WALL SEE ARCHITECTURAL SHEETS AND SHEET C-2.
16. NO CHANGES PROPOSED FOR EXISTING RESIDENCE OR THE AREA SURROUNDING IT. ONLY NEW WORK WILL OCCUR ON THE AREA OF THE PROPOSED NEW LOT FRONTING THE ALLEY.

**OWNER'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE MAP AND THAT SAID MAP SHOWS ALL OF MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

*J. Helleis*  
JACQUELINE HELLEIS  
HELLEIS/KING TRUST  
9/26/2022  
DATE

**Prepared By:**

CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVENUE, SUITE "J"  
SAN DIEGO, CA 92126  
PHONE (658) 271-9901

**Project Address:**

4605 SANTA CRUZ AVENUE  
SAN DIEGO, CA 92107

**Project Name:**

4605 SANTA CRUZ  
SMALL LOT SUBDIVISION

**Sheet Title:**

VESTING TENTATIVE MAP NO. 2523336

Revision 5:  
Revision 4:  
Revision 3:  
Revision 2: 05-15-22 ADDRESS CITY COMMENTS  
Revision 1: 01-02-22 ADDRESS CITY COMMENTS

Original Date: DECEMBER 07, 2020

Sheet 1 of 14 Sheets

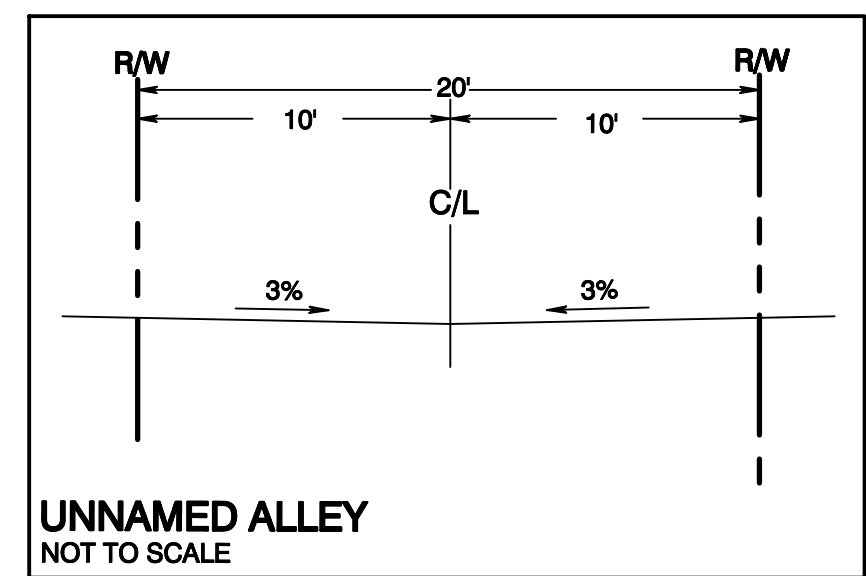
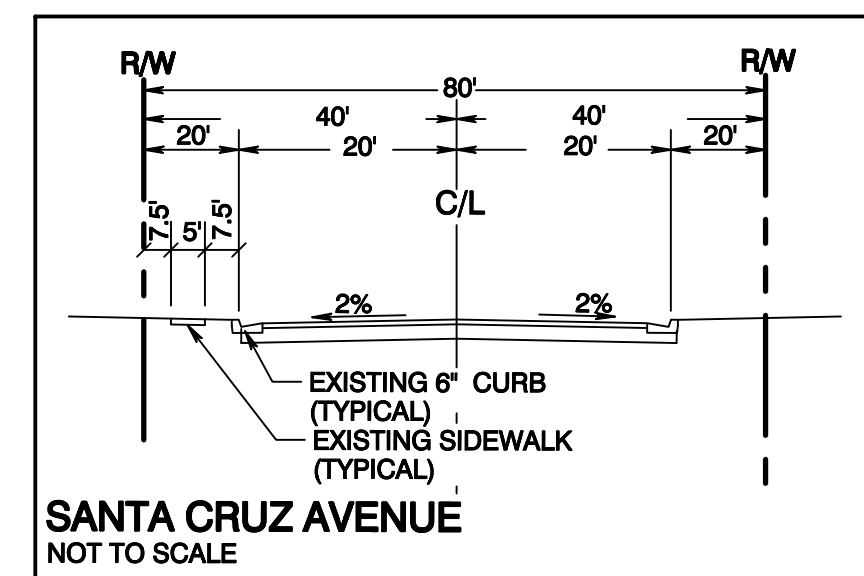
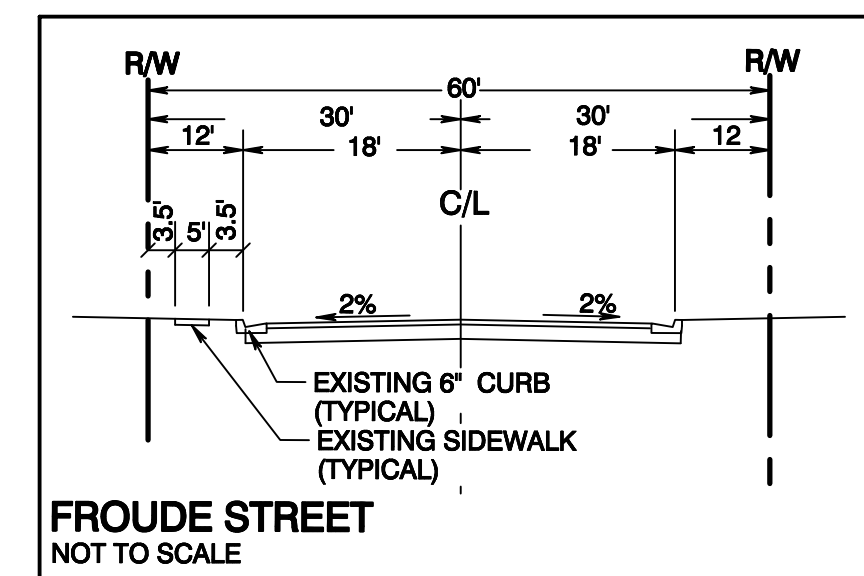
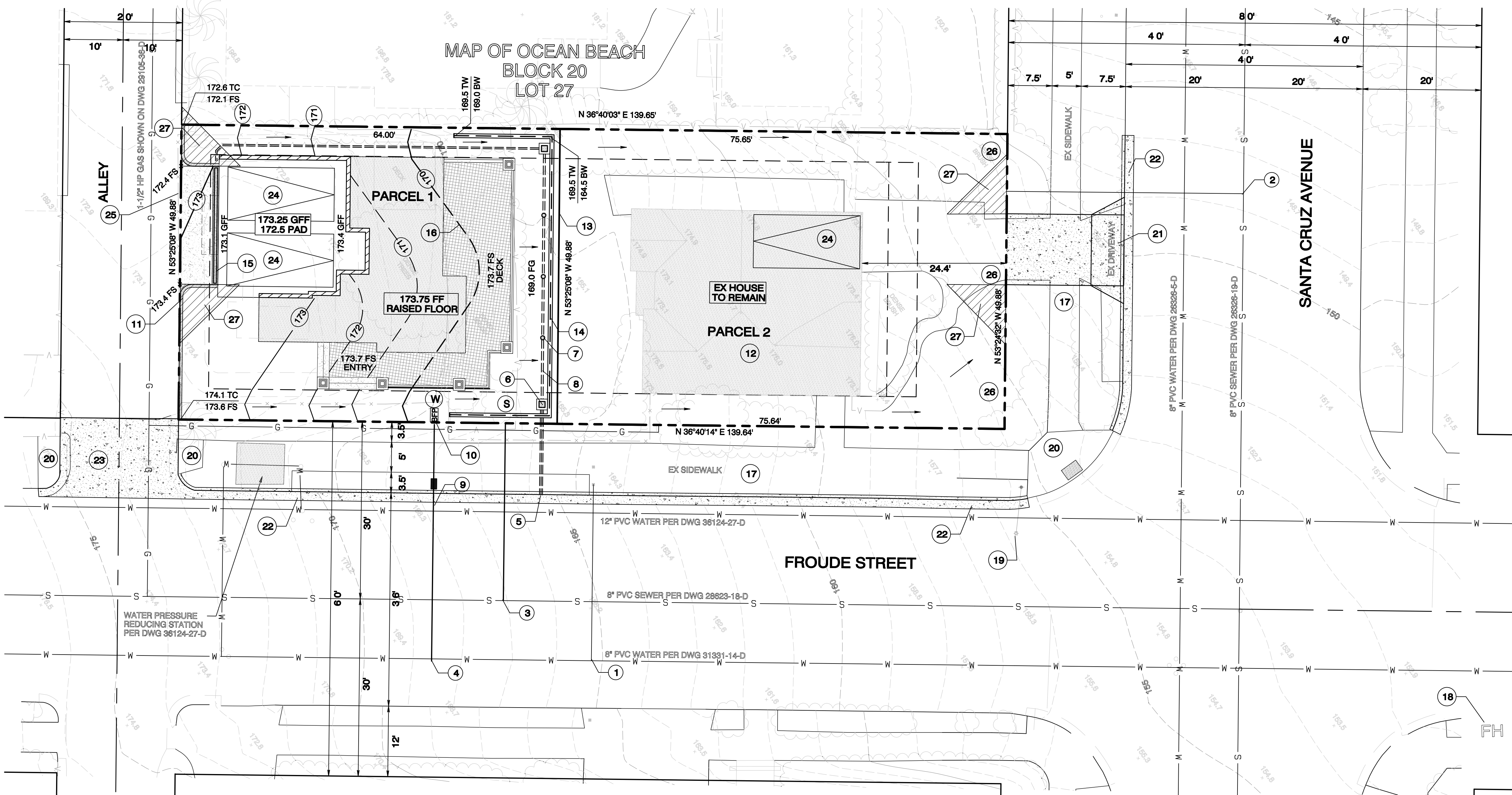
**CE & S** CHRISTENSEN ENGINEERING & SURVEYING  
CIVIL ENGINEERS LAND SURVEYORS  
7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126  
TELEPHONE: (658) 271-9901

VESTING TENTATIVE MAP NO. 2523336  
 COASTAL DEVELOPMENT PERMIT NO. 2523334  
 SITE DEVELOPMENT PERMIT NO. 2523335  
 PTS NO. 684770

CONSTRUCTION NOTES

- 1 EX WATER SERVICE TO REMAIN TO SERVE PARCEL 2
- 2 EXISTING SEWER LATERAL TO REMAIN TO SERVE PARCEL 2
- 3 PROPOSED 4" SEWER LATERAL TO SERVE PARCEL 1 PER CURRENT CITY STD
- 4 PROPOSED 1" WATER SERVICE TO SERVE PARCEL 1 PER CURRENT CITY STD
- 5 PROPOSED (2) SIDEWALK UNDERDRAINS PER CURRENT CITY STD Q100=0.085 CFS (EACH), V100=3.1 FPS
- 6 PROPOSED PRIVATE 1212 CATCH BASIN (TYPICAL)
- 7 PROPOSED PRIVATE AREA DRAIN (TYPICAL)
- 8 PROPOSED PRIVATE PVC DRAIN (TYPICAL)
- 9 PROPOSED WATER METER BOX PER CURRENT CITY STANDARD
- 10 PROPOSED BACKFLOW PREVENTER PER CURRENT CITY STANDARD (TYPICAL)
- 11 PROPOSED PRIVATE 6" CURB OUTSIDE OF RIGHT OF WAY
- 12 EXISTING SINGLE FAMILY RESIDENCE AND APPURTENANCES TO REMAIN
- 13 PROPOSED LOT LINE
- 14 PROPOSED MASONRY WALL
- 15 PROPOSED PRIVATE TRENCH DRAIN
- 16 PROPOSED CONTOURS BELOW RAISED SFR STRUCTURE (DASHED)
- 17 DAMAGED SIDEWALK ALONG PROPERTY FRONTAGE TO BE REMOVED AND REPLACED PER CURRENT CITY STANDARD AT DIRECTION OF RESIDENT ENGINEER (TYPICAL)
- 18 EXISTING FIRE HYDRANT NE CORNER FROUDE ST AND SANTA CRUZ AVE
- 19 EXISTING STREET LIGHT FRONTING PROJECT SITE UTILITY POLE MOUNTED, 85 WATT, INDUCTION LUMINAIRE
- 20 EXISTING ADA COMPLIANT CURB RAMP TO REMAIN (TYPICAL)
- 21 EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH 12" DRIVEWAY PER CURRENT CITY STANDARDS
- 22 EXISTING CURB TO BE REMOVED AND REPLACED WITH CURB AND GUTTER PER CURRENT CITY STANDARDS ALONG PROJECT FRONTAGE
- 23 EXISTING ALLEY APRON TO BE REMOVED AND REPLACED PER CURRENT CITY STANDARDS
- 24 18' X 9' PARKING SPACE
- 25 EXISTING FENCE, WITHIN PUBLIC RIGHT OF WAY TO BE REMOVED (TYPICAL)
- 26 RUNOFF DISCHARGES BY SHEET FLOW TO RIGHT OF WAY (TYPICAL)
- 27 VISIBILITY TRIANGLE (TYPICAL)

NOTES:  
 ALL PROPOSED ONSITE UTILITIES SHALL BE UNDERGROUND.  
 NEW RESIDENCE SHOWN HEREON PROPOSES A 2 CAR GARAGE.  
 EXISTING SFR HAS ONE CAR GARAGE AND PROVIDES ONE PARKING SPACE ON EXISTING DRIVEWAY  
 RUNOFF FROM IMPERVIOUS AREAS TO FLOW OVER LANDSCAPING BEFORE DISCHARGING FROM SITE  
 PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.  
 AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR PRIVATE SIDEWALK UNDERDRAINS, PAVERS, LANDSCAPE AND IRRIGATION WITHIN THE PUBLIC RIGHT OF WAY  
 NEAREST BUS STOP IS AT EBERS STREET AND ORCHARD AVENUE 0.23 MILE WALKING DISTANCE.



GRADING DATA

AREA OF SITE - 0.1599 AC (6965 SF) (PARCELS 1 & 2)  
 AREA OF SITE TO BE GRADED 0.0733 AC (ONLY PARCEL 1 GRADED)  
 PERCENT OF SITE TO BE GRADED 45.8%  
 AREA OF SITE WITH SLOPES GREATER THEN 25% - 0.0  
 PERCENT OF SITE WITH SLOPES GREATER THEN 25% - 0%  
 NO ENVIRONMENTALLY SENSITIVE LANDS EXIST ONSITE  
 AMOUNT OF CUT - 40 C.Y.  
 AMOUNT OF FILL - 45 C.Y.  
 AMOUNT OF IMPORT - 5 C.Y.  
 MAXIMUM HEIGHT OF FILL SLOPE - N/A  
 MAXIMUM HEIGHT OF FILL - 4.5'  
 MAXIMUM DEPTH OF CUT SLOPE - N/A  
 MAXIMUM DEPTH OF CUT - 2'  
 RETAINING WALL: 5 FEET MAX. HT. (4.5' RETAINING)  
 80 FEET TOTAL LENGTH  
 EXISTING IMPERVIOUS AREA: 3,453 SF (49.6%)  
 PROPOSED CREATED/REPLACED IMPERVIOUS AREA: 4,342 SF (62.3%)

Prepared By:  
 CHRISTENSEN ENGINEERING & SURVEYING  
 7888 SILVERTON AVENUE, SUITE "J"  
 SAN DIEGO, CA 92126  
 PHONE (858)271-9901

Project Address:  
 4605 SANTA CRUZ AVENUE  
 SAN DIEGO, CA 92107

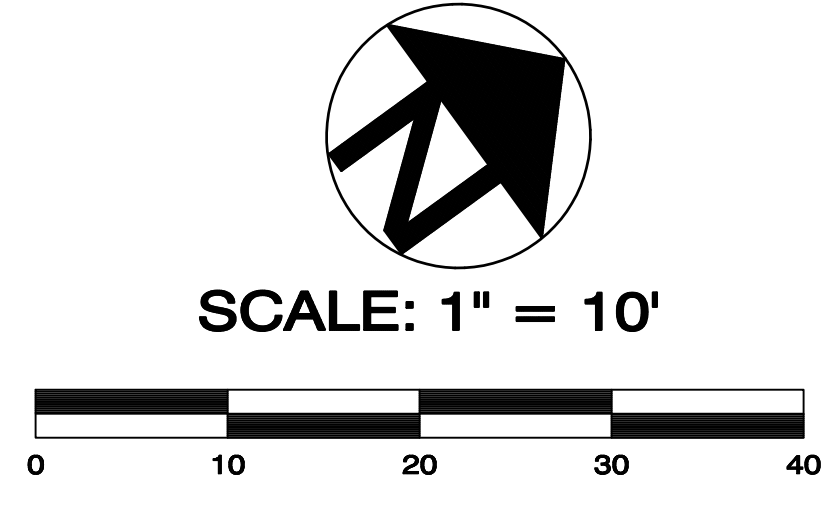
Project Name:  
 4605 SANTA CRUZ  
 SMALL LOT SUBDIVISION

Revision 5:  
 Revision 4:  
 Revision 3:  
 Revision 2: 05-15-22 ADDRESS CITY COMMENTS  
 Revision 1: 02-02-22 ADDRESS CITY COMMENTS

Original Date: DECEMBER 07, 2020

Sheet Title:  
 PRELIMINARY GRADING PLAN

Sheet 2 of 14 Sheets



ANTONY K. CHRISTENSEN, PCE 54021  
 LS 7508  
 Date  
 JANUARY 10, 2023

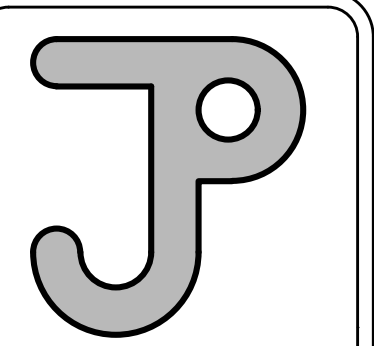


# CRUZ RESIDENCE

4605 SANTA CRUZ AVE. SAN DIEGO CA 92107

| SHEET INDEX |                       |
|-------------|-----------------------|
| T.1         | = TITLE SHEET         |
| A1.0        | = SITE PLAN           |
| A1.1        | = MAIN FLOOR PLAN     |
| A1.2        | = SECOND FLOOR PLAN   |
| A1.3        | = ROOF PLAN           |
| A2.1        | = BUILDING ELEVATIONS |
| A2.2        | = BUILDING ELEVATIONS |
| A3.1        | = BUILDING SECTIONS   |
| A3.2        | = BUILDING SECTION    |

| REVISIONS | BY |
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Project Number:  
 PTS-xxxxxxx

New Single Family Dwelling for:  
**Jacqueline Helleis & Judith King**  
 4605 Santa Cruz Ave San Diego, CA 92107  
 Sheet Title :  
 Sheet Index, Project Data

|                   |
|-------------------|
| DRAWN<br>tpj      |
| CHECKED           |
| DATE<br>2-1-21    |
| SCALE<br>as noted |
| JOB NAME          |
| SHEET             |
| <b>T.1</b>        |
| OF 9 SHEETS       |

## BUILDING CODES

THIS PROJECT SHALL COMPLY WITH THE:

2019 CALIFORNIA RESIDENTIAL CODE,  
 2019 CALIFORNIA BUILDING CODE,  
 2019 CALIFORNIA ELECTRICAL CODE,  
 2019 CALIFORNIA PLUMBING CODE,  
 2019 CALIFORNIA MECHANICAL CODE,  
 2019 CALIFORNIA FIRE CODE,  
 2019 CALIFORNIA GREEN BUILDING  
 STANDARDS CODE

SAN DIEGO MUNICIPAL CODE:

## PROJECT TEAM

HOME OWNER:  
 JUDITH KING & JACKIE HELLEIS  
 4605 SANTA CRUZ AVE.  
 SAN DIEGO, CA 92107

ARCHITECT:  
 TPJ ARCHITECTURE  
 458 EAST 'J' ST  
 CHULA VISTA, CA 91910  
 TIM P. JONES, AIA

CIVIL ENGINEER:  
 ANTONY CHRISTENSEN, PE, PLS, QSD  
 CHRISTENSEN ENGINEERING &  
 SURVEYING  
 7888 SILVERTON AVENUE, SUITE J  
 SAN DIEGO, CALIFORNIA 92126  
 (858) 271-9901  
 ceands@aol.com

## PROJECT INFO

SITE INFORMATION:

APN: 448-482-1300  
 LEGAL DESCRIPTION:  
 TR 279 BLK 20, LOTS 25 & 26

SITE AREA: 3,200 S.F.  
 ZONING: RM-1-1  
 CONSTRUCTION TYPE: V-N

BUILDING SETBACKS & HEIGHT RESTRICTIONS:

MAXIMUM BUILDING HEIGHT: 30'-0"  
 STREET SETBACK: 10'-0"  
 SIDE YARD SETBACK: 5'-0",  
 10'-0"  
 REAR YARD SETBACK: 5'-0"

FAR & GFA CALCULATIONS:

TOTAL SITE AREA: 3,200 S.F.  
 MAX FLOOR AREA RATIO: .75 (RM-1-1)  
 TOTAL ALLOWED GFA: 2,400 S.F.

BUILDING AREAS:

(N) MAIN FLOOR AREA: 662 S.F.  
 (N) GARAGE AREA: 550 S.F.  
 (N) SECOND FLOOR AREA: 1,188 S.F.

TOTAL GFA AREA: 2,400 S.F.

DECK AREAS:  
 FRONT PORCH: 166 S.F.  
 LOWER DECK: 344 S.F.  
 UPPER NORTH DECK: 394 S.F.  
 MASTER BALCONY: 60 S.F.

## SCOPE OF WORK

THE SCOPE OF WORK INVOLVES A SMALL LOT SUBDIVISION AND THE CONSTRUCTION OF A NEW TWO-STORY HOME LOCATED AT 4605 SANTA CRUZ AVE IN SAN DIEGO, CALIFORNIA.

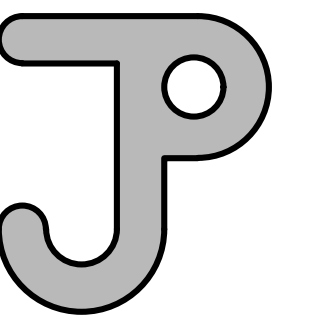
FOR MORE INFORMATION PLEASE SEE THE CONSTRUCTION DRAWINGS.

## VICINITY MAP



SHEET NOTES

| REVISIONS | BY |
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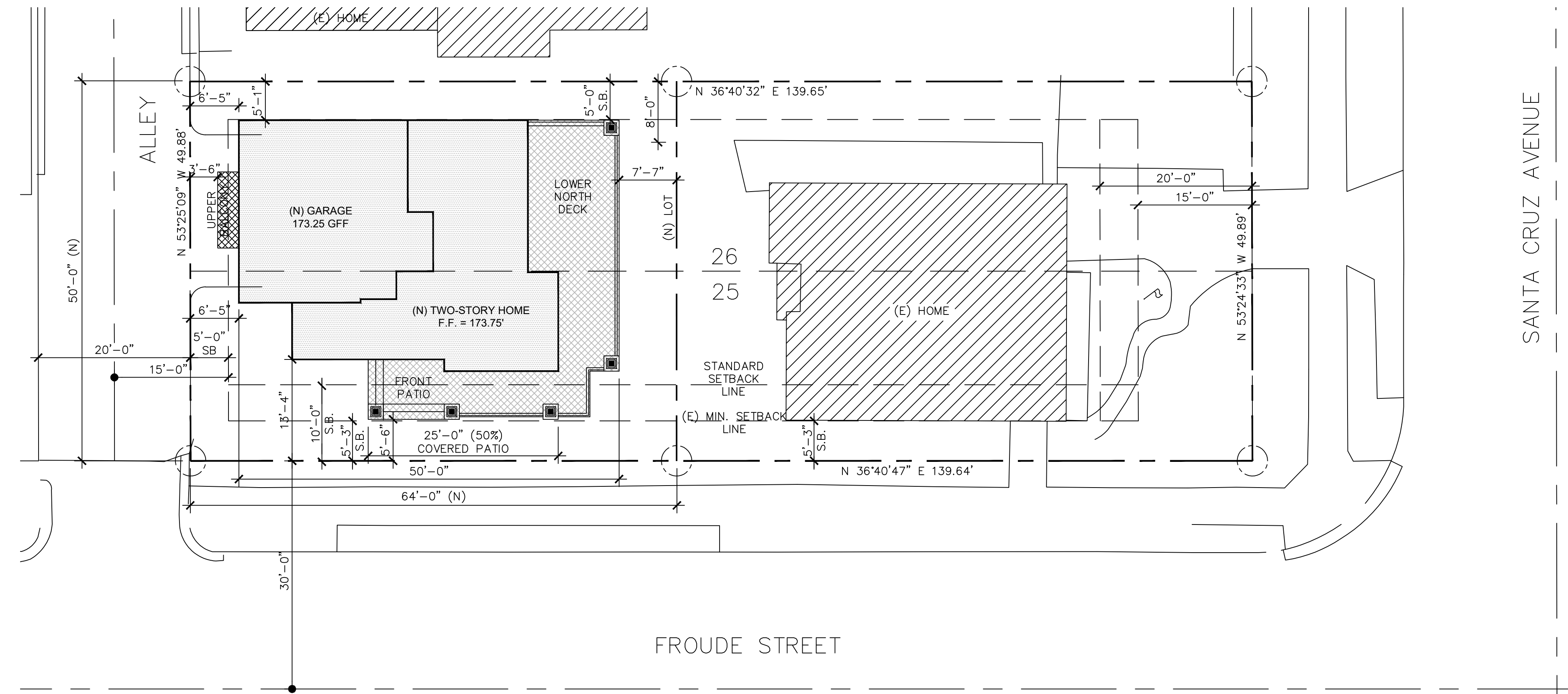
Project Number:  
 PTS-xxxxxxx

New Single Family Dwelling for:  
**Jacqueline Helleis & Judith King**  
 4605 Santa Cruz Ave San Diego, CA 92107

Sheet Title:  
**Site Plan**

|                   |
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| DRAWN<br>tpj      |
| CHECKED           |
| DATE<br>2-1-21    |
| SCALE<br>as noted |
| JOB NAME          |

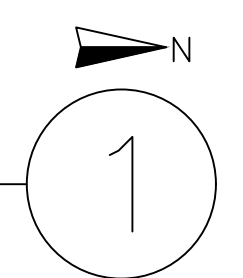
SHEET  
**A1.0**  
 OF 9 SHEETS



**SITE KEY:**

- EXISTING RESIDENCE
- NEW RESIDENCE
- NEW DECK

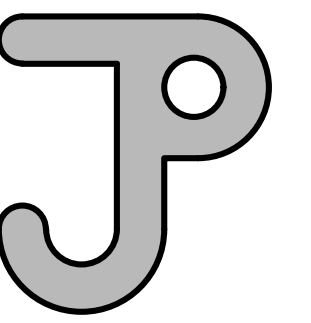
SITE PLAN  
 SCALE: 1" = 10'-0"



SHEET NOTES

- 1 (N) FAU BELOW CRAWL SPACE
- 2 42" STUCCO GUARDRAIL
- 3 24"x24" STONE WRAPPED COLUMN w/ DELGADO STONE COMPOSITE DECKING
- 5 56" VANITY
- 6 ACCESS DOORS TO CRAWL SPACE

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Project Number:  
PTS-xxxxxxx

New Single Family Dwelling for:  
**Jacqueline Helleis & Judith King**  
4605 Santa Cruz Ave San Diego, CA 92107

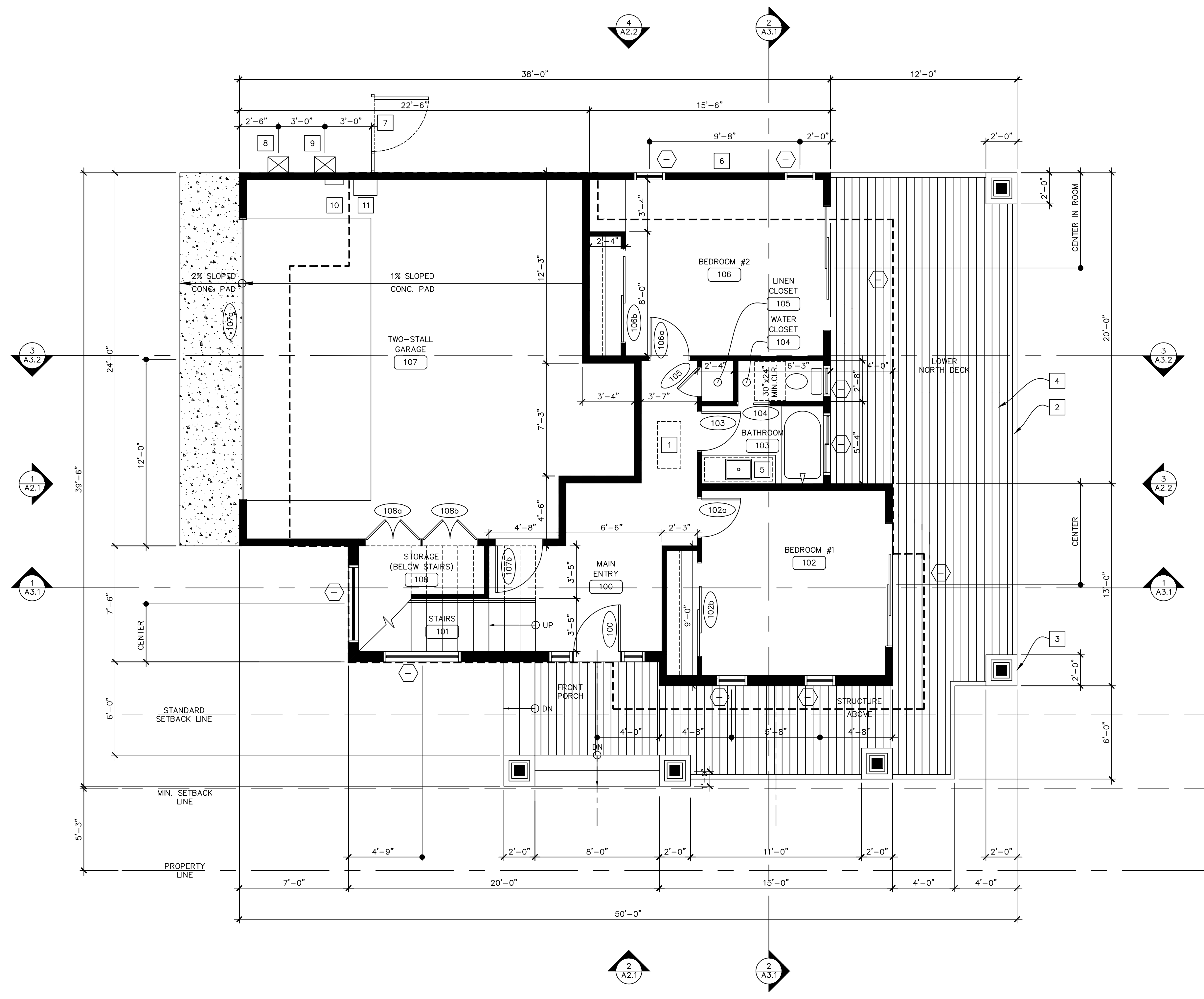
Sheet Title:  
**First Floor Plan**

WALL KEY:

- 2x WALL
- 8" CMU WALL
- 1-HOUR FIRE WALL
- CENTERLINE

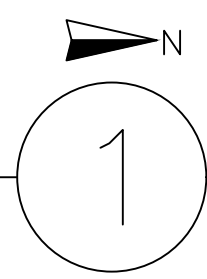
WALL TAGS:

- W1 - EXTERIOR WALL - EXTERIOR FINISH (SEE ELEVATIONS), GRADE D WATER RESISTIVE BARRIER BUILDING PAPER, WALL SHEATHING (SEE STRCT.), 2x WOOD STUDS @ 16" O.C., R-19 BATT. INSULATION, 5/8" GYP. BD. w/ LEVEL 3 FINISH U.O.N.
- W2 - INTERIOR WALL - 5/8" GYPSUM BOARD- TAPED & PAINTED, 2x4 WOOD STUDS @ 16" O.C., 5/8" GYP. BD. w/ LEVEL 3 FINISH U.O.N.
- W3 - INTERIOR WALL - 5/8" GYPSUM BOARD- TAPED & PAINTED, 2x4 WOOD STUDS @ 16" O.C., R-19 BATT. INSULATION, 5/8" GYP. BD. w/ LEVEL 3 FINISH U.O.N.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



|          |          |
|----------|----------|
| DRAWN    | tpj      |
| CHECKED  |          |
| DATE     | 2-1-21   |
| SCALE    | as noted |
| JOB NAME |          |

|       |          |
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| SHEET | A1.1     |
| OF    | 9 SHEETS |

SHEET NOTES

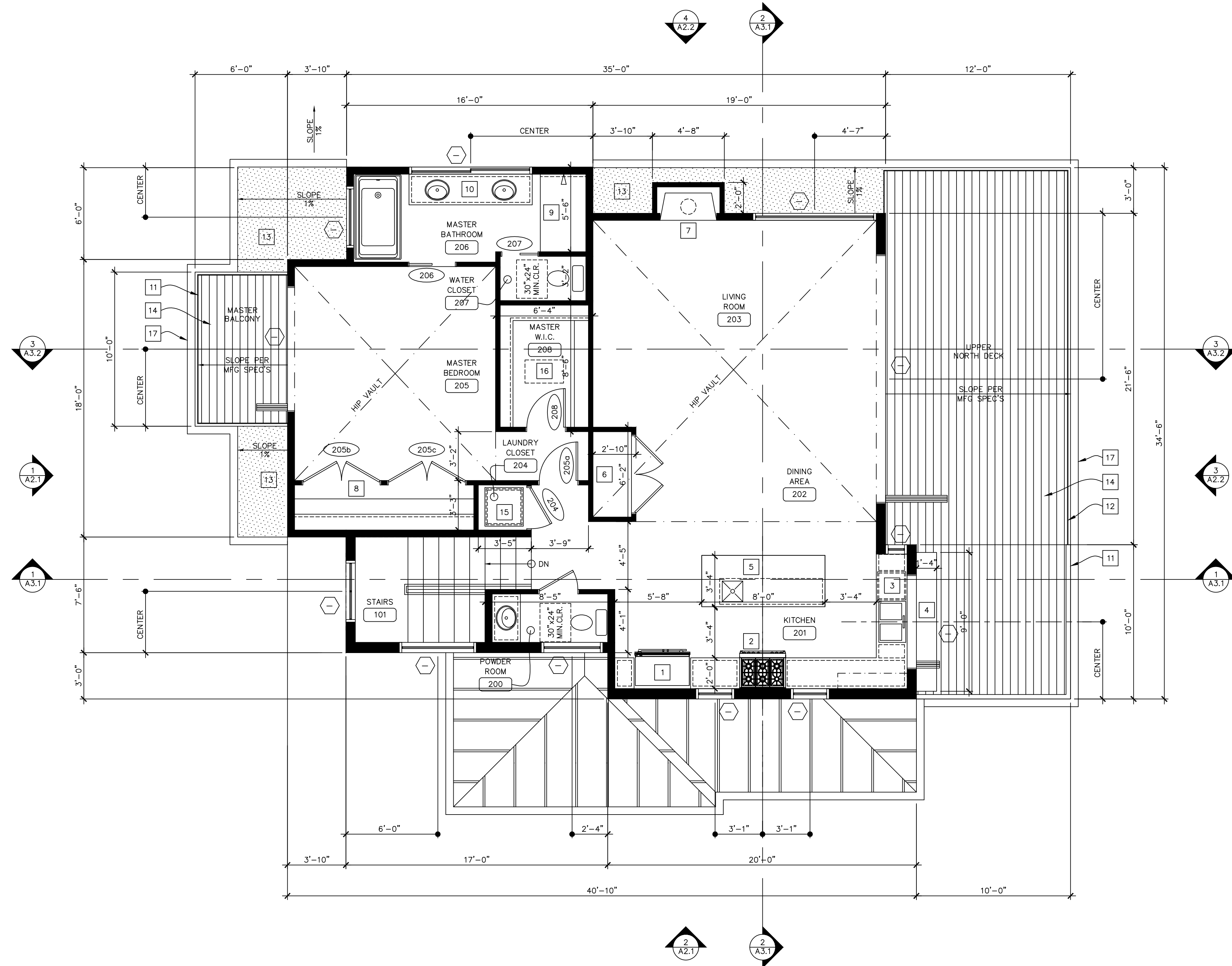
- 1 42" REFRIGERATOR
- 2 36" RANGE
- 3 DISHWASHER
- 4 EXTENDED COUNTERTOP
- 5 KITCHEN ISLAND 96"x40"
- 6 PANTRY 2'-6"x5'-6"
- 7 GAS FIRE PLACE
- 8 BUILT-IN WALL CLOSET
- 9 PORCELAIN TILE SHOWER w/SEAMLESS GLASS DOOR & LINEAR FLOOR DRAIN
- 10 8' DBL. VANITY
- 11 36" STUCCO GUARDRAIL
- 12 36" GLASS RAILING SYSTEM
- 13 CLASS "A" 3-PLY BUILT-UP ROOFING
- 14 WATERPROOFED DECK w/ FLOATING COMPOSITE DECKING ON TOP
- 15 STACKING WASHER/DRYER
- 16 FAU ABOVE IN ATTIC
- 17 GUTTER

WALL KEY:

- 2x WALL
- 8" CMU WALL
- 1-HOUR FIRE WALL
- CENTERLINE

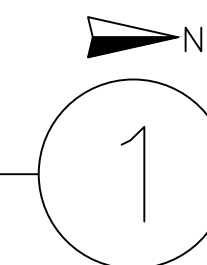
WALL TAGS:

- W1 - EXTERIOR WALL - EXTERIOR FINISH (SEE ELEVATIONS), GRADE D WATER RESISTIVE BARRIER BUILDING PAPER, WALL SHEATHING (SEE STRCT.), 2x WOOD STUDS @ 16" O.C., R-19 BATT. INSULATION, 5/8" GYP. BD. w/ LEVEL 3 FINISH U.O.N.
- W2 - INTERIOR WALL - 5/8" GYPSUM BOARD- TAPED & PAINTED, 2x4 WOOD STUDS @ 16" O.C., 5/8" GYP. BD. w/ LEVEL 3 FINISH U.O.N.
- W3 - INTERIOR WALL - 5/8" GYPSUM BOARD- TAPED & PAINTED, 2x4 WOOD STUDS @ 16" O.C., R-19 BATT. INSULATION, 5/8" GYP. BD. w/ LEVEL 3 FINISH U.O.N.

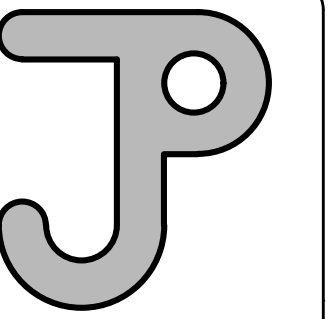


SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



| REVISIONS | BY |
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Project Number:  
PTS-xxxxxx

New Single Family Dwelling for:  
**Jacqueline Helleis & Judith King**  
4605 Santa Cruz Ave San Diego, CA 92107

Sheet Title:  
**Second Floor Plan**

|          |          |
|----------|----------|
| DRAWN    | tpj      |
| CHECKED  |          |
| DATE     | 2-1-21   |
| SCALE    | as noted |
| JOB NAME |          |

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| SHEET | <b>A1.2</b> |
| OF    | 9 SHEETS    |

SHEET NOTES

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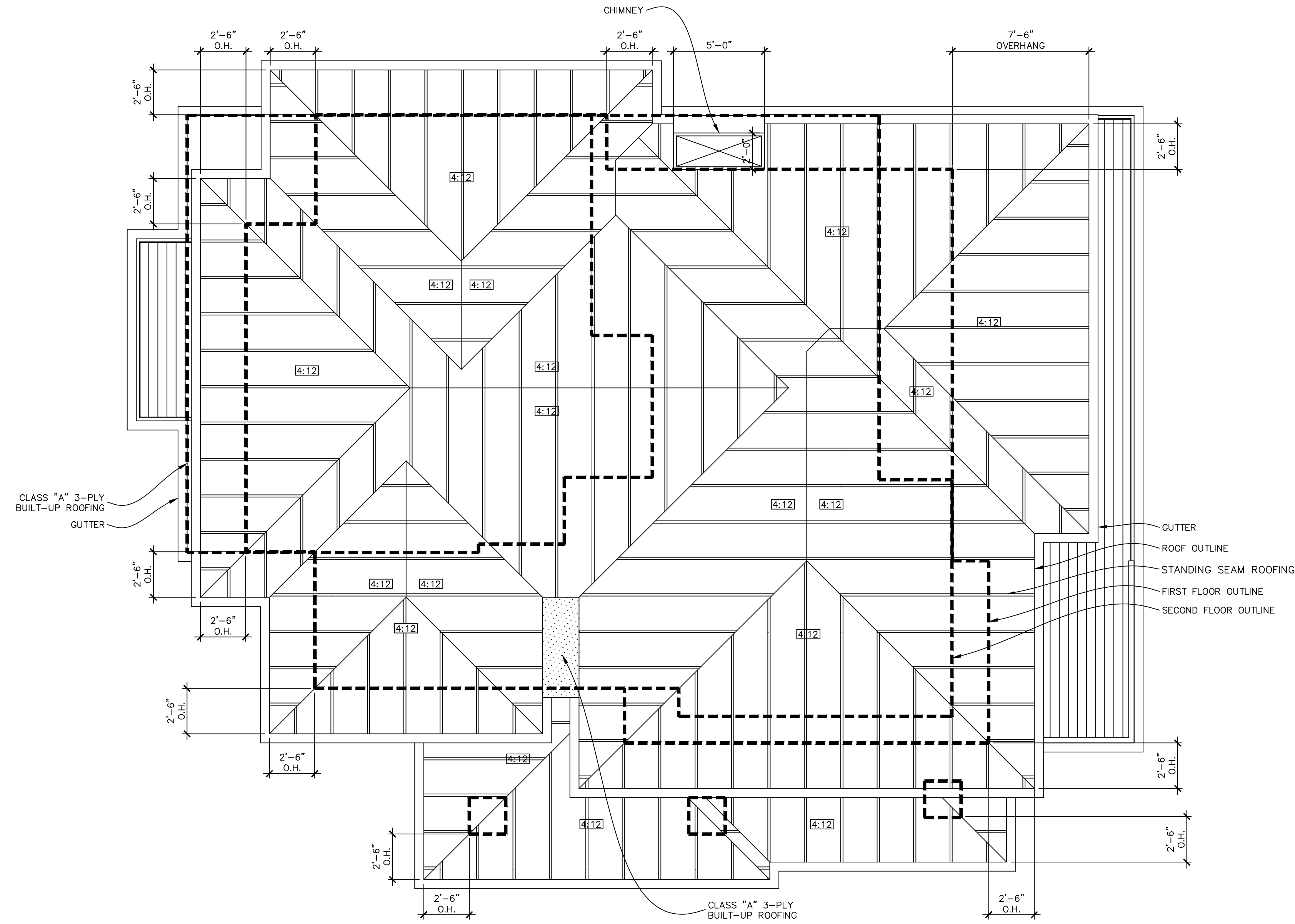
GENERAL ROOF PLAN NOTES:

1. CLASS "A" METAL STANDING SEAM "CEE-LOCK PANEL" "ZINC GREY" COOL ROOF COVERING BY BERRIDGE MANUFACTURING OR APPROVED EQUAL. INSTALL PER MFG'S SPEC'S AND INSTALLATION INSTRUCTIONS. ENERGY STAR APPROVED COLOR. INSTALL VERSASHIELD®FIRE-RESISTANT ROOF DECK PROTECTION OVER A LAYER OF #30 ORGANIC FELT TO MEET LOCAL CODES AND MAINTAIN FIRE RATINGS. ALWAYS FOLLOW THE METAL ROOFING MANUFACTURER'S INSTALLATION REQUIREMENTS AND RECOMMENDATIONS.
2. SEE SHEET S1 ROOF FRAMING NOTES FOR ROOF SHEATHING INFORMATION AND ADDITIONAL SPECIFICATIONS.

ATTIC VENTILLATION NOTES:

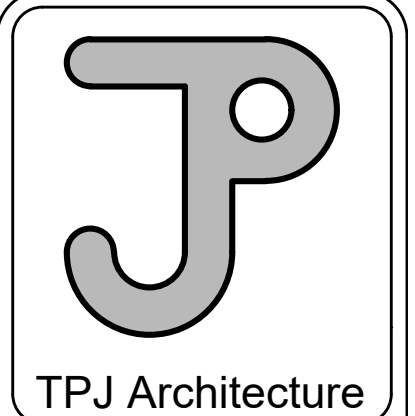
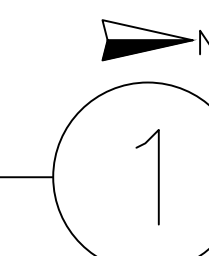
HOME NEW ROOF AREA:  
1,187 S.F. X (1/150) = 7.9 S.F. VENTILATION

1. VENTILATION TO BE 60% AT BOTTOM/ SOFFIT AREA AND 40% NEAR RIDGES OF ROOF OR USE CONTINUOUS RIDGE VENT PER MFG SPECIFICATIONS.
2. ATTIC OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH w/ 1/8" MIN. TO 1/4" MAX. OPENINGS, PER SECTION R806.1



ROOF PLAN

SCALE: 1/4" = 1'-0"



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PTS-xxxxxxx

New Single Family Dwelling for:  
**Jacqueline Helleis & Judith King**  
4605 Santa Cruz Ave San Diego, CA 92107  
Sheet Title :  
**Roof Plan**

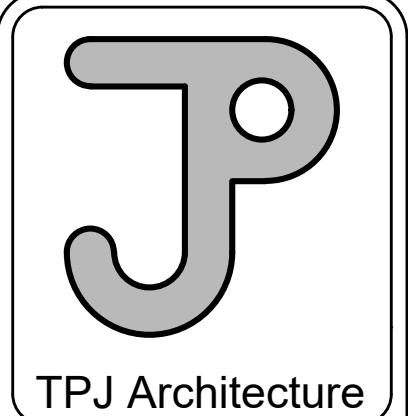
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| DATE<br>2-1-21    |
| SCALE<br>as noted |
| JOB NAME          |

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SHEET NOTES

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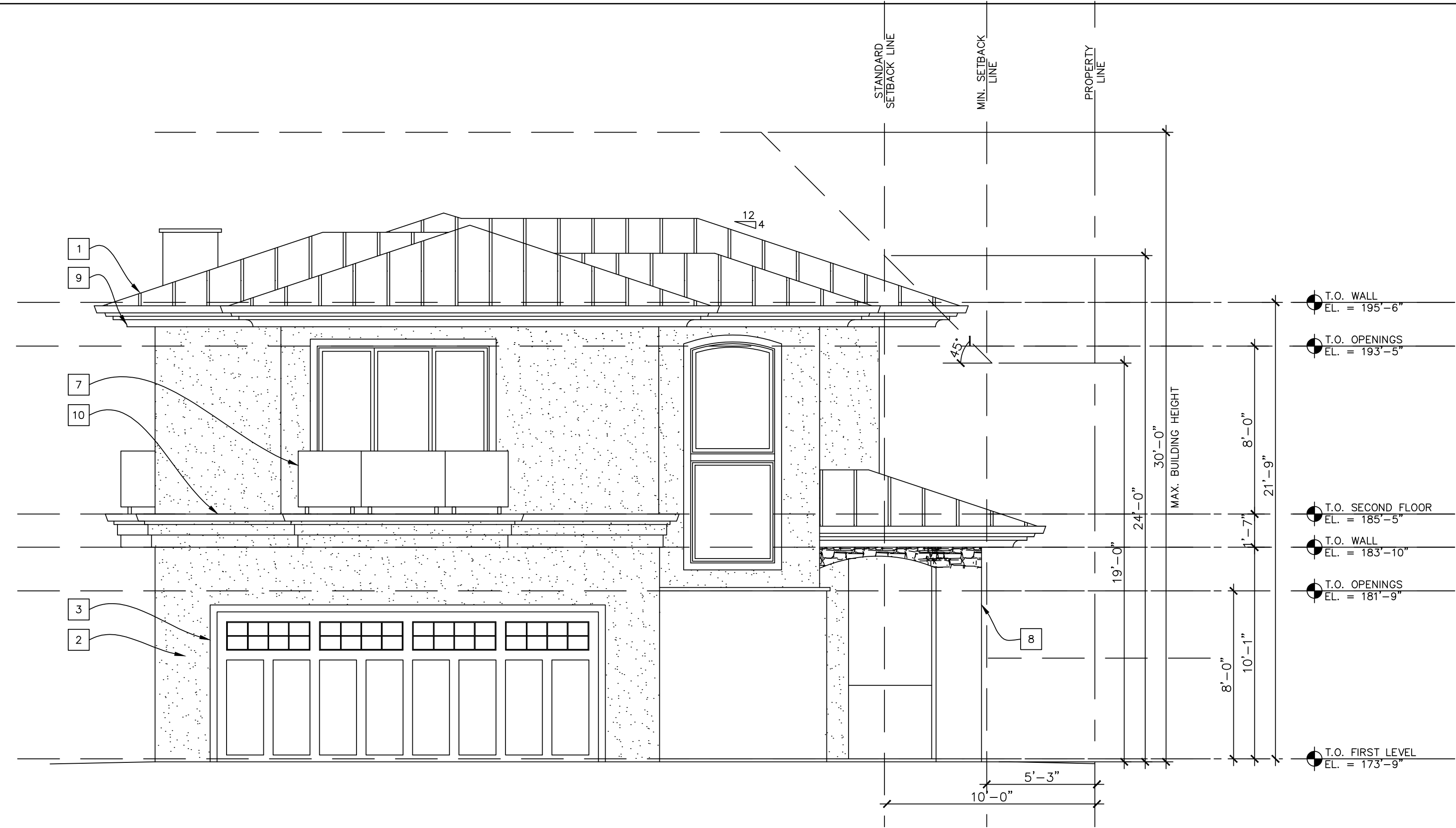
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New Single Family Dwelling for:  
**Jacqueline Helleis & Judith King**  
 4605 Santa Cruz Ave San Diego, CA 92107  
 Sheet Title:  
**Exterior Elevations**

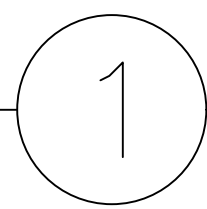
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| DATE<br>2-1-21    |
| SCALE<br>as noted |
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| <b>A2.1</b>       |
| OF 9 SHEETS       |

- 1 CLASS "A" METAL STANDING SEAM MAXIMA 2"-18" FLAT PANEL COOL ROOF COVERING BY McELROY METAL OR APPROVED EQUAL.
- 2 STUCCO - SMOOTH FINISH COLOR: TBD
- 3 STUCCO TRIM DETAIL (TYP.) (SEE DETAILS ON SHEET A5.X)
- 4 NOT USED
- 5 36" GLASS RAILING SYSTEM
- 6 42" STUCCO GUARDRAIL
- 7 36" STUCCO GUARDRAIL
- 8 DELGADO STONE - COLONIAL GREY COLLECTION
- 9 EAVE SOFFIT w/ TRIM
- 10 STUCCO TRIM



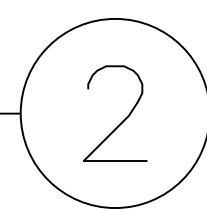
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



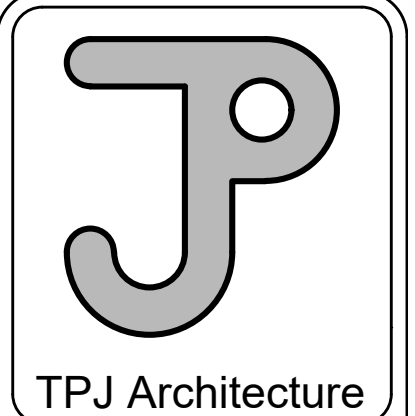
EAST ELEVATION

SCALE: 1/4" = 1'-0"



SHEET NOTES

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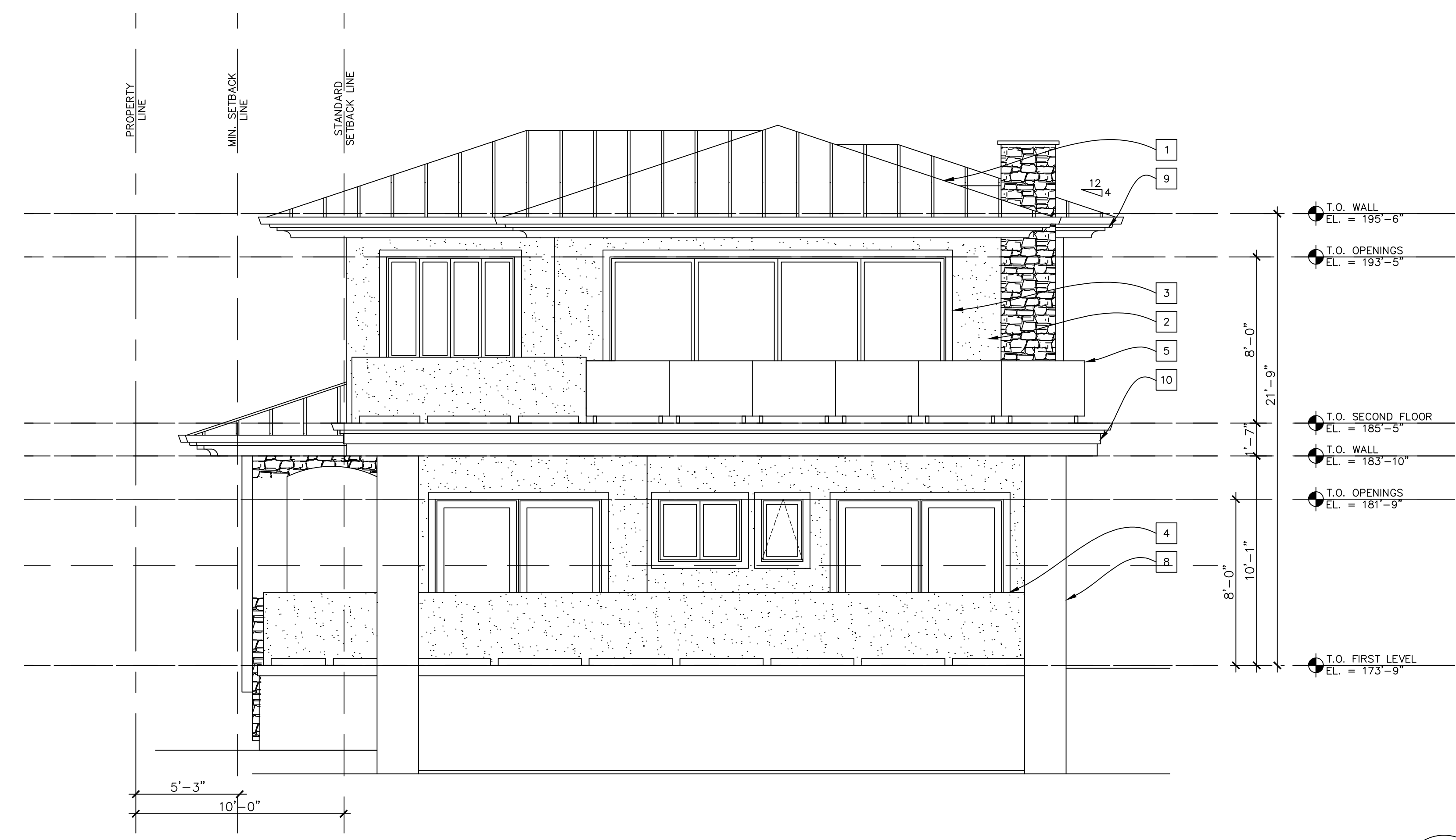


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New Single Family Dwelling for:  
**Jacqueline Helleis & Judith King**  
 4605 Santa Cruz Ave San Diego, CA 92107  
 Sheet Title:  
**Exterior Elevations**

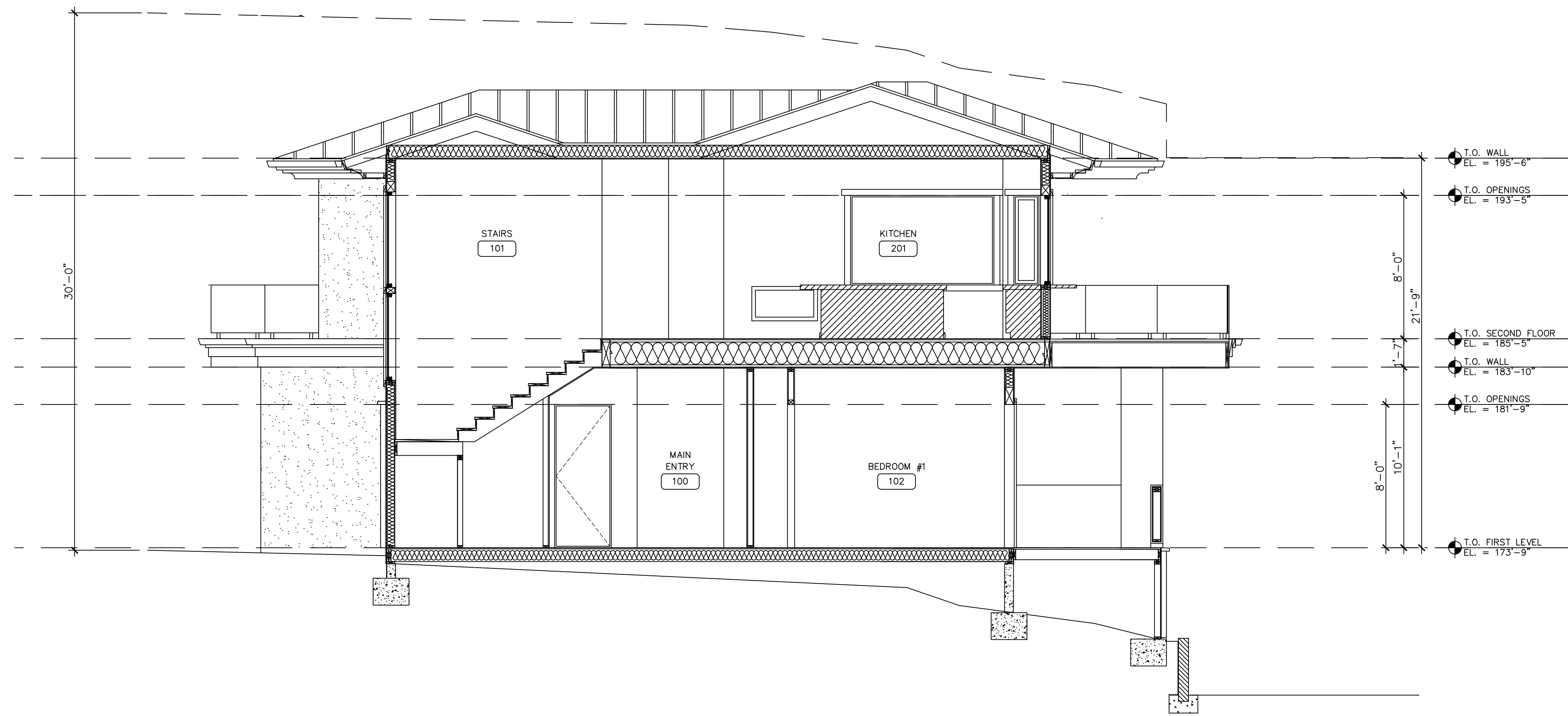
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| DATE<br>2-1-21    |
| SCALE<br>as noted |
| JOB NAME          |
| SHEET             |
| <b>A2.2</b>       |
| OF 9 SHEETS       |



NORTH ELEVATION 3  
 SCALE: 1/4" = 1'-0"



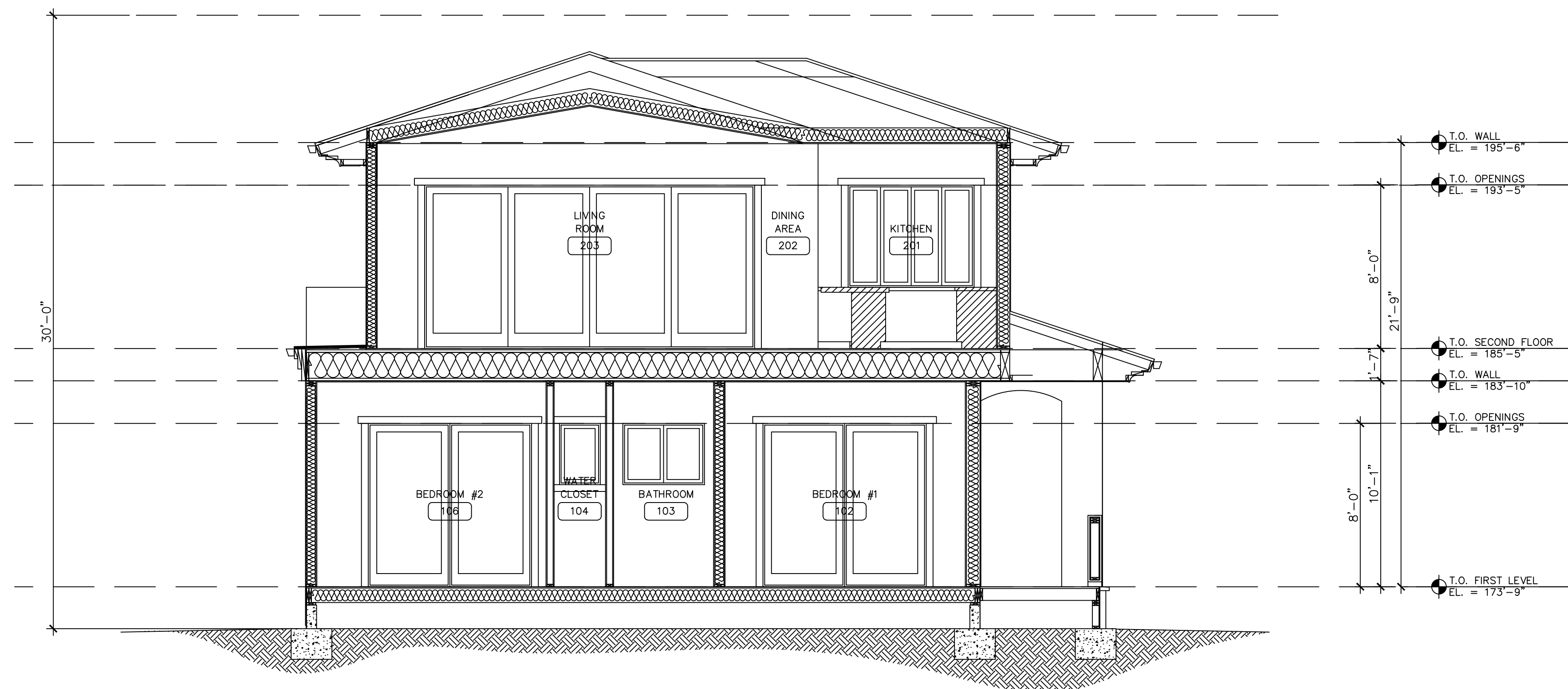
WEST ELEVATION 4  
 SCALE: 1/4" = 1'-0"



BUILDING SECTION

SCALE: 1/4" = 1'-0"

1

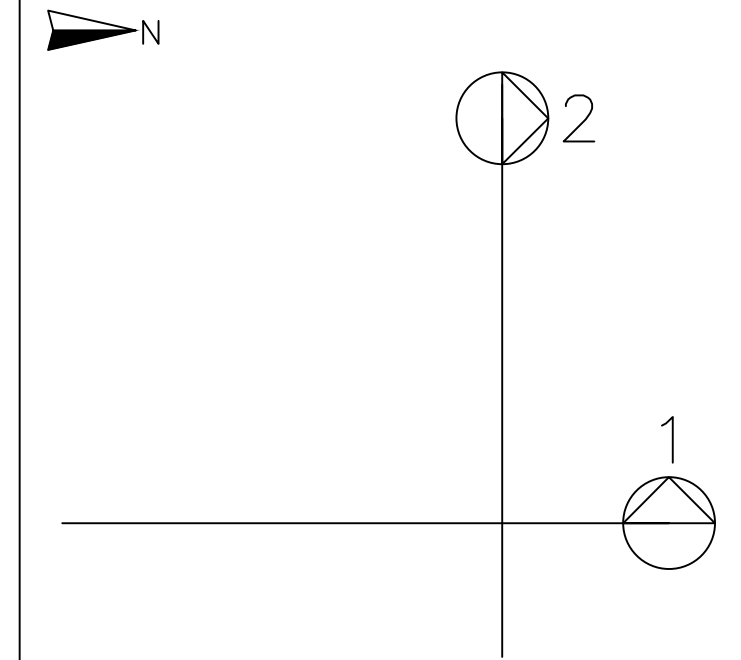


BUILDING SECTION

SCALE: 1/4" = 1'-0"

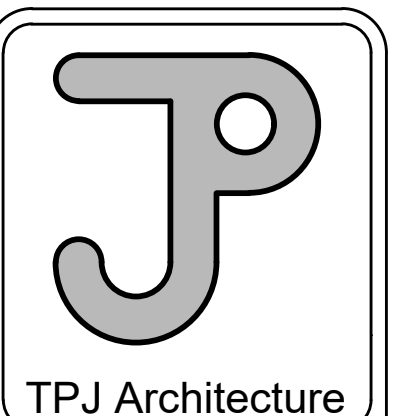
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LEGEND



SHEET NOTES

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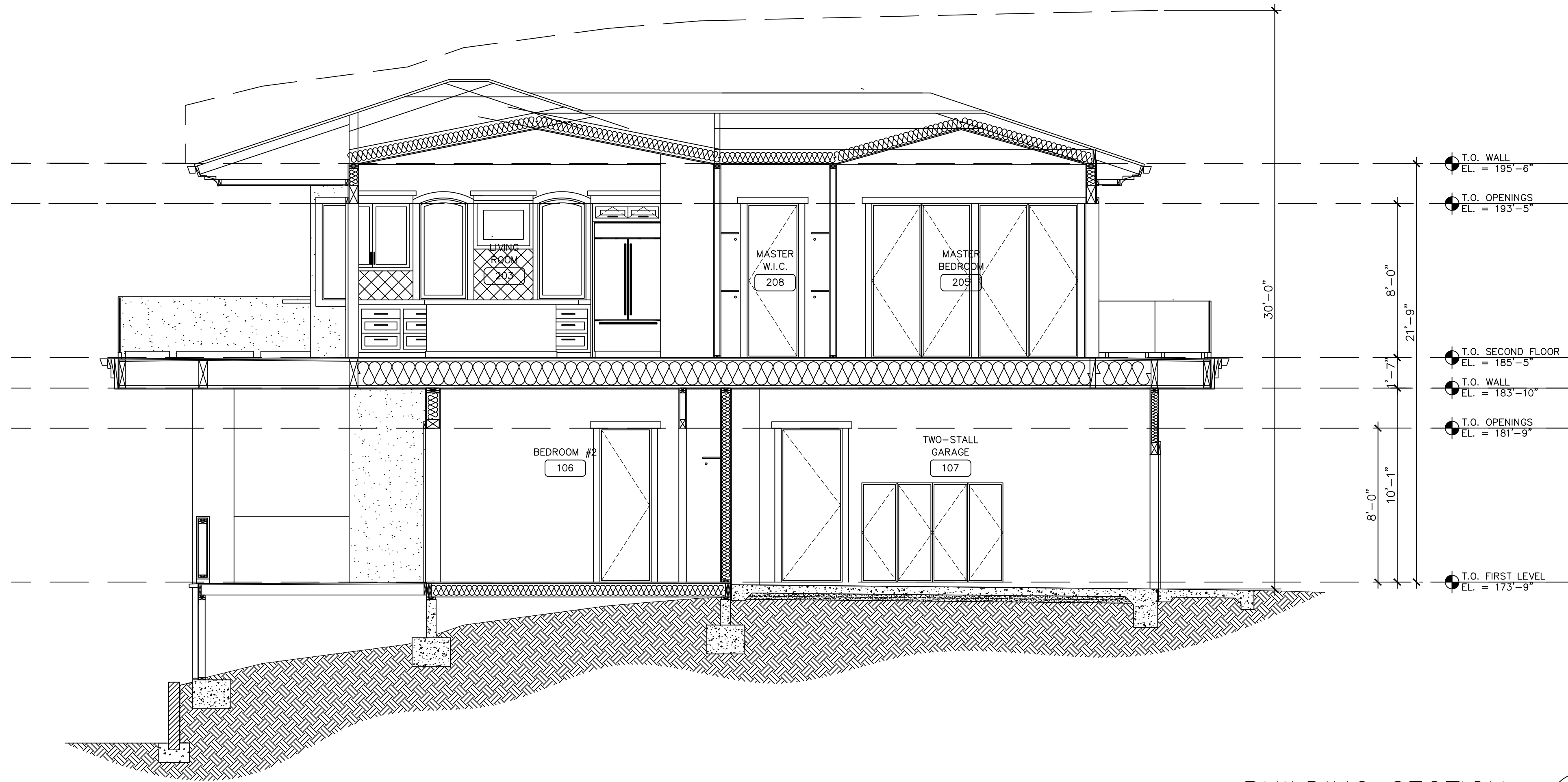


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New Single Family Dwelling for:  
**Jacqueline Heleis & Judith King**  
 4805 Santa Cruz Ave San Diego, CA 92107  
 Sheet Title:  
**Building Sections**

|                   |
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| CHECKED           |
| DATE<br>2-1-21    |
| SCALE<br>as noted |
| JOB NAME          |
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| <b>A3.1</b>       |
| OF 9 SHEETS       |



BUILDING SECTION

SCALE: 1/4" = 1'-0"

3

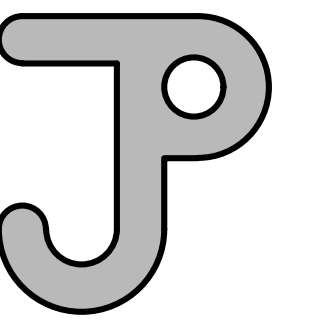
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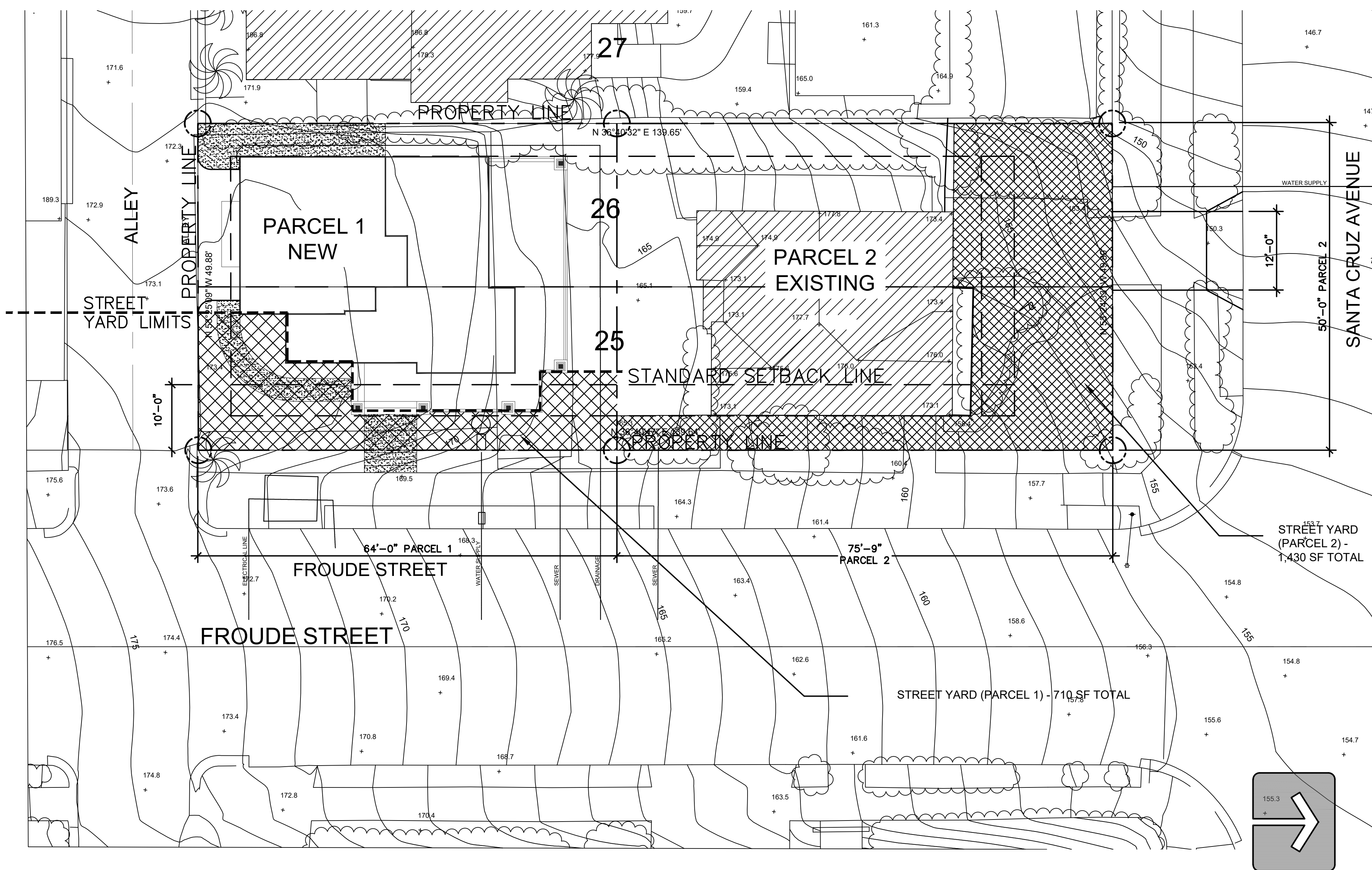
New Single Family Dwelling for:  
**Jacqueline Helleis & Judith King**  
 4605 Santa Cruz Ave San Diego, CA 92107

Sheet Title:  
**Building Section**

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| DATE<br>2-1-21    |
| SCALE<br>as noted |
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**A3.2**

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| 09-01-2022 | DP |



**STREET YARD DESIGNATIONS**

SEE PLANTING PLAN FOR CALCULATIONS

**PLANTING NOTES**

1. ALL LANDSCAPE AND IRRIGATION PLANS SHALL CONFORM WITH THE CITY OF SAN DIEGO MUNICIPAL CODE AND LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL FOR RESIDENTIAL LOT SUBDIVISIONS.
2. ALL PLANTING AREAS AND BARE SOILS SHALL BE COVERED WITH A MINIMUM OF 3 INCHES OF BARK MULCH.
3. NO TURF IS PROPOSED FOR THIS PROJECT.
4. CONTRACTOR SHALL AMEND ALL SOILS WITH A MINIMUM OF 5 CUBIC YARDS OF COMPOST, INCORPORATED TO A DETPH OF 8" WHEN PREPARING EXISTING SOILS FOR NEW PLANTS.
5. ALL TREES AND GROUNDCOVERS SHALL BE FREE OF INSECTS DISEASE, OR THE EFFECTS OF PREVIOUS INFESTATIONS. THEY SHALL HAVE NORMALLY WELL DEVELOPED BRANCH SYSTEMS AND A VIGOROUS AND FIBROUS ROOT SYSTEM, WHICH IS NOT ROOT OR POT BOUND.
6. ALL PLANTS SELECTED HAVE AN AVERAGE PLANT FACTOR OF 0.3 PER THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) LIST.
7. PER THE MUNICIPAL CODE, THIS PROJECT HAS A TOTAL PLANTING AREA REQUIREMENT OF 50% AND SHALL PROVIDE 0.05 POINTS PER SQUARE FOOT.
8. IRRIGATION SYSTEM INCLUDES AN AUTOMATIC IRRIGATION CONTROLLER WITH A RAIN SENSOR AND AUTOMATIC ETO SENSOR WITH BATTERY BACKUP FOR RETENTION OF DATA DURING POWER DISRUPTIONS.
9. IRRIGATION SYSTEM WILL HAVE A PRESSURE REGULATOR SET AT REQUIRED PRESSURE SETTING FOR THE SYSTEMS.
10. SHUT OFF VALVES SHALL BE PROVIDED ON THE SYSTEM.
11. IRRIGATION SYSTEM PRODUCES NO OVERSPRAY OR RUNOFF IN LANDSCAPE AREAS LESS THAN 10 FEET IN WIDTH IN ANY DIRECTION.
12. PER MUNICIPAL CODE SECTION 142.0413(H), THE APPLICANT (OWNER) WITH A PROJECT WITH AN AGGREGATE LANDSCAPE ARE OF LESS THAN 2,500 SF (1,567 SF TOTAL), ALTERNATIVELY, HAS PROVIDED THE INFORMATION HEREIN THIS SUBMITTAL THAT DEMONSTRATES THE INTENTION FOR COMPLIANCE WITH THE FOLLOWING: 1) THE INCORPORATION OF 4 OR MORE CUBIC YARDS OF COMPOST INCORPORATED INTO THE SOIL TO A MINIMUM DEPTH OF 6", 2) INCLUDES CLIMATE ADAPTED PLANTS THAT ARE HAVE A CUMULATIVE AVERAGE PLANT FACTOR OF 0.3, 3) A MINIMUM OF 75-PERCENT OF THE TOTAL LANDSCAPE AREA WILL CONTAIN CLIMATE ADAPTIVE PLANT MATERIALS, 4) THE USE OF A MINIMUM 3" LAYER OF MULCH OVER EXPOSED SOILS, DOES NOT USE ANY TURF, 5) PROVIDES AN IRRIGATION SYSTEM THAT IS COMPLIANT WITH SECTION 142.0413(5) A-F (PROVIDES A RAIN SENSOR & ETO CONTROLLER, PRESSURE REGULATOR, SHOT VALVE, STATE COMPLIANT EMISSION DEVICES, IRRIGATION THAT PRODUCES NO OVERSPRAY IN AREAS LESS THAN 10-FEET, WITH NO SUB-METER AS THIS IS A RESIDENCE), AND 6) NOTES THE FOLLOWING STATEMENT:

THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO) IN ACCORDANCE WITH STATE LAW AND LAND DEVELOPMENT CODE SECTION 142.0413(H), AND WILL PROVIDE THE RECORD OWNER AT THE TIME OF FINAL INSPECTION WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

THIS ALTERNATIVE COMPLIANCE METHOD DOES NOT REQUIRE THE PREPARATION OF MAWA CALCULATIONS BASED ON THE TOTAL SQUARE FOOTAGE REQUIREMENTS AND COMPLIANCE ITEMS LISTED IN THE PARAGRAPHS ABOVE.



RE SERVICES  
9655 Granite Ridge Drive #200  
San Diego, CA 92123  
David Preciado  
(619) 887-0833

STREET / FRONT  
YARD  
CALCULATIONS

New Single Family Dwelling for:  
Jacqueline Helleis + Judith King  
4605 Santa Cruz Avenue  
San Diego, CA 92107

DRAWN  
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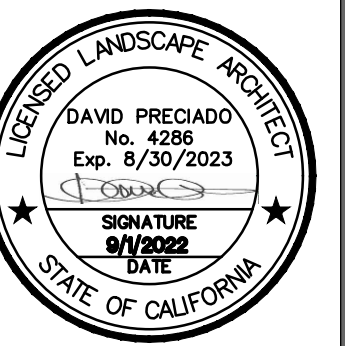
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RE SERVICES  
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David Preciado  
(619) 887-0833

PLANTING PLAN

New Single Family Dwelling for:  
Jacqueline Helleis + Judith King  
4605 Santa Cruz Avenue  
San Diego, CA 92107

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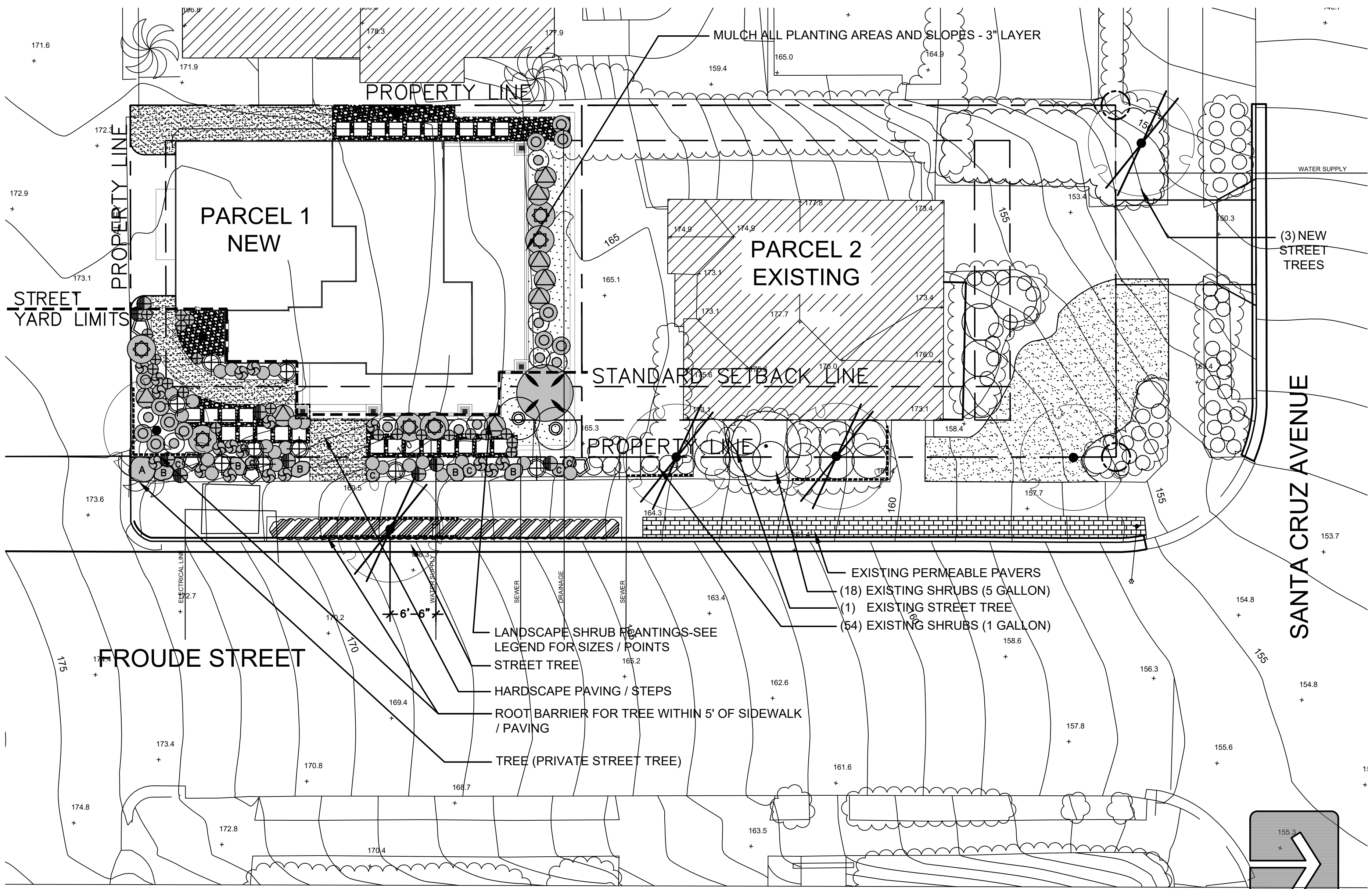
LEGEND

| SYMBOL | BOTANICAL NAME                  | COMMON NAME             | SIZE           | HT. x SP.            | WUCOLS Plant Fctr | QTY.   | POINTS         |
|--------|---------------------------------|-------------------------|----------------|----------------------|-------------------|--------|----------------|
|        | BAUHINIA BLAKEANA               | HONG KONG ORCHID        | 24" BOX        | 10' x 4'             | 0.4               | 4      | 0.0            |
|        | AVOCADO TREE                    | AVOCADO                 | 24" BOX        | 3'-4" x 2'           | *0.4              | 1      | 20.0           |
|        | DWARF MANDARIN TANGERINE TREE   | TSATSUMA                | 15 GAL         | 3'-4" x 2'           | *0.4              | 1      | 10.0           |
|        | AEONIUM ARBOREUM 'ZWARTKOP'     | ZWARTKOP AEONIUM        | 6" POT         | 6" x 6"              | 0.1               | 12     | 0.0            |
|        | AEONIUM SUNBURST                | SUNBURST AEONIUM        | 6" POT         | 7" x 4"              | 0.1               | 5      | 0.0            |
|        | AGAVE ATTENUATA VARIEGATA       | VARIEGATED AGAVE        | 1 GAL          | 8"-10" x 8"          | *0.1              | 1      | 1.0            |
|        | ASPARAGUS MYERSII               | MYERS ASPARAGUS         | 1 GAL          | 1' x 1'              | *0.4              | 10     | 10.0           |
|        | CALANDRINIA                     | CALANDRINIA             | 6" POT         | 6" x 6"              | *0.1              | 3      | 3.0            |
|        | EACHEVERRIA SPP                 | VARIOUS SUCCULENTS      | 6" POTS        | 4" x 4"              | 0.1               | 21     | 0.0            |
|        | JUSTICIA BRANDEGEANA            | SHRIMP PLANT            | 1 GAL          | 2' x 2'              | *0.4              | 3      | 3.0            |
|        | ECHIUM FASTUOSUM                | PRIDE OF MADEIRA        | 1 GAL          | 2" x 12"             | *0.1              | 1      | 1.0            |
|        | LIRIOPE MUSCARI                 | BIG BLUE LILY TURF      | 1 GAL          | 16" x 12"            | *0.4              | 6      | 6.0            |
|        | BERBERIS AQUIFOLIUM VAR. REPENS | CREeping MAHONIA        | 1 GAL          | 1-3' x 3'            | *0.1              | 4      | 4.0            |
|        | NANDINA DOMESTICA               | HEAVENLY BAMBOO         | 1 GAL          | 10" x 6"             | *0.1              | 5      | 5.0            |
|        | SALVIA LEUCOPHYLLA              | MEXICAN SAGE 'MIDNIGHT' | 1 GAL          | 16" x 12"            | *0.1              | 2      | 2.0            |
|        | DISTICTIS BUCCINATORIA          | BLOOD RED TRUMPET VINE  | 5 GAL 10' O.C. | ON WOOD TRELLIS UNIT | 0.4               | 1      | 0.0            |
|        | DYMONDIA MARGENTAE              | DYMONDIA                | FLATS          | 3"X3"                | 0.1               | 176 SF | 0.0            |
|        |                                 |                         |                |                      |                   |        | 65.0 PTS TOTAL |

| SYMBOL | DESCRIPTION   | QTY.                         |
|--------|---|------------------------------|
|        | ROCK MULCH: 2"-3" AND .5"-1"; DEPTH: 4"± OVER WEED BARRIER. 'BEACH BROWN' BY DECORATIVE STONE SOLUTIONS   | 205 SF                       |
|        | WOOD MULCH: APPLY IN ALL LANDSCAPE AREAS PRECLUDING ROCK MULCH LOCATIONS. 3" LAYER  |                              |
|        | ROOT BARRIER, TYPE PER SPECIAL PROVISIONS; 24" DEPTH; INSTALL WHERE TREE IS PLANTED WITHIN 10' OF HARDSCAPE OR CURB   | 20 LF                        |
|        | SPECIAL CONCRETE PAVING TYPE 1 (COLORED, SAND FINISH TEXTURE); 'SAN DIEGO BUFF' 5237 BY DAVIS COLORS; SMOOTH SAND FINISH  | 326 SF                       |
|        | BOULDERS - TYPE: 'ATOM' AS SUPPLIED BY DECORATIVE STONE SOLUTIONS, SIZE 'A' = 3.0'-4.0' DIAMETER; SIZE 'B' = 2.0'-3.0' DIAMETER; SIZE 'C' = 1.0'-2.0' DIAMETER; REFER TO SPECIFICATIONS | A: (1),<br>B: (5),<br>C: (6) |

\*AVERAGE WUCOLS PLANT FACTOR WITHIN STREET YARD: 0.2,  
OVERALL PROJECT PLANT FACTOR AVERAGE: 0.2

PER WUCOLS PLANT FACTOR  
LOW: 0 - 0.3  
MED: 0.4 - 0.6  
HIGH: 0.7 - 1.0



PLANTING PLAN

CALCULATIONS

THIS PROJECT LOCATION:  
4605 SANTA CRUZ AVENUE  
APN 448-482-1300  
MAP 279 BLK 20 LOT 25 & 26  
RM-1-1 BASE ZONE  
OCEAN BEACH COMMUNITY PLAN AREA

THE PROJECT IS COMPLIANT WITH THE STREET TREE AND PLANT TYPE REQUIREMENTS PER THIS DOCUMENT.

PARCEL 1 - NEW

SMALL LOT SUBDIVISION STREET YARD (PARCEL 1 - NEW)  
PLANTING REQUIREMENTS CALCULATIONS  
STREET YARD= 710 SF  
-135 SF PAVING  
-139 SF GRAVEL / STEPPERS  
436 SF LANDSCAPE AREA

50% OF TOTAL YARD REQMT. CALCULATION  
710 SF x .50 = 355 SF  
355 x 0.05 POINTS PER SF REQMT.  
= 18.0 POINTS (REQUIRED)

STREET TREES CALCULATION - PARCEL 1 (NEW LOT)

|     |   |  |
|-----|---|--|
| 64' | LF of Street Frontage (Froude St - Parcel 1)                                    |  |
| 0   | LF* of Street Frontage (Froude St - Parcel 1)(Minus Curb Cuts & Bus Clearances) |  |
| 2   | QTY of Street Trees Required (LF* / 30 LF)                                      |  |
| 2   | QTY of Street Trees Provided  |  |

STREET YARD PLANT POINTS SUMMARY (PARCEL 1)

|                 |      |               |           |
|-----------------|------|---------------|-----------|
| 24" BOX TREES   | (1)  | 20.0 PTS./EA. | 20.0 PTS. |
| 15-GALLON TREE  | (1)  | 10.0 PTS./EA. | 10.0 PTS. |
| 1-GALLON SHRUBS | (32) | 1.0 PTS./EA.  | 32.0 PTS. |
|                 |      |               | 62.0 PTS. |

PARCEL 2 - EXISTING

SMALL LOT SUBDIVISION STREET YARD (PARCEL 2 - EXISTING)  
PLANTING REQUIREMENTS CALCULATIONS  
STREET YARD= 1,430 SF  
-417 SF PAVING  
1,013 SF LANDSCAPE AREA

50% OF TOTAL YARD REQMT. CALCULATION  
1,430 SF x .50 = 715 SF  
715 x 0.05 POINTS PER SF REQMT.  
= 36.0 POINTS (REQUIRED)

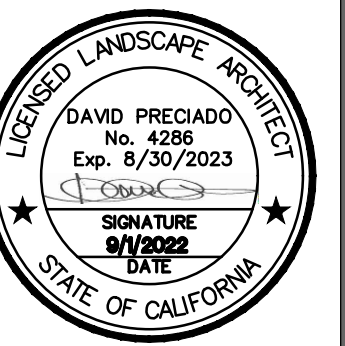
STREET TREES CALCULATION - PARCEL 2 (EXISTING LOT)

|    |  |  |
|----|--|--|
| 76 | LF of Street Frontage (Froude St - Parcel 2)   |  |
| 38 | LF* of Street Frontage (Santa Cruz Ave - Parcel 2)(Minus Curb Cuts & Bus Clearances) |  |
| 3  | QTY of Street Trees Required (LF* / 30 LF)   |  |
| 1  | QTY of Street Trees Existing   |  |
| 2  | QTY of Street Trees Provided   |  |

STREET YARD PLANT POINTS SUMMARY (PARCEL 2)

|                                       |      |               |            |
|---------------------------------------|------|---------------|------------|
| EXISTING TREE / SHRUBS IN STREET YARD |      |               |            |
| EX. TREE (2" CALIPER)                 | (1)  | 50.0 PTS./EA. | 50.0 PTS.  |
| EX. SHRUBS (+24" H/W)                 | (18) | 15.0 PTS./EA. | 270.0 PTS. |
| EX. SHRUBS (12"-24" H/W)              | (54) | 4.0 PTS./EA.  | 216.0 PTS. |
|                                       |      |               | 536.0 PTS. |

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RE SERVICES  
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San Diego, CA 92123  
David Preciado  
(619) 887-0833

IRRIGATION PLAN

New Single Family Dwelling for:  
Jacqueline Helleis + Judith King  
4605 Santa Cruz Avenue  
San Diego, CA 92107

|         |          |
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| DRAWN   | DMP      |
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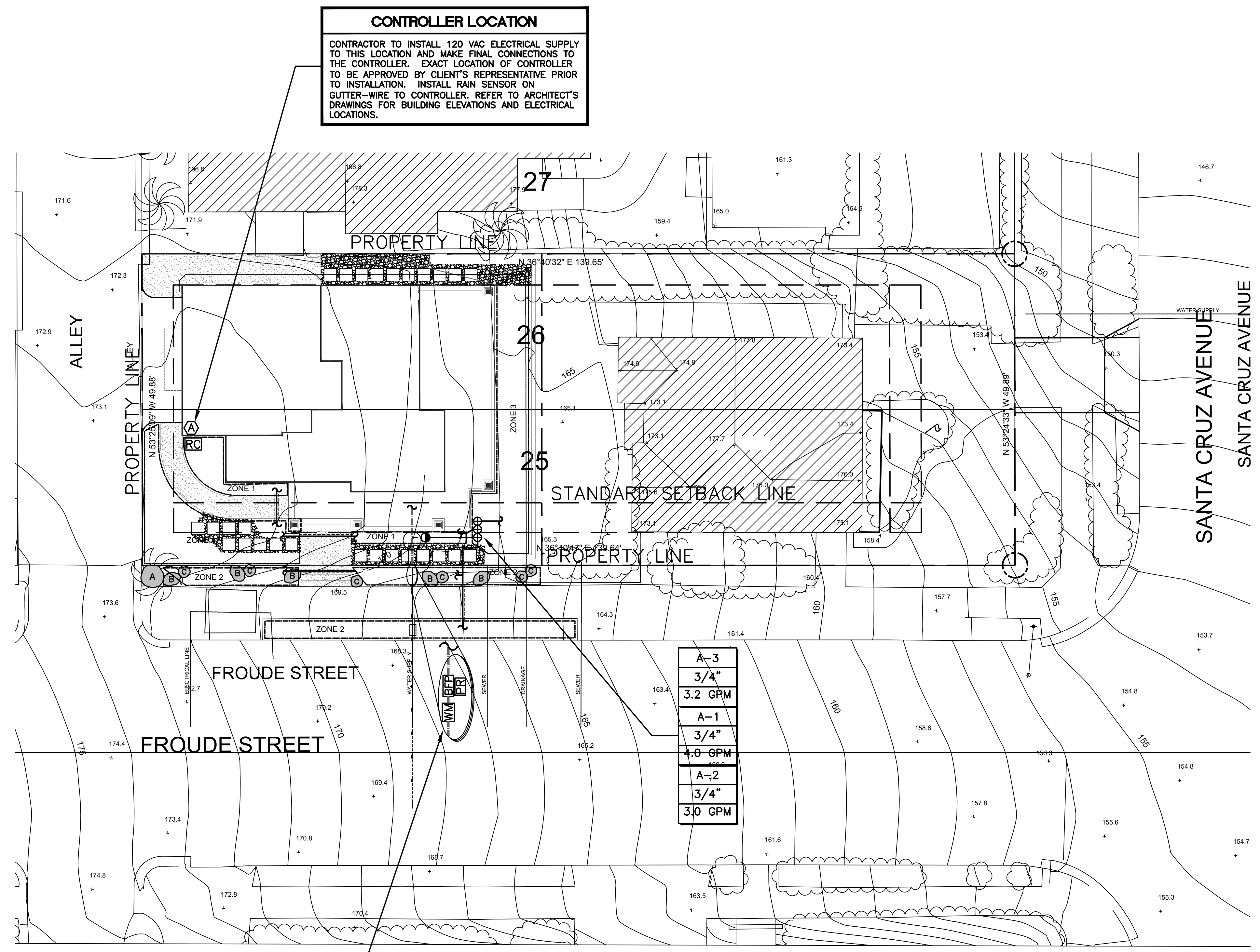
| IRRIGATION LEGEND |               |  |
|-------------------|---------------|--|
|                   | RAIN BIRD     | MODEL #ESP-TM2 12-STATION, ETO BASED, WALL-MOUNT CONTROLLER. MOUNT NEXT TO 120VAC OUTLET.  |
|                   | WCS           | RAINGUARD RAIN SWITCH. INSTALL PER MANUFACTURER'S RECOMMENDATION. LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.  |
|                   | SENSUS        | NEW WATER METER WITH 1" SERVICE LINE - METER SIZE PER CIVIL DRAWINGS - UTILITIES PLAN  |
|                   | WILKINS       | NEW REDUCING PRESSURE BACKFLOW ASSEMBLY WITH ENCLOSURE PER CIVIL DRAWINGS.   |
|                   | WILKINS       | 500LRYB SERIES (3/4") PRESSURE REGULATOR, INSTALL ON BACKFLOW ASSEMBLY. MANUF. SET AT 50 PSI, ADJUST AS NECESSARY.   |
|                   | NIBCO         | T-585 BRONZE BALL SHUT-OFF VALVE. INSTALL IN ROUND PLASTIC GREEN VALVE BOX.  |
|                   | RAIN BIRD     | VALVE CONTROL PACKAGE, MODEL: XACZ-075-PRF (INCLUDES: (1) BXV-075 BALL VALVE, (1) PR RBY-075-200SSMX PRESSURE REGULATING IN-LINE FILTER, AND (1) 075-ASVF ANTI-SIPHON ELECTRIC REMOTE CONTROL VALVE WITH FLOW CONTROL AND ATMOSPHERIC VACUUM BREAKER. PROVIDE FITTINGS AS REQUIRED TO CONVERT FROM VALVE ASSEMBLY TO BLANK TUBING HEADER.  |
|                   | RAIN BIRD     | AIR/VACUUM RELIEF VALVE, MODEL: AR VALVE KIT. INSTALL IN SUBTERRANEAN EMITTER BOX, MODEL: SEB-6X.  |
|                   | RAIN BIRD     | TUBING END CLOSURES, MODEL: 600-CF-21. INSTALL IN SUBTERRANEAN EMITTER BOX, MODEL: SEB-6X.   |
|                   | RAIN BIRD     | RAINBIRD SOLID TUBING (LD 16MM 00-500. LENGTH AS REQUIRED. INSTALL AT SURFACE, COVER WITH MULCH. PROVIDE/INSTALL 600-SERIES COMPRESSION FITTINGS AS REQUIRED FOR A LEAK-PROOF SYSTEM. PROVIDE A MINIMUM OF ONE (1) AIR RELIEF VALVES IN EACH INDIVIDUAL SYSTEM AT HIGH POINT LOCATIONS OF SYSTEMS. PROVIDE COMPRESSION FLUSH CAPS (MODEL NO. 600-CF-21) PROVIDE A MINIMUM OF TWO (2)-ONE AT EACH END OF SYSTEM, OR QUANTITY AS INDICATED ON DRAWINGS.<br><br>PROVIDE (2) .5 GPH DRIP EMITTER AT EACH SHRUB/VINE; PROVIDE (3) VARIABLE EMITTERS AT EACH TREE, EQUALLY SPACED. |
|                   | LATERAL LINE: | PVC CLASS 200, SCH 40 SOLVENT WELD FITTINGS, 12" MIN. COVER  |
|                   | MAIN LINE:    | PVC SCH40 FOR SIZES 1-1/2" AND SMALLER, SOLVENT WELD FITTINGS, 18" MIN. COVER  |
|                   | MAIN LINE:    | COPPER TYPE L, WITH SOLDERED CONNECTIONS AS REQUIRED. PROVIDE FROM POINT OF CONNECTION TO BACKFLOW PREVENTER. 18" MIN COVER  |
|                   | SLEEVE:       | PVC SCH 40, 18" MIN. COVER, SIZE AS REQUIRED (MAINLINE AND LATERAL)  |
|                   | A-1           | CONTROLLER/VALVE SEQUENCE NUMBER   |
|                   | 1"            | REMOTE CONTROL VALVE SIZE  |
|                   | 15.0 GPM      | APPROXIMATE GALLONS PER MINUTE   |

IRRIGATION SYSTEM NOTES

- ALL IRRIGATION SYSTEMS SHALL CONFORM WITH THE CITY OF SAN DIEGO MUNICIPAL CODE AND LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL FOR RESIDENTIAL LOT SUBDIVISIONS.
- ALL IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO STANDARD DRAWINGS FOR IRRIGATION COMPONENTS AND INSTALLATION FOR PRESSURE REDUCER, SHUT-OFF BALL VALVES, REMOTE CONTROL VALVES, LATERALS, DRIP TUBING, SLEEVES AND EMITTERS.
- IRRIGATION SYSTEM INCLUDES AN AUTOMATIC IRRIGATION CONTROLLER WITH A RAIN SENSOR AND AUTOMATIC ETO SENSOR WITH BATTERY BACKUP FOR RETENTION OF DATA DURING POWER DISRUPTIONS.
- IRRIGATION SYSTEM WILL HAVE A PRESSURE REGULATOR SET AT REQUIRED PRESSURE SETTING FOR THE SYSTEMS.
- SHUT OFF VALVES SHALL BE PROVIDED ON THE SYSTEM.
- IRRIGATION SYSTEM PRODUCES NO OVERSPRAY OR RUNOFF IN LANDSCAPE AREAS LESS THAN 10 FEET IN WIDTH IN ANY DIRECTION.
- PER MUNICIPAL CODE SECTION 142.0413(H), THE APPLICANT (OWNER) WITH A PROJECT WITH AN AGGREGATE LANDSCAPE ARE OF LESS THAN 2,500 SF (1,567 SF TOTAL), ALTERNATIVELY, HAS PROVIDED THE INFORMATION HEREIN THIS SUBMITTAL THAT DEMONSTRATES THE INTENTION FOR COMPLIANCE WITH THE FOLLOWING: 1) THE INCORPORATION OF 4 OR MORE CUBIC YARDS OF COMPOST INCORPORATED INTO THE SOIL TO A MINIMUM DEPTH OF 6", 2) INCLUDES CLIMATE ADAPTED PLANTS THAT ARE HAVE A CUMULATIVE AVERAGE PLANT FACTOR OF 0.3, 3) A MINIMUM OF 75-PERCENT OF THE TOTAL LANDSCAPE AREA WILL CONTAIN CLIMATE ADAPTIVE PLANT MATERIALS, 4) THE USE OF A MINIMUM 3" LAYER OF MULCH OVER EXPOSED SOILS, DOES NOT USE ANY TURF, 5) PROVIDES AN IRRIGATION SYSTEM THAT IS COMPLIANT WITH SECTION 142.0413(5) A-F (PROVIDES A RAIN SENSOR & ETO CONTROLLER, PRESSURE REGULATOR, SHOT VALVE, STATE COMPLIANT EMISSION DEVICES, IRRIGATION THAT PRODUCES NO OVERSPRAY IN AREAS LESS THAN 10-FEET, WITH NO SUB-METER AS THIS IS A RESIDENCE), AND 6) NOTES THE FOLLOWING STATEMENT:

THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IN ACCORDANCE WITH STATE LAW AND LAND DEVELOPMENT CODE SECTION 142.0413(H), AND WILL PROVIDE THE RECORD OWNER AT THE TIME OF FINAL INSPECTION WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

THIS ALTERNATIVE COMPLIANCE METHOD DOES NOT REQUIRE THE PREPARATION OF MAWA CALCULATIONS BASED ON THE TOTAL SQUARE FOOTAGE REQUIREMENTS AND COMPLIANCE ITEMS LISTED IN THE PARAGRAPHS ABOVE.



**CONTROLLER LOCATION**  
CONTRACTOR TO INSTALL 120 VAC ELECTRICAL SUPPLY TO THIS LOCATION AND MAKE FINAL CONNECTIONS TO THE CONTROLLER. EXACT LOCATION OF CONTROLLER TO BE APPROVED BY CLIENT'S REPRESENTATIVE PRIOR TO INSTALLATION. INSTALL RAIN SENSOR ON GUTTER-WIRE TO CONTROLLER. REFER TO ARCHITECT'S DRAWINGS FOR BUILDING ELEVATIONS AND ELECTRICAL LOCATIONS.

**POINT OF CONNECTION**  
CONTRACTOR SHALL PROVIDE 3/4" COPPER LINE FROM RESIDENCE SUPPLY LINE INSTALLED TEE FOR LANDSCAPE SUPPLY. PROVIDE COPPER TO SHUT-OFF VALVE. PROVIDE 3/4" PVC TO VALVES. VERIFY EXACT LOCATION IN FIELD. THIS SYSTEM IS DESIGNED FOR A MAXIMUM OF 4.0 GPM AND A MINIMUM OPERATING PRESSURE OF 35 PSI. THE STATIC PSI AT THE POINT OF CONNECTION IS 70.0 PSI.

IRRIGATION PLAN

