



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: December 10, 2020 REPORT NO. PC-20-067

HEARING DATE: December 17, 2020

SUBJECT: CHALCEDONY/KENDALL NDP. Process Two Decision

PROJECT NUMBER: [640030](#)

OWNER/APPLICANT: Kencedony LLC/Ashley Prikosovits

SUMMARY

Issue: Should the Planning Commission approve or deny an appeal of the Development Services Department's decision to approve a Neighborhood Development Permit for a proposed remodel and addition to two existing single dwelling units and a lot line adjustment with deviations located at 4812 Kendall Street and 1780 Chalcedony Street within the Pacific Beach Community Plan area?

Staff Recommendation: DENY the appeal and AFFIRM the Development Services Department's decision to approve Neighborhood Development Permit No. 2460332.

Community Planning Group Recommendation: None. The Owner/Permittee has requested to move forward with a decision on their project application without a Community Planning Group recommendation (Attachment 9).

Environmental Review: The project was determined to be categorically exempt per California Environmental Quality Act (CEQA) Guidelines Sections 15303, New Construction, and 15305, Minor Alterations in Land Use Limitations, on August 21, 2020. The CEQA appeal period ended September 4, 2020. The scope of the subject hearing is limited to the project appeal and does not include the environmental determination.

Fiscal Impact Statement: None. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: On April 20, 2020, a complaint was filed with the Development Services Department's (DSD) Code Enforcement Division (CED). The complaint alleged that the Owner/Permittee had renovated two bathrooms at 4812 Kendall Street without acquiring the necessary construction permits to perform the work. On October 28, 2020, CED issued an Administrative Warning to the Owner/Permittee requesting the issues

identified by the complainant be rectified. The Owner/Permittee is in discussions with CED in order to obtain all necessary permits for the work performed, CED Case No. 0510512. The CED case is for unpermitted ministerial work for the remodel of two bathrooms, and not for any work that is within the scope of the subject Neighborhood Development Permit.

Housing Impact Statement: The Pacific Beach Community Plan designates the site Residential Low-Medium with a density range of 9 to 14 dwelling units/acre (DU/AC), which is implemented through the site's RM-1-1 Zone. The project includes a lot line adjustment and remodel/addition to two existing dwelling units and does not affect the density or intensity of the site as the project would result in no change to the number of existing lots or dwelling units. The proposed lot line adjustment would result in one dwelling unit on each parcel, resulting in the ability to convey the properties separately and contribute to ownership opportunities. This also provides the potential for future development of junior units and/or companion units on the premises above what the current lot configuration would allow, and thereby facilitate additional housing opportunities within the community. The project is exempt from the Inclusionary Affordable Housing Regulations, pursuant to San Diego Municipal Code (SDMC) [Section 142.1303\(b\)](#).

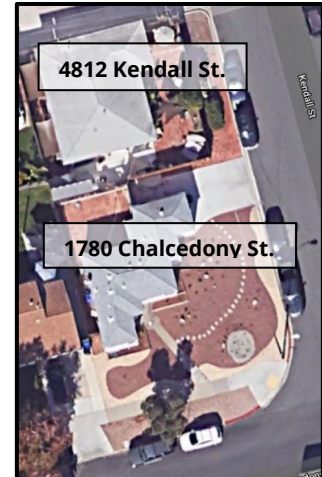
BACKGROUND

The 0.14-acre project site is located at 1780 Chalcedony Street and 4812 Kendall Street, on the west side of Kendall Street, north side of Chalcedony Street, and abutting an alley to the north (Attachment 1). The site is in the RM-1-1 Zone and designated Residential Low-Medium with a density range of 9 to 14 DU/AC in the [Pacific Beach Community Plan](#) (Community Plan) (Attachment 2). The project site is also located in the Coastal Height Limit, Parking Standards Transit Priority Area, and the Transit Priority Area Overlay Zones within the Community Plan area. Surrounding properties are developed with a mix of single and multifamily dwelling units, which are also Zoned RM-1-1 and designated Residential Low-Medium (9-14 DU/AC) (Attachment 3). The project is considered a residential in-fill development in accordance with SDMC [Section 143.0915\(b\)\(2\)](#) and may request deviations to the development regulations pursuant to SDMC [Section 143.0920](#),

The site consists of two lots fronting Chalcedony Street and developed with a one-story, 1,273 square-foot single dwelling unit built in 1958 located at 4812 Kendall Street, and a one-story, 959 square-foot single dwelling unit built in 1942 located at 1780 Chalcedony Street. Both single dwelling units are built across existing lot lines. On July 8, 2020, City staff determined the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

Project Description:

The project is an application for a Process Two, Neighborhood Development Permit (NDP) for requested deviations from the RM-1-1 Zone lot area, width, depth and setback requirements as detailed in the table below, for purposes of a lot line adjustment. The site is currently improved with two single dwelling units built across existing property lines. The lot line adjustment would allow each existing dwelling unit to be contained entirely on a single lot. The project also proposes the remodel and a 1,650 square-foot addition to the existing 959 square-foot dwelling unit at 1780 Chalcedony Street resulting in a total Gross Floor Area (GFA) of 2,609 square feet. The proposed remodel consists of the reconfiguration of the existing first floor. The proposed 1,650 square-foot addition consists of an additional 180 square feet to the existing one-car garage in order to accommodate two required off-street parking spaces, 380 square feet for a new bathroom and den/ bedroom on the first floor, and a 1,090-square-foot second floor to include 3 bedrooms and 2 bathrooms.



Additionally, the project proposes the conversion of an existing 193 square-foot office to an attached one-car garage, as originally permitted in 1958, and removal of an existing storage shed located to the west of the property, at the existing single dwelling unit located at 4812 Kendall Street. Proposed public improvements include the construction of a non-contiguous sidewalk and directional curb ramp at the alley entrance on Kendall Street, the repair of existing uplifted sidewalk panels, and the construction of driveways, curb, curb ramps, and the removal of existing private improvements from public right-of-way, all per current City Standards.

The requested deviations are detailed in the following table:

1) 1780 Chalcedony Street:

SDMC Table 131-04G	RM-1-1 Zone Requirements	Proposed
Minimum Lot Area	6,000 square-feet	3,654 square-feet
Minimum Lot Depth	90 feet	73.11 feet
Minimum Corner Lot Width	55 feet	50.02 feet
Minimum Front Setback	15 feet **	14 feet and 11 inches
Standard Front Setback	20 feet **	
Minimum Rear Setback	15 feet	5 feet and 7.5 inches
Minimum Street Side Setback	10 feet	6 feet and 5 inches
Minimum Side Setback	5 feet *	5 feet
Standard Side Setback	8 feet *	

2) 4812 Kendall Street:

SDMC Table 131-04G	RM-1-1 Zone Requirements	Proposed
Minimum Lot Area	6,000 square-feet	2,596 square-feet
Minimum Lot Depth	90 feet	50.02 feet
Minimum Front Setback	15 feet **	5 feet and 1 inch
Standard Front Setback	20 feet **	

SDMC Table 131-04G	RM-1-1 Zone Requirements	Proposed
Rear Setback	15 feet	7 feet and 9 inches (Existing)
Minimum Side Setback	5 feet *	1 foot and 7 inches
Standard Side Setback (each at 50% of length of building envelope)	8 feet *	(adjacent to alley) (Existing)

* Up to 50 percent of the length of the building envelope on one side of the premises may observe the minimum setback, provided the remaining percentage of the building envelope length observes at least the standard side setback or 10 percent of the lot width, whichever is greater.

** Up to 50 percent of the width of the building envelope may observe the minimum front setback, provided the remaining percentage of the building envelope width observes the standard setback.

The project has been designed in conformance with all applicable policies and regulations, except for the deviations requested in accordance with SDMC [Section 143.0920](#). The project complies with the maximum 30-foot structure height limit, GFA, and off-street parking requirements. The reconfiguration of the property lines as a result of the proposed lot line adjustment results in the structures encroaching into required setbacks as illustrated in the table above. At 1780 Chalcedony Street, the existing structure and proposed additions encroach into the required front, rear, side and street side setbacks. Although the proposed front yard setback of 14 feet - 11 inches is reduced from the existing front yard setback of 15 feet- 7 inches, the requested setback deviations for interior side, street side and rear setbacks do not increase the existing non-conformity, as in the present lot configuration, the existing dwelling unit encroaches into the required setbacks currently in effect pursuant to the SDMC.

At 4812 Kendall Street, the existing structure's building envelope will remain, as no addition is proposed. The structure is previously conforming to the setback requirements that were in effect at the time of construction. Although the reconfiguration of the property lines as a result of the proposed lot line adjustment would cause the existing structure to encroach into the required front yard setback by observing a setback of 5 feet-1 inch, where a minimum front setback of 15 feet and standard front setback of 20 feet are required, the requested deviations to the side and rear setbacks would not increase the existing non-conformity as the existing structure on the property as it currently exists encroaches into these setbacks.

On September 25, 2020, DSD staff approved NDP No. 2460335, and issued a Notice of Decision for the approval of the project, with the appeal period ending on October 9, 2020 (Attachment 5). On October 9, 2020, DSD received an appeal submitted by Mr. Russell Strom based upon concerns he has relating to the project scope (Attachment 6).

DISCUSSION

The following are Mr. Strom's appeal issues and responses to the appeal issues are provided by City staff.

Appeal Issue No. 1- Active Code Enforcement Case

Appellant states: "4812 Kendall St has a active code enforcement case (record CE-0510512) because the owner did an extensive remodel of the house without any permits (gutted and added a shower to a bathroom, installed central heat and air, etc.)"

Staff Response: On April 20, 2020, Mr. Strom filed a complaint with DSD's CED. The complaint alleges that the Owner/Permittee has renovated two bathrooms at 4812 Kendall Street without acquiring the necessary permits to perform the work. At the time, the Owner/Permittee believed the work to be purely cosmetic and that no permit would be necessary. On October 28, 2020, CED staff issued the Owner/Permittee an Administrative Warning detailing that a plumbing/mechanical permit is required pursuant to SDMC [Section 129.0402](#) (CED Case No. 0510512). The Owner/Permittee has been responsive and cooperative with CED staff to resolve the aforementioned permitting issue and is in discussions with the CED officer in order to obtain the necessary permits for the work that was performed. The CED case is for unpermitted ministerial work for the remodel of two bathrooms, and not for any work that is within the scope of the subject NDP. Therefore, the subject CED case does not affect the review or decision to approve the NDP.

Appeal Issue No. 2 – Garage Conversion

Appellant states: *"Owner is currently selling the property as a 4BR/2BA house without converting the existing illegally converted garage back into a garage."*

Staff Response: City staff has included a condition in the NDP to ensure that the existing office is converted to a garage prior to the recordation of the lot line adjustment (Conditions 26 and 28, Attachment 8). The project scope and plans specify that the existing office will be converted back to a one-car garage, as originally permitted in 1958. Without this conversion (with a construction permit) the Owner/Permittee would not be able to record the lot line adjustment. There are no regulations that restrict the property owner from selling the property as it exists today. However, the single dwelling units on individual lots as contemplated by the lot line adjustment cannot be sold separately until a lot line adjustment is approved and recorded. The permit, once approved and recorded, encumbers the site and must be complied with by the current and all future owners/permittees.

Appeal Issue No. 3 – Sewer Line

Appellant states: *"The two houses on the lot (1780 Chalcedony St and 4812 Kendall St) share a sewer line before they connect to the main sewer line in the alley. The past tenants always had issues with sewer backups that affected both houses. What was done with the lot split regarding the sewer lines?"*

Staff Response: The project requests an NDP for deviations to lot area and dimensions and building setbacks associated with a proposed lot line adjustment. The project site consists of two existing lots and further lot subdivision is not proposed. The single dwelling units and sewer connections are existing conditions. During the project's ministerial review, the project will be reviewed by the Public Utilities Department (PUD) and may be required to improve sewer pipelines, which will be determined during this subsequent review.

Appeal Issue No. 4 – Grading Differential

Appellant states: *"The current lot for 4812 Kendall St is about 18 inches lower than the 1780 Chalcedony St with a retaining wall holding up the higher property. If the lot is being split differently than the current layout, what was done to address the grading issue? Is the current owner required to address the grading issue before the lot split is complete or before selling the property?"*

Staff Response: See staff response to Appeal Issue No. 3 regarding no proposed further lot

subdivisions. The site is currently improved with two single dwelling units across property lines. The lot line adjustment would allow each existing single dwelling unit to be contained entirely on a single lot. There is currently a wood fence in the area described by the appellant, which is placed atop a small concrete curb. The Owner/Permittee has provided an updated site plan showing the existing fence, which is proposed to be relocated to the new property line. The existing concrete curb would remain, with the area between the new fence location and the existing concrete curb following the existing site drainage patterns. The project does not propose or require any grading activities. Therefore, the existing curb and grade differential between 4812 Kendall Street and 1780 Chalcedony does not materially affect the approval of the NDP.

Appeal Issue No. 5 – Existing Shed

Appellant states: *“The project manager said that an existing shed had to be removed prior to the issuance of the NHD permit. The shed has not been moved.”*

Staff Response: The project has requested approval of an NDP. One of the proposed lot lines would intersect through a portion of an existing storage shed located at the west end of the property at 4812 Kendall Street. Therefore, City staff has included a condition in the NDP to ensure that the shed is removed and/or relocated (Condition 27, Attachment 8). The Owner/Permittee is not required to remove this shed prior to the discretionary permit approval.

Appeal Issue No. 6 – Permit Approval

Appellant states: *“The neighborhood development permit should not be approved until all of these issues are fixed.”*

Staff Response: All the appeal issues above have been addressed as part of the discretionary permit review and/or will be addressed during the construction permit review of the project. The above issues do not have a material impact on staff’s recommendation to deny the appeal and approve the NDP.

Conclusion:

City staff has reviewed the application for an NDP and has determined that the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project and draft conditions of approval. Staff recommends that the Planning Commission deny the appeal and uphold the Development Services Department’s decision to approve Neighborhood Development Permit No. 2460332.

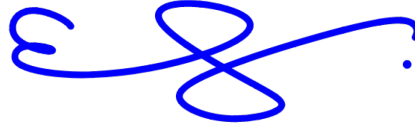
ALTERNATIVES

1. DENY the appeal and AFFIRM the Development Services Department’s decision to approve Neighborhood Development Permit No. 2460332, with modifications.
2. GRANT the project appeal and REVERSE the Development Service Department’s decision to approve Neighborhood Development Permit No. 2460332.

Respectfully submitted,



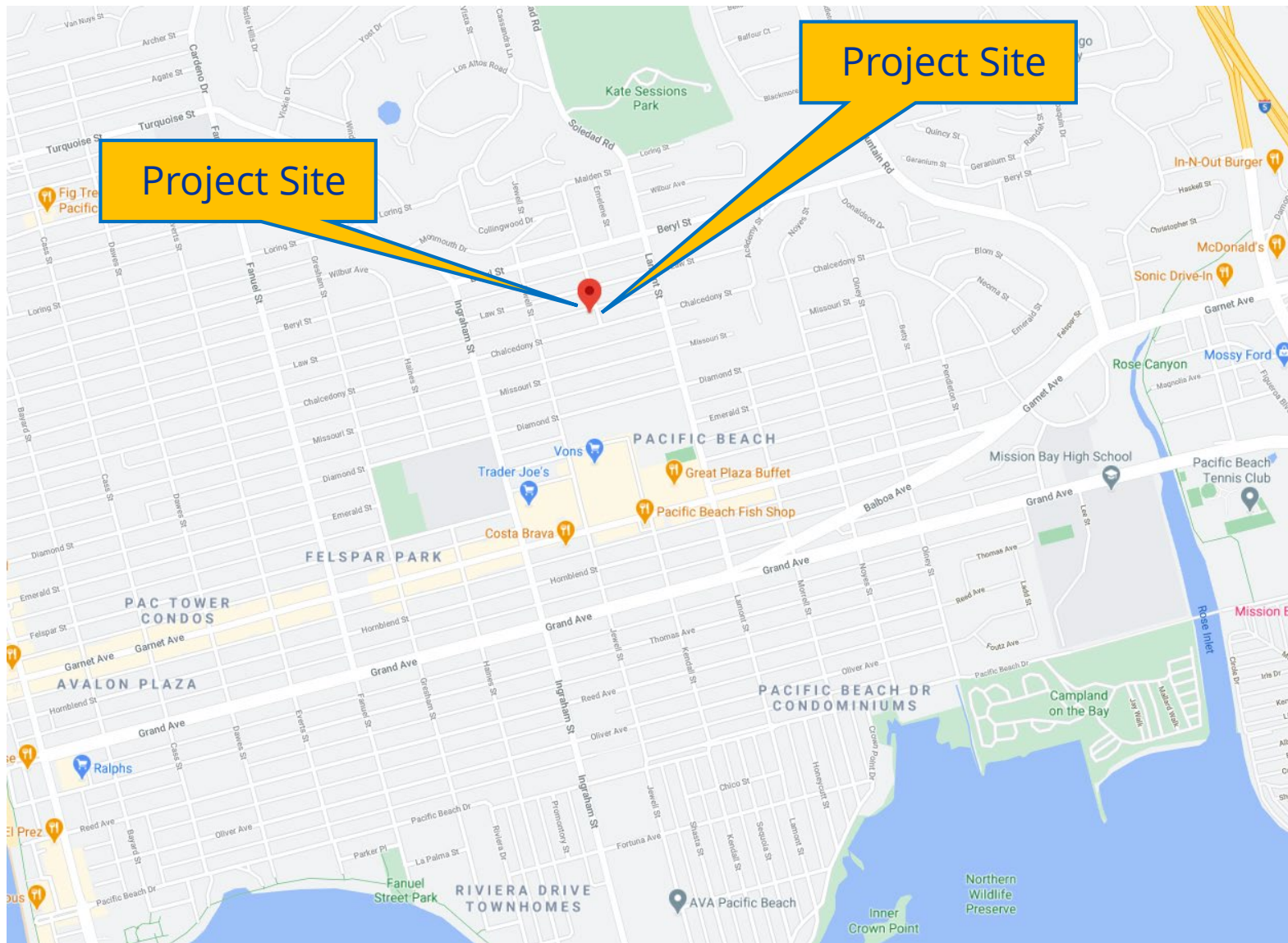
Tim Daly
Assistant Deputy Director
Development Services Department



Elisa Flores
Development Project Manager II
Development Services Department

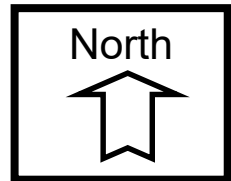
Attachments:

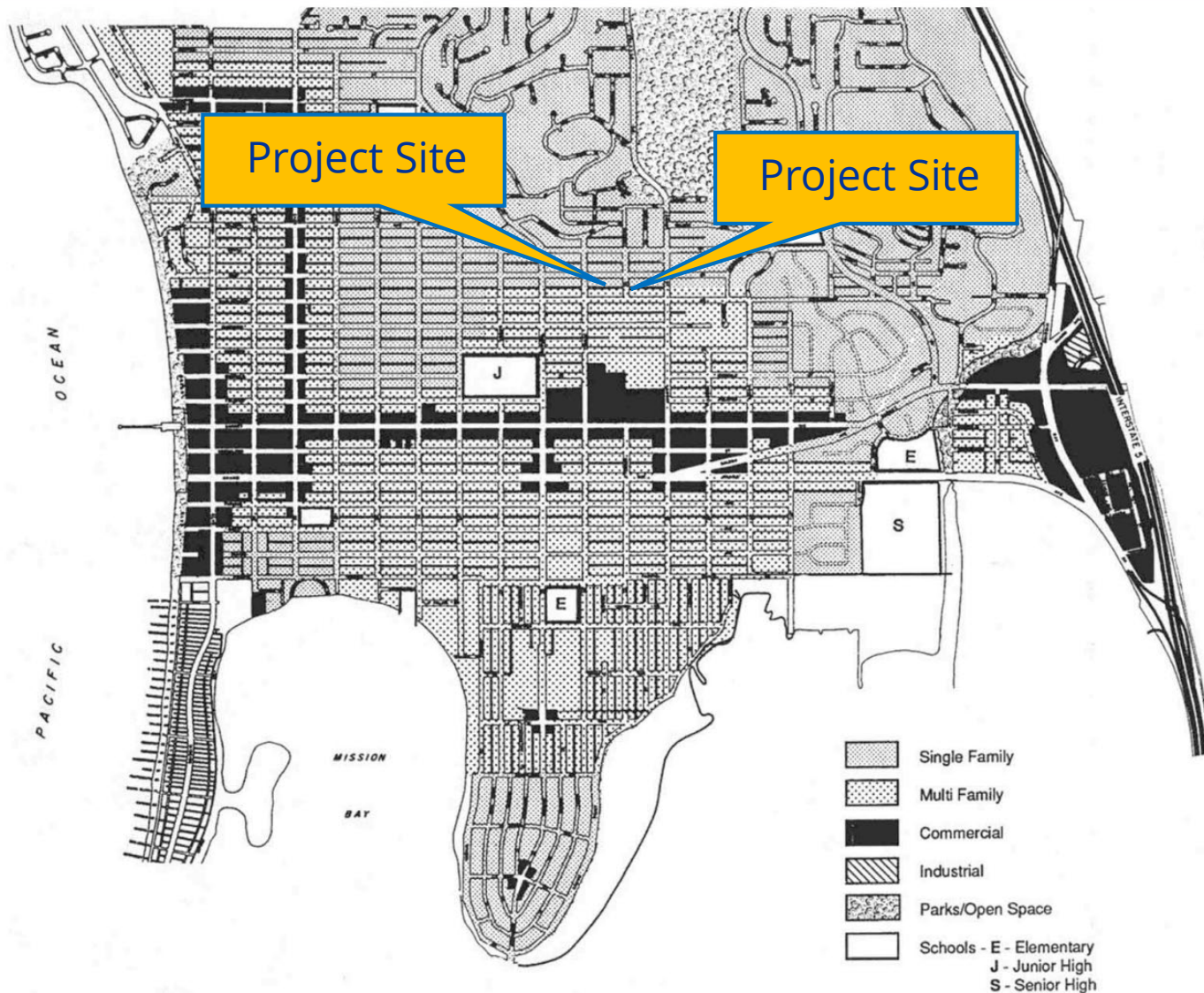
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph and Site Photos
4. Project Data Sheet
5. Process Two Notice of Decision
6. Appeal Application
7. Draft Permit Resolution with Findings
8. Draft Permit with Conditions
9. Community Planning Group Review – Applicant Correspondence
10. Ownership Disclosure Statement
11. Project Plans



Project Location Map

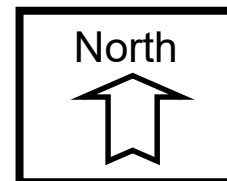
Chalcedony/Kendall NDP/ 4812 Kendall Street & 1780 Chalcedony Street
PROJECT NO. 640030





Land Use Map

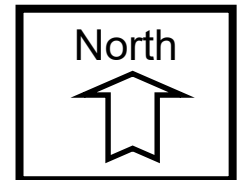
Chaldeony/Kendall NDP/4812 Kendall Street & 1780 Chaldeony Street
PROJECT NO. 640030





Aerial Photo

Chalcedony/Kendall NDP / 4812 Kendall Street & 1780 Chalcedony Street
PROJECT NO. 640030



PROJECT DATA SHEET		
PROJECT NAME:	Chalcedony/Kendall NDP	
PROJECT DESCRIPTION:	Deviations from the RM-1-1 Zone lot area, dimension and setback requirements for the purposes of a lot line adjustment, conversion of an existing 193 square-foot office to a one-car garage at the existing single dwelling unit at 4812 Kendall Street, and the remodel and addition of approximately 1,650 total square feet to the existing 959 square-foot, two-bedroom single dwelling unit at 1780 Chalcedony Street.	
COMMUNITY PLAN AREA:	Pacific Beach	
DISCRETIONARY ACTIONS:	Neighborhood Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential Low-Medium Density (9-14 DU/AC)	
<p align="center">ZONING INFORMATION:</p> <p>ZONE: RM-1-1</p> <p>HEIGHT LIMIT: 30 feet</p> <p>LOT SIZE: 6,000 Square Feet</p> <p>FLOOR AREA RATIO: 0.75</p> <p>FRONT SETBACK: 15/20 feet (min/std)</p> <p>SIDE SETBACK: 5/8 feet (min/std)</p> <p>STREETSIDE SETBACK: 10 feet (min)</p> <p>REAR SETBACK: 15 feet (min)</p> <p>PARKING: 3 spaces total</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential Low Density (5-8 DU/AC); RS-1-7	Residential; Single dwelling units
SOUTH:	Residential Low-Medium Density (9-14 DU/AC); RM-1-1	Residential; Multi-family and single dwelling units.
EAST:	Residential Low-Medium Density (9-14 DU/AC); RM-1-1	Residential; Multi-family and single dwelling units.
WEST:	Residential Low-Medium Density (9-14 DU/AC); RM-1-1	Residential; Single dwelling units.

DEVIATION REQUESTED:	1780 Chalcedony Street:	
	SDMC Table 131-04G	RM-1-1 Zone Requirements
	Minimum Lot Area	6,000 square-feet
	Minimum Lot Depth	90 feet
	Minimum Corner Lot Width	55 feet
	Minimum Front Setback	15 feet **
	Standard Front Setback	20 feet **
	Minimum Rear Setback	15 feet
	Minimum Street Side Setback	10 feet
	Minimum Side Setback	5 feet *
	Standard Side Setback	8 feet *
	4812 Kendall Street:	
	SDMC Table 131-04G	RM-1-1 Zone Requirements
	Minimum Lot Area	6,000 square-feet
	Minimum Lot Depth	90 feet
	Minimum Front Setback	15 feet **
	Standard Front Setback	20 feet **
	Rear Setback	15 feet
	Minimum Side Setback	5 feet *
	Standard Side Setback	8 feet *
	(each at 50% of length of building envelope)	
	* Up to 50 percent of the length of the building envelope on one side of the premises may observe the minimum front setback provided the remaining percentage of the building envelope length observes at least the standard setback percentage of the lot width, whichever is greater. ** Up to 50 percent of the width of the building envelope may observe the minimum front setback provided the remaining percentage of the building envelope width observes the standard setback.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Owner/Permittee decided to move forward with a decision on the Neighborhood Development Permit without a recommendation from the Pacific Beach Community Planning Group.	



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 25, 2020

NOTICE OF DECISION

DEVELOPMENT SERVICES DEPARTMENT

PROJECT NO:	640030
PROJECT NAME:	CHALCEDONY/KENDALL NDP
PROJECT TYPE:	NEIGHBORHOOD DEVELOPMENT PERMIT, PROCESS TWO
APPLICANT:	ASHLEY PRIKOSOVITS
COMMUNITY PLAN AREA:	PACIFIC BEACH
COUNCIL DISTRICT:	2
CITY PROJECT MANAGER:	Elisa Flores, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5395/ElisaF@sandiego.gov

On September 25, 2020, Development Services Department approved an application for deviations from the RM-1-1 Zone lot area, dimension and setback requirements for the purposes of a lot line adjustment, conversion of an existing 193 square-foot office to a one-car garage at the existing single dwelling unit at 4812 Kendall Street, and the remodel and addition of approximately 1,650 total square feet to the existing 959 square-foot, two-bedroom single dwelling unit at 1780 Chalcedony Street. The 0.14-acre site is located in the RM-1-1 Zone, and the Coastal Height Limit Overlay Zone, Parking Standards Transit Priority Area, and Transit Priority Area within the Pacific Beach Community Planning Area.

If you have any questions about this project, the decision, or wish to receive a copy of the resolution approving or denying the project, contact the City Project Manager above.

The decision by Development Services Department staff can be appealed to the **Planning Commission** no later than ten (10) business days after the decision date. Appeal procedures are described in [Information Bulletin 505](https://www.sandiego.gov/sites/default/files/dsdb505.pdf) (<https://www.sandiego.gov/sites/default/files/dsdb505.pdf>). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the Planning Commission must be filed by email or in person as follows:

1. Appeals filed via email: [The Development Permit/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>. Send the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation in pdf format) via email to PlanningCommission@sandiego.gov by 4:00pm on the last day of the appeal period. When received by the City, the appellant will be invoiced for payment of the required Appeal Fee per this bulletin. Timely payment of this invoice is required to complete processing of the appeal. Failure to pay the invoice within 5 business days of invoice issuance will invalidate the appeal application.
2. Appeals filed in person: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](#) can be obtained at

[services/pdf/industry/forms/ds3031.pdf](#). Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the touchless Payment Drop-Off drop safe in the first-floor lobby of the Development Services Center, located at 1222 First Avenue in Downtown San Diego by 4:00pm on the last day of the appeal period. The completed appeal package must be clearly marked on the outside as "Appeal" and must include the required appeal fee per this bulletin in the form of a check payable to the City Treasurer. This safe is checked daily, and payments are processed the following business day. All payments must be in the exact amount, drawn on US banks, and be made out to "City Treasurer". Include in the memo of the check the Project Number. Cash payments are only accepted by appointment; email DSDCashiers@sandiego.gov to schedule an appointment.

This project was determined to be categorically exempt from the California Environmental Quality Act on August 21, 2020 and the opportunity to appeal that determination ended September 4, 2020.

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

Internal Order No.: 24008307

cc: Karl Rand, Chair of the Pacific Beach Community Planning area



Development Services Department

Elisa Flores / Project No. 640030
1222 First Ave., MS 501
San Diego, California 92101-4140

RETURN SERVICE REQUESTED

Development Permit/ Environmental Determination Appeal Application

November 2017

1. Type of Appeal:	<input checked="" type="checkbox"/> Appeal of the Project
	<input type="checkbox"/> Appeal of the Environmental Determination

Name:	E-mail:
Russell Strom	russellstrom54@gmail.com

Address:	City:	State:	Zip Code:	Telephone:
1770 Chalcedony St	San Diego	CA	92109	908-812-2563

4. Project Information		
Permit/Environmental Determination & Permit/Document No.:	Date of Decision/Determination	City Project Manager:
Approval of Neighborhood Development Permit, Project# 640030	September 25, 2020	Elisa Flores

On 9/25/20, Development Services Department approved an application for deviations from the RM-1-1 Zone lot area, dimension and setback requirements for the purposes of a lot line adjustment, conversion of an existing 193 sqft office to a one-car garage at the existing single dwelling unit at 4812 Kendall St, and the remodel and addition of approximately 1,650 total sqft to the existing 959 sqft, two bedroom single dwelling unit at 1780 Chalcedony St. The 0.14-acre site is located in the RM-1-1 Zone, and the Coastal Height Limit Overlay Zone, Parking Standards Transit Priority Area, and Transit Priority Area within the Pacific Beach Community Planning Area.

- ☒ Factual Error
- ☒ Conflict with other matters
- ☒ Findings Not Supported
- ☒ New Information
- ☐ City-wide Significance (Process Four decisions only)

- 4812 Kendall St has a active code enforcement case (record CE-0510512) because the owner did an extensive remodel of the house without any permits (gutted and added a shower to a bathroom, installed central heat and air, etc).
- Owner is currently selling the property as a 4BR/2BA house without converting the existing illegally converted garage back into a garage.
- The two houses on the lot (1780 Chalcedony St and 4812 Kendall St) share a sewer line before they connect to the main sewer line in the alley. The past tenants always had issues with sewer backups that affected both houses. What was done with the lot split regarding the sewer lines?
- The current lot for 4812 Kendall St is about 18 inches lower than the 1780 Chalcedony St with a retaining wall holding up the higher property. If the lot is being split differently than the current layout, what was done to address the grading issue? Is the current owner required to address the grading issue before the lot split is complete or before selling the property?
- The project manager said that an existing shed had to be removed prior to the issuance of the NHD permit. The shed has not been moved.
- The neighborhood development permit should not be approved until all of these issues are fixed.

Signature: R Strom Date: 10/9/20

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.
DS-3032 (11-17)

PLANNING COMMISSION RESOLUTION NO. _____
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2460332
CHALCEDONY/KENDALL - PROJECT NO. 640030

WHEREAS, KENCEDONY LLC, a Wyoming Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to deviate from the RM-1-1 Zone lot area, width, depth and setback requirements for the purposes of a lot line adjustment, conversion of an existing 193 square-foot office to a one-car garage and removal of an existing storage shed at the existing single dwelling unit at 4812 Kendall Street, and the remodel and addition of approximately 1,650 total square feet to the existing 959 square-foot, two-bedroom single dwelling unit at 1780 Chalcedony Street (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2460332), on portions of a 0.14-acre site;

WHEREAS, the project site is located at 4812 Kendall Street and 1780 Chalcedony Street in the RM-1-1 Zone in the Coastal Height Limit Overlay Zone, Parking Standards Transit Priority Area, and Transit Priority Area within the Pacific Beach Community Planning Area;

WHEREAS, the project site is legally described as Lots 21 and 22 in Block 106, Subdivision of Acre Lots 17, 18 and 35, Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 931, filed in the Office of the County Recorder of San Diego County, November 7, 1904;

WHEREAS, on August 21, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Sections 15303 (New Construction) and 15305 (Minor Alterations in Land Use Limitations) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on September 25, 2020, the Development Services Department approved Neighborhood Development Permit No. 2460332; and

WHEREAS, on October 9, 2020, Mr. Russell Strom submitted an appeal of the Development Services Department's approval of Neighborhood Development Permit No. 2460332 (Appeal); and

WHEREAS, on December 17, 2020, the Planning Commission of the City of San Diego considered the Appeal of Neighborhood Development Permit No. 2460332 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Neighborhood Development Permit No. 2460332:

A. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]

1. Findings for all Neighborhood Development Permits:

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

The 0.14-acre site is located at 1780 Chalcedony Street and 4812 Kendall Street, in the RM-1-1 Zone, and the Coastal Height Limit, Parking Standards Transit Priority Area, and the Transit Priority Area Overlay Zones within the Pacific Beach Community Plan area. The property is improved with two existing dwelling units built across existing lot lines. The project is requesting deviations from the RM-1-1 zone lot area, width, depth and setback requirements, for purposes of a lot line adjustment. The site is currently improved with two dwelling units built across property lines. The lot line adjustment would allow each existing dwelling unit to be contained entirely on a single lot.

The project also proposes the remodel and a 1,650 square-foot addition to the existing 959 square-foot single dwelling unit at 1780 Chalcedony Street resulting in a total Gross Floor Area (GFA) of 2,609 square feet. The proposed remodel consists of the reconfiguration of the existing first floor. The proposed 1,650 square-foot addition consists of an additional 180 square feet to the existing one-car garage in order to accommodate two required off-street parking spaces 380 square feet for a new bathroom and den/bedroom on the first floor, and a 1,090-square-foot second floor to include 3 bedrooms and 2 bathrooms. Additionally, the project proposes the conversion of an existing 193 square-foot office to an attached one-car garage, as originally permitted in 1958, and removal of an existing storage shed located to the west of the property, at the existing single dwelling unit located at 4812 Kendall Street.

The requested deviations are detailed in the following table:

1) 1780 Chalcedony Street:

SDMC Table 131-04G	RM-1-1 Zone Requirements	Proposed
Minimum Lot Area	6,000 square-feet	3,654 square-feet
Minimum Lot Depth	90 feet	73.11 feet
Minimum Corner Lot Width	55 feet	50.02 feet
Minimum Front Setback	15 feet **	14 feet and 11 inches
Standard Front Setback	20 feet **	
Minimum Rear Setback	15 feet	5 feet and 7.5 inches
Minimum Street Side Setback	10 feet	6 feet and 5 inches
Minimum Side Setback	5 feet *	5 feet
Standard Side Setback	8 feet *	

2) 4812 Kendall Street:

SDMC Table 131-04G	RM-1-1 Zone Requirements	Proposed
Minimum Lot Area	6,000 square-feet	2,596 square-feet
Minimum Lot Depth	90 feet	50.02 feet
Minimum Front Setback	15 feet **	5 feet and 1 inch
Standard Front Setback	20 feet **	
Rear Setback	15 feet	7 feet and 9 inches
Minimum Side Setback	5 feet *	1 foot and 7 inches (adjacent to alley)
Standard Side Setback	8 feet *	
(each at 50% of length of building envelope)		

* Up to 50 percent of the length of the building envelope on one side of the premises may observe the minimum setback, provided the remaining percentage of the building envelope length observes at least the standard side setback or 10 percent of the lot width, whichever is greater.

** Up to 50 percent of the width of the building envelope may observe the minimum front setback, provided the remaining percentage of the building envelope width observes the standard setback.

The Pacific Beach Community Plan (PBCP) designates the site as Residential Low-Medium with density of 9 to 14 dwelling units/acre (du/ac), which is implemented through the RM-1-1 Zone. This density category, which predominantly occupies those portions of the community that are closer to the beach and bay, is characterized by lower intensity multi-family housing, such as two-on-ones or duplexes. The project does not affect the density or intensity of the site as the lot line adjustment would result in no change to the number of existing lots or the number of existing dwelling units.

The project complies with the maximum 30-foot structure height limit, Gross Floor Area, and off-street parking requirements. However, the reconfiguration of the property lines as a result of the lot line adjustment will cause the existing and proposed development to encroach into certain required setbacks at each of the properties. At 1780 Chalcedony Street, the existing structure and proposed additions would be located within the required front, rear, side and street side setbacks. Although the front yard setback is reduced from what is currently provided, the requested setback deviations for interior side, street side and rear setbacks do not increase the existing non-conformity of the structures, as in the present lot

configuration, the existing dwelling unit is already located within the required interior side, street side and rear setbacks currently in effect pursuant to the San Diego Municipal Code.

For the property at 4812 Kendall Street, the existing dwelling unit building envelope is to remain as-is and there are no proposed additions. The structure is previously conforming to the setback requirements that were in effect at the time of construction. Although the reconfiguration of the property lines as a result of the lot line adjustment would cause the existing structure to encroach into the required front yard setback, the existing structure does not conform to the present-day requirements for rear and side setbacks and therefore, the requested deviations to rear and side setbacks will not increase the present non-conformity with respect to the setback requirements.

The PBCP promotes the development of a variety of housing types and styles in Pacific Beach to provide a greater opportunity for housing that is both affordable and accessible by everyone (pg. 52 of the PBCP). The proposed lot line adjustment would result in one dwelling unit on each parcel, resulting in the ability to convey the properties separately and contribute to ownership opportunities. This also provides the potential for future development of junior units/and or companion units on the premises above what the current lot configuration would allow, and thereby facilitate additional housing opportunities within the community, supporting the community plan policy to provide a variety of housing types. Based on the above, the 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 site has been previously graded and improved with two existing detached dwelling units built across existing lot lines. The project is requesting deviations to the RM-1-1 zone lot area, width, depth and setback requirements for purposes of a lot line adjustment resulting in each house occupying a separate lot.

The project also proposes the remodel and a 1,650 square-foot addition to the existing 959 square-foot single dwelling unit at 1780 Chalcedony Street resulting in a total Gross Floor Area (GFA) of 2,609 square feet. The proposed remodel consists of reconfiguration of the first floor and the 1,650 square-foot addition consists of an additional 180 square feet to the existing one-car garage in order to accommodate two required off-street parking spaces, 380 square feet for a new bathroom and den/bedroom on the first floor, and a 1,090-square-foot second floor to include 3 bedrooms and 2 bathrooms. Additionally, the project proposes the conversion of an existing 193 square-foot office to an attached one-car garage as originally permitted in 1958, and removal of an existing shed located to the west of the property, at the existing single dwelling unit located at 4812 Kendall Street.

The project has been designed in conformance with the relevant City of San Diego's codes, policies, and regulations, except for the requested deviations pursuant to SDMC section 143.0920. The discretionary permit controlling the development and

continued use of this site contains specific regulatory conditions ensuring compliance with all applicable regulations and policies. Such conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing in the surrounding area. Prior to issuance of any building permit for the proposed remodel/addition, the plans will be reviewed for compliance with all building, electrical, mechanical, fire, and plumbing codes.

The project has also been conditioned to construct per current City Standards new non-contiguous sidewalk and directional curb ramp at the alley entrance on Kendall Street, repair existing uplifted sidewalk panels, driveways, curb, curb ramps, and the removal of existing private improvements from public right-of-way. Compliance with the regulations and permit conditions during and after construction will be enforced through building inspections completed by the City's building inspectors. Furthermore, this project has been reviewed in accordance with the California Environmental Quality Act (CEQA), and has been determined to be exempt from CEQA pursuant to CEQA Guidelines Section 15303 (New Construction) and 15305 (Minor Alterations in Land Use Limitations), and no adverse impact to public health, safety or welfare were identified during the project's environmental review. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

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

The 0.14-acre site is located at 1780 Chalcedony Street and 4812 Kendall Street, in the RM-1-1 Zone, Coastal Height Limit Overlay Zone, Parking Standards Transit Priority Area and Transit Priority Area. The property is improved with two existing dwelling units built across existing lot lines. The project is requesting the following deviations to allow a lot line adjustment, resulting in each house occupying a separate lot:

1) 1780 Chalcedony Street:

SDMC Table 131-04G	RM-1-1 Zone Requirements	Proposed
Minimum Lot Area	6,000 square-feet	3,654 square-feet
Minimum Lot Depth	90 feet	73.11 feet
Minimum Corner Lot Width	55 feet	50.02 feet
Minimum Front Setback	15 feet **	14 feet and 11 inches
Standard Front Setback	20 feet **	
Minimum Rear Setback	15 feet	5 feet and 7.5 inches
Minimum Street Side Setback	10 feet	6 feet and 5 inches
Minimum Side Setback	5 feet *	5 feet
Standard Side Setback	8 feet *	

2) 4812 Kendall Street:

SDMC Table 131-04G	RM-1-1 Zone Requirements	Proposed
Minimum Lot Area	6,000 square-feet	2,596 square-feet
Minimum Lot Depth	90 feet	50.02 feet

Minimum Front Setback	15 feet **	5 feet and 1 inch
Standard Front Setback	20 feet **	
Rear Setback	15 feet	7 feet and 9 inches
Minimum Side Setback	5 feet *	1 foot and 7 inches
Standard Side Setback (each at 50% of length of building envelope)	8 feet *	(adjacent to alley)

* Up to 50 percent of the length of the building envelope on one side of the premises may observe the minimum setback, provided the remaining percentage of the building envelope length observes at least the standard side setback or 10 percent of the lot width, whichever is greater.

** Up to 50 percent of the width of the building envelope may observe the minimum front setback, provided the remaining percentage of the building envelope width observes the standard setback.

The project also proposes the remodel and a 1,650 square-foot addition to the existing 959 square-foot single dwelling unit at 1780 Chalcedony Street resulting in a total Gross Floor Area (GFA) of 2,609 square feet. The proposed remodel consists of the reconfiguration of the existing first floor and the 1,650 square-foot addition consists of an additional 180 square feet to the existing one-car garage in order to accommodate two required off-street parking spaces, 380 square feet for a new bathroom and den/bedroom on the first floor, and a 1,090-square-foot second floor to include 3 bedrooms and 2 bathrooms. Additionally, the project proposes the conversion of an existing 193 square-foot office to an attached one-car garage as originally permitted in 1958, and removal of an existing storage shed located to the west of the property, at the existing single dwelling unit located at 4812 Kendall Street.

The project complies with the maximum 30-foot structure height limit, Gross Floor Area, and off-street parking requirements. However, the reconfiguration of the property lines as a result of the lot line adjustment will cause the existing and proposed development to encroach into certain required setbacks at each of the properties. At 1780 Chalcedony Street, the existing structure and proposed additions would be located within the required front, rear, side and street side setbacks. Although the front yard setback is reduced from what is currently provided, the requested setback deviations for interior side, street side and rear setbacks do not increase the existing non-conformity of the structures, as in the present lot configuration, the existing dwelling unit is already located within the required interior side, street side and rear setbacks currently in effect pursuant to the San Diego Municipal Code.

For the property at 4812 Kendall Street, the existing dwelling unit building envelope is to remain as-is and there are no proposed additions. The structure is previously conforming to the setback requirements that were in effect at the time of construction. Although the reconfiguration of the property lines as a result of the lot line adjustment would cause the existing structure to encroach into the required front yard setback, the existing structure does not conform to the present-day requirements for rear and side setbacks and therefore, will not increase the present non-conformity with respect to the setbacks.

The requested deviations are allowed with the approval of the Neighborhood Development Permit, pursuant to SDMC Sections 143.0915 and 143.0920, and would facilitate a lot line adjustment resulting in one dwelling unit on each parcel, and thereby enable the separate conveyance of the properties and contribute to residential ownership opportunities. The lot line adjustment also provides the potential for future development of junior units/and or companion units on the premises above what the current lot configuration would allow, and thereby facilitate additional housing opportunities within the community, and consistent with the existing development pattern in the neighborhood, which consists of detached one and two-story dwelling units. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

2. Supplemental Findings for Affordable Housing, In-fill Projects, or Sustainable Building Deviation:

a. The development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.

The 0.14-acre site is located at 1780 Chalcedony Street and 4812 Kendall Street, in the RM-1-1 Zone, Coastal Height Limit, Parking Standards Transit Priority Area and Transit Priority Area Overlay Zones within the Pacific Beach Community Plan area. The project is considered a residential in-fill development in accordance with SDMC Section 143.0915(b)(2) and may request deviations to the development regulations pursuant to SDMC section 143.0920. The property is improved with two existing dwelling units built across existing lot lines. The project is requesting the following deviations to allow a lot line adjustment, resulting in each house occupying a separate lot:

1) 1780 Chalcedony Street:

SDMC Table 131-04G	RM-1-1 Zone Requirements	Proposed
Minimum Lot Area	6,000 square-feet	3,654 square-feet
Minimum Lot Depth	90 feet	73.11 feet
Minimum Corner Lot Width	55 feet	50.02 feet
Minimum Front Setback Standard Front Setback	15 feet ** 20 feet **	14 feet and 11 inches
Minimum Rear Setback	15 feet	5 feet and 7.5 inches
Minimum Street Side Setback	10 feet	6 feet and 5 inches
Minimum Side Setback Standard Side Setback	5 feet * 8 feet *	5 feet

2) 4812 Kendall Street:

SDMC Table 131-04G	RM-1-1 Zone Requirements	Proposed
Minimum Lot Area	6,000 square-feet	2,596 square-feet
Minimum Lot Depth	90 feet	50.02 feet
Minimum Front Setback Standard Front Setback	15 feet ** 20 feet **	5 feet and 1 inch
Rear Setback	15 feet	7 feet and 9 inches

Minimum Side Setback	5 feet *	1 foot and 7 inches
Standard Side Setback (each at 50% of length of building envelope)	8 feet *	(adjacent to alley)

* Up to 50 percent of the length of the building envelope on one side of the premises may observe the minimum setback, provided the remaining percentage of the building envelope length observes at least the standard side setback or 10 percent of the lot width, whichever is greater.

** Up to 50 percent of the width of the building envelope may observe the minimum front setback, provided the remaining percentage of the building envelope width observes the standard setback.

The project also proposes the remodel and a 1,650 square-foot addition to the existing 959 square-foot single dwelling unit at 1780 Chalcedony Street resulting in a total Gross Floor Area (GFA) of 2,609 square feet. The proposed remodel consists of the reconfiguration of the existing first floor and the 1,650 square-foot addition consists of an additional 180 square feet to the existing one-car garage in order to accommodate two required off-street parking spaces 380 square feet for a new bathroom and den/bedroom on the first floor, and of a 1,090-square-foot second floor to include 3 bedrooms and 2 bathrooms. Additionally, the project proposes the conversion of an existing 193 square-foot office to an attached one-car garage as originally permitted in 1958, and removal of an existing storage shed located to the west of the property at the existing single dwelling unit located at 4812 Kendall Street.

The proposed lot line adjustment would result in one dwelling unit on each parcel, resulting in the ability to convey the properties separately and contribute to ownership opportunities. This also provides the potential for future development of junior units/and or companion units on the premises above what the current lot configuration would allow, and thereby facilitate additional housing opportunities within the community. Therefore, the development materially assists in accomplishing the goal of providing in-fill projects.

b. Any proposed deviations are appropriate for the proposed location.

As described in previous Finding A.1.c., the requested deviations would assist in continuing to foster the existing residential character that has been in place within the surrounding neighborhood, and on the project site since 1942 at 1780 Chalcedony Street and 1958 at 4812 Kendall Street. The requested deviations for the lot line adjustment would result in one dwelling unit on each parcel, resulting in the ability to convey the properties separately and contribute to ownership opportunities. This also provides the potential for future development of junior units/and or companion units on the premises above what the current lot configuration would allow, and thereby facilitate additional housing opportunities within the community, supporting the community plan policy to provide a variety of housing types. Therefore, the proposed deviations are appropriate for the proposed location.

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 the Appeal of Mr. Russell Strom is denied, and the decision of the Development Services Department is affirmed.

BE IT FURTHER RESOLVED, that, based on the findings hereinbefore adopted by the Planning Commission, Neighborhood Development Permit No. 2460332 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2460332, a copy of which is attached hereto and made a part hereof.

Elisa Flores
Development Project Manager
Development Services

Adopted on: December 17, 2020

IO#: 24008307

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: 24008307

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2460332
CHALCEDONY/KENDALL PROJECT NO. 640030
PLANNING COMMISSION

This Neighborhood Development Permit No. 2460332 is granted by the Planning Commission of the City of San Diego to Kencedony LLC, a Wyoming Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0403. The 0.14-acre site is located at 4812 Kendall Street and 1780 Chalcedony Street in the RM-1-1 Zone, and the Coastal Height Limit, Parking Standards Transit Priority Area and Transit Priority Area Overlay Zones, within the Pacific Beach Community Plan Area. The project site is legally described as: Lots 21 and 22 in Block 106, Subdivision of Acre Lots 17, 18 and 35, Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 931, filed in the Office of the County Recorder of San Diego County, November 7, 1904.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/ Permittee to deviate from the RM-1-1 Zone required lot area, dimensions and setbacks for purposes of a lot line adjustment, remodel and addition to the existing 959 square-foot single dwelling unit at 1780 Chalcedony Street, conversion of an existing office within the 1,273 square-foot single dwelling unit to a garage and removal of an existing storage shed at 4812 Kendall Street, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 17, 2020, on file in the Development Services Department.

The project shall include:

- a. The following deviations from the RM-1-1 Zone requirements for the property at 1780 Chalcedony Street:
 - 1) Allow a lot area of 3,654 square feet where a minimum lot area of 6,000 square feet is required;
 - 2) Allow a lot depth of 73.11 feet where a minimum lot depth of 90 feet is required;
 - 3) Allow a corner lot width of 50.02 feet where a minimum corner lot width of 55 feet is required.
 - 4) Allow a front setback of 14 feet, 11 inches where a minimum front setback of 15 feet and standard front setback of 20 feet are required;

- 5) Allow a rear setback of 5 feet and 7.5 inches where a minimum of 15 feet is required;
 - 6) Allow a street side setback of 6 feet, 5 inches where a minimum of 10 feet is required; and
 - 7) Allow a side setback of 5 feet where a minimum of 5 feet and standard of 8 feet are required.
- b. The following deviations from the RM-1-1 Zone requirements for the property 4812 Kendall Street:
1. Allow a lot area of 2,596 square feet where a minimum lot area of 6,000 square feet is required;
 2. Allow a lot depth of 50.02 feet where a minimum lot depth of 90 feet is required;
 3. Allow a front setback of 5 feet and 1 inch where a minimum front setback of 15 feet and a standard setback of 20 feet is required;
 4. Allow a rear setback of 7 feet and 9 inches where a minimum of 15 feet is required; and
 5. Allow a side setback of 1 foot and 7 inches (adjacent to the alley), where a minimum of 5 feet and standard of 8 feet are required.
- c. Conversion of an existing 193 square-foot office to a one-car garage as originally permitted in 1958, at the existing single dwelling unit at 4812 Kendall Street.
- d. Remodel and addition to the existing two-bedroom, 959 square-foot single dwelling unit at 1780 Chalcedony Street resulting in a total Gross Floor area of 2,609 with a total of 4 bedrooms. The remodel shall consist of the reconfiguration of the existing first floor and the addition shall consist of 180-square-foot addition of non-habitable area to the existing 216 square-foot one-car garage to accommodate two off-street parking spaces, 380 square feet on the first floor for a new bathroom and den/bedroom, and a new 1,090-square-foot second floor with 3 bedrooms and 2 bathrooms.
- e. Off-street parking;
- f. Removal of existing storage shed at 4812 Kendall Street;
- 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 December 17, 2023.

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

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

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

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

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

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

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

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s)

back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

CLIMATE ACTION PLAN REQUIREMENTS:

11. 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:

12. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond, the construction of a new non-contiguous sidewalk per current City Standards, adjacent to the site on Kendall Street, satisfactory to the City Engineer.

13. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the repair of the existing uplifted sidewalk panels, adjacent to the site on Chalcedony Street, satisfactory to 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 two existing driveways per current city standards, adjacent to the site on Kendall Street, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing curb with current city standard curb and gutter, adjacent to the site on Chalcedony Street, satisfactory to the City Engineer.
16. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the removal of the existing stepped walkway, private fence, pavers, landscape, planters and gravel from the Kendall Street and Chalcedony Street public right of way, 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 curb ramp with City standard curb ramp with truncated domes, located at the northwest corner of Chalcedony Street and Kendall Street, satisfactory to the City Engineer.
18. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the construction of a new directional curb ramp at the alley entrance on Kendall Street per current City Standards, satisfactory to the City Engineer.
19. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the removal of the existing private improvements from the adjacent alley, and restore portion of alley per current city standards, as shown on Exhibit "A", satisfactory to the City Engineer.
20. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, for the existing trees in the Chalcedony Street Right-of-Way, satisfactory to the City Engineer.
21. 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.
22. 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.

PLANNING/DESIGN REQUIREMENTS:

23. The 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 authorized by the appropriate City decision maker in accordance with the SDMC.
24. 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.

25. 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.

26. Prior to the recordation of a Parcel Map or a Lot Line Adjustment, the Owner/Permittee must obtain the necessary permits for the conversion of an existing 193 square-foot office to a one-car garage as originally permitted in 1958, at the existing single dwelling unit at 4812 Kendall Street and demonstrate that the office has been converted to a garage as shown on the Exhibit "A".

27. Prior to completion of the conversion from an office to a garage at 4812 Kendall Street, the storage shed described in the "Exhibit A" to be demolished at 4812 Kendall Street must be removed and/or relocated to a permitted location.

MAPPING REQUIREMENTS:

28. With the exception of obtaining all necessary permits to convert the existing office back to a one-car garage at 4812 Kendall Street and demonstrating that the office has been converted to the garage as shown on the Exhibit "A", a Parcel Map or Lot Line Adjustment shall be recorded in the office of the County Recorder prior to the issuance of any other building permit and prior to the expiration of the Neighborhood Development Permit.

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 Planning Commission of the City of San Diego on December 17, 2020 and Resolution No. ____.

ATTACHMENT 8

Neighborhood Development Permit No. 2460332
Date of Approval: December 17, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Elisa Flores
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.

**Kencedony LLC,
a Wyoming Limited Liability Company**
Owner/Permittee

By _____
Michael Donovan
Manager

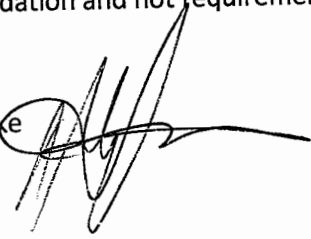
**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

4-27-2020

To whom it may concern,

I am the owner of the property at 4812 Kendall St. and 1780 Chalcedony St. 92109. Due to the current Covid-19 pandemic, we will not be presenting at the Pacific Beach Planning Group since it is only a recommendation and not requirement.

Thanks Mike

A handwritten signature in black ink, appearing to be 'Mike', with a large, stylized flourish extending to the right.

From: [Ashley Prikosovits](#)
To: [Flores, Elisa](#)
Subject: [EXTERNAL] Fwd: Project No. 640030 - Chalcedony/Kendall NDP - Cleared/Issues / Project Status Update
Date: Monday, August 17, 2020 11:24:59 AM
Attachments: [640030-Cycle 9 Min Balance Invoice.pdf](#)
[640030-Records Fee.pdf](#)
[Cycle 9 FINAL Cleared Issues Report 8.14.2020.pdf](#)

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Morning,

The community group would've been pacific beach, not mission valley. Also, the owner wrote a letter that was sent to previous project manager stating that he wouldn't like to go through that process with the community group. Let me know if you need me to send you the letter again.

Also, the link for the invoice is just the link to pay but I will need the invoice number. Not seeing that on the previous email.

Thank you,
Ashley


Sent from my iPhone

Begin forwarded message:

From: "Flores, Elisa" <ElisaF@san Diego.gov>
Date: August 14, 2020 at 4:30:07 PM PDT
To: Ashley Prikosovits
<aprikosovits@pqdesignstudio.com>
Cc: "Szymanski, Jeffrey" <JSzymanski@san Diego.gov>
Subject: Project No. 640030 - Chalcedony/Kendall
NDP - Cleared/Issues / Project Status Update

Ashley –

The Development Services Department has completed the second review of the above referenced project and all project issues have been cleared and no further

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	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 _____

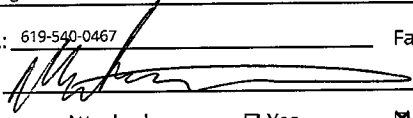
Project Title: Chalcedony/Kendall NDP **Project No. For City Use Only:** 640030
Project Address: 1780 Chalcedony and 4812 Kendall San Diego, CA 92109

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. 83-3105390
☐ 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

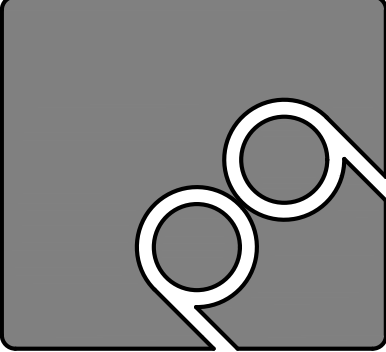
Name of Individual: Kencedony LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 4629 Cass St. suite 255
 City: San Diego State: CA Zip: 92109
 Phone No.: 619-540-0467 Fax No.: _____ Email: mdolaf@gmail.com
 Signature:  Date: 10/14/2020
 Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: N/A ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: N/A ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☒ No



PQ DESIGN
STUDIO INC

2425 LA FRANCE STREET
SAN DIEGO, CALIFORNIA 92109
TELEPHONE: 1-858-527-0818

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CHALCEDONY ST.
REMODEL/ ADDITION

SITE PLAN

PROJECT INFORMATION				
ADDRESS	1780 CHALCEDONY ST.	APN	LEGAL	BLD. TYP. / OC.
AD.N.	1780 CHALCEDONY ST.	416-332-11-00	RM-1-1	V-B, SPRINKLERED
AD.N.	4812 KENDALL ST.	000931 BLK 106*LOTS 21 & 22	RV-1-1	
AD.N.	416-332-11-00	6,250 SQ. FT. TOTAL (SEE BREAKDOWN OF EACH LOT BELOW)	RV-1-1	
AD.N.	RM-1-1		RV-1-1	
AD.N.	000931 BLK 106*LOTS 21 & 22		RV-1-1	
AD.N.	6,250 SQ. FT. TOTAL (SEE BREAKDOWN OF EACH LOT BELOW)		RV-1-1	
AD.N.			RV-1-1	
AD.N.			RV-1-1	
AD.N.			RV-1-1	

PLAN REVISIONS & C.O.'S				
XX	XX	XX	XX	XX
XX	XX	XX	XX	XX
XX	XX	XX	XX	XX
XX	XX	XX	XX	XX
XX	XX	XX	XX	XX
XX	XX	XX	XX	XX
XX	XX	XX	XX	XX
XX	XX	XX	XX	XX
XX	XX	XX	XX	XX

BLDG. DEPT. PLN. CHK
XXXXXX

DRAWN BY
P.R.Q.
DATE
06-12-2019
SCALE
1" = 10'-0"

SHEET
TS
SHEET | OF 12

1. 1780 Chalcedony Street

SDMC Table 131-04G	RM-1-1 Zone Requirements	Proposed
Minimum Lot Area	6,000 square-feet	3,654 square-feet
Minimum Lot Depth	90 feet	73.11 feet
Minimum Corner Lot Width	55 feet	50.02 feet
Minimum Front Setback	15 feet **	14 feet and 11 inches
Standard Front Setback	20 feet **	
Minimum Rear Setback	15 feet	5 feet and 7.5 inches
Minimum Street Side Setback	10 feet	6 feet and 5 inches
Minimum Side Setback	5 feet *	5 feet
Standard Side Setback	8 feet *	

2) 4812 Kendall Street:

SDMC Table 131-04G	RM-1-1 Zone Requirements	Proposed
Minimum Lot Area	6,000 square-feet	2,596 square-feet
Minimum Lot Depth	90 feet	50.02 feet
Minimum Front Setback	15 feet **	5 feet and 1 inch
Standard Front Setback	20 feet **	
Rear Setback	15 feet	7 feet and 9 inches
Minimum Side Setback	5 feet *	1 foot and 7 inches
Standard Side Setback (each at 50% of length of building envelope)	8 feet *	(adjacent to alley)

* Up to 50 percent of the length of the building envelope on one side of the premises may observe the minimum setback, provided the remaining percentage of the building envelope length observes at least the standard side setback or 10 percent of the lot width, whichever is greater.
** Up to 50 percent of the width of the building envelope may observe the minimum front setback, provided the remaining percentage of the building envelope width observes the standard setback.

EARTHWORK QUANTITIES (1780 CHALCEDONY)

TOTAL DISTURBANCE AREA: 1,519 SQ. FT.
EXISTING AMOUNT OF IMPERVIOUS AREA: 959 SQ. FT.
PROPOSED AMOUNT OF IMPERVIOUS AREA: 560 SQ. FT.
TOTAL IMPERVIOUS AREA: 1,519 SQ. FT.
IMPERVIOUS % INCREASE: 1.5%

CUT QUANTITIES: 0 CUBIC YARDS
FILL QUANTITIES: 0 CUBIC YARDS
IMPORT/EXPORT: 0 CUBIC YARDS
MAX CUT DEPTH: 1'-6"
MAX FILL DEPTH: 0 FT.

EARTHWORK QUANTITIES (4812 KENDALL)

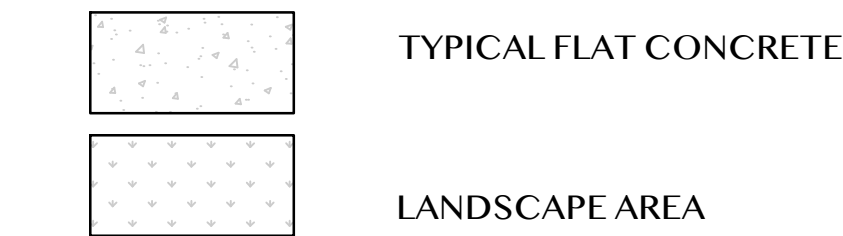
TOTAL DISTURBANCE AREA: 0 SQ. FT.
EXISTING AMOUNT OF IMPERVIOUS AREA: 1,273 SQ. FT.
PROPOSED AMOUNT OF IMPERVIOUS AREA: 0 SQ. FT.
TOTAL IMPERVIOUS AREA: 1,273 SQ. FT.
IMPERVIOUS % INCREASE: 0%

CUT QUANTITIES: 0 CUBIC YARDS
FILL QUANTITIES: 0 CUBIC YARDS
IMPORT/EXPORT: 0 CUBIC YARDS
MAX CUT DEPTH: 0 FT.
MAX FILL DEPTH: 0 FT.

SITE PLAN NOTES:

- EXISTING GRADE NOT TO BE MODIFIED. SEE A3.0 FOR SAME NOTES.
- EXISTING GRAVEL, TREES AND PAVERS TO BE REMOVED FROM PUBLIC RIGHT OF WAY.
- NO OBSTRUCTIONS INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANET MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT OF WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24" IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
- ALL PRIVATE IMPROVEMENTS SHALL BE REMOVED FROM THE ALLEY

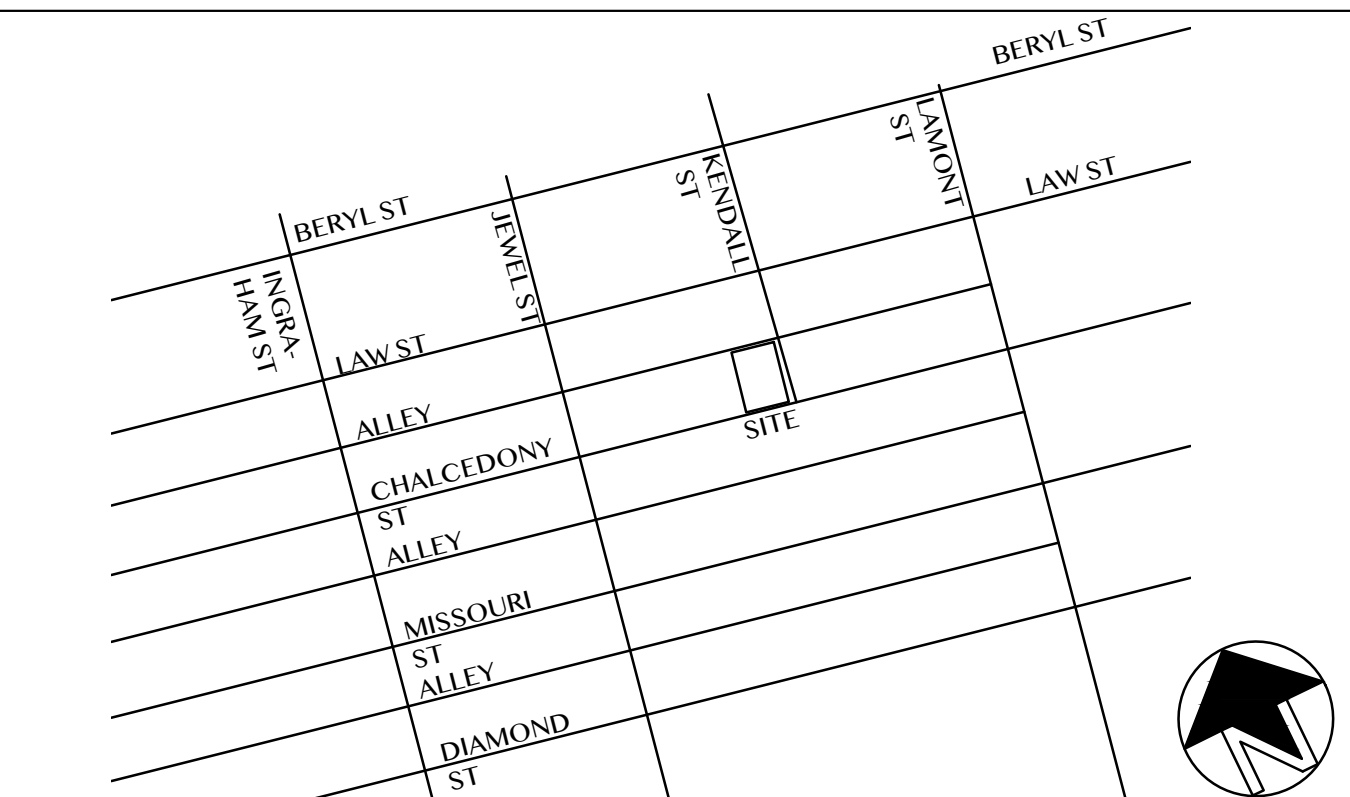
SITE PLAN LEGEND



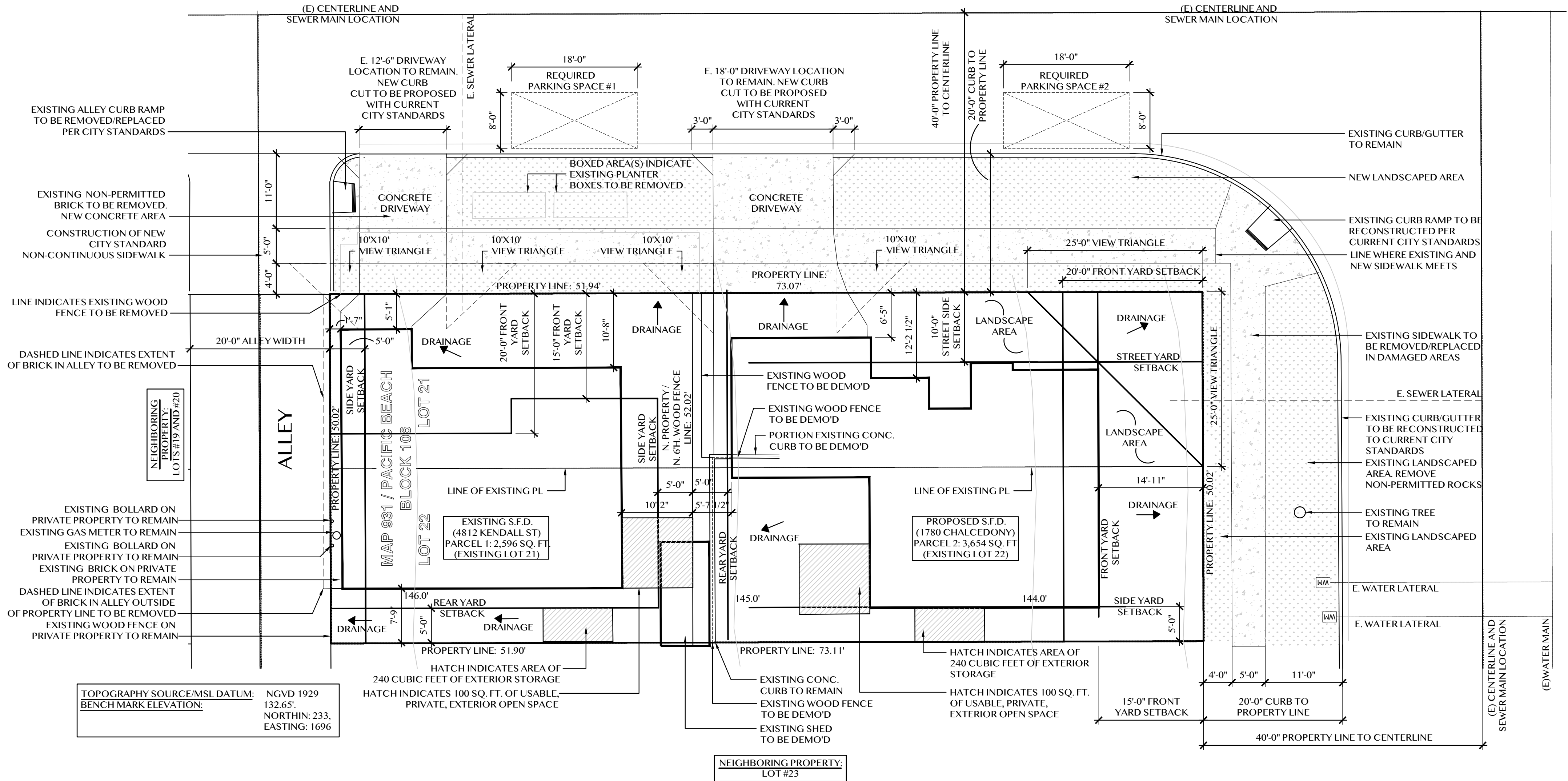
MISC. NOTES

- PROPERTY TO PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 95.0209.
- STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOTE LESS THAN ORDINARY HAZARD (2A10BC) AS FOLLOWS:
 - AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
 - IN EVERY STORAGE AND CONSTRUCTION SHED
 - ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDE, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
- ALL THE BUILDINGS ON SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.
- CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.

VICINITY MAP



KENDALL STREET



CHALCEDONY STREET

SHEET INDEX

SHEET #	SHEET NAME	SHEET TITLE
1	TS	TITLE SHEET/SITE PLAN
2	A1.0	4812 KENDALL- EX. & NEW FLOOR PLANS & ELEVATION
3	A2.0	1780 CHALCEDONY- EX. & NEW 1ST FLOOR PLANS
4	A2.1	1780 CHALCEDONY- NEW 2ND FLOOR PLAN
5	A2.2	1780 CHALCEDONY- NEW ROOF PLAN
6	A3.0	1780 CHALCEDONY- EXTERIOR ELEVATIONS
7	A3.1	1780 CHALCEDONY- EXTERIOR ELEVATIONS
8	A4.0	1780 CHALCEDONY- BUILDING SECTIONS
9	A4.1	1780 CHALCEDONY- BUILDING SECTIONS
10	A4.2	1780 CHALCEDONY- BUILDING SECTIONS
11	SHEET 1	CIVIL NOTES AND SPECIFICATIONS
12	SHEET 2	CIVIL SITE PLAN

SCOPE OF WORK

THE WORK DESCRIBED IN THIS CONSTRUCTION DOCUMENT SET, SETS FOR THE SPECIFIC DIRECTIVES PRESCRIBING ACTIVITIES AS THEY RELATE TO THE FOLLOWING OBJECTIVES FOR THIS PROJECT...

NDP APPROVAL NO. 2460335
DEVIATIONS: 1780 CHALCEDONY- REDUCED LOT AREA, DEPTH, WIDTH & SITE SETBACKS (SEE TABLE ON CURRENT SHEET).
DEVIATIONS: 4812 KENDALL- REDUCED LOT AREA, DEPTH & SITE SETBACKS (SEE TABLE ON CURRENT SHEET).

- LOT LINE ADJUSTMENT
- 1780 CHALCEDONY- ADDITION TO 1ST FLOOR OF EXISTING RESIDENCE. ADDITION AREA= 380 SQ. FT.
- 1780 CHALCEDONY- ADDITION TO GARAGE OF EXISTING RESIDENCE. ADDITION AREA= 180 SQ. FT.
- 1780 CHALCEDONY- ADDITION OF NEW 2ND FLOOR TO EXISTING RESIDENCE. ADDITION AREA= 1,090 SQ. FT.
- 4812 KENDALL- CONVERT EXISTING OFFICE AREA BACK TO GARAGE. AREA OF GARAGE RE-CONVERSION = 193 SQ. FT. (NO CHANGE IN F.A.R.)

PROJECT DATA

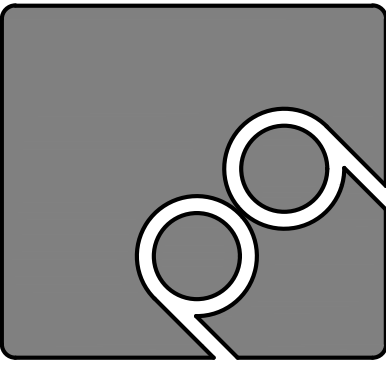
PROPERTY ADDRESS		KENCEDONY, I.L.C. 4629 CASS ST. #255 SAN DIEGO, CA 92109			
PARCEL INFORMATION					
ADDRESS		1780 CHALCEDONY/ 4812 KENDALL ST.			
APN		416-332-11-00			
ZONE		RM-1-1			
LEGAL		000931 BLK 106*LOTS 21 & 22			
LOT AREA:		6,250 SQ. FT. TOTAL (SEE BREAKDOWN OF EACH LOT BELOW)			
CONST. TYPE:		VB			
OCCUPANCY:		R3			
YEAR BUILT:		1942			
GEO HAZARD		52			
FLOOR AREA CALCULATION (1780 CHALCEDONY)		FLOOR AREA CALCULATION (4812 KENDALL)			
EXISTING 1ST FLOOR		743 SQ. FT.			
EXISTING GARAGE		216 SQ. FT.			
PROPOSED 1ST FLOOR ADDITION		380 SQ. FT.			
PROPOSED 2ND FLOOR ADDITION		1,090 SQ. FT.			
PROPOSED GARAGE ADDITION		180 SQ. FT.			
TOTAL F.A.R./GROSS FLOOR AREA		2,609 SQ. FT.			
TOTAL AREA OF ADDITION		1,650 SQ. FT.			
TOTAL HABITABLE AREA OF ADDITION		1,470 SQ. FT.			
F.A.R.		0.75 X 3,654 SQ. FT. = ALLOWED= 2,740.50 SQ. FT. PROPOSED= 2,609 SQ. FT.			
REQUIRED PARKING: 2 SPACES PROVIDED PARKING: 2 SPACES		F.A.R.		0.75 X 2,596 SQ. FT. ALLOWED = 1,947 SQ. FT. EXISTING = 1,273 SQ. FT.	
REQUIRED PARKING: 2 SPACES PROVIDED PARKING: 2 SPACES		REQUIRED PARKING: REVERT TO ORIGINAL PERMITTED 1 PARKING SPACE PROPOSED STREET PARKING: 2 PARKING SPACES			
PROJECT TEAM					
DESIGNER: PQ DESIGN STUDIO CONTACT: PHIL QUATRINO 2425 LA FRANCE STREET SAN DIEGO CA 92109 TEL: 858-527-0818		CIVIL ENGINEER: SPEAR AND ASSOCIATES CONTACT: LANCE JOHNSON 475 PRODUCTION STREET SAN MARCOS CA 92078 TEL: 760-736-2040			

CODES & GOV. AGENCIES

THIS BUILDING SHALL COMPLY WITH THE FOLLOWING CITY OF SAN DIEGO CURRENT PLANNING, ENGINEERING, AND BUILDING DEPARTMENT REGULATIONS:

2016 ed. OF THE CALIFORNIA BUILDING CODE
2016 ed. OF THE CALIFORNIA RESIDENTIAL BUILDING CODE
2016 ed. OF THE CALIFORNIA MECHANICAL CODE
2016 ed. OF THE CALIFORNIA ELECTRICAL CODE
2016 ed. OF THE CALIFORNIA PLUMBING CODE
2016 ed. OF THE CALIFORNIA FIRE CODE
2016 ed. OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 ed. OF THE CALIFORNIA ENERGY CODE

OCCUPATIONAL SAFETY AND HEALTH STANDARDS, CURRENT EDITION
THIS PROJECT WILL COMPLY WITH THE CITY OF SAN DIEGO OUTDOOR LIGHTING ORDINANCE & ANY OTHER LIGHTING ORDINANCE HAVING JURISDICTION OVER THIS PROJECT.

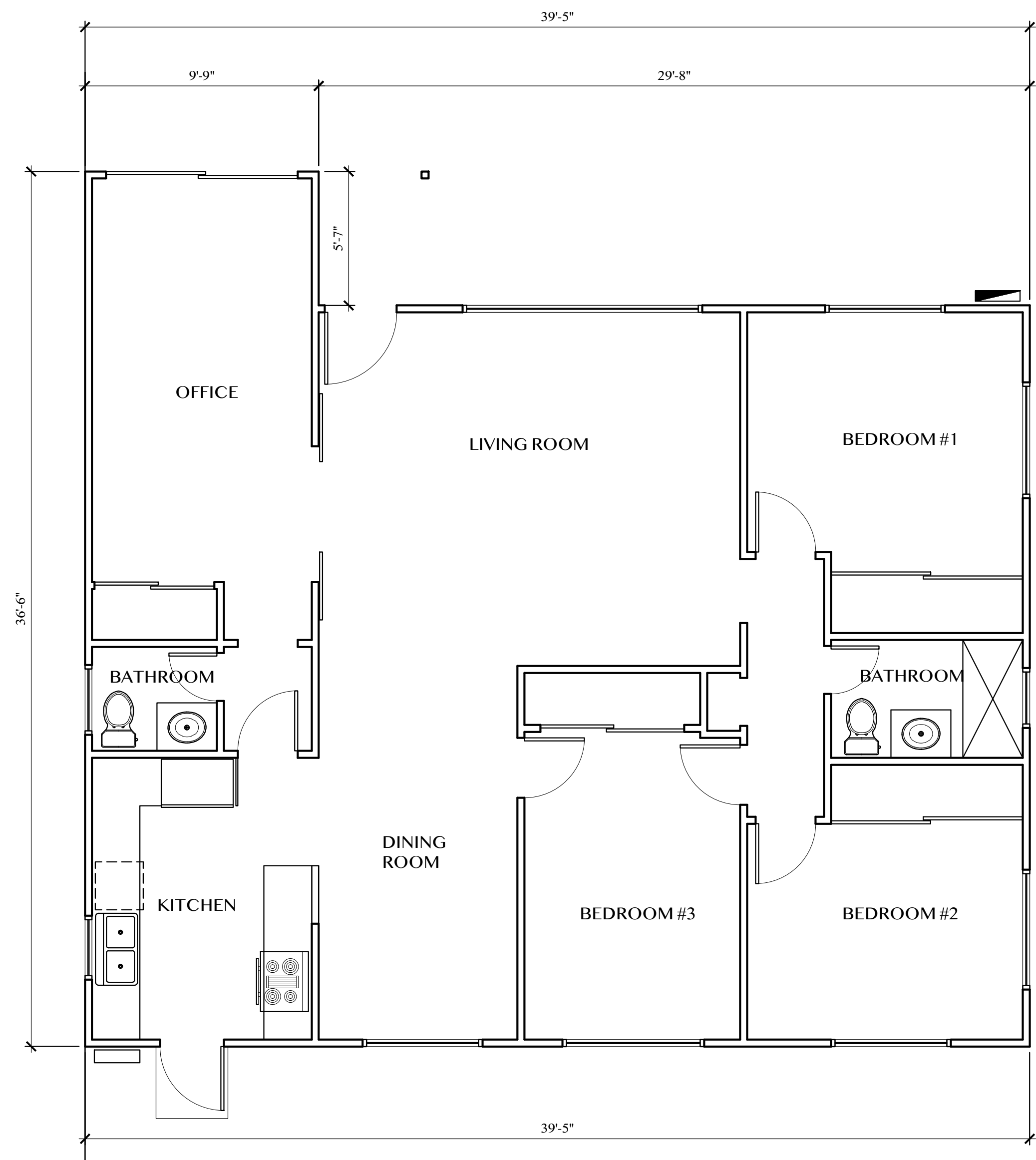


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STUDIO INC

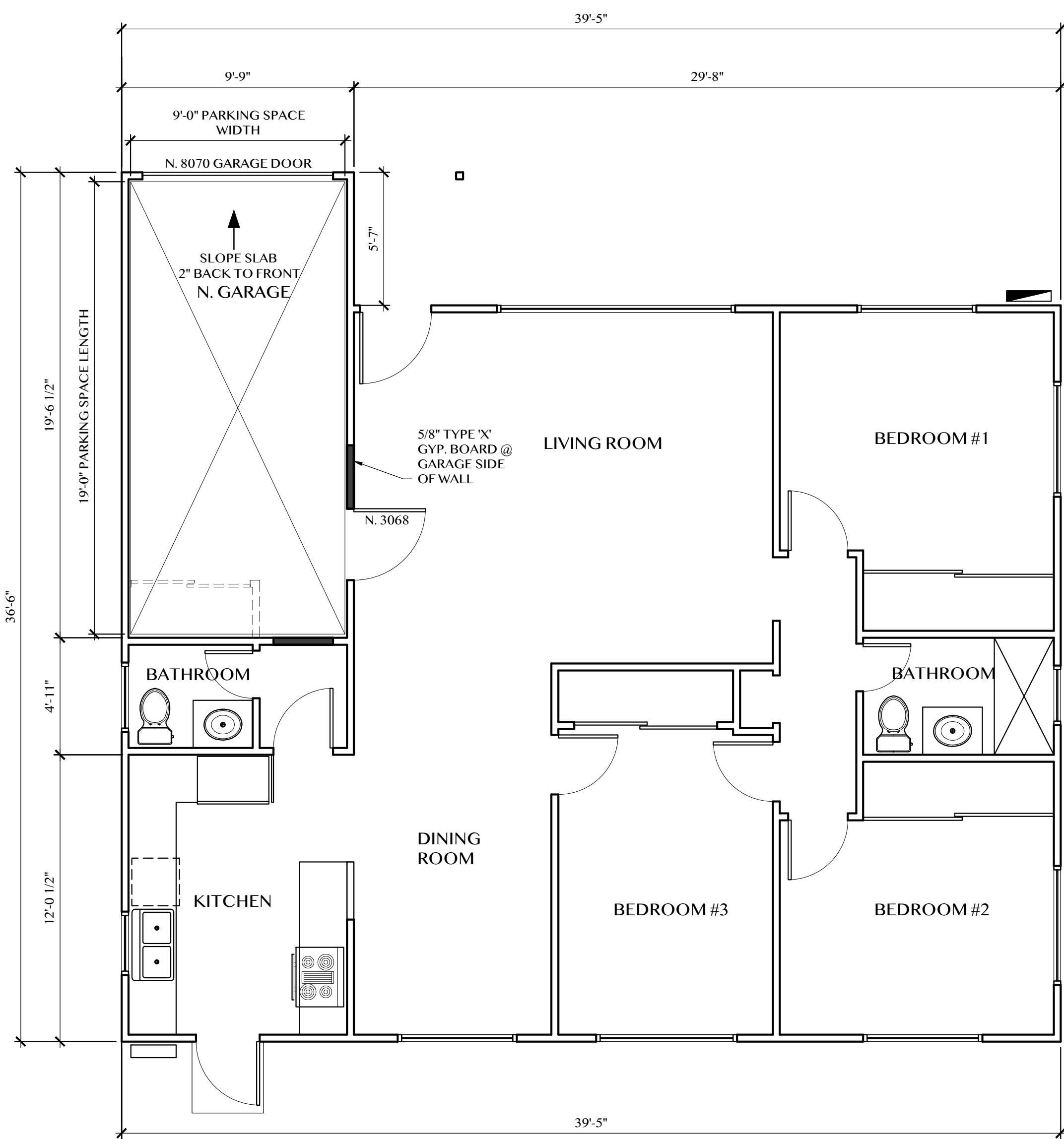
2425 LA FRANCE STREET
SAN DIEGO, CALIFORNIA 92109
TELEPHONE: 1-858-527-0818

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CHALCEDONY ST.
REMODEL/ ADDITION
4812 KENDALL-E.&N. FLOOR PLANS



4812 KENDALL- EXISTING FLOOR PLAN



4812 KENDALL- NEW FLOOR PLAN

FLOOR PLAN AREAS			
4812 KENDALL			
EXISTING 1ST FLOOR	1,273 SQ. FT.		
AREA OF RE-CONVERSION TO GARAGE	193 SQ. FT.		
TOTAL F.A.R. *NO CHANGE	1,273 SQ. FT.		
WALL LEGEND			
	E. 2X4 STUDS @ 16" O.C.		
	N. 2X4 STUDS @ 16" O.C.		
	E. 2X4 STUDS @ 16" O.C.- TO BE DEMO'D		

PROJECT INFORMATION				
ADDRESS	1780 CHALCEDONY ST.	APN	LEGAL	BLD. TYP. / OC.

PLAN REVISIONS & C.O.'S				
XX	△	XX	△	XX
XX	△	XX	△	XX
XX	△	XX	△	XX
XX	△	XX	△	XX
XX	△	XX	△	XX

BLDG. DEPT. PLN. CHK
XXXXXX

DRAWN BY
ALP
DATE
06-11-2019
SCALE
1/4"=1'-0"

SHEET
A1.0
SHEET 2 OF 12

CHALCEDONY ST.
REMODEL/ ADDITION

1780 CHALCEDONY E.&N. FLOOR PLAN

PROJECT INFORMATION	
ADDRESS	1780 CHALCEDONY ST.
A.P.N.	APN
LEGAL	LEGAL
ZONING	RM-1-1
BLD. TYP. / OC.	V-B, SPRINKLERED

PLAN REVISIONS & CO'S		
\triangle	XX	
\triangle	XX	\triangle
\triangle	XX	\triangle
\triangle	XX	\triangle
\triangle	XX	\triangle
\triangle	XX	\triangle

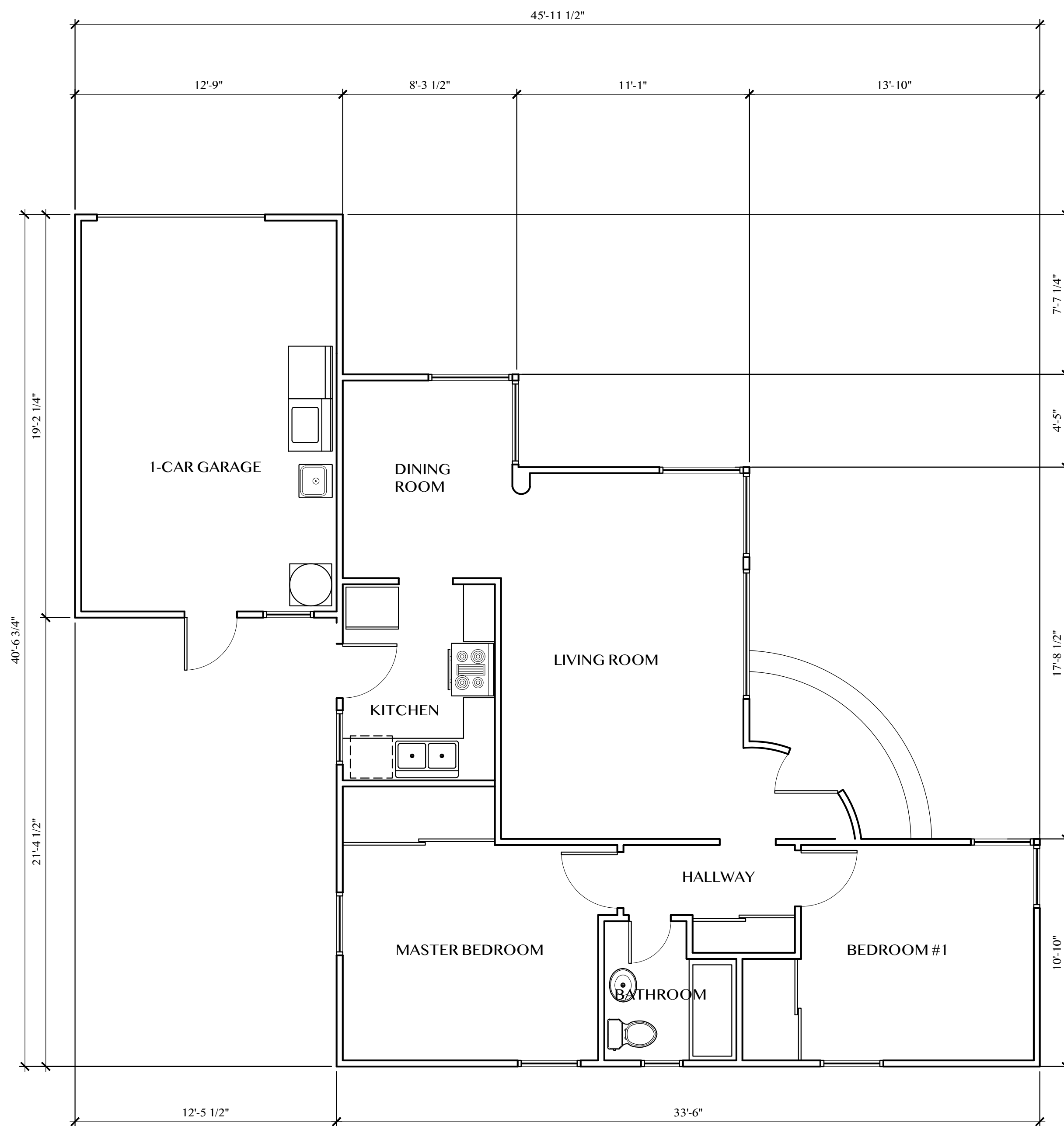
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DATE 06-11-2019
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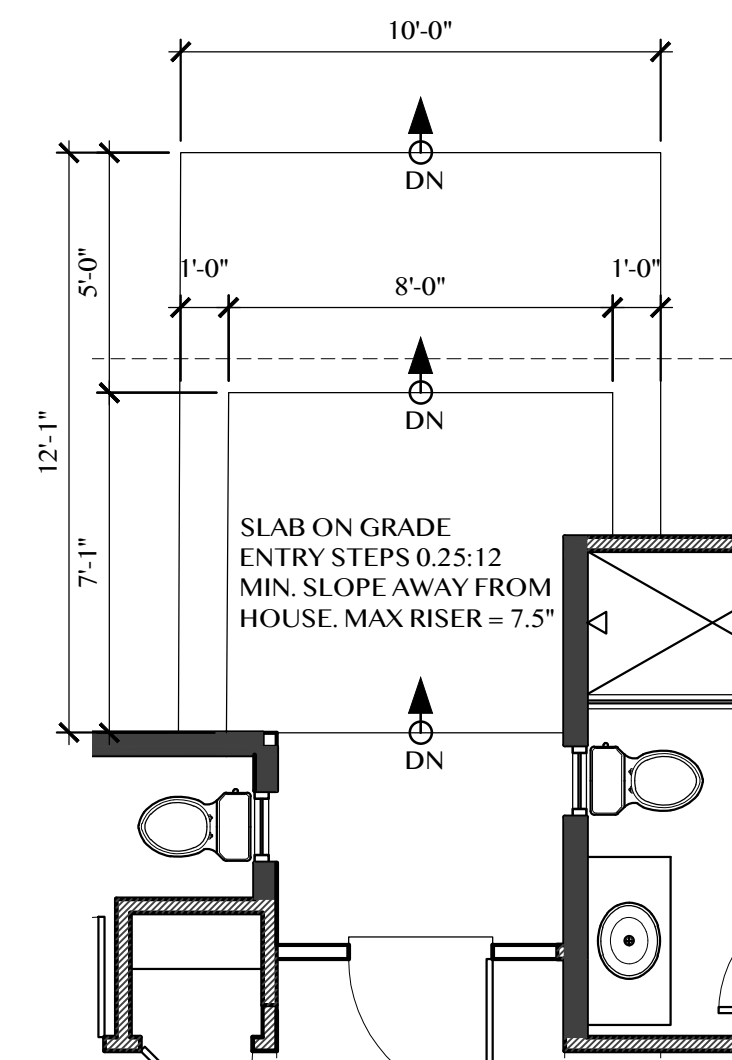
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SHEET

A2.0

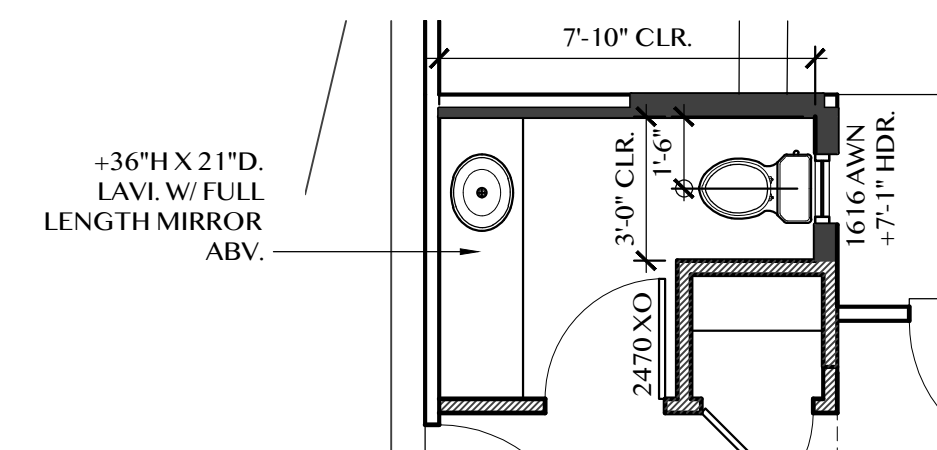
SHEET 3 OF 12



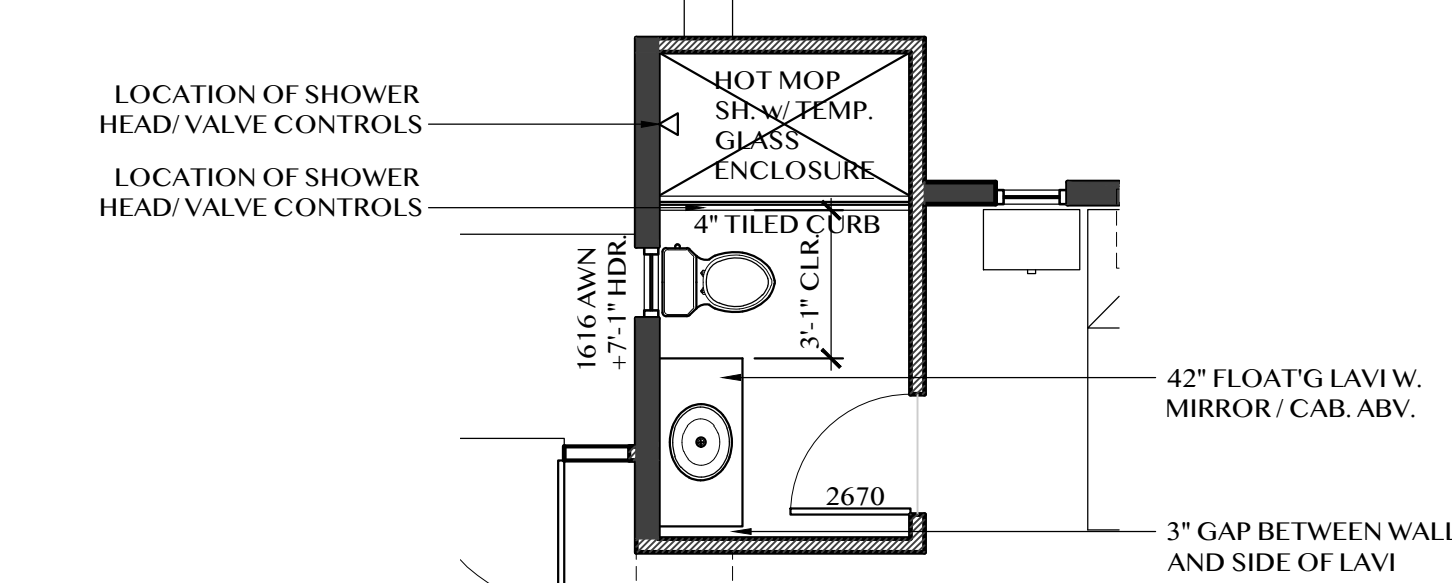
1780 CHALCEDONY- EXISTING FLOOR PLAN



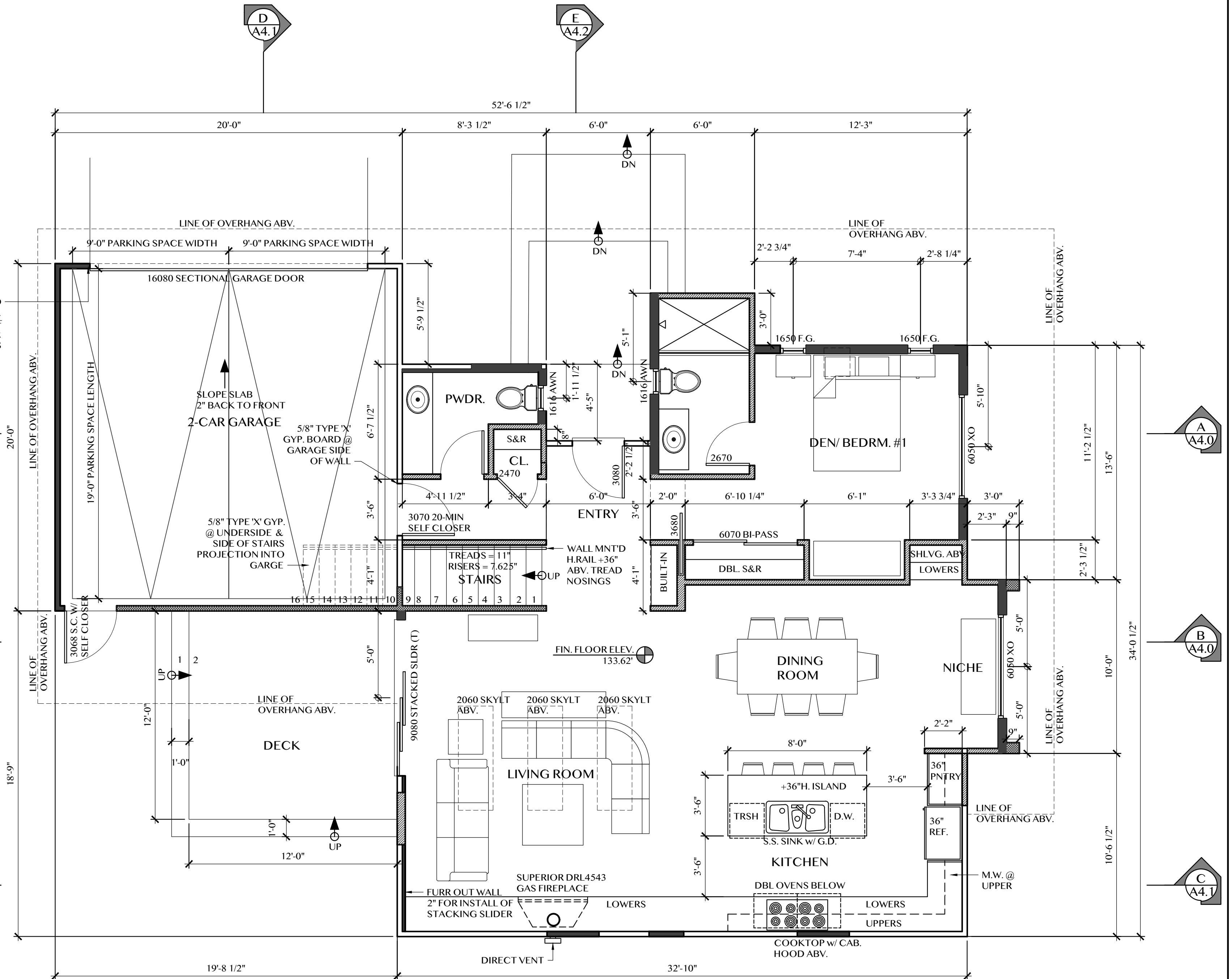
ENTRY STEPS



POWDER BATH






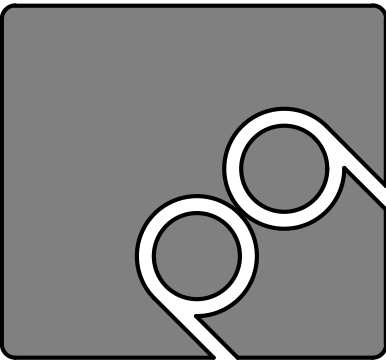
BATH #1



1780 CHALCEDONY- NEW 1ST FLOOR PLAN

FLOOR PLAN AREAS	
1780 CHALCEDONY	
EXISTING 1ST FLOOR	743 SQ. FT.
EXISTING GARAGE	216 SQ. FT.
PROPOSED 1ST FLOOR ADDITION	380 SQ. FT.
PROPOSED 2ND FLOOR ADDITION	1,090 SQ. FT.
PROPOSED GARAGE ADDITION	180 SQ. FT.
TOTAL F.A.R.	2,609 SQ. FT.
TOTAL AREA OF ADDITION	1,650 SQ. FT.
TOTAL AREA OF HABITABLE ADDITION	1,470 SQ. FT.

WALL LEGEND	
	E. 2X STUDS @ 16" O.C.
	N. 2X4 STUDS @ 16" O.C.
	N. 2X6 STUDS @ 16" O.C.



PQ DESIGN
STUDIO INC

2425 LA FRANCE STREET
SAN DIEGO, CALIFORNIA 92109
TELEPHONE: 1-858-527-0818

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CHALCEDONY ST.
REMODEL/ ADDITION
NEW 2ND FLOOR PLAN

PROJECT INFORMATION					
ADDRESS	1780 CHALCEDONY ST.	APN	APN	LEGAL	LEGAL
LEGAL	LEGAL	ZONING	RV-1-1	BLD. TYP. / OC.	V-B, SPRINKLERED

PLAN REVISIONS & C.O.'S					
XX	XX	XX	XX	XX	XX
XX	XX	XX	XX	XX	XX
XX	XX	XX	XX	XX	XX
XX	XX	XX	XX	XX	XX
XX	XX	XX	XX	XX	XX

BLDG. DEPT. PLN. CHK
XXXXXX

DRAWN BY
PRQ

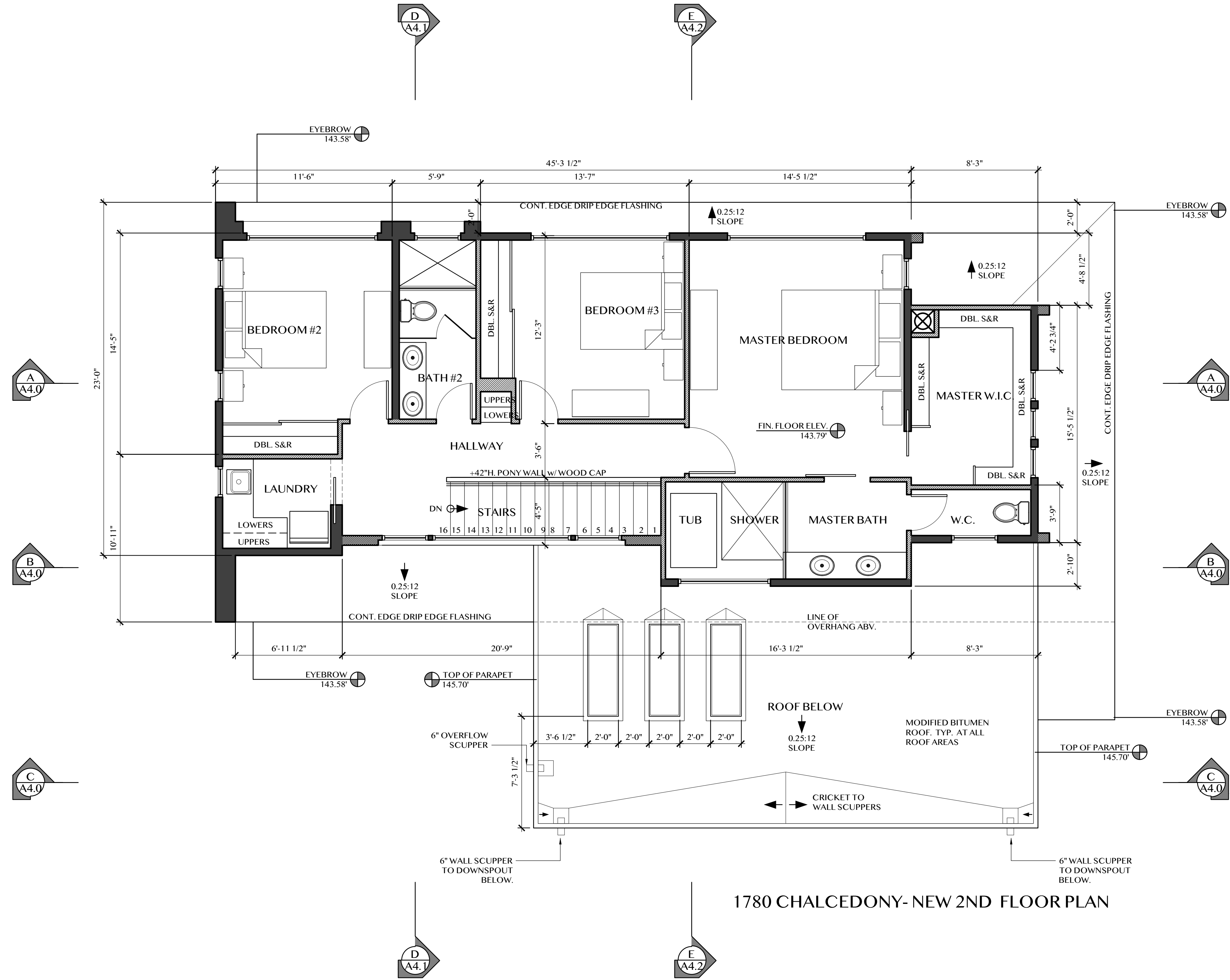
DATE
06-11-2019

SCALE
1/4"=1'-0"

SHEET

A2.1

SHEET 4 OF 12



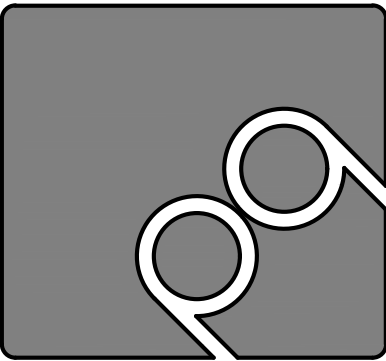
1780 CHALCEDONY- NEW 2ND FLOOR PLAN

FLOOR PLAN AREAS

1780 CHALCEDONY	
EXISTING 1ST FLOOR	743 SQ. FT.
EXISTING GARAGE	216 SQ. FT.
PROPOSED 1ST FLOOR ADDITION	380 SQ. FT.
PROPOSED 2ND FLOOR ADDITION	1,090 SQ. FT.
PROPOSED GARAGE ADDITION	180 SQ. FT.
TOTAL F.A.R.	2,609 SQ. FT.
TOTAL AREA OF ADDITION	1,650 SQ. FT.
TOTAL AREA OF HABITABLE ADDITION	1,470 SQ. FT.

WALL LEGEND

—	E. 2X STUDS @ 16" O.C.
—	N. 2X4 STUDS @ 16" O.C.
—	N. 2X6 STUDS @ 16" O.C.



PQ DESIGN
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2425 LA FRANCE STREET
SAN DIEGO, CALIFORNIA 92109
TELEPHONE: 1-858-527-0818

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CHALCEDONY ST.
REMODEL / ADDITION
NEW ROOF PLAN

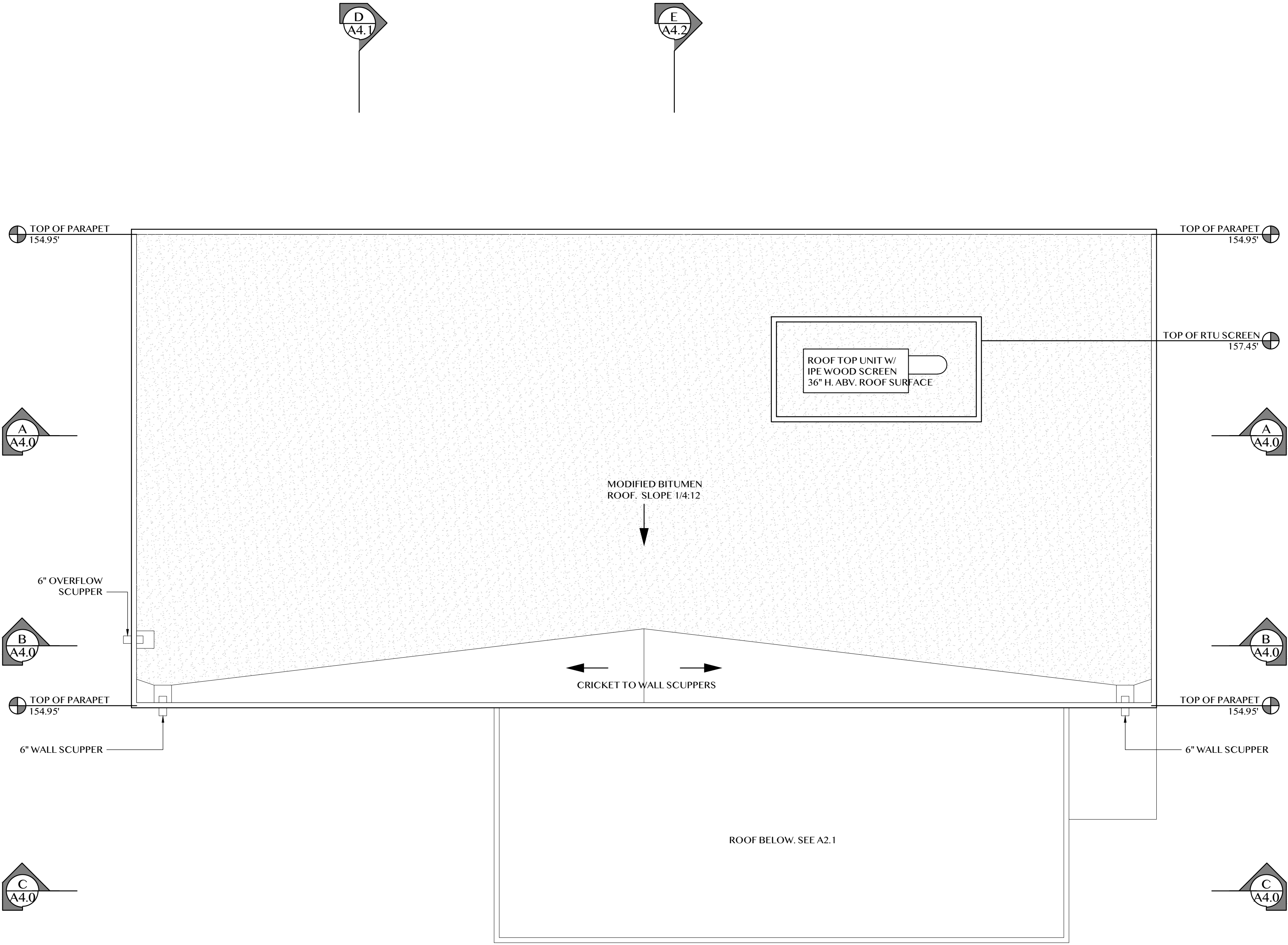
PROJECT INFORMATION				
ADDRESS	1780 CHALCEDONY ST.	APN	LEGAL	BLDG. TYPE / OCC.

PLAN REVISIONS & C.O.'S				
XX	△	XX	△	XX
XX	△	XX	△	XX
XX	△	XX	△	XX
XX	△	XX	△	XX
XX	△	XX	△	XX

BLDG. DEPT. PLN. CHK
XXXXXX

DRAWN BY PRQ
DATE 06-11-2019
SCALE 1/4"=1'-0"

SHEET
A2.2
SHEET 5 OF 12



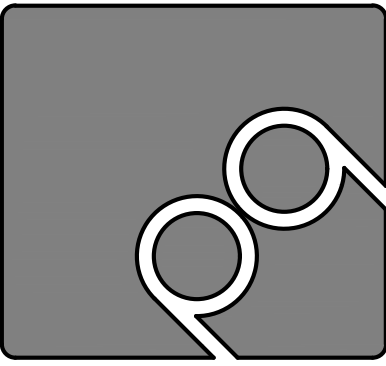
1780 CHALCEDONY- NEW ROOF PLAN

FLOOR PLAN AREAS

1780 CHALCEDONY	
EXISTING 1ST FLOOR	743 SQ. FT.
EXISTING GARAGE	216 SQ. FT.
PROPOSED 1ST FLOOR ADDITION	380 SQ. FT.
PROPOSED 2ND FLOOR ADDITION	1,090 SQ. FT.
PROPOSED GARAGE ADDITION	180 SQ. FT.
TOTAL F.A.R.	2,609 SQ. FT.
TOTAL AREA OF ADDITION	1,650 SQ. FT.
TOTAL AREA OF HABITABLE ADDITION	1,470 SQ. FT.

WALL LEGEND

	E. 2X STUDS @ 16" O.C.
	N. 2X4 STUDS @ 16" O.C.
	N. 2X6 STUDS @ 16" O.C.



PQ DESIGN
STUDIO INC

2425 LA FRANCE STREET
SAN DIEGO, CALIFORNIA 92109
TELEPHONE: 1-858-527-0818

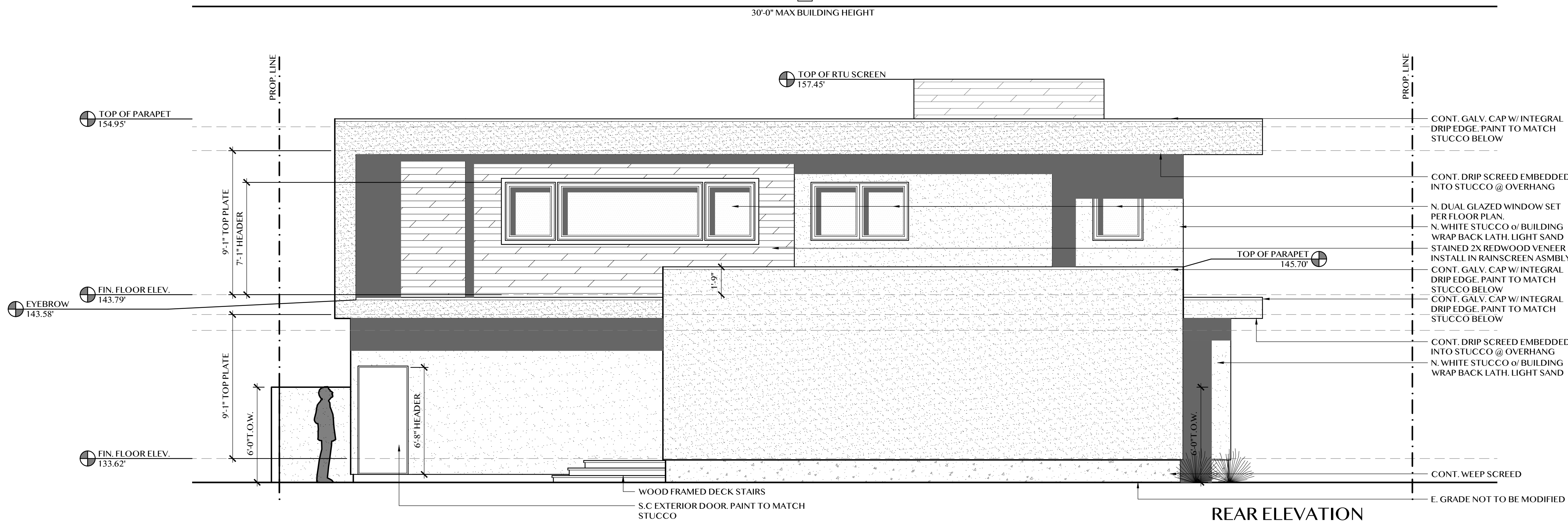
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CHALCEDONY ST.
REMODEL/ ADDITION

1780 CHALCEDONY- ELEVATIONS



FRONT ELEVATION (KENDALL STREET)



REAR ELEVATION

RADIANT BARRIER REQUIRED FOR ALL NEW ROOF AREAS

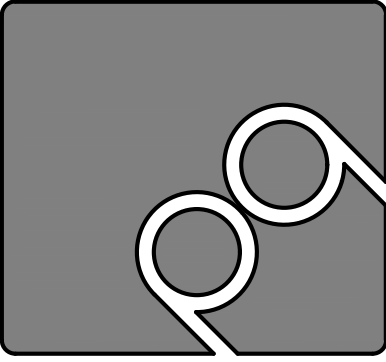
THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTIONS SHALL NOT EXCEED 30 FEET ABOVE THE REFERENCE DATUM ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4

PROJECT INFORMATION					
ADDRESS	1780 CHALCEDONY ST.	APN	APN	LEGAL	
ZONING		LEGAL	RV-1-1		
BLD. TYP. / OC.			V-B, SPRINKLERED		

PLAN REVISIONS & C.O.'S					
XX	XX	XX	XX	XX	XX
XX	XX	XX	XX	XX	XX
XX	XX	XX	XX	XX	XX
XX	XX	XX	XX	XX	XX

BLDG. DEPT. PLN. CHK
XXXXXX

DRAWN BY PRQ
DATE 02-18-2019
SCALE 1/4"=1'-0"
SHEET A3.0
SHEET 6 OF 12



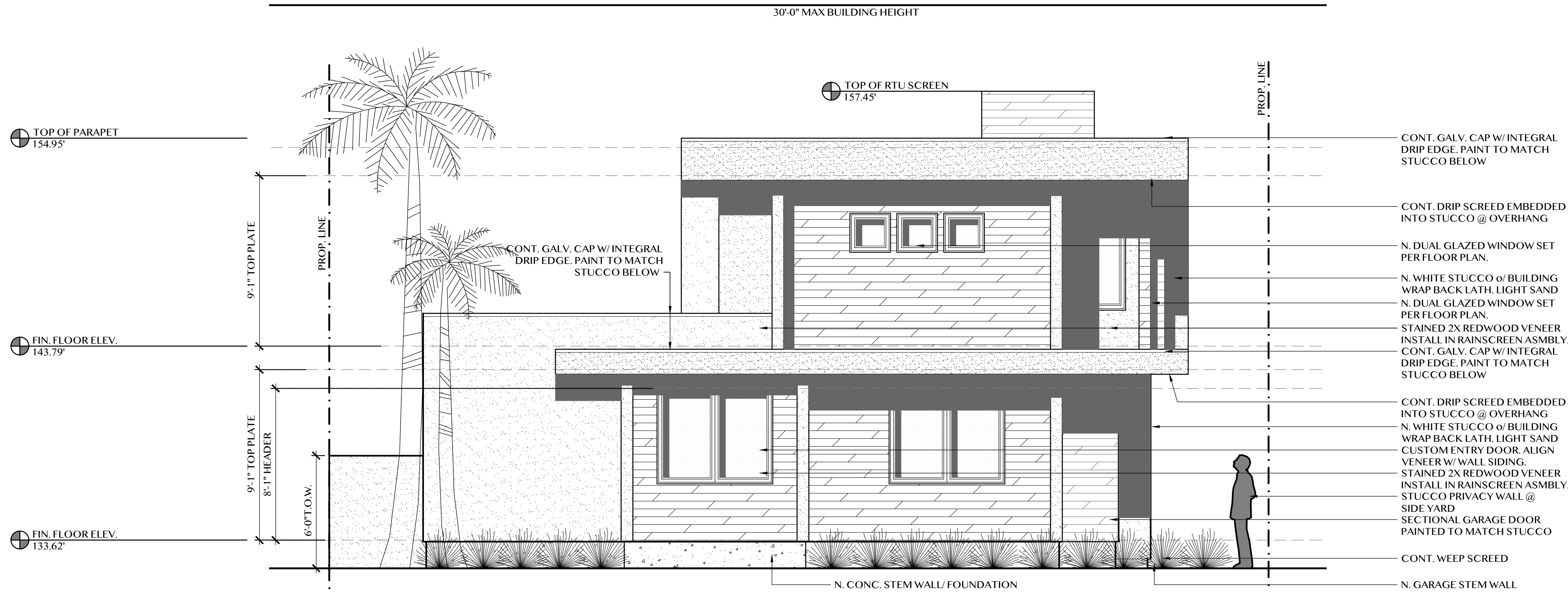
PQ DESIGN
STUDIO INC

2425 LA FRANCE STREET
SAN DIEGO, CALIFORNIA 92109
TELEPHONE: 1-858-527-0818

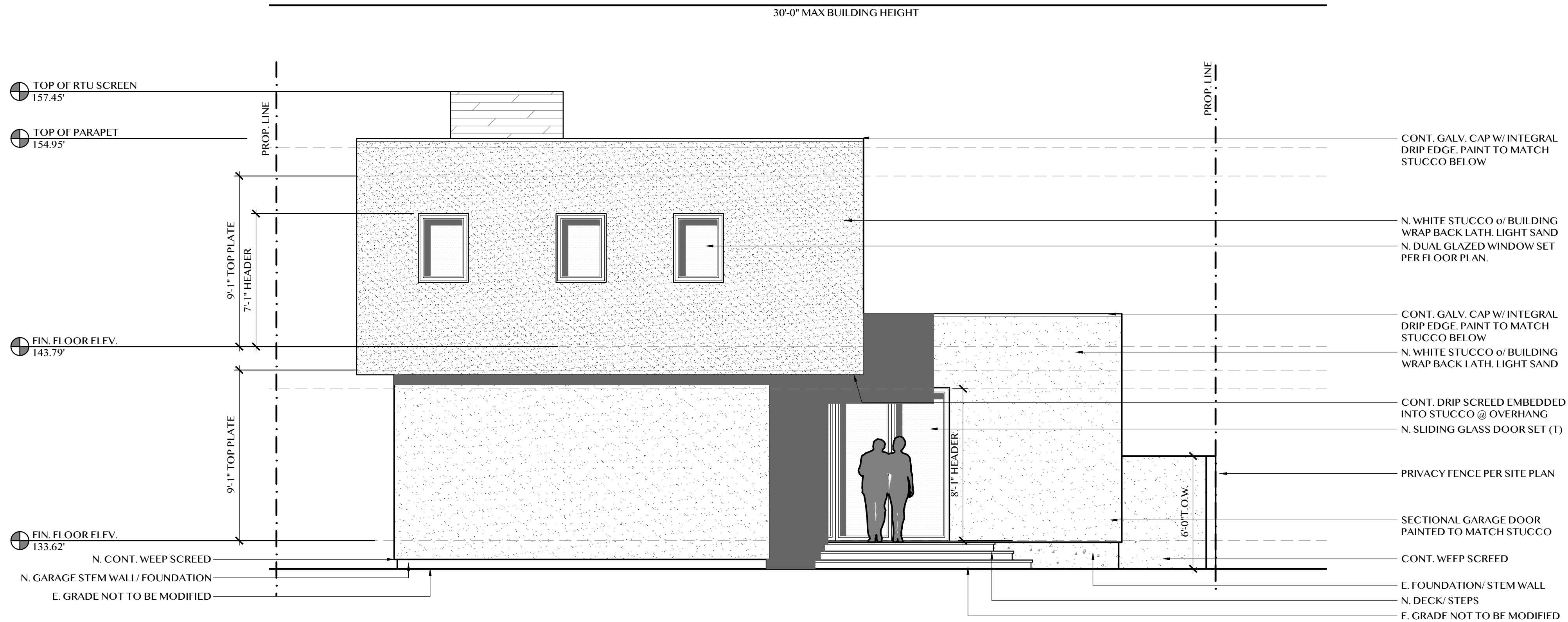
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CHALCEDONY ST.
REMODEL/ ADDITION

1780 CHALCEDONY- ELEVATIONS



LEFT ELEVATION (CHALCEDONY STREET)



RIGHT ELEVATION

RADIANT BARRIER REQUIRED FOR ALL NEW ROOF AREAS

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTIONS SHALL NOT EXCEED 30 FEET ABOVE THE REFERENCE DATUM ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4

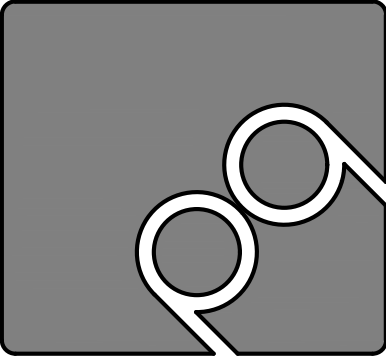
PROJECT INFORMATION		1780 CHALCEDONY ST.			
ADDRESS	APN	LEGAL	ZONING	BLD. TYP. / OC.	
	APN	LEGAL	RV-1-1	V-B, SPRINKLERED	

PLAN REVISIONS & C.O.'S					
		XX	XX	XX	XX
		△	△	△	△
		XX	XX	XX	XX
		△	△	△	△
		XX	XX	XX	XX
		△	△	△	△

BLDG. DEPT. PLN. CHK
XXXXXX

DRAWN BY
PRQ
DATE
01-11-2019
SCALE
1/4"= 1'-0"

SHEET
A3.1
SHEET 7 OF 12



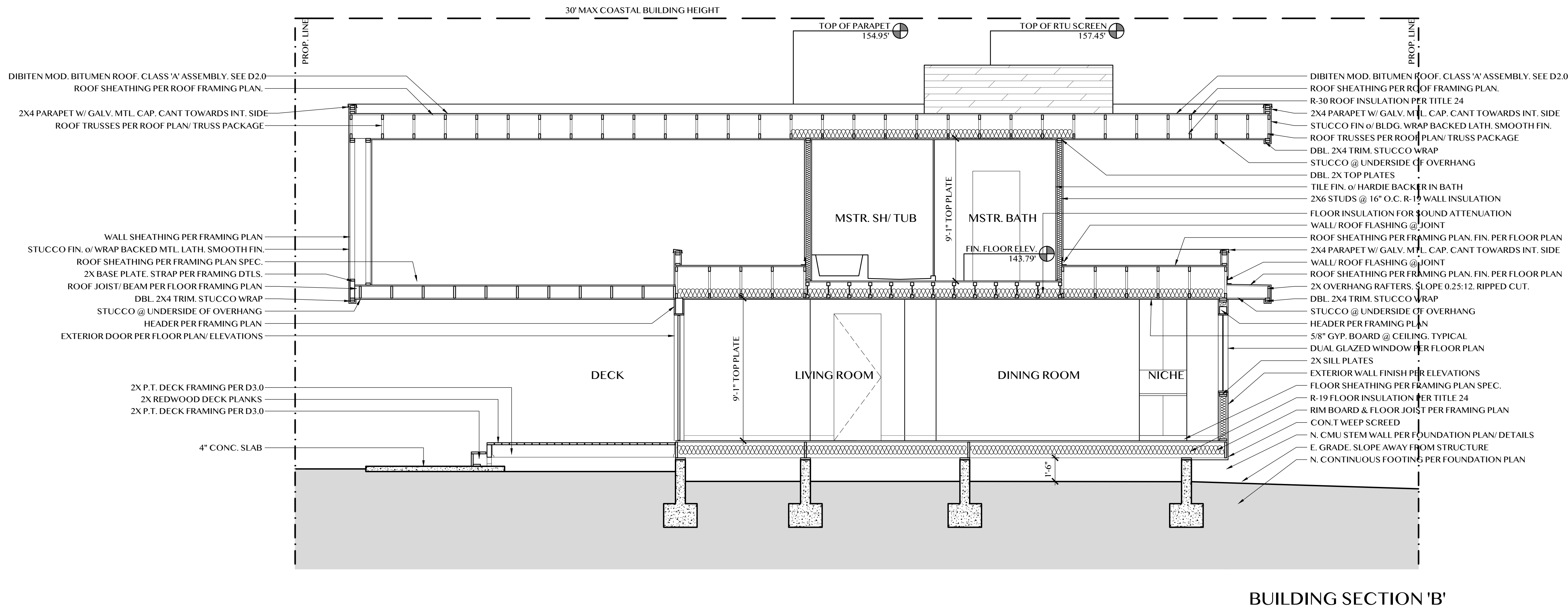
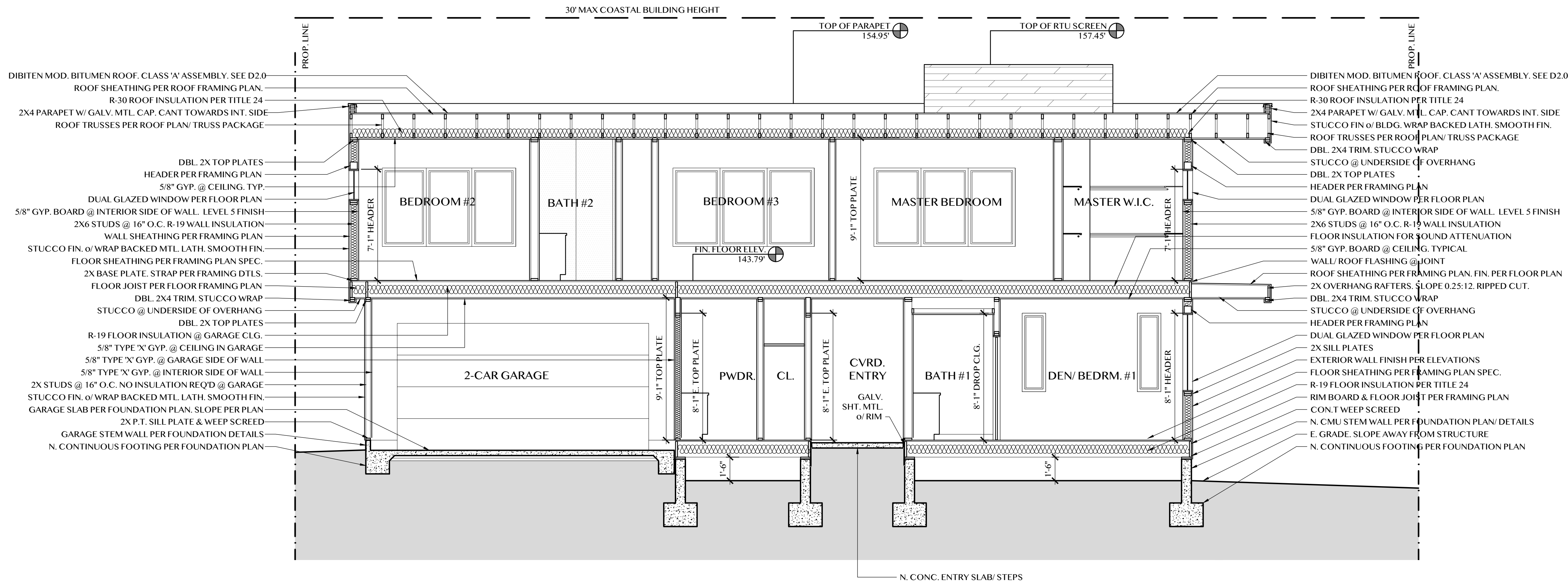
PQ DESIGN
STUDIO INC

2425 LA FRANCE STREET
SAN DIEGO, CALIFORNIA 92109
TELEPHONE: 1-858-527-0818

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CHALCEDONY ST.
REMODEL/ ADDITION

1780 CHALCEDONY- BLDG. SECTIONS



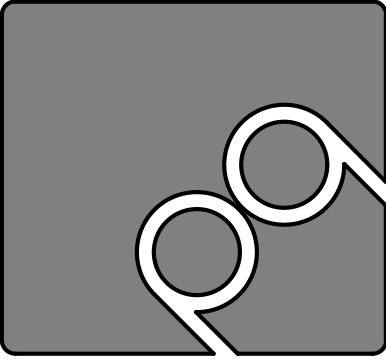
PROJECT INFORMATION		1780 CHALCEDONY ST.			
ADDRESS	APN	APN	LEGAL	ZONING	BLD. TYP. / OC.

PLAN REVISIONS & C.O.'S					
		XX	XX	XX	XX
		XX	XX	XX	XX
		XX	XX	XX	XX
		XX	XX	XX	XX

BLDG. DEPT. PLN. CHK
XXXXXX

DRAWN BY
PRQ
DATE
02-18-2019
SCALE
1/4"= 1'-0"

SHEET
A4.0
SHEET 8 OF 12



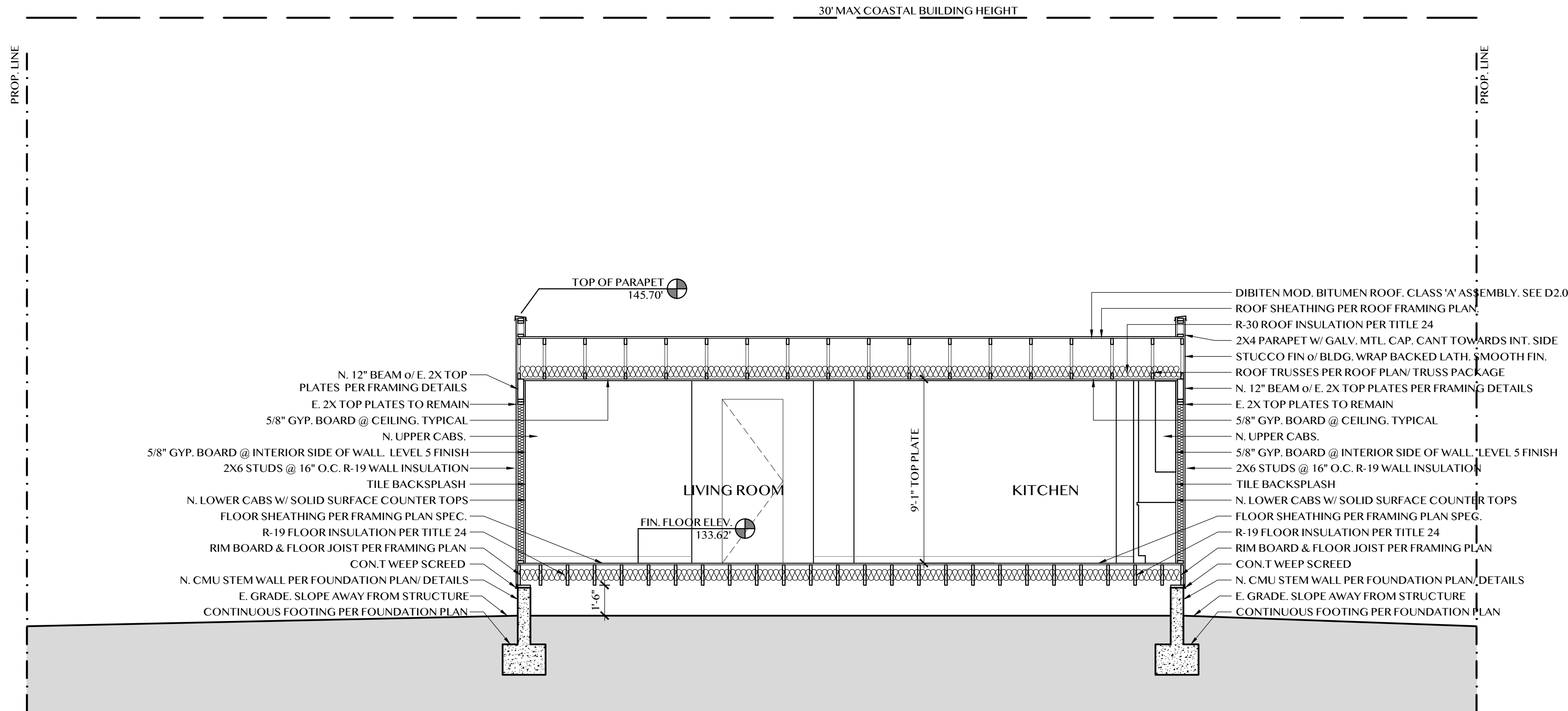
PQ DESIGN
STUDIO INC

2425 LA FRANCE STREET
SAN DIEGO, CALIFORNIA 92109
TELEPHONE: 1-858-527-0818

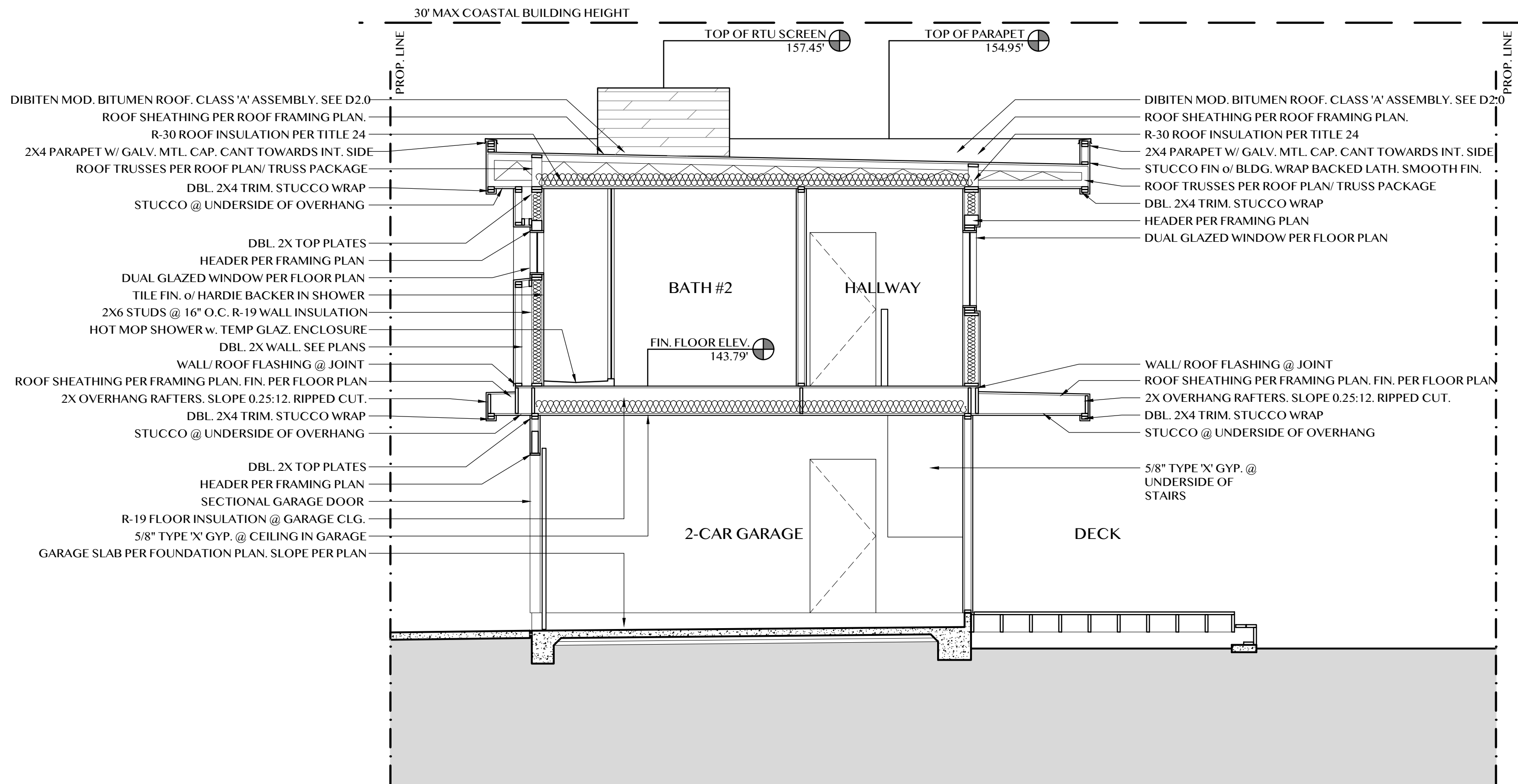
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CHALCEDONY ST.
REMODEL/ ADDITION

1780 CHALCEDONY- BLDG. SECTIONS



BUILDING SECTION 'C'



BUILDING SECTION 'D'

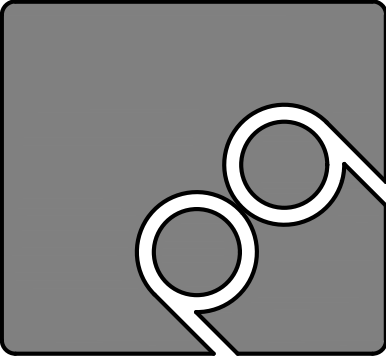
PROJECT INFORMATION				
ADDRESS	1780 CHALCEDONY ST.			
ADN.	APN	LEGAL	RVF-1-1	V-B, SPRINKLERED
ZONING	RVF-1-1	LEGAL	APN	
BLD. TYP. / OC.	1780 CHALCEDONY ST.			

PLAN REVISIONS & C.O.'S					
XX	XX	XX	XX	XX	XX
XX	XX	XX	XX	XX	XX
XX	XX	XX	XX	XX	XX
XX	XX	XX	XX	XX	XX
XX	XX	XX	XX	XX	XX

BLDG. DEPT. PLN. CHK
XXXXXX

DRAWN BY
PRQ
DATE
02-18-2019
SCALE
1/4"=1'-0"

SHEET
A4.1
SHEET 9 OF 12

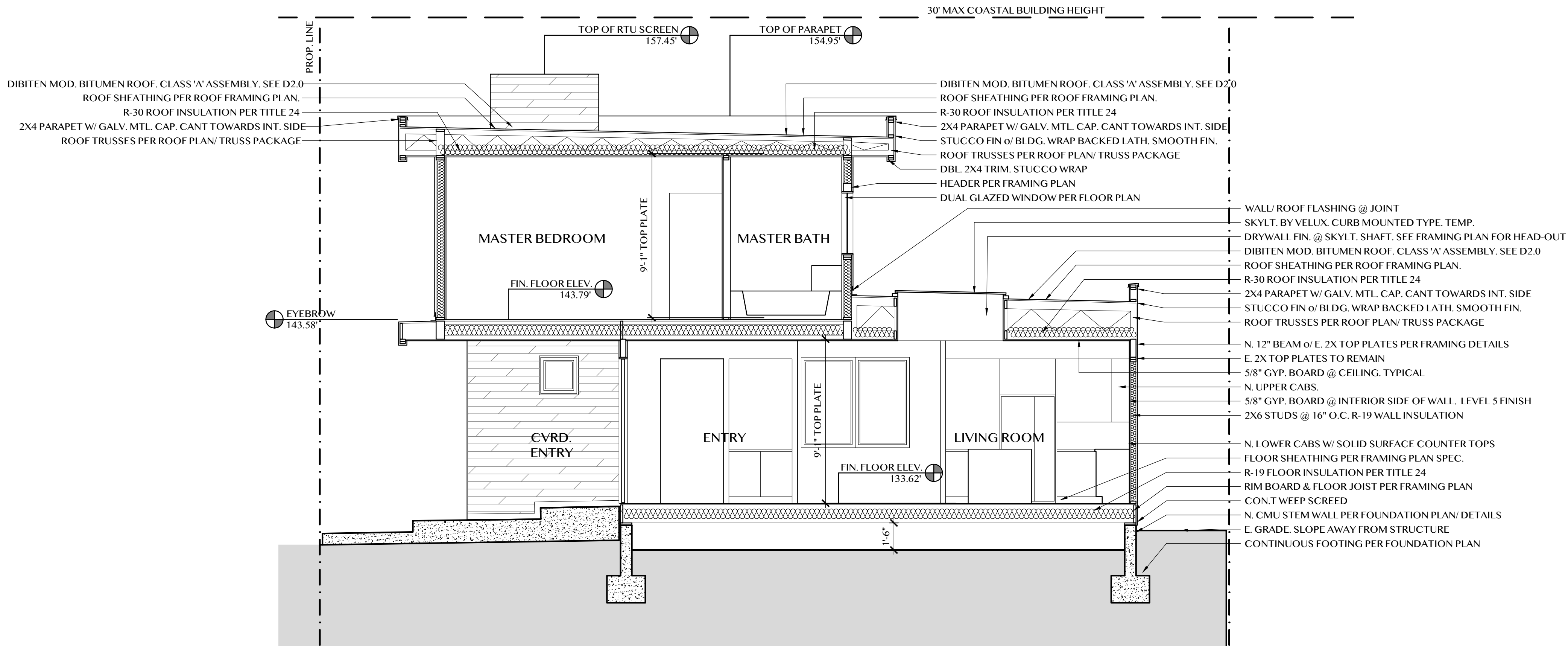


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STUDIO INC

2425 LA FRANCE STREET
SAN DIEGO, CALIFORNIA 92109
TELEPHONE: 1-858-527-0818

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CHALCEDONY ST.
REMODEL/ ADDITION
1780 CHALCEDONY- BLDG. SECTIONS



BUILDING SECTION 'E'

PROJECT INFORMATION					
1780 CHALCEDONY ST.					
ADDRESS	APN	LEGAL	ZONING	BLD. TYPE / OC	
				V-B, SPRINKLERED	

PLAN REVISIONS & C.O.'S					
XX	XX	XX	XX	XX	XX
XX	XX	XX	XX	XX	XX
XX	XX	XX	XX	XX	XX
XX	XX	XX	XX	XX	XX
XX	XX	XX	XX	XX	XX

BLDG. DEPT. PLN. CHK
XXXXXX

DRAWN BY PRQ
DATE 02-18-2019
SCALE 1/4"= 1'-0"

SHEET
A4.2
SHEET 10 OF 12

OWNER’S STATEMENT

WE THE OWNERS OF OR HAVE INTEREST IN THE PROPERTY COVERED BY THIS MAP HEREBY APPROVE SAID MAP AND THE FILING THEREOF.

IT IS OUR INTENT TO ADJUST OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

KENCEDONY LLC, A WYOMING LIMITED LIABILITY COMPANY

BY: _____
NAME: MICHAEL DONOVAN
TITLE:

THE LOAN COMPANY OF SAN DIEGO, A CALIFORNIA LIMITED PARTNERSHIP, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED FEBRUARY 8, 2019, AS DOC. NO. 2019-0046952 OF OFFICIAL RECORDS.

BY: _____
NAME:
TITLE:

M. ERNEST LIGON, JR., AS BENEFICIARY UNDER A DEED OF TRUST RECORDED FEBRUARY 8, 2019, AS DOC. NO. 2019-0046953 OF OFFICIAL RECORDS.

BY: _____
NAME: M. ERNEST LIGON, JR.
TITLE:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT, TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

ON _____, BEFORE ME, _____ A
NOTARY PUBLIC, PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT, TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

ON _____, BEFORE ME, _____ A
NOTARY PUBLIC, PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

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STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

ON _____, BEFORE ME, _____ A
NOTARY PUBLIC, PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

NOTES

- 1. TOTAL AREA WITHIN THIS PARCEL MAP = 0.143 ACRES.
- 2. TOTAL NUMBER OF PARCELS = 2

I, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

DAVID HALL
CLERK OF THE BOARD OF SUPERVISORS

BY: _____
DEPUTY

DATE: _____

PARCEL MAP

BEING A LOT LINE ADJUSTMENT OF LOTS 21 AND 22 IN BLOCK 106, SUBDIVISION OF ACRE LOTS 17, 18 AND 35, PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 931, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, NOVEMBER 7, 1904.

SURVEYOR’S STATEMENT

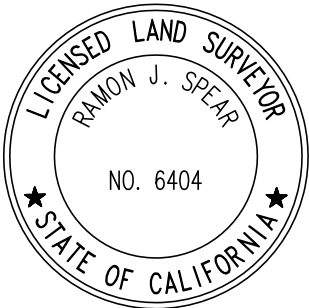
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KENCEDONY LLC IN JULY OF 2019, AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

I STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

I STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

(SEE LEGEND ON SHEET 2)

RAMON J. SPEAR, L.S. 6404 DATE
MY REGISTRATION EXPIRES 12/31/20



CITY LAND SURVEYOR’S STATEMENT

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION; THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

GREGORY P. HOPKINS P.L.S. 7730, CITY LAND SURVEYOR

BY: _____
FREDERICK R. LEPAGE, DEPUTY
P.L.S. NO. 7524

DATE: _____

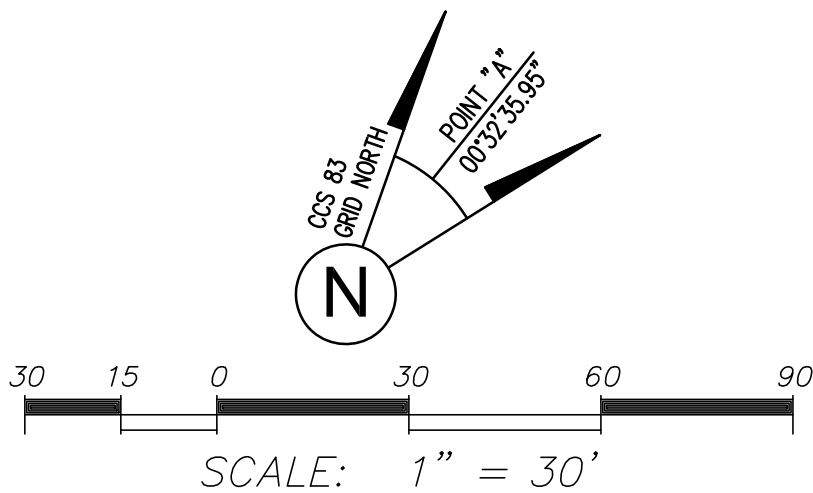
FILE NO. _____
FILED THIS _____ DAY OF _____, 2019, AT _____ IN BOOK
OF PARCEL MAPS, AT PAGE _____, AT THE REQUEST OF RAMON J. SPEAR.

ERNEST J. DRONENBURG, JR. BY: _____
COUNTY RECORDER DEPUTY COUNTY RECORDER

FEE \$12.00



PARCEL MAP NO.



MONUMENT NOTES

- 1 FOUND WELL MONUMENT WITH CITY ENGINEER DISC PER ROS 10672, 33636.
- 2 FOUND WELL MONUMENT WITH CITY ENGINEER DISC PER ROS 10672, CR 20700, 24346, 27149, 33636.
- 3 FOUND LEAD AND DISC STAMPED "LS 8739" PER CR 33636.
- 4 FOUND LEAD AND DISC STAMPED "LS 4422" PER CR 20700, 27149, 33636.
- 5 FOUND LEAD AND TACK HOLE PER CR 33636.
- 6 FOUND LEAD AND CITY ENGINEER DISC PER CR 29190, 33636.
- 7 FOUND LEAD AND DISC STAMPED "LS 7844" PER CR 24346, 27149, 33636.
- 8 FOUND LEAD AND CITY SURVEYOR DISC PER CR 40845.
- 9 FOUND LEAD AND DISC STAMPED "LS 2717" PER CR 20700, 24346, 27149, 33636.
- 10 FOUND LEAD AND DISC STAMPED "LS 2717" PER CR 27149, 33636.
- 11 FOUND LEAD AND CITY ENGINEER DISC PER CR30049, 33636.

LEGEND

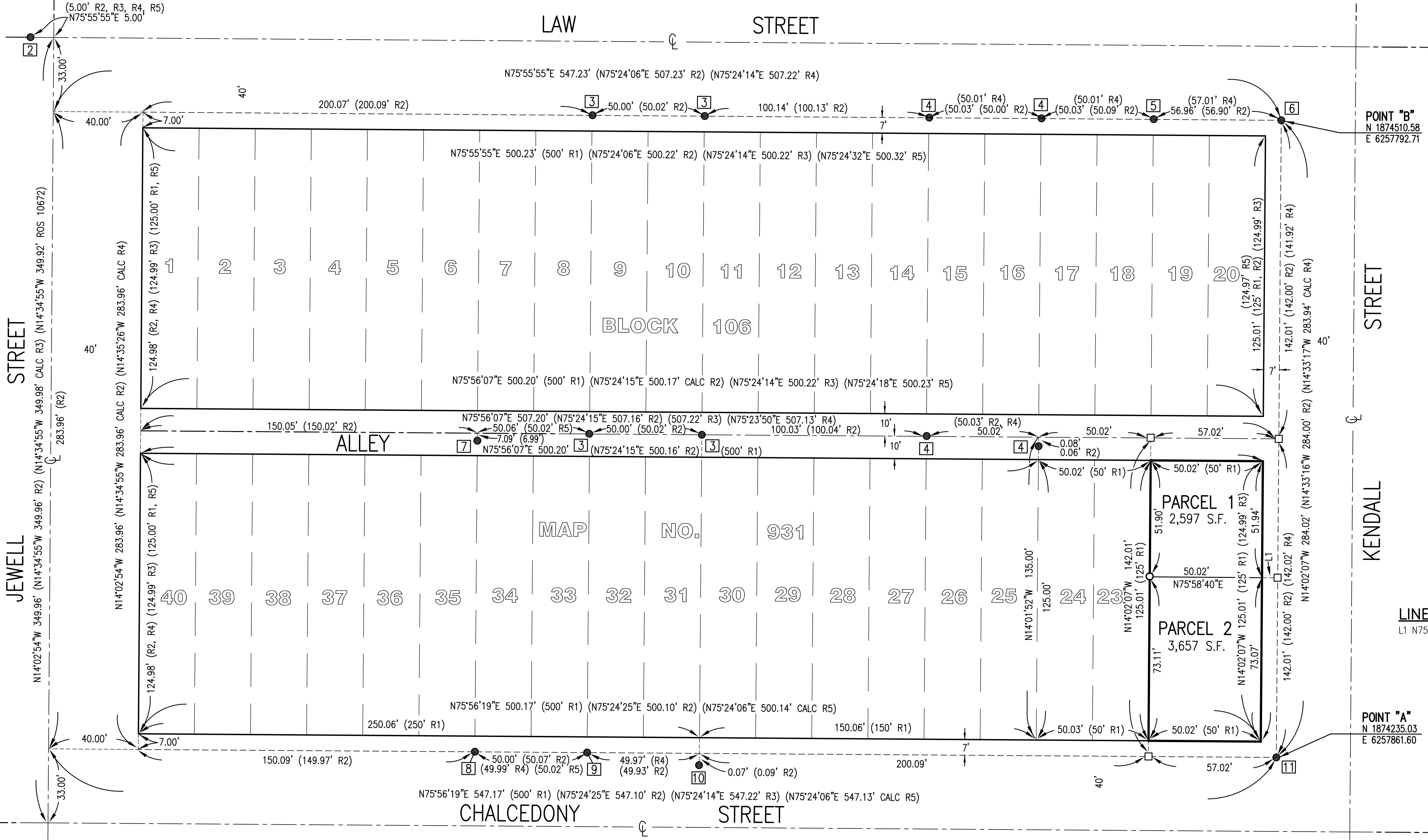
- INDICATES FOUND SURVEY MONUMENT AS NOTED
- INDICATES SET LEAD & DISC STAMPED "SPEAR LS 6404" IN CONCRETE SURFACE.
- INDICATES SET 5/8"x18" REBAR WITH ALUMINUM CAP STAMPED "SPEAR LS 6404".
- () INDICATES RECORD DATA AS NOTED
- R1 INDICATES RECORD DATA PER MAP NO. 931
- R2 INDICATES RECORD DATA PER CORNER RECORD NO. 33636
- R3 INDICATES RECORD DATA PER CORNER RECORD NO. 20700
- R4 INDICATES RECORD DATA PER CORNER RECORD NO. 27149
- R5 INDICATES RECORD DATA PER CORNER RECORD NO. 24346

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN AT POINTS "A" AND "B" AS SHOWN HEREON. POINTS "A" AND "B" WERE ESTABLISHED FROM G.P.S. STATION 845 AND G.P.S. STATION 846 PER R.O.S. 14492. THE BEARING FROM POINT "A" TO POINT "B" IS N14°02'07"E.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT POINT 'A' IS 0.999995291 GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION AT POINT "A" IS 130.50 MSL.



POINT "B"
N 1874510.58
E 6257792.71

LINE DATA
L1 N75°58'40"E 7.00'

POINT "A"
N 1874235.03
E 6257861.60

CCS 83 1872-6256

L.C. 232-1695

T.M. NONE

PTS

I.O.