



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: September 15, 2021 REPORT NO. HO-21-044

HEARING DATE: September 29, 2021

SUBJECT: LOTUS STREET HOMES, Process Three Decision

PROJECT NUMBER: [669302](#)

OWNER/APPLICANT: CT Dream Realty LLC/Brian Britton

### SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit, Site Development Permit and Tentative Parcel Map for the subdivision of two lots into four, demolition of one existing single dwelling unit, and construction of four new single dwelling units, one on each lot, located at 5064 Lotus Street in the RM-2-4 zone, in the Ocean Beach Community Plan area?

### Staff Recommendation(s):

1. ADOPT Mitigated Negative Declaration No. 669302 and the associated Mitigation, Monitoring, and Reporting Program (MMRP); and
2. APPROVE Coastal Development Permit No. 2447122
3. APPROVE Site Development Permit No. 2447123
4. APPROVE Tentative Parcel Map No. 2447124

Community Planning Group Recommendation: On February 5, 2021, the Ocean Beach Community Planning Group voted 15-0-0 to recommend approval of the proposed project without conditions/recommendations (Attachment 10).

Environmental Review: Mitigated Negative Declaration No. 669032 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring Reporting Program has been prepared and will be implemented to reduce any potential impacts identified in the environmental review process to below a level of significance.

## BACKGROUND

The 0.161-acre (7,000 square-foot) project site is located at 5064 Lotus Street, directly between Lotus Street to the south and an alley to the north; with Abbot Street nearby to the northwest (Attachment 1). The site is in the Ocean Beach Community Plan and Local Coastal Program Land Use Plan (LCP) and implemented through the RM-2-4 Zone. The community plan land use designation is Medium Density Residential, allowing 15 to 29 dwelling units per acre (DU/AC) (Attachment 2).

The project site is also located within the Coastal Zone (Non-Appealable Area 2), the Coastal Height Limit Overlay Zone, the Beach and Coastal Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, the Airport Approach Overlay Zone, the Airport Influence Area (Review Area 1 – San Diego International Airport (SDIA)), the Federal Aviation Administration (FAA) Part 77 Notification Area (SDIA and north Island Naval Air Station (NAS)), for the 65 dB CNEL Noise Contour for SDIA, the Transit Priority Area and a Designated Historic District (Ocean Beach Cottage Emerging District). The proposed project is located within the Ocean Beach Cottage Emerging Historical District, HRB #442, on a non-contributing parcel. Historical Resources staff has determined that the current project is consistent with the Secretary of the Interior's Standards and exempt from the need for a Site Development Permit Process 4 in accordance with [SDMC Section 143.0220](#).

Surrounding properties are developed with multi-family residential development to the east and west, single dwelling units to the north and south, all designated Medium Density Residential (15-29 DU/AC) in the Community Plan. Properties directly to the north, south, east and west of the project site are also zoned RM-2-4 (Attachment 2).

On November 9, 2020, Airport Land Use Commission (ALUC) staff determined that the proposed development is conditionally consistent with the SDIA ALUCP, in accordance with the San Diego County Regional Airport Authority (SDCRAA) Policy 8.30 and applicable provisions of the State Aeronautics Act (California Public Utilities Code 21670-21679.5.) The determination was reported to the ALUC at its public meeting on December 3, 2020. The project permit includes the ALUC conditions pertaining to sound attenuation and overflight notification (Attachment 14).

The project site has been previously graded and is developed with an existing dwelling unit built in 1942. The structure is not designated as a historical resource. On August 4, 2020, Staff determined that the property does not meet local designation criteria as an individually significant resources under any adopted Historical Resource Board Criteria.

The project site is not within or adjacent to the Multiple Species Conservation Program (MSCP) or the Multiple Habitat Planning Area (MHPA), and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in [SDMC Section 113.0103](#).

## DISCUSSION

Required Permits:

Coastal Development Permit – Required per [SDMC Section 126.0707\(a\)](#) to demolish an existing single dwelling unit and construct four new dwelling units with attached one-car garages in the Coastal Zone processed in accordance with Process 3.

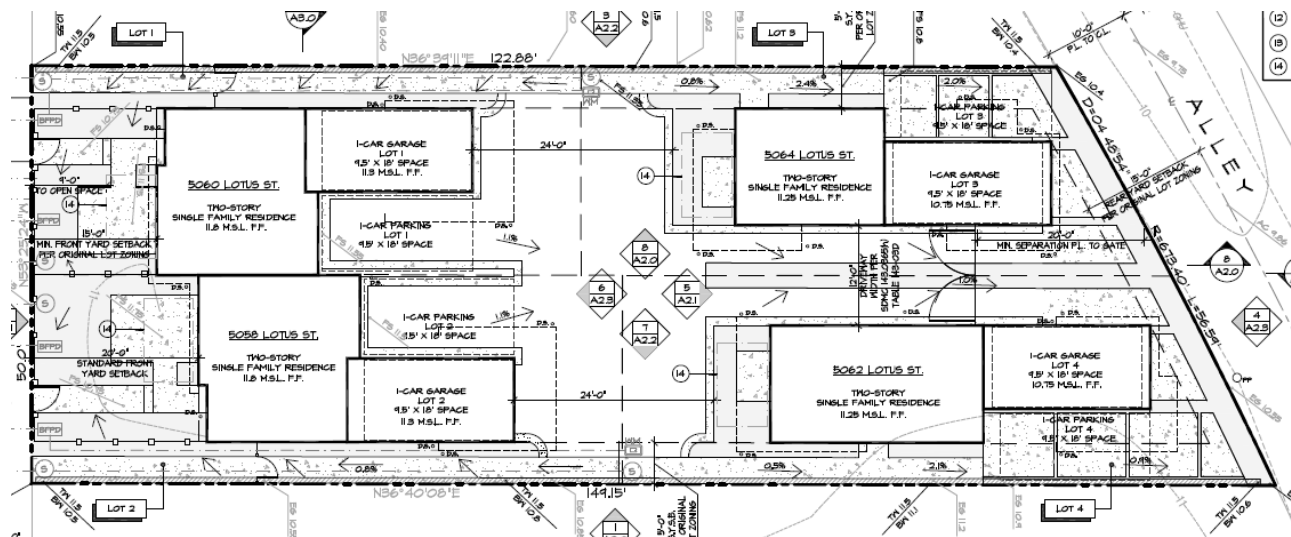
Site Development Permit – Required for a small-lot subdivision per [SDMC Section 126.0502\(b\)\(4\)](#) processed in accordance with Process 3.

Tentative Map – Required to subdivide two lots into four per [SDMC Section 125.0410](#) processed in accordance with Process 3.

All approvals are consolidated for processing per [SDMC Section 112.0103](#), requiring a Process Three, Hearing Officer decision with appeal rights to the Planning Commission.

### Project Description

The project proposes to subdivide two lots into four, demolish one existing single dwelling unit with attached garage, and construct four two-story single dwelling units, one on each lot, measuring 1,239 square feet, 1,254 square feet, 1,069 square feet, and 1,279 square feet. Each unit will have an attached one-car garage and one-car surface parking. The proposed lots are: Lot 1 on the southwestern corner, Lot 2 on the southeastern corner, Lot 3 on the northwestern corner, and Lot 4 on the northeastern corner.



Units also provide a roof deck ranging from 240 square feet to 252 square feet. All units provide two bedrooms, two full bathrooms, living room and kitchen. The dwelling unit on Lot 4 also includes a laundry room. Vehicular access to the site is proposed through a 12-foot driveway between Lot 4 and Lot 3 adjacent to the alley located north of the site. Pedestrian access and mobility through the site are proposed from Lotus Street north towards the alley. On Lotus Street, the project proposes to remove existing curb and driveway and replace with curb, gutter and sidewalk per the City's Street Design Manual.

Landscaping for the project incorporates water-conserving, low-maintenance, non-invasive plants that slow, spread and filter storm water runoff from pervious and impervious surfaces. Proposed

plants include street trees, small flowering trees, small accent shrubs, medium evergreen shrubs, small mounding shrubs, large accent perennials, and grass throughout. The new trees will provide shade to pedestrians, avoid conflicts with utilities and preserve vehicular sight lines in conformance with the Land Development Code. All landscaping will be maintained by the Owner/Permittee.

The project complies with all applicable regulations and policies of the SDMC and Community Plan. The project site is zoned RM-2-4, which is a multiple-dwelling unit residential zone that allows a maximum density of one dwelling unit for each 1,750 square-feet of lot area. Therefore, the proposed four dwelling units are consistent with the prescribed density for the site when four units are allowed. This zone does not have a maximum lot coverage requirement, and the project proposes 30.6% for the total site, and a range of approximately 23.9% to 34% per lot. Furthermore, the maximum floor area ratio (FAR) required in the Ocean Beach Community Plan area is 0.70 where the project proposes an FAR of 0.69.

The project complies with all required setbacks, including the minimum 15-foot and standard 20-foot front setback, the five-foot minimum side setback, and the minimum 15-foot rear setback (where one-half of the alley width, but not more than 10 feet, may be counted toward the required rear setback per SDMC [section 131.0443\(e\)\(4\)](#)). Additionally, the project's proposed height of 24 feet, 9.5 inches complies with the 30-foot maximum Coastal Height Limit.

Small lot subdivisions are permitted in the RM-2-4 zone with a Site Development Permit. Such subdivisions must be consistent with the allowed density of the zone. This subdivision would result in four lots, with one dwelling unit for each lot; therefore, the density of the site would be 15 to 29 dwelling units per acre, consistent with the land use designation.

The maximum height of the proposed project is approximately 35 feet Above Mean Sea Level (AMSL), which is below the FAA Part 77 Notification surface for SDIA. However, the proposed structures are within an instrument approach area and are in proximity to a navigation facility, which may impact the assurance of navigation signal reception, therefore, FAA notification was required for the project. The project obtained an FAA Determination of No Hazard letter, which stated that the structure does not exceed obstruction standards and would not be a hazard to air navigation.

#### Community Plan Consistency

The Community Plan designates the site and surrounding areas to the north, south, east and west as Medium Density Residential (15-29 DU/AC). The proposed dwelling units and small lot subdivision are consistent with the underlying land-use designation, as the project results in a density of approximately 25 dwelling units per acre, which is within the designated density range for the site. The Community Plan also identifies the site as part of the north Ocean Beach Residential Subarea, which is an area characterized as having a majority of multi-family developments and older, smaller single-family homes. The neighborhood is developed with one- and two-story single-family dwelling units and multifamily residential development, and the proposed subdivision and four dwelling units would serve to maintain the present diverse housing-type character of the surrounding area.

The project site is located approximately 1,693 feet from the Pacific Ocean and 522 feet from Smiley Lagoon. The 5000 block of Lotus Street is not identified as a framed view, view cone, or scenic

outlook in the Community Plan and LCP (Figure 4.4, pg. UD-57). Therefore, the proposed development will not impact public coastal views. The Community Plan also recommends that building bulk be minimized through “the use of vertical and horizontal offsets” (pg. UD-47), which the proposed development implements through offsetting planes. Additionally, the Community Plan recommends that alleyways be used to provide access to parking garages, so that street frontage is not dominated by garages (pg. UD-49). The project implements this objective by engaging Lotus Street through fenestration and entryways and by incorporating vehicular access to the dwelling units from the alley to the north of the site.

The Housing Element of the Community Plan recommends that new residential development be constructed within the density ranges identified in the Plan and meet adopted parking standards, which the project incorporates by providing 25 DU/AC where 15-29 DU/AC are identified, and by providing two parking spaces per unit as required by the Land Development Code. The Community Plan also emphasizes that the 30-foot height restriction is important to maintain the character of the community as well as coastal views. The proposed two-story dwelling units with a maximum height of 24 feet, 9.5 inches maintains the existing character of the community, is consistent with the goals of the Community Plan and LCP, and contributes to preserving and improving the physical appearance and character of the Ocean Beach community.

#### Conclusion

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the Land Development Code. Staff has provided draft findings (Attachments 4 and 6) to support the proposed development, and draft conditions of approval (Attachments 5 and 7). Staff recommends that the Hearing Officer Adopt Mitigated Negative Declaration No. 669302 and MMRP, Approve Coastal Development Permit No. 2447122, Site Development Permit No. 2447123, and Tentative Parcel Map No. 2447124.

#### ALTERNATIVES

1. Adopt Mitigated Negative Declaration No. 669302 and MMRP and approve Coastal Development Permit No. 2447122, Site Development Permit No. 2447123, and Tentative Parcel Map No. 2447124 with modifications.
2. Do not adopt Mitigated Negative Declaration No. 669302 and MMRP and deny Coastal Development Permit No. 2447122, Site Development Permit No. 2447123, and Tentative Parcel Map No. 2447124 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

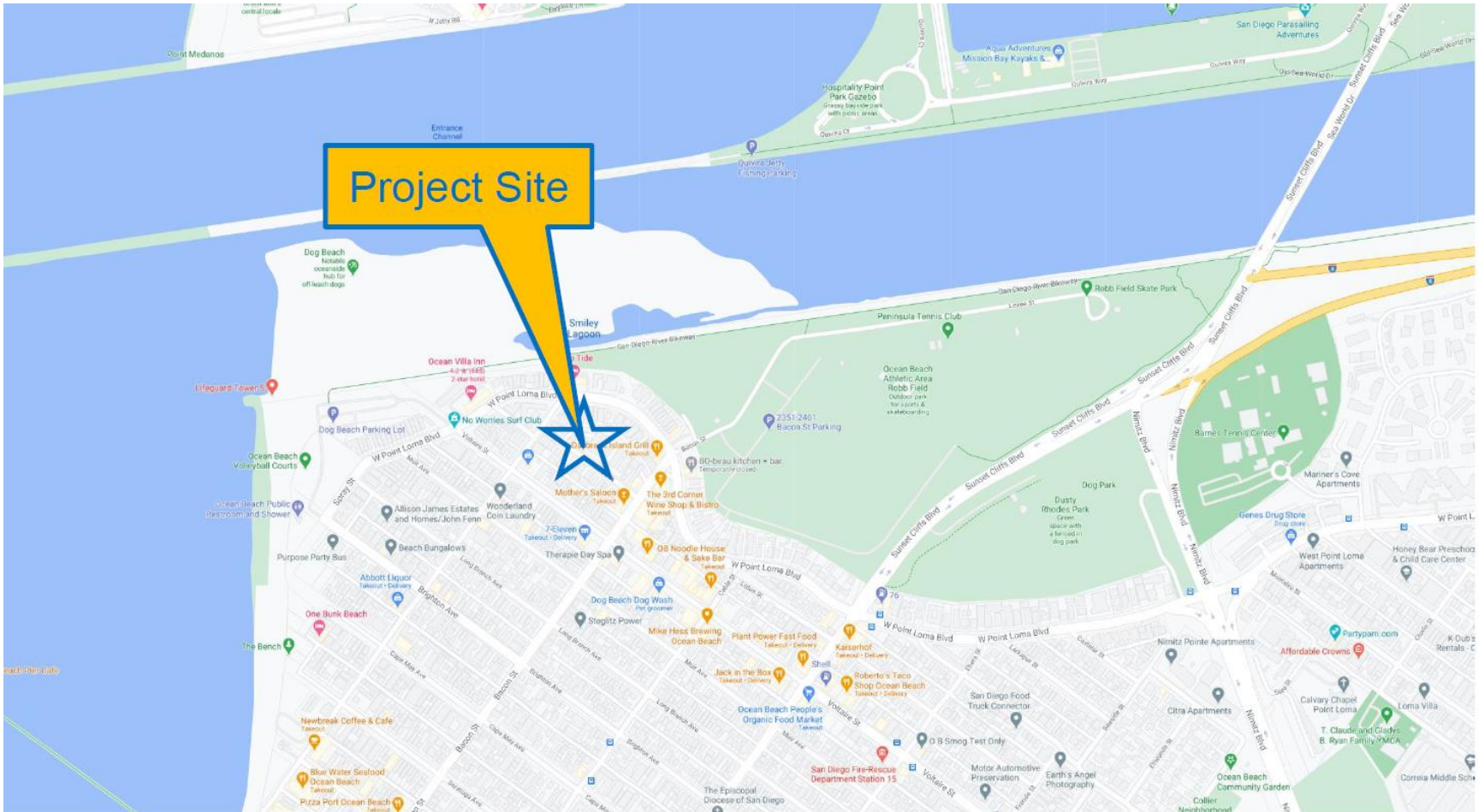


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Bryan Hudson, Development Project Manager

Attachments:

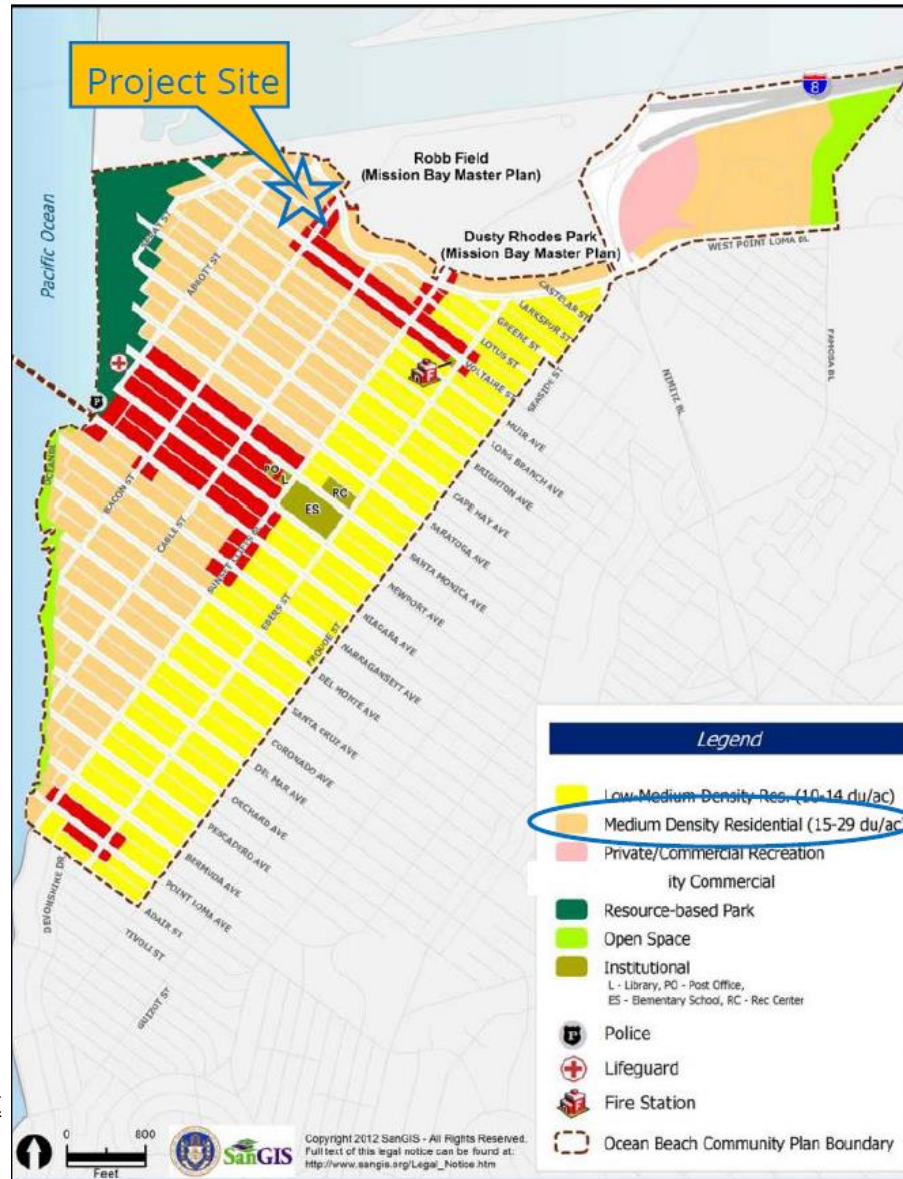
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Environmental Resolution
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution
8. Draft Map Conditions
9. Airport Consistency Determination
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Plans
13. Site Photographs



## **Project Location Map**

Lotus Street Homes / 5064 Lotus Street

PROJECT NO. 669302



**Land Use Map**  
 Lotus Street Homes / 5064 Lotus Street  
 PROJECT NO. 669302





**Aerial Photo**

Lotus Street Homes / 5064 Lotus Street  
PROJECT NO. 669302

RESOLUTION NUMBER R-\_\_\_\_\_

ADOPTED ON \_\_\_\_\_

A RESOLUTION OF THE HEARING OFFICER OF THE CITY OF SAN DIEGO ADOPTING MITIGATED NEGATIVE DECLARATION NO. 669302 AND ADOPTING MITIGATION MONITORING AND REPORTING PROGRAM NO. 669302 [MMRP] FOR PROJECT NO. 669302.

WHEREAS, on July 20, 2020, CT Dream Realty, LLC, submitted an application to the Development Services Department for a Coastal Development Permit (CDP), Site Development Permit (SDP) and Tentative Map (TM) for the Lotus Street Homes (Project); and

WHEREAS, the matter was set for a Public Hearing to be conducted by the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on September 29, 2021; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 669302 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously

identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By:

  
\_\_\_\_\_  
Bryan Hudson, Development Project Manager

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

**EXHIBIT A**

## MITIGATION MONITORING AND REPORTING PROGRAM

Coastal Development Permit (CDP), Site Development Permit (SDP) and Tentative Map (TM)

PROJECT NO. 669302

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 669302 shall be made conditions of Coastal Development Permit (CDP), Site Development Permit (SDP) and Tentative Map (TM) as may be further described below.

## V. MITIGATION MONITORING REPORTING PROGRAM (MMRP):

**A. GENERAL REQUIREMENTS - PART I**  
**Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** - The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**B. GENERAL REQUIREMENTS - PART II**

**Post Plan Check (After permit issuance/Prior to start of construction)**

**1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

**Qualified Archaeologist  
Native American monitor**

**Note:**

**Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.**

CONTACT INFORMATION:

a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**

b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

**2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #669302 and /or Environmental Document #669302, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

**Note:**

**Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**

**3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

**None required.**

**4. MONITORING EXHIBITS**

All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating

when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

**NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.**

**5. OTHER SUBMITTALS AND INSPECTIONS:**

The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

**Document Submittal/Inspection Checklist**

<b>DOCUMENT SUBMITTAL/INSPECTION CHECKLIST</b>		
<b>Issue Area</b>	<b>Document Submittal</b>	<b>Associated Inspection/Approvals/Notes</b>
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Archaeology	Monitoring	Archaeology/Historic Site Observation
Tribal Cultural Resources	Monitoring	Tribal Cultural Resources Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections
Final MMRP	Request for Final	Final MMRP Inspections

**B. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

**CULTURAL RESOURCES (ARCHAEOLOGY) and TRIBAL CULTURAL RESOURCES**

**I. Prior to Permit Issuance**

**A. Entitlements Plan Check**

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the

plan check process.

- B. Letters of Qualification have been submitted to ADD
  - 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
  - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
  - 3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

## II. Prior to Start of Construction

- A. Verification of Records Search
  - 1. The PI shall provide verification to MMC that a site-specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
  - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
  - 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.
- B. PI Shall Attend Precon Meetings
  - 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
    - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
  - 2. Identify Areas to be Monitored
 

Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.

The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
  - 3. When Monitoring Will Occur
    - a. Prior to the start of any work, the PI shall also submit a construction schedule to

MMC through the RE indicating when and where monitoring will occur.

- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

### III. During Construction

#### A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

#### B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.



- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
    - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
    - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
    - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

#### **IV. Discovery of Human Remains**

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
  1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
  2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
  1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
  2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
  3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American
  1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
  2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.

3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
  - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
  - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
  - c. To protect these sites, the landowner shall do one or more of the following:
    - (1) Record the site with the NAHC;
    - (2) Record an open space or conservation easement; or
    - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

**V. Night and/or Weekend Work**

- A. If night and/or weekend work is included in the contract
  1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  2. The following procedures shall be followed.
    - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.
    - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
    - c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
    - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

## **VI. Post Construction**

- A. Preparation and Submittal of Draft Monitoring Report
1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
    - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
    - b. Recording Sites with State of California Department of Parks and Recreation  
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
  2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
  3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
  4. MMC shall provide written verification to the PI of the approved report.
  5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
  2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
  3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
  2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

HEARING OFFICER  
RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2447122  
SITE DEVELOPMENT PERMIT NO. 2447123  
**LOTUS STREET HOMES - PROJECT NO. 669302 MMRP**

WHEREAS, CT DREAM REALTY, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide two lots into four, demolish the existing single dwelling unit and construct four new single dwelling units, one on each lot (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2447122 and 2447123), on portions of a 0.161-acre site;

WHEREAS, the project site is located at 5064 Lotus Street in the RM-2-4 and Coastal (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Beach and Coastal Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Airport Approach Overlay Zone, Airport Influence Area (Review Area 1 – San Diego International Airport (SDIA)), Federal Aviation Administration (FAA) Part 77 Notification Area (SDIA and North Island Naval Air Station (NAS)), Airport Land Use Compatibility for Noise Contours (CNEL) for SDIA, Transit Priority Area and Designated Historic District (Ocean Beach Cottage Emerging District) Overlay Zones of the Ocean Beach Community Planning area;

WHEREAS, the project site is legally described as Lots 3 and 4 in Block 101 of Ocean Bay Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1189, filed in the Office of the County recorder of San Diego County, June 22, 1909;

WHEREAS, on September 29, 2021, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2447122 and Site Development Permit No. 2447123, pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2447122 and Site Development Permit No. 2447123;

**A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) section 126.0708]**

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

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

The 0.161-acre site is located at 5064 Lotus Street within the RM-2-4 zone. The project will demolish the existing dwelling unit, subdivide two legal lots into 4 new legal lots through a small lot subdivision, and construct four new, two-story single-family dwelling units, one on each lot, measuring 1,239 square feet, 1,254 square feet, 1,069 square feet, and 1,279 square feet. Each unit will have an attached one-car garage and one-car surface parking.

The project site is located approximately 1,693 feet from the Pacific Ocean and 522 feet from Smiley Lagoon. The 5000 block of Lotus Street is not identified as a framed view, view cone, scenic outlook, or accessway in the Community Plan (Figure 4.4, pg. UD-57). The new design will have no effect on the existing views and the existing landscaping all frontages will remain the same. An Encroachment Maintenance and Removal Agreement for the removal of existing driveway will be required, as will and replacement of curb, gutter, and sidewalk, adjacent to Lotus Street.

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

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

The site does not contain, nor is it adjacent to, any Environmentally Sensitive Lands (ESL), Multi-Habitat Planning Area (MHPA) lands or wetlands. The project is located in

a developed neighborhood and is surrounded by development on all sides with multi-family development.

A Mitigated Negative Declaration has been prepared for this project in accordance with the State California Environmental Quality Act (CEQA) Guidelines. The site has been mitigated for Cultural Resources and Tribal Cultural Resources. The project site is a previously graded and developed site located within an urbanized area. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The Ocean Beach Community Plan and Local Coastal Program designates the site and surrounding areas to the north, south, east and west as Medium Density Residential (15-29 DU/AC). The proposed dwelling units and small lot subdivision are consistent with the underlying land-use designation, as the project results in a density of approximately 25 dwelling units per acre, within the designated density for the site. The Community Plan also identifies the site as part of the North Ocean Beach Residential Subarea, which is an area characterized as having a majority of multi-family developments and older, smaller single-family homes. The neighborhood is developed with one- and two-story single-family dwelling units and multifamily residential development, and the proposed subdivision and four dwelling units would serve to maintain the present diverse housing-type character of the surrounding area.

The project site in the RM-2-4 Zone, which is a multiple-dwelling unit residential zone that allows a maximum density of one dwelling unit for each 1,750 square-feet of lot area. Therefore, the proposed four dwelling units are consistent with the prescribed density for the site when four units are allowed. This Zone does not have a maximum lot coverage requirement, and the project proposes 30.6% for the total site, and a range of approximately 23.9% to 34% per lot. Furthermore, the maximum floor area ratio (FAR) required in the Ocean Beach Community Plan area is 0.70, with the project proposing a FAR of 0.69. The project has been designed in conformance with all required setbacks including the minimum 15-foot and standard 20-foot front setback, the five-foot minimum side setback, and the minimum 15-foot rear setback (where one-half of the alley width, but not more than 10 feet, may be counted toward the required rear setback per SDMC [section 131.0443\(e\)\(4\)](#)). Additionally, the project's proposed height of 24 feet, 9.5 inches complies with the 30-foot maximum Coastal Height Limit.

The Community Plan recommends that building bulk be minimized through "the use of vertical and horizontal offsets" (pg. UD-47), which the proposed development implements through offsetting planes. Additionally, the Community Plan recommends that Alleyways be used to provide access to parking garages, so that street frontage is not dominated by garages (pg. UD-49). The project implements this objective by engaging Lotus Street through fenestration and entryways and by

incorporating vehicular access to the dwelling units from the Alley to the North of the site. The Housing Element in the Community Plan recommends that new residential development is constructed within the density ranges identified in the Plan and meets adopted parking standards, which the project incorporates by providing 25 DU/AC where 15-29 DU/AC are identified, and by providing two parking spaces per unit as required by the Land Development Code. The Community Plan also emphasizes that the 30-foot height restriction is important to maintain the character of the community as well as coastal views. The proposed two-story dwelling units with a maximum height of 24 feet, 9.5 inches is in keeping with the existing character of the community, is consistent with the goals of the Community Plan and LCP and contributes to preserving and improving the physical appearance and character of the Ocean Beach community.

The project complies with all required regulations in the SDMC, Community Plan and LCP and does not require or request any deviations. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is located approximately 1,693 feet from the Pacific Ocean and 522 feet from Smiley Lagoon. The project site is not located between the first public road and the sea or shoreline of any body of water located within the Coastal Overlay Zone. No public access or public recreation facilities exist on the project site. Therefore, the proposed project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**B. SITE DEVELOPMENT PERMIT [SDMC section 126.0505(a)]**

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

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

Per finding A.1.c above, herein incorporated by reference; the proposed development will not adversely affect the applicable land use plan.

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

The project permits controlling the development and continued use of the site contains specific conditions to ensure compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing



and/or working in the area. Prior to issuance of any building permit for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements in addition to all associated conditions of approval.

The proposed subdivision will include the construction of a new driveway per City standards, with no access from Lotus Street and all access from the rear alley. A Declaration of Covenants and a Reservation of Easements for the cross-lot drainage easement for the lots, will be required. A Mutual Access Agreement will be required for the new shared access from the rear alley as well. An Encroachment Maintenance and Removal Agreement for the removal of existing driveway will be required, as will replacement of curb, gutter, and sidewalk, adjacent to Lotus Street.

The interior noise levels would 60-65 dB CNEL noise contour for San Diego International Airport. Interior noise levels will be attenuated to 45 dB.

The project would not result in risk from fire hazards because it is surrounded by existing development and is not located within a fire hazard severity zone. The project would not expose the public to undue geologic hazards as no known active faults traverse the project site.

Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

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

The 0.161-acre site is located at 5064 Lotus Street within the RM-2-4 zone. The existing improvements have been evaluated and determined to not be a historic resource. Surrounding developments include primarily multi-family residences on all sides.

The project site in the RM-2-4 Zone, which is a multiple-dwelling unit residential zone that allows a maximum density of one dwelling unit for each 1,750 square-feet of lot area. Therefore, the proposed four dwelling units are consistent with the prescribed density for the site. This Zone does not have a maximum lot coverage requirement, and the project proposes 30.6% for the total site, and a range of approximately 23.9% to 34% per lot. Furthermore, the maximum floor area ratio (FAR) required in the Ocean Beach Community Plan area is 0.70, with the project proposing a FAR of 0.69. The project has been designed in conformance with all required setbacks including the minimum 15-foot and standard 20-foot front setback, the five-foot minimum side setback, and the minimum 15-foot rear setback (where one-half of the alley width, but not more than 10 feet, may be counted toward the required rear setback per SDMC [section 131.0443\(e\)\(4\)](#)). Additionally, the project's proposed height of 24 feet, 9.5 inches complies with the 30-foot maximum Coastal Height Limit.

## ATTACHMENT 5

The project complies with the requirements of the RM-2-4 zone as modified by the Supplemental Site Development Permit (SDP) Regulations for Small Lot Subdivisions (SDMC 143.0365), as well as the requirements for the Tentative Maps (SDMC 125.0410 and 125.0430). The Supplemental SDP regulations allow the use of the Small Lot Subdivision mechanism to provide the density that is consistent with the zone and the Community Plan and Local Coastal Program designation. The RM-2-4 zone allows 4 units on this 7,000 square foot lot, which this project meets, and all onsite improvements meet all applicable requirements of the SDMC. No deviations are requested. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2447122 and Site Development Permit No. 2447123 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2447122 and 247123, a copy of which is attached hereto and made a part hereof.

---

Bryan Hudson  
Development Project Manager  
Development Services

Adopted on: October 6, 2021

IO#: 24008658

**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: 24008658

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2447122  
SITE DEVELOPMENT PERMIT NO. 2447123  
**LOTUS STREET HOMES - PROJECT NO. 669302 MMRP**  
HEARING OFFICER

This Coastal Development Permit No. 2447122 and Site Development Permit No. 2447123 is granted by the Hearing Officer of the City of San Diego to CT Dream Realty, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708(a) and 126.0505(a). The 0.161-acre site is located at 5064 Lotus Street in the RM-2-4 and Coastal (Non-Appealable Area 2), Coastal Height Limitation, Beach and Costal Parking Impact, Residential Tandem Parking, Airport Approach Overlay Zones, Airport Influence Area (Review Area 1 – San Diego International Airport (SDIA)), Federal Aviation Administration (FAA) Part 77 Notification Area (SDIA and North Island Naval Air Station (NAS)), Airport Land Use Compatibility for Noise Contours (CNEL) for SDIA, Transit Priority Area and Designated Historic District (Ocean Beach Cottage Emerging District) Overlay Zones of the Ocean Beach Community Planning area. The project site is legally described as: Lots 3 and 4 in Block 101 of Ocean Bay Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1189, filed in the Office of the County Recorder of San Diego County, June 22, 1909.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide two lots into four, demolish the existing single dwelling unit and building four dwelling units on each lot described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 29, 2021, on file in the Development Services Department.

The project shall include:

- a. Subdivision of two lots into four lots per associated Tentative Map No. 2447124;
- b. Demolition of one existing single dwelling unit with attached garage;
- c. Construction of four new, two-story single-family dwelling units, one on each new lot, measuring 1,239 square feet, 1,254 square feet, 1,069 square feet, and 1,279 square feet. Each unit will have an attached one-car garage and one-car surface parking;

- d. Landscaping (planting, irrigation and landscape related improvements);
- e. 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 October 13, 2024.

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

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

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

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

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

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

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

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

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

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

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in MITIGATED NEGATIVE DECLARATION NO. 669302, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION NO. 669302, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Cultural Resources (Archaeology)
- Tribal Cultural Resources

**CLIMATE ACTION PLAN REQUIREMENTS:**

14. 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.

**AIRPORT REQUIREMENTS:**

15. Prior to the issuance of any building permits, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

16. Prior to the issuance of any building permits, all residential buildings must be attenuated to an interior noise level of 45 dB Community Noise Equivalent Level (CNEL) level to the satisfaction of the Development Services Department.

**GEOLOGY REQUIREMENTS:**

17. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

18. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

**ENGINEERING REQUIREMENTS:**

19. This Coastal Development Permit and Site Development Permit shall comply with the conditions of Tentative Map Permit No. 2447124.

20. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the sidewalk underdrains, landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer.

21. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of non-utilized driveway, on Lotus Street with City standard curb, gutter and sidewalk, satisfactory to the City Engineer.
22. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond remove the existing curb and replace with City standard curb and gutter, along the property frontage on Lotus Street, satisfactory to the City Engineer.
23. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond replace the damaged sidewalk with City Standard sidewalk, adjacent to the site on Lotus Street, satisfactory to the City Engineer.
24. 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 and specifications.

**LANDSCAPE REQUIREMENTS:**

25. Prior to the issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A", on file in the Development Services Department.
26. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
27. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A", Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC section 142.0403(b)5.
28. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

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

30. If any required landscape (including existing or new plantings, hardscape, landscape, features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy (Final Inspection).

**PLANNING/DESIGN REQUIREMENTS:**

31. 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.

32. 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.

33. 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.

34. Upon completion of construction, temporary walls must be removed.

**TRANSPORTATION REQUIREMENTS**

35. 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 in writing authorized by the appropriate City decision maker in accordance with the SDMC.

36. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a mutual shared access easement between all affected properties, satisfactory to the City Engineer.

37. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City standard curb, gutter and non-contiguous sidewalk, adjacent to the site along Lotus Street satisfactory to the City Engineer.



38. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway on Lotus Street and replace with full curb, gutter and non-contiguous sidewalk, satisfactory to the City Engineer.

39. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal and replacement of the City Standard Alley Panels, adjacent to the site, satisfactory to the City Engineer.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

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

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

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

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

44. Prior to final inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

45. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in current edition on the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standard and practices.

**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

## **ATTACHMENT 6**

approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

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

APPROVED by the Hearing Officer of the City of San Diego on September 29, 2021 and [Approved Resolution Number].

**ATTACHMENT 6**

Permit Type/PTS Approval No.: Coastal Development Permit No. 2447122,  
Site Development Permit No. 2447123  
Date of Approval: September 29, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

---

Bryan Hudson  
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.

**CT Dream Realty, LLC**  
Owner/Permittee

By \_\_\_\_\_  
J.D Esajian  
Manager

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

HEARING OFFICER  
RESOLUTION NUMBER HO \_\_\_\_\_  
LOTUS STREET HOMES – PROJECT NO. 669302

WHEREAS, CT Dream Realty, LLC, Owner/Subdivider, and CHRISTENSEN ENGINEERING, Engineer, submitted an application to the City of San Diego for Tentative Map No. 2447124 to subdivide two lots into four, demolish the existing single dwelling unit and construct four new single dwelling units, one on each lot as described in and by reference on the approved Exhibits "A" and to waive the requirement to underground existing off-site overhead utilities. The project site is located at 5064 Lotus Street in the RM-2-4 and Coastal (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Beach and Coastal Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Airport Approach Overlay Zone, Airport Influence Area (Review Area 1 – San Diego International Airport (SDIA)), Federal Aviation Administration (FAA) Part 77 Notification Area (SDIA and North Island Naval Air Station (NAS)), Airport Land Use Compatibility for Noise Contours (CNEL) for SDIA, Transit Priority Area and Designated Historic District (Ocean Beach Cottage Emerging District) Overlay Zones of the Ocean Beach Community Planning area;

WHEREAS, the project site is legally described as Lots 3 and 4 in Block 101 of Ocean Bay Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1189, filed in the Office of the County Recorder of San Diego County, June 22, 1909; and

WHEREAS, the Map proposes the Subdivision of a 0.161-acre site into four lots for the creation of four new, two-story single-dwelling units;

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b);

WHEREAS, On September 29, 2021, the Hearing Officer of the City of San Diego considered Tentative Map No. 2447124, pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2447124;

**Findings for Tentative Map San Diego Municipal Code (SDMC) section 125.0440:**

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

The 0.161-acre site is located at 5064 Lotus Street within the RM-2-4 zone. The Ocean Beach Community Plan and Local Coastal Program designate the site for Medium Density Residential at a density of 15-29 units per acre (du/ac). The project will demolish the existing dwelling unit, subdivide two legal lots into four new legal lots through a small lot subdivision, construct four new, two-story single-family dwelling units, one on each lot, measuring 1,239 square feet, 1,254 square feet, 1,069 square feet, and 1,279 square feet. Each unit will have an attached one-car garage and one-car surface parking. The project site is located in a developed neighborhood served by existing public services and utilities and is surrounded by existing development on all sides, including multi-family and older single-dwelling units.

The project would implement the land use designation and goals of the Ocean Beach Community Plan and Local Coastal Program by providing a residential development that is compatible with the surrounding residential uses. The site is zoned RM-2-4, and this project will provide four single family dwelling units on 4 lots, totaling approximately 6,830 SF in Lot Area. Therefore, the proposed four dwelling units are consistent with the prescribed density for the site when four units are allowed. One of the goals of the community plan is to maintain the residential nature of the neighborhoods in Ocean Beach Community Plan and Local Coastal Program. The project site does not contain coastal views or accessways as shown in the Community Plan. This project follows this goal and complies with the applicable policies, goals and objectives of the applicable land use plan.

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

The project site is in the RM-2-4 Zone, which is a multiple-dwelling unit residential zone that allows a maximum density of one dwelling unit for each 1,750 square-feet of lot area. Therefore, the proposed four dwelling units are consistent with the prescribed density for the site when four units are allowed. The existing improvements have been evaluated and determined to not be a historic resource. This Zone does not have a maximum lot coverage requirement, and the project proposes 30.6% for the total site, and a range of approximately 23.9% to 34% per lot. Furthermore, the maximum floor area ratio (FAR) required in the Ocean Beach Community Plan area is 0.70, with the project proposing a FAR of 0.69. The project has been designed in conformance with all required setbacks including the minimum 15-foot and standard 20-foot front setback, the five-foot minimum

side setback, and the minimum 15-foot rear setback (where one-half of the alley width, but not more than 10 feet, may be counted toward the required rear setback per SDMC [section 131.0443\(e\)\(4\)](#)). Additionally, the project's proposed height of 24 feet, 9.5 inches complies with the 30-foot maximum Coastal Height Limit.

The project complies with the base zone regulations and the development regulations for a small lot subdivision found on SDMC 143.0365, as well as the requirements for the Tentative Maps (SDMC 125.0410 and 125.0430). The SDP regulations allow the use of the Small Lot Subdivision mechanism to provide the density that is consistent with the zone and the Community Plan and Local Coastal Program designation. Both the base and small lot subdivision allow for 4 units on the lot. The RM-2-4 zone allows 4 units on this 7,000 square foot lot, which this project meets, and all improvements meet all applicable requirements of the SDMC. No deviations are requested. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

The site is bordered by existing multi-family and single-family development on all sides. It is not located within or adjacent to a floodplain or floodway area, Multi-Habitat Planning Area, Environmentally Sensitive lands, riparian Habitat or wetlands, and no sensitive species were observed onsite. The site is flat and developed. The site is zoned RM-2-4, and this project will provide four single family dwelling units on 4 lots, totaling approximately 6,830 SF in Lot Area. Therefore, the proposed four dwelling units are consistent with the prescribed density for the site when four units are allowed.

The proposed subdivision will include closing the existing driveway on Lotus Street, replacing it with curb, gutter & sidewalk, the construction of new curb & gutter and replacing damaged sidewalk per City Standards, adjacent to the site. A Mutual Maintenance and Access Agreement will be required for the new shared access from the alley in the rear. An Encroachment Maintenance and Removal Agreement for the sidewalk underdrains and landscape/irrigation fronting Lotus Street will be required. The project site will continue to be served by City water and sewer. Therefore, the site is physically suitable for the type and density of development.

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

The project site is in a developed neighborhood served by existing public services and utilities, and is surrounded by existing development on all sides, including multi-family and single dwelling units. The site is bordered by existing multi-family and single-family development on all sides. It is not located within or adjacent to a floodplain or floodway area, Multi-Habitat Planning Area, Environmentally Sensitive lands, riparian Habitat or wetlands, and no sensitive species were observed onsite. The site is flat and developed.

A Mitigated Negative Declaration has been prepared for this project in accordance with State of California Environmental Quality Act (CEQA) guidelines which mitigates potentially significant environmental effects to below a level of significance. Therefore, the design of the subdivision or

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

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

The project permits controlling the development and continued use of the site contains specific conditions to ensure compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Prior to issuance of any building permit for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements in addition to all associated conditions of approval.

The proposed subdivision will include the replacement of the existing driveway on Lotus Street with curb, gutter and sidewalk, new curb and gutter, and replace damaged sidewalk. A Mutual Access Agreement will be required for the new shared access from the alley. An Encroachment Maintenance and Removal Agreement for the removal of existing driveway will be required, as will and replacement of curb, gutter, and sidewalk, adjacent to Lotus Street.

The interior noise levels would 60-65 db CNEL noise contour for San Diego International Airport. Interior noise levels will be attenuated to 45 db.

The project would not result in risk from fire hazards because it is surrounded by existing development and is not located within a fire hazard severity zone. The project would not expose the public to undue geologic hazards because no known active faults traverse the project site. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

**6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The project site does not contain any easement acquired by the public at large for access or use of property within the subdivision.

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

The project will demolish the existing dwelling unit, subdivide two legal lots into four new legal lots through a small lot subdivision, construct four new, two-story single-family dwelling units, one on each lot, measuring 1,239 square feet, 1,254 square feet, 1,069 square feet, and 1,279 square feet. Each unit will have an attached one-car garage and one-car surface parking. This project will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and would be developed in accordance with the SDMC requirements for setbacks and height to allow natural ventilation and light between structures. With the independent design of the proposed subdivision

each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The proposed Tentative Map shows the subdivision of two existing lots into four legal lots, which would allow the construction of four new two-story single dwelling units for a small lot subdivision, consistent with the Ocean Beach Community Plan and Local Coastal Program land use designation.

All necessary public services, including fire, police, medical, schools, public parks and libraries, as well as necessary utilities, such as electricity, water and sewer will be available to and adequate for the project. The project will mitigate potentially significant effects on the environment to below a level of significance.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 2447124, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to CT Dream Realty, LLC subject to the attached.

By \_\_\_\_\_  
Bryan Hudson  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008658



HEARING OFFICER  
ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON \_\_\_\_\_  
CONDITIONS FOR TENTATIVE MAP NO. 2447124  
**LOTUS STREET HOMES - PROJECT NO. 669302**

**GENERAL**

1. This Tentative Map will expire October 13, 2024.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the 0.161-acre property into four legal parcels shall be recorded with the Office of the San Diego County Recorder.
4. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Tentative Map shall conform to the provisions of Coastal Development Permit No. 2447122 and Site Development Permit No. 2447123.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**ENGINEERING**

7. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
8. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
10. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
11. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

### **MAPPING**

12. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
13. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
14. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the 0.161-acres property into four (4) Parcel shall be recorded at the San Diego County Recorder's Office.
15. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Parcel Map.
16. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495. All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
17. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

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

**WATER AND SEWER:**

19. The Subdivider shall grant private water easements for all cross-lot private water service from one lot to another as shown on the approved Exhibit "A".

**INFORMATION:**

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required

## **ATTACHMENT 8**

permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24008658

November 9, 2020

Ms. Elisa Flores  
City of San Diego  
1222 First Avenue  
San Diego, California 92101

Re: Airport Land Use Commission Consistency Determination – Construction of Four Attached Residential Units at 5058-5064 Lotus Street, City of San Diego

Dear Ms. Flores:

As the Airport Land Use Commission (ALUC) for San Diego county, the San Diego County Regional Airport Authority (SDCRAA) acknowledges receipt of an application for a determination of consistency for the project described above. The area covered by this project lies within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP).

ALUC staff has reviewed your application and accompanying materials and has determined that it meets our requirements for completeness. In accordance with SDCRAA Policy 8.30 and applicable provisions of the State Aeronautics Act (Cal. Pub. Util. Code §21670-21679.5), ALUC staff has determined that the proposed project is **conditionally consistent** with the SDIA ALUCP based upon the facts and findings summarized below:

- (1) The project involves the construction of four residential units within two buildings on a property of 7,000 square feet.
- (2) The proposed project lies within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level.
- (3) The maximum height of the proposed project structures will be 36 feet above mean sea level (25 feet above ground level). The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).
- (4) The proposed project is located outside all Safety Zones.

- (5) The proposed project is located within the overflight notification area. The ALUCP requires that a means of overflight notification be provided for new residential land uses. Therefore, as a condition of project approval, a means of overflight notification must be provided for each new residence.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.
- (7) This determination of consistency is not a “project” as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065, and is not a “development” as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.


This determination will be reported to the ALUC at its public meeting on December 3, 2020. Please contact Sid Noyce at (619) 400-2419 if you have any questions regarding this letter.


Yours truly,



Ralph Redman  
Manager, Airport Planning

cc: Amy Gonzalez, SDCRAA General Counsel  
Brendan Reed, SDCRAA Director, Planning and Environmental Affairs  
Nathen Causman, City of San Diego

Page 3		City of San Diego · Information Bulletin 620		May 2020
	<p>City of San Diego Development Services</p>	<p><b>Community Planning Committee Distribution Form</b></p>		
Project Name: Lotus Street Homes		Project Number: 669302Lo		
Community: Ocean Beach				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
15	0	0		
Conditions or Recommendations:				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Andrea Schlageter				
TITLE: Chair, Ocean Beach Planning Board			DATE: February 05, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM</b> <b>DS-318</b>
			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:** Fourth Avenue Apartments **Project No. For City Use Only:** 588751

**Project Address:** 2426 4th Avenue

San Diego, CA 92101

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

Corporation  Limited Liability -or-  General - What State? CA Corporate Identification No. 82-3614461

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.

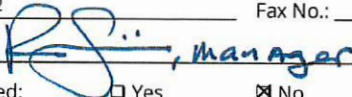
**Property Owner**

Name of Individual: Fourth and Laurel LP  Owner  Tenant/Lessee  Successor Agency

Street Address: 2820 Shelter Island Dr

City: San Diego State: CA Zip: 92106

Phone No.: 858-518-7372 Fax No.: \_\_\_\_\_ Email: Richard@nextspacedev.com

Signature:  Date: 10/31/18

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Richard Simis  Owner  Tenant/Lessee  Successor Agency

Street Address: 2820 Shelter Island Dr

City: San Diego State: CA Zip: 92106

Phone No.: 858-518-7372 Fax No.: \_\_\_\_\_ Email: Richard@nextspacedev.com

Signature:  Date: 10/31/18

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No



# Fourth and Laurel LP

2820 Shelter Island Drive  
San Diego, CA 92106

**ATTACHMENT 11**

December 4, 2018

## Manager

Richard Simis-PBS Real Estate Investments LLC

## Investor Capital

Andrew French

Bill Foster

Brian Keel

Christopher Ross

CJ Stotts

Darren Magildt

Dave & Cindy Osborne

Deborah N. Klein

Dennis Alviso

Frank Vretenar

Fred Register

Gary Tanner & Denise Chamblee

Harry R Bigham

Howard Kurshenbaum

Israel N Furmansky

Jay W Richen

Joel Roos

John Falconer

Joseph R John

Joseph Siemienowski

Lance Degrazler

Linda Belzberg

Lisa Gordon Arbittier

Louis E Vener

Louis Knierlm

Louis M Galper

Maria Pum

Mark McKinnon

Melissa Reinard

Paul Braun

Robert F. Bernstein

Robert Yohanan

Russell Cahoon

Saul Klein

Scott A Paul

Scott Carstens

Steven Kitay

Thomas A Krause

Thomas Duran

Timothy R Penkala

Victor Laruccia

Wenkwei Lou

William W Winternitz

PROPRIETARY DESIGN. THE DRAWINGS, DESIGNS, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE AND ARE DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT, AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONSTRUCT, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COPYRIGHT LAW. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.

# LOTUS STREET HOMES



ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 dB CNEL FOR ALL HABITABLE ROOMS

## COASTAL DEVELOPMENT PERMIT SUBMITTAL SET DECEMBER 28, 2020

Prepared By:  
 Brian Britton  
 Golba Architecture  
 1940 Garnet Ave., Suite 100  
 San Diego, CA 92109  
 office: (619) 231-9905  
 fax: (858) 750-3471

Project Address:  
 5064 LOTUS ST.  
 SAN DIEGO, CA 92107

Project Name:  
 LOTUS STREET HOMES

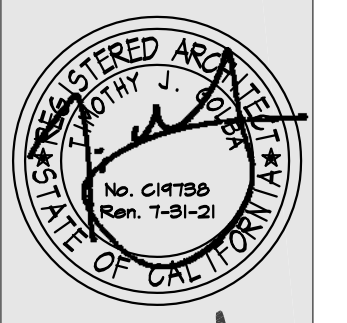
Revision 10:  
 Revision 9:  
 Revision 8:  
 Revision 7:  
 Revision 6:  
 Revision 5:  
 Revision 4:  
 Revision 3:  
 Revision 2: X  
 Revision 1: 12-28-20

Original Date: 07-09-20  
 Sheet 1 of 16

Sheet Title:  
**COVER PAGE**  
PTS-669302

**GOLBA ARCHITECTURE** inc  
 Architecture ■ Space Planning ■ Interior Design  
 1940 Garnet Ave., #100 San Diego California 92109  
 Phone: (619) 231-9905 Fax: (858) 750-3471

**LOTUS STREET HOMES**  
 5064 LOTUS STREET  
 SAN DIEGO, CA

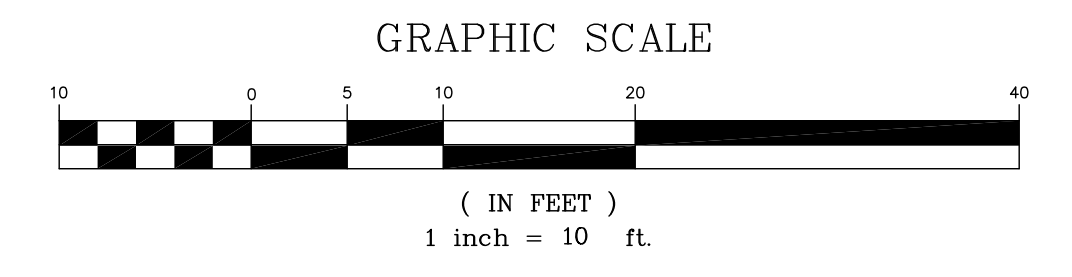
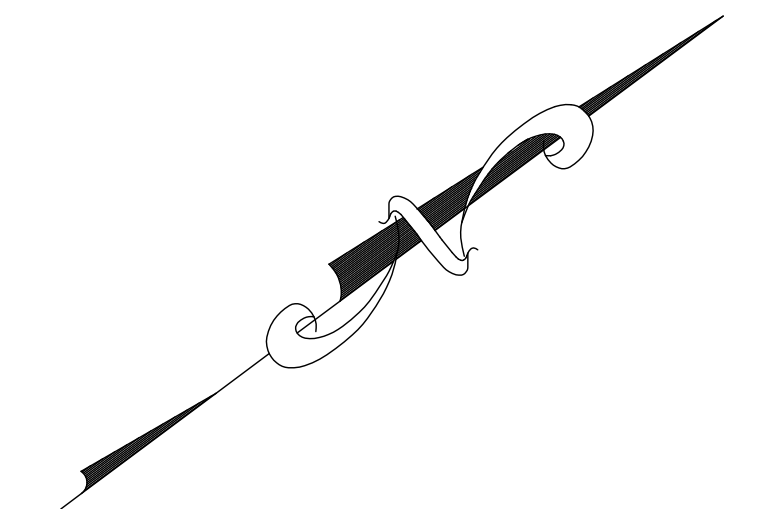
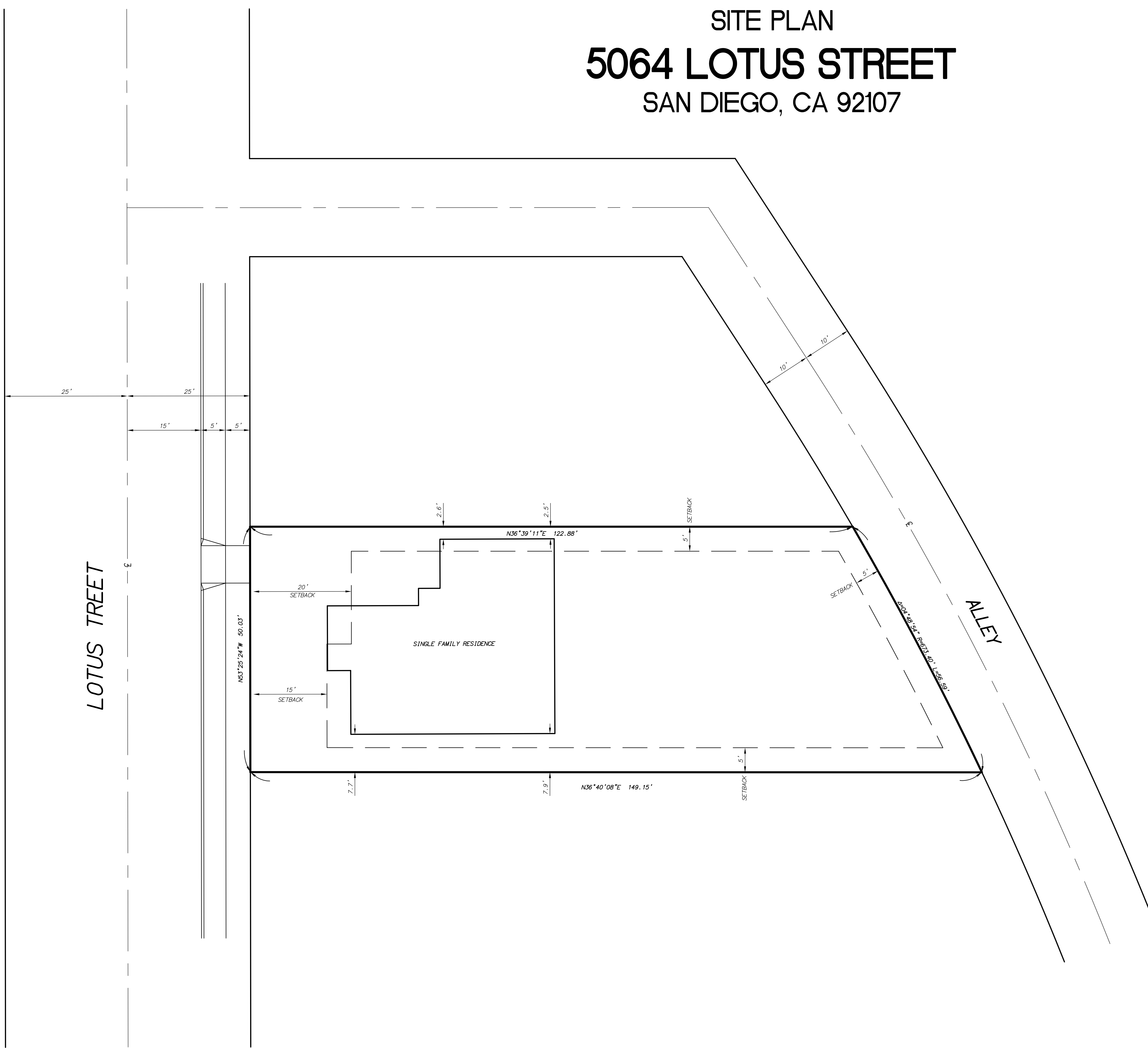




# SITE PLAN

## 5064 LOTUS STREET

SAN DIEGO, CA 92107



### NOTES

1. ASSESSOR'S PARCEL NO. 448-131-33
2. LEGAL DESCRIPTION: LOTS 3 AND 4, IN BLOCK 101, OF OCEAN BAY BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1189, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 22, 1909, BEING DESCRIBED IN DOCUMENT NO. 2012-0682655, RECORDED NOVEMBER 01, 2012
3. THE PROPERTY LINE BEARINGS AND DIMENSIONS SHOWN HEREON ARE ESTABLISHED FROM A FIELD SURVEY PERFORMED ON APRIL 24, 2015.
4. GROSS AREA 0.157 ACRES (6,829.75 SQUARE FEET).

**ACCURATE**  
**LAND SURVEYS**  
2514 ALPINE BLVD. SUITE #4, ALPINE, CA 91901  
PH. 619-445-0110

*Robert J. Russell*  
ROBERT J. RUSSELL, PLS      04/27/2015      DATE



### DEVELOPMENT SUMMARY

#### PROJECT SUMMARY:

PROPOSED COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT AND SMALL LOT SUBDIVISION TENTATIVE MAP FOR CREATION OF 4 SINGLE-FAMILY RESIDENTIAL PARCELS. THE PROJECT INCLUDES REMOVAL OF EXISTING IMPROVEMENTS WITH CONSTRUCTION OF FOUR SINGLE FAMILY RESIDENCES EACH WITH AN ATTACHED GARAGE TOGETHER WITH PUBLIC IMPROVEMENTS WITHIN THE RIGHTS OF WAY FRONTING THE SITE.

#### LEGAL DESCRIPTION:

LOTS 3 AND 4 IN BLOCK 101 OF OCEAN BAY BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1189 FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, JUNE 22, 1909.

#### OWNER:

CT DREAM REALTY, LLC  
A CONNECTICUT LIMITED LIABILITY COMPANY  
950 GRAND AVENUE  
SAN DIEGO, CA 92109

#### ZONING:

RM-2-4

OCEAN BEACH COMMUNITY PLAN

MULTI-FAMILY RESIDENTIAL (MFR)

FOR SMALL LOT SUBDIVISION:

PRE-SUBDIVIDED LOT DENSITY:

MUNICIPAL CODE RM-2-4: 1DU/1750 SF

6,830 SF/1750SF/DU = 3.9 = 4 DU

MINIMUM LOT WIDTH: 50' (PRE-SUBDIVIDED)

- (SUBDIVIDED)

MINIMUM LOT FRONTAGE: 50' (PRE-SUBDIVIDED)

- (SUBDIVIDED)

MINIMUM LOT DEPTH: 90' (PRE-SUBDIVIDED)

- (SUBDIVIDED)

#### SETBACK:

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

- (SUBDIVIDED)

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

- (SUBDIVIDED)

SIDE: 5' (PRE-SUBDIVIDED)

- (SUBDIVIDED)

#### OVERLAY ZONES:

CITY COASTAL  
COASTAL HEIGHT LIMIT  
SAN DIEGO UNIFIED SCHOOL DISTRICT  
OCEAN BEACH COMMUNITY PLAN  
TRANSIT PRIORITY AREA  
PARKING IMPACT OVERLAY ZONE (COASTAL IMPACT AREA)  
AIRPORT INFLUENCE AREA  
AIRPORT ENVIRONS  
AIRPORT APPROACH  
FAA HEIGHT LIMIT  
NOISE CONTOURS 65-70 dB  
COUNCIL DISTRICT 2

#### AREA:

SITE AREA: 0.1568 ACRES (6,830 SQUARE FEET)

#### USES:

CURRENT USE:  
RESIDENTIAL  
PROPOSED USE:  
RESIDENTIAL

#### RESIDENTIAL PARKING TABULATION

4 SINGLE-FAMILY RESIDENCES.....4 X 2 = 8 SPACES

TOTAL OFF-STREET PARKING SPACE REQUIREMENTS:  
RESIDENTIAL - MUNICIPAL CODE SECTION 142.0520 TABLE 142-05C

8 SPACES REQUIRED - 4 SPACES PROVIDED IN GARAGES  
4 SPACES OUTSIDE OF GARAGES

#### TITLE NOTES:

TITLE INFORMATION IS BASED ON PRELIMINARY TITLE REPORT, ORDER NUMBER DIV-6289864 DATED JUNE 26, 2020, PREPARED BY FIRST AMERICAN TITLE

NO EASEMENTS WERE DISCLOSED IN SUBJECT REPORT AFFECTING SAID PROPERTY

#### MONUMENTATION NOTES

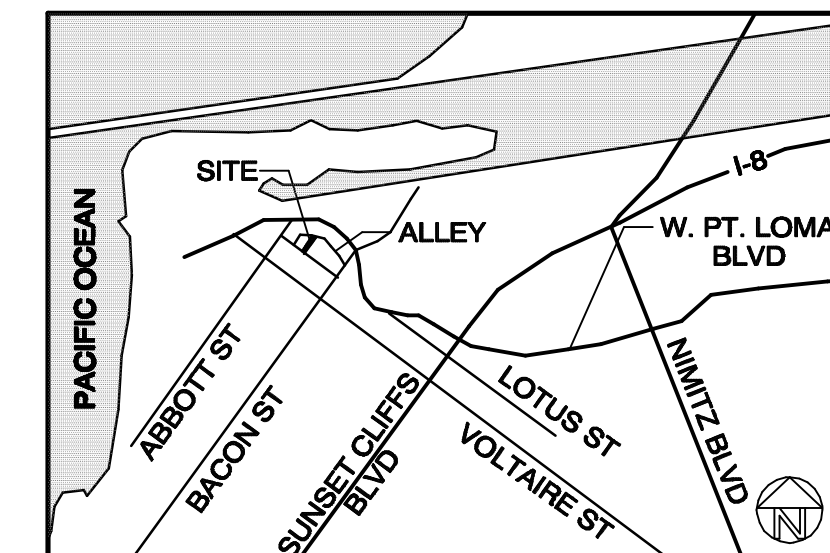
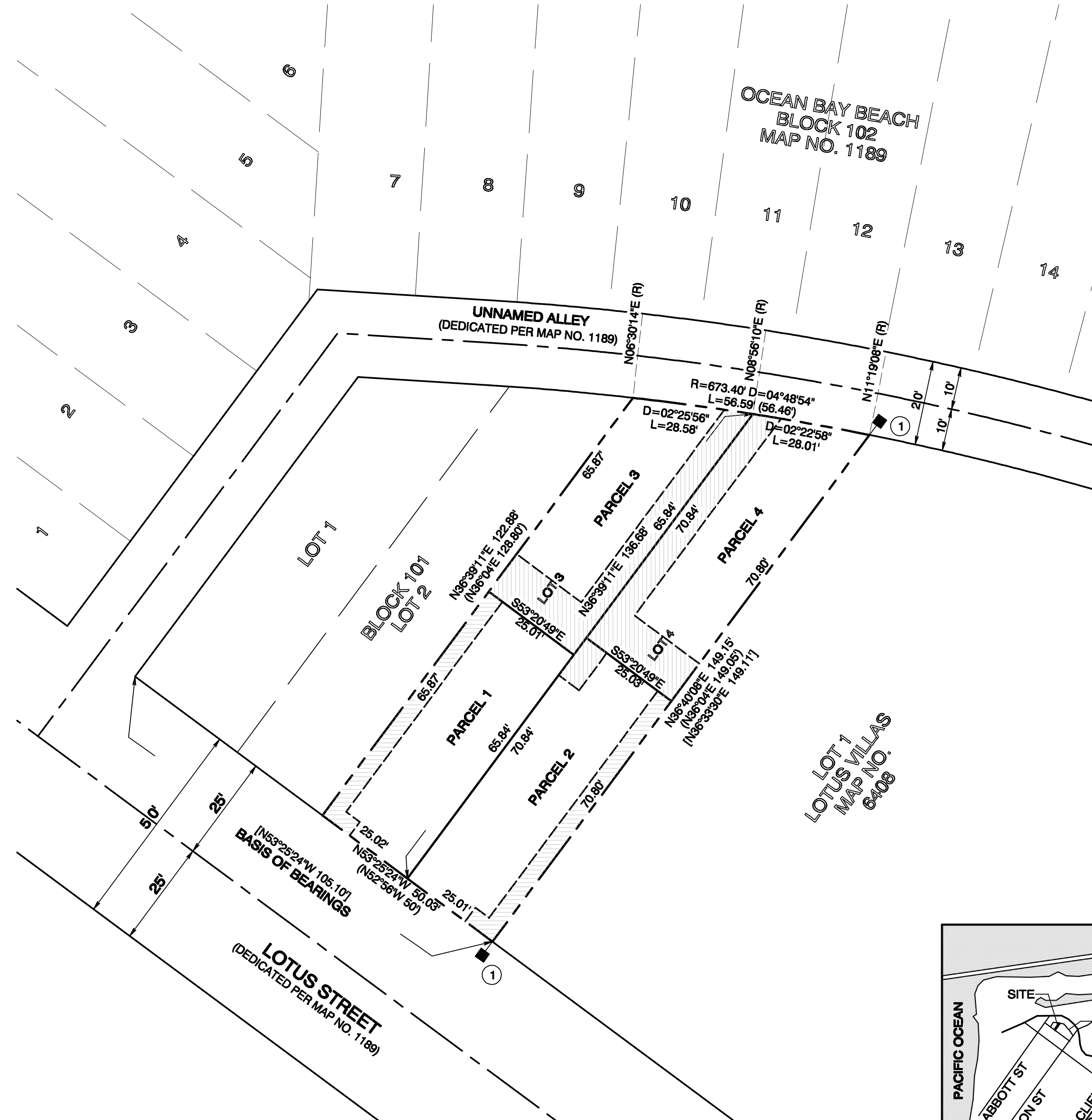
① LEAD AND DISK STAMPED "RCE 1534" ON 4.0' OFFSET PER MAP NO. 6408

( ) RECORD DATA PER MAP NO. 1189  
( ) RECORD DATA PER MAP 6408

DATA SHOWN HEREON ARE BASED ON INFORMATION FROM SURVEY BY ACCURATE LAND SURVEYING, AND MAP 6408. A COMPLETE PROCEDURE OF SURVEY WILL BE PART OF THE PARCEL MAP.

#### LEGEND

PROPERTY LINE/TM BNDRY	---
RIGHT OF WAY LINE	---
STREET CENTER LINE	---
LOT LINE	---
OFFSET LINE	---
BOUNDARY LINE	---
PROPOSED PRIVATE ACCESS EASEMENT	▨
PROPOSED 4" PRIVATE UTILITY EASEMENT	▨



VICINITY MAP  
NOT TO SCALE

## TENTATIVE MAP NO. 2447124 COASTAL DEVELOPMENT PERMIT NO. 2447122 SITE DEVELOPMENT PERMIT NO. 2447123

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE NORTHERLY LINE OF LOTUS STREET AS SHOWN ON MAP NO. 6408. I.E N 53°25'24" WEST.

#### BENCHMARK

CITY OF SAN DIEGO BENCHMARK BRASS PLUG LOCATED AT THE SOUTH CORNER ABBOTT STREET AND LOTUS STREET.  
ELEVATION: 8.299' MEAN SEA LEVEL (N.G.V.D. 1929).

#### NOTES

- THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ON THE GROUND SURVEY BY ACCURATE LAND SURVEYS. INITIAL SURVEY DATE APRIL 27, 2015.
- THE EXISTING NUMBER OF LOTS ARE 2. THE PROPOSED NUMBER OF PARCELS IN THIS SUBDIVISION ARE 4.
- THE ASSESSOR PARCEL NUMBER FOR THIS PROPERTY IS : 448-131-33-00
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 0.1608 ACRES.
- THE PROPERTY HAS DIRECT ACCESS TO LOTUS STREET AND UNNAMED ALLEY, BOTH DEDICATED AS PUBLIC STREETS.
- DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
- NAD27 COORDINATES = 214-1693. CCS83 COORDINATES = 1854-6253.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS WILL BE MARKED WITH DURABLE SURVEY MONUMENTS.
- SUFFICIENT MONUMENTATION EXISTS TO RECREATE BOUNDARY OF PROJECT AND TO PERMIT A MAP PROCEDURE OF SURVEY.
- A WAIVER OF UNDERGROUNDING OVERHEAD UTILITIES FRONTING THE SITE IS REQUESTED.
- A MUTUAL MAINTENANCE AND ACCESS AGREEMENT FOR ALL FACILITIES USED IN COMMON SHALL BE ENTERED INTO TO THE SATISFACTION OF THE CITY MANAGER AND SHALL BE RECORDED AGAINST APPLICABLE PROPERTY IN THE OFFICE OF THE COUNTY RECORDER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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

#### OWNER'S CERTIFICATE

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

JD ESAJIAN  
DESIGNATED AGENT  
CT DREAM REALTY, LLC

DATE

Prepared By:	CHRISTENSEN ENGINEERING & SURVEYING 7888 SILVERTON AVENUE, SUITE "J" SAN DIEGO, CA 92126 PHONE (858)271-9901
Project Address:	5064 LOTUS STREET SAN DIEGO, CA 92107
Project Name:	LOTUS PLACE
Sheet Title:	LOTUS PLACE
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	09-15-20 ADDRESS COMMENTS
Original Date:	JULY 6, 2020
Sheet 1 of 2 Sheets	

### TENTATIVE MAP NO. 2447124

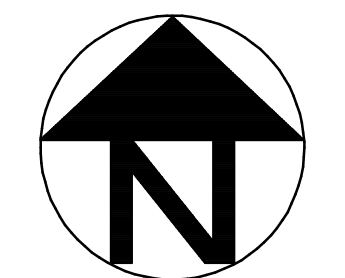
P.T.S. NO. 669302 I.O. NO. 24008658 L.C. COOR: 214-1693 CCS83 COOR: 1854-6253

#### LOT AREA TABULATION

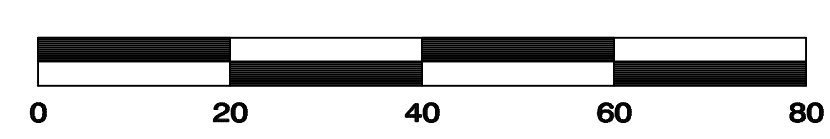
LOT	AREA	LOT TYPE
1	1647.4 SF	SFR
2	1772.3 SF	SFR
3	1801.9 SF	SFR
4	1808.2 SF	SFR

#### UTILITY TABLE

TELE (AT&T): OVERHEAD
CATV (COX): OVERHEAD
ELEC (SDG&E): OVERHEAD

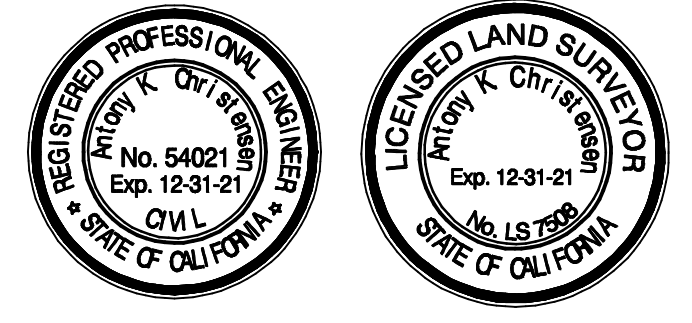


SCALE: 1" = 20'



**CE & S** CHRISTENSEN ENGINEERING & SURVEYING  
CIVIL ENGINEERS LAND SURVEYORS  
7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126  
TELEPHONE: (858) 271-9901

ANTHONY K. CHRISTENSEN, RCE 54021  
LS 7508  
DECEMBER 28, 2020  
Date



**TENTATIVE MAP NO. 2447124  
COASTAL DEVELOPMENT PERMIT NO. 2447122  
SITE DEVELOPMENT PERMIT NO. 2447123**

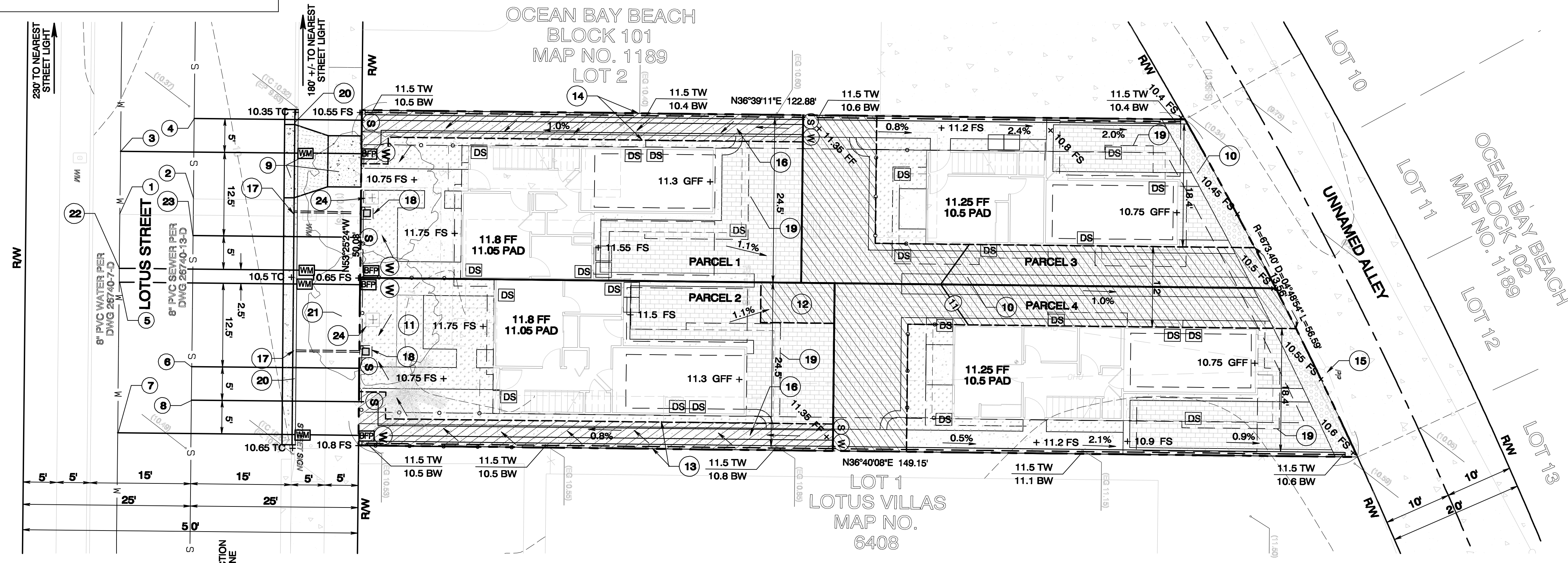
**LEGEND**

PROPERTY LINE/TM BNDRY	---
EXISTING CONTOUR	---
EXISTING ELECTRICAL LINE	—E—E—
EXISTING GAS LINE	—G—G—
EXISTING SEWER LINE	—S—S—
EXISTING TELEPHONE LINE	—T—T—
EXISTING WATER LINE	—W—W—
PROPOSED 4" PVC SEWER LATERAL (PUBLIC)	(S)
PROPOSED 1" WATER SERVICE (PUBLIC)	(W)
PROPOSED CATCH BASIN (PRIVATE)	□
PROPOSED SIDEWALK UNDERDRAIN (PRIVATE)	====
PROPOSED SIDEWALK (PUBLIC) WALKWAY (PRIVATE)	▭
PROPOSED PUBLIC CURB/GUTTER (PUBLIC) PER SDG-151	▬
PRIVATE RETAINING WALL	▬
PROPOSED LANDSCAPE AREA	▨
PROPOSED DRIVEABLE GRASS AREA	▩
PROPOSED STAMPED CONCRETE	▧
PROPOSED PRIVATE ACCESS EASEMENT (SEE ITEM 12)	▨
PROPOSED PRIVATE UTILITY EASEMENT (SEE ITEMS 13 & 14)	▩
DOWNSPOUT LOCATION	DS
WATER METER BOX \ BACKFLOW PREVENTER	WM BFP

**CONSTRUCTION NOTES**

- 1 EX 1" WATER SERVICE TO BE KILLED AT MAIN
- 2 EX 4" SEWER LATERAL TO BE ABANDONED AT P/L
- 3 PROPOSED 1" WATER SERVICE PER CURRENT CITY STD (PARCEL 3)
- 4 PROPOSED 4" SEWER LATERAL PER CURRENT CITY STD (PARCEL 3)
- 5 PROPOSED 1" WATER SERVICE PER CURRENT CITY STD (PARCEL 2)
- 6 PROPOSED 4" SEWER LATERAL PER CURRENT CITY STD (PARCEL 2)
- 7 PROPOSED 1" WATER SERVICE PER CURRENT CITY STD (PARCEL 4)
- 8 PROPOSED 4" SEWER LATERAL PER CURRENT CITY STD (PARCEL 4)
- 9 REMOVE EX DRIVEWAY AND REPLACE WITH CURB, GUTTER AND SIDEWALK PER CURRENT CITY STANDARDS
- 10 PROPOSED DRIVEABLE GRASS AREA (SEE LANDSCAPE PLAN) (TYPICAL)
- 11 PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLAN) (TYPICAL)
- 12 PROPOSED PAVEMENT (SEE LANDSCAPE PLAN) (TYPICAL)
- 13 PROPOSED 4" PRIVATE UTILITY EASEMENT OVER PARCEL 2 IN FAVOR OF PARCEL 4
- 14 PROPOSED 4" PRIVATE UTILITY EASEMENT OVER PARCEL 1 IN FAVOR OF PARCEL 3
- 15 EXISTING UTILITY POLE TO BE REMOVED/RELOCATED
- 16 PROPOSED CONCRETE WALKWAY (SEE LANDSCAPE PLAN) (TYPICAL)
- 17 PROPOSED SIDEWALK UNDERDRAIN PER CURRENT CITY STANDARD Q100 = 0.05 CFS, V100 = 2.5 FPS
- 18 PROPOSED 1212 CATCH BASIN (TYPICAL)
- 19 LIMIT OF ROOF/DECK (TYPICAL)
- 20 REMOVE EX CURB AND REPLACE WITH CURB AND GUTTER PER CURRENT CITY STANDARDS (TYPICAL)
- 21 ANY DAMAGED SIDEWALK TO BE REPLACED WITH SIDEWALK PER CURRENT CITY STANDARDS (TYPICAL)
- 22 PROPOSED 1" WATER SERVICE PER CURRENT CITY STD (PARCEL 1)
- 23 PROPOSED 4" SEWER LATERAL PER CURRENT CITY STD (PARCEL 1)
- 24 PROPOSED STREET TREE. SEE LANDSCAPE PLAN.

**NOTES:**  
ALL PROPOSED ONSITE UTILITIES SHALL BE UNDERGROUND.  
RESIDENCES SHOWN HEREON INCLUDE ATTACHED 1 CAR GARAGES.  
RUNOFF FROM IMPERVIOUS AREAS TO FLOW OVER LANDSCAPING DISCHARGING FROM SITE.  
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS THE OWNER/PERMITEE 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.  
WATER METERS AND BACKFLOW PREVENTERS SHALL BE 1" FOR EACH PARCEL.



*Anthony K. Christensen*  
ANTHONY K. CHRISTENSEN, RCE 54021  
LS 7508  
Date: DECEMBER 28, 2020

**REGISTERED PROFESSIONAL ENGINEER**  
ANTHONY K. CHRISTENSEN  
No. 54021  
Exp. 12-31-21  
CIVIL  
STATE OF CALIFORNIA

**LICENSED LAND SURVEYOR**  
ANTHONY K. CHRISTENSEN  
No. 18758  
Exp. 12-31-21  
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Prepared By:  
CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVENUE, SUITE "J"  
SAN DIEGO, CA 92126  
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Project Address:  
5064 LOTUS STREET  
SAN DIEGO, CA 92107

Project Name:  
LOTUS PLACE

Revision 5:  
Revision 4:  
Revision 3: 12-28-20 ADDRESS PUD COMMENTS  
Revision 2: 12-02-20 ADDRESS PUD COMMENTS  
Revision 1: 09-15-20 ADDRESS COMMENTS

Original Date: JULY 6, 2020

**GRADING DATA**

AREA OF SITE - 0.1568 AC (6,830 SF)  
AREA OF SITE TO BE GRADED - 0.1568 AC  
PERCENT OF SITE TO BE GRADED 100%  
AREA OF SITE WITH SLOPES GREATER THEN 25% - 0.0  
PERCENT OF SITE WITH SLOPES GREATER THEN 25% - 0%

NO ENVIRONMENTALLY SENSITIVE LANDS EXIST ONSITE

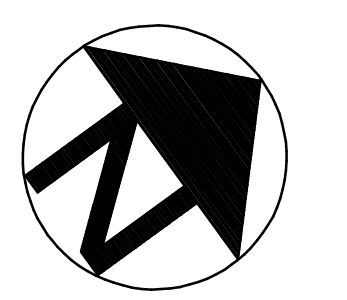
AMOUNT OF CUT - 20 C.Y.  
AMOUNT OF FILL - 40 C.Y.  
AMOUNT OF IMPORT - 20 C.Y.  
MAXIMUM HEIGHT OF FILL SLOPE - N/A  
MAXIMUM HEIGHT OF FILL - 1'  
MAXIMUM DEPTH OF CUT SLOPE - N/A  
MAXIMUM DEPTH OF CUT - 1'

EARTHWORK IS APPROXIMATE AND IS TO PAD GRADE

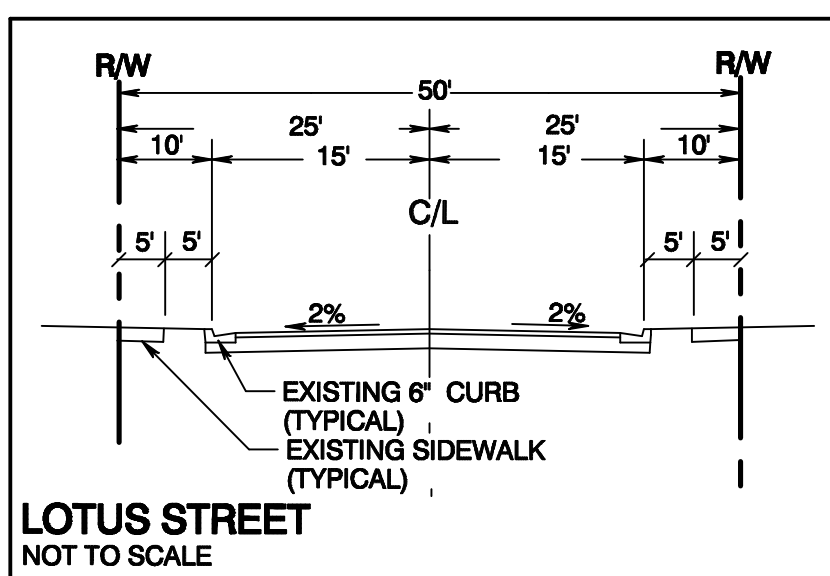
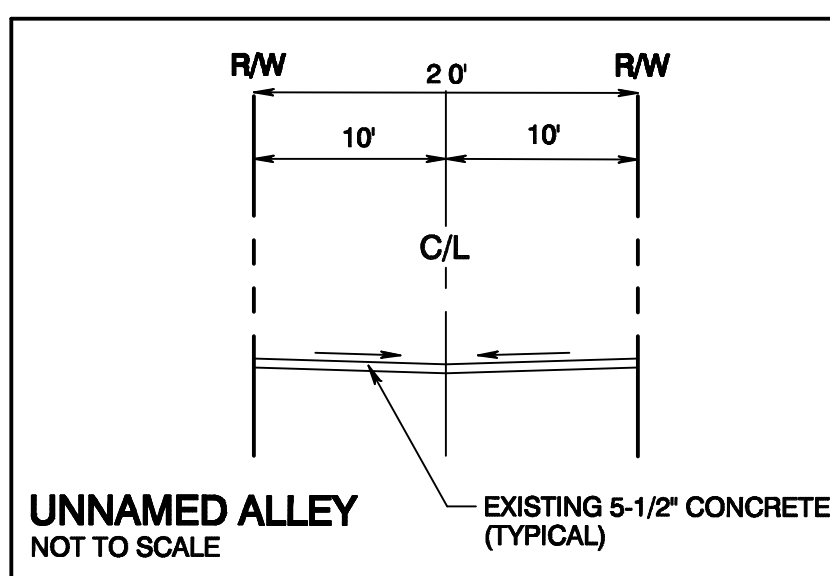
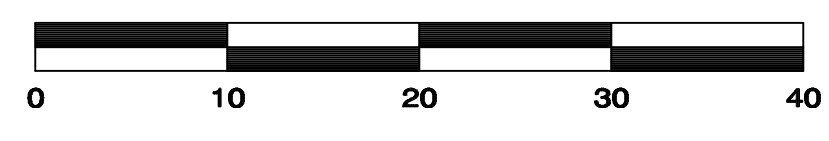
RETAINING WALL: 1.2 FEET MAX. HT. 260 FEET TOTAL LENGTH

EXISTING IMPERVIOUS AREA: 2,271 SF (33.3%)  
PROPOSED CREATED/REPLACED IMPERVIOUS AREA: 5,632 SF (82.5%)

**PRELIMINARY GRADING PLAN**

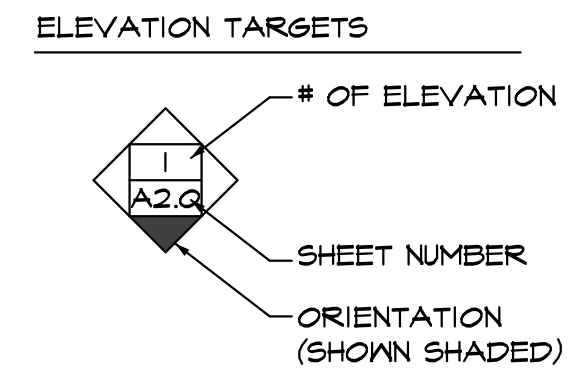


SCALE: 1" = 10'



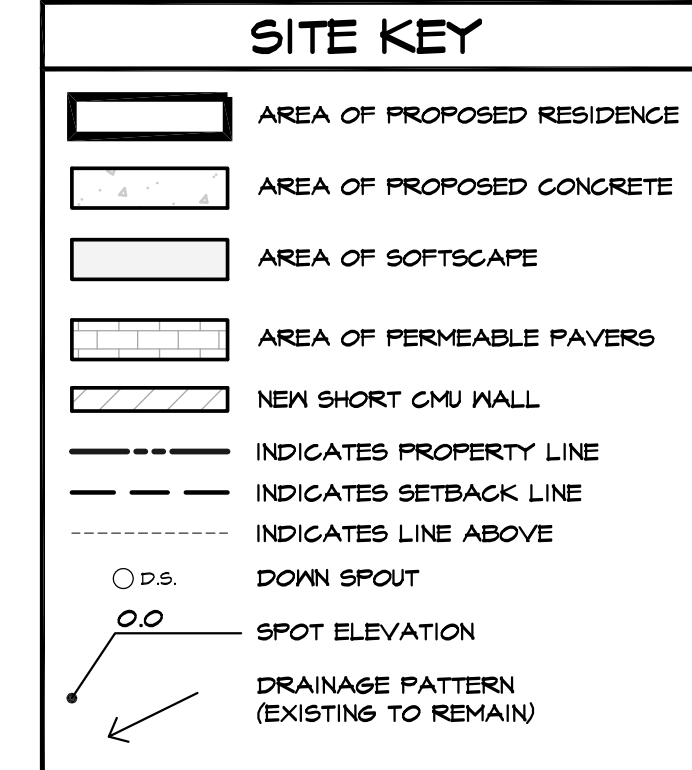
PROPRIETARY DESIGN. THE DRAWINGS, DESIGNS, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE AND ARE DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONSTRUCT, OR MANUFACTURE DRAWINGS, PERMITS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COPYRIGHT LAW. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE 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.

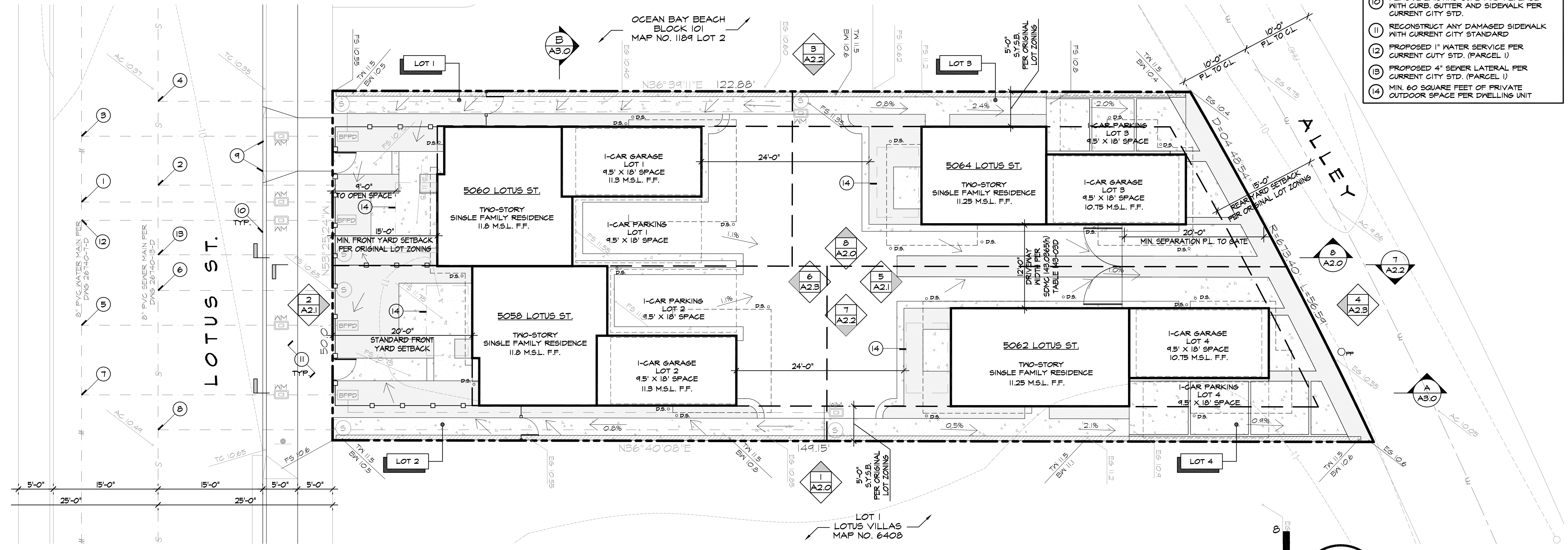


**SITE NOTES:**  
 PROVIDE BUILDING ADDRESS NUMBERS FOR ALL NEW AND EXISTING STRUCTURES VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UFG 901.4.4). MIN. SIZE OF NUMBERS SHALL BE 12".  
 METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDG&E.  
 THIS PROJECT DRAINS ROOF DRAINS TO LANDSCAPED AREAS OR BRICK AND LANDSCAPED AREA ADJACENT TO THE HOUSING UNIT. ALL RUNOFF WILL BE DISCHARGED TO PAVED SURFACES IN THE PUBLIC RIGHT-OF-WAY.  
 SEE SHEET C-2 FOR MORE DETAILED GRADING INFORMATION.

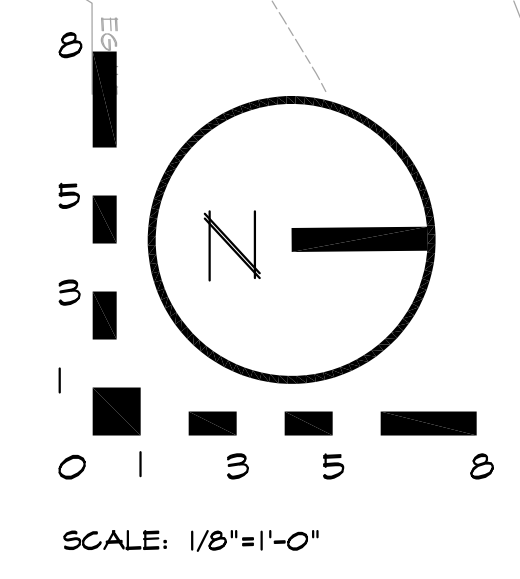
SEE CIVIL (C) AND LANDSCAPE (L) SHEETS FOR ADDITIONAL SITE INFORMATION



- SITE NOTES:**
- EXISTING 1" WATER SERVICE TO BE KILLED AT MAIN
  - EXISTING 4" SEWER LATERAL TO BE ABANDONED AT PROPERTY LINE
  - PROPOSED 1" WATER SERVICE PER CURRENT CITY STD. (PARCEL 3)
  - PROPOSED 4" SEWER LATERAL PER CURRENT CITY STD. (PARCEL 3)
  - PROPOSED 1" WATER SERVICE PER CURRENT CITY STD. (PARCEL 2)
  - PROPOSED 4" SEWER LATERAL PER CURRENT CITY STD. (PARCEL 2)
  - PROPOSED 1" WATER SERVICE PER CURRENT CITY STD. (PARCEL 4)
  - PROPOSED 4" SEWER LATERAL PER CURRENT CITY STD. (PARCEL 4)
  - REMOVE EXISTING DRIVEWAY AND REPLACE WITH CURB, GUTTER AND SIDEWALK PER CURRENT CITY STD.
  - REMOVE EXISTING CURB AND REPLACE WITH CURB, GUTTER AND SIDEWALK PER CURRENT CITY STD.
  - RECONSTRUCT ANY DAMAGED SIDEWALK WITH CURRENT CITY STANDARD
  - PROPOSED 1" WATER SERVICE PER CURRENT CITY STD. (PARCEL 1)
  - PROPOSED 4" SEWER LATERAL PER CURRENT CITY STD. (PARCEL 1)
  - MIN. 60 SQUARE FEET OF PRIVATE OUTDOOR SPACE PER DWELLING UNIT



**SITE PLAN**  
SCALE: 1/8"=1'-0"



**Prepared By:**  
 Brian Britton  
 Golba Architecture  
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 San Diego, CA 92109  
 office: (619) 231-9905  
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**Project Name:**  
 LOTUS STREET HOMES

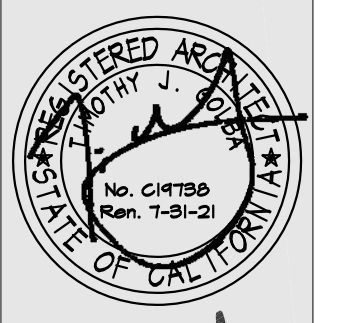
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 Revision 9:  
 Revision 8:  
 Revision 7:  
 Revision 6:  
 Revision 5:  
 Revision 4:  
 Revision 3:  
 Revision 2: 02-03-21  
 Revision 1: 12-28-20

**Original Date:** 07-09-20  
**Sheet 6 of 16**

Sheet Title:  
**SITE PLAN**  
 PTS-669302

**GOLBA ARCHITECTURE inc**  
 Architecture ■ Space Planning ■ Interior Design  
 1940 Garnet Ave., #100 San Diego California 92109  
 Phone: (619) 231-9905 Fax: (858) 750-3471

**LOTUS STREET HOMES**  
 5064 LOTUS STREET  
 SAN DIEGO, CA

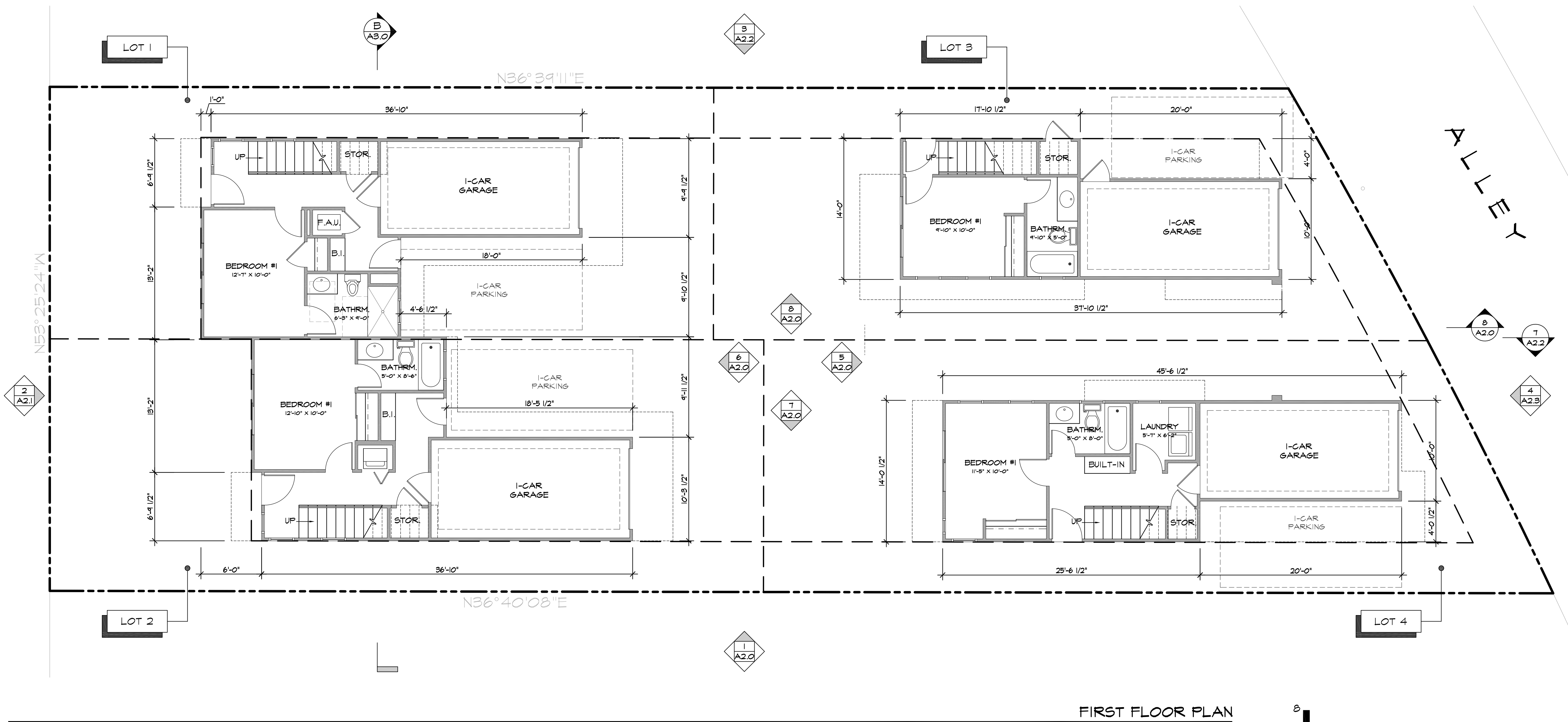


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LOTUS ST.

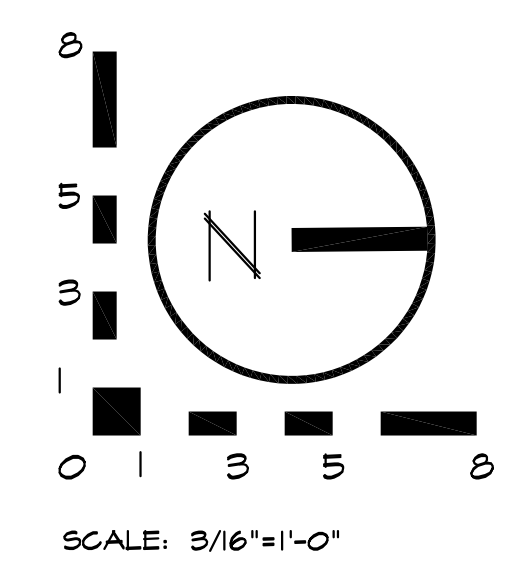
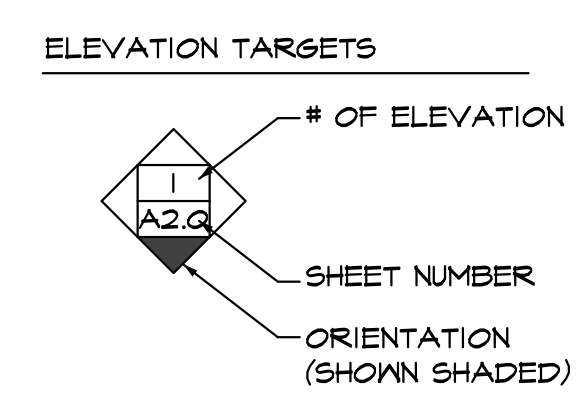


FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 dB CNEL FOR ALL HABITABLE ROOMS

WALL LEGEND	
	2X4 STUD WALL
	2X6 STUD WALL
	LON WALL
	INDICATES LINE ABOVE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	TEMPERED GLASS WINDOW/DOOR
	EXHAUST FAN TO PROVIDE A MIN. OF 5 AIR CHANGES/HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 3 FT. FROM ANY EXTERIOR OPENING. SEE T11 FOR VENTILATION NOTES.
	D.S. DOWN SPOUT



Prepared By:  
 Brian Britton  
 Golba Architecture  
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 fax: (858) 750-3471

Project Address:  
 5064 LOTUS ST.  
 SAN DIEGO, CA 92107

Project Name:  
 LOTUS STREET HOMES

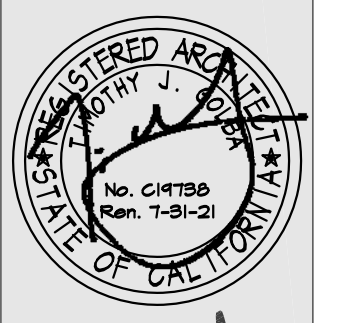
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**FIRST FLOOR PLANS**  
 PTS-669302

- Revision 10:
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 Sheet 7 of 16

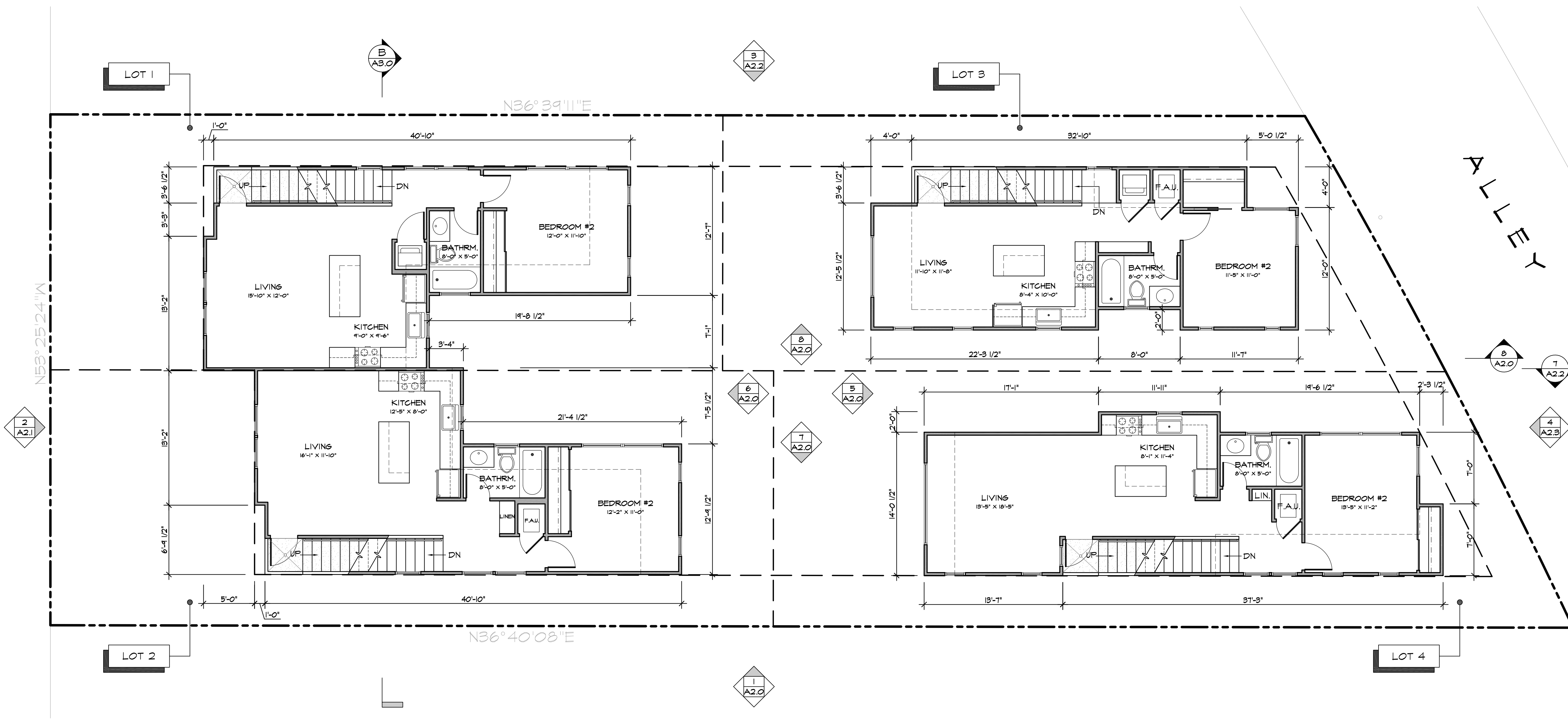
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 1940 Garnet Ave. #100 San Diego California 92109  
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**LOTUS STREET HOMES**  
 5064 LOTUS STREET  
 SAN DIEGO, CA





LOTUS ST.

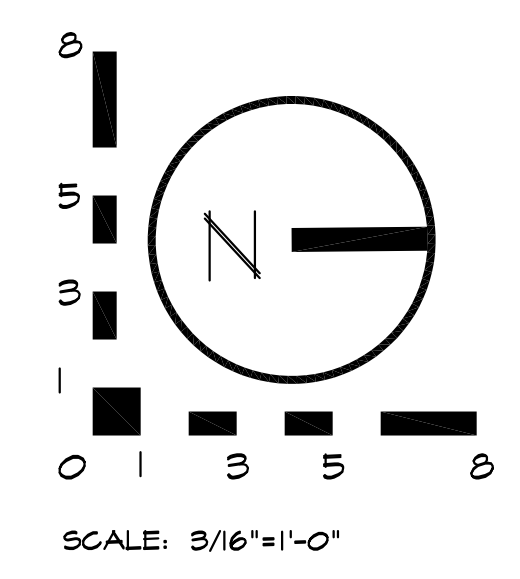
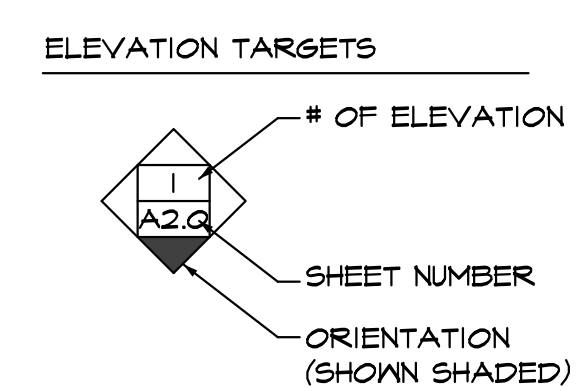


SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 dB CNEL FOR ALL HABITABLE ROOMS

WALL LEGEND	
	2X4 STUD WALL
	2X6 STUD WALL
	LON WALL
	INDICATES LINE ABOVE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	TEMPERED GLASS WINDOW/DOOR
	EXHAUST FAN TO PROVIDE A MIN. OF 5 AIR CHANGES/HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 3 FT. FROM ANY EXTERIOR OPENING. SEE T11 FOR VENTILATION NOTES.
	DOWN SPOUT



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 5064 LOTUS ST.  
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Project Name:  
 LOTUS STREET HOMES

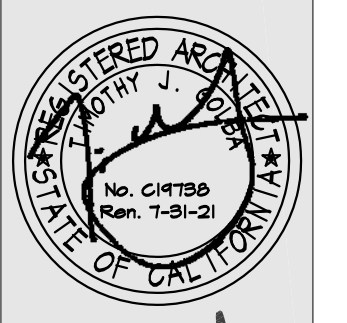
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 Revision 2: X  
 Revision 1: 12-28-20

Original Date: 07-09-20  
 Sheet 8 of 16

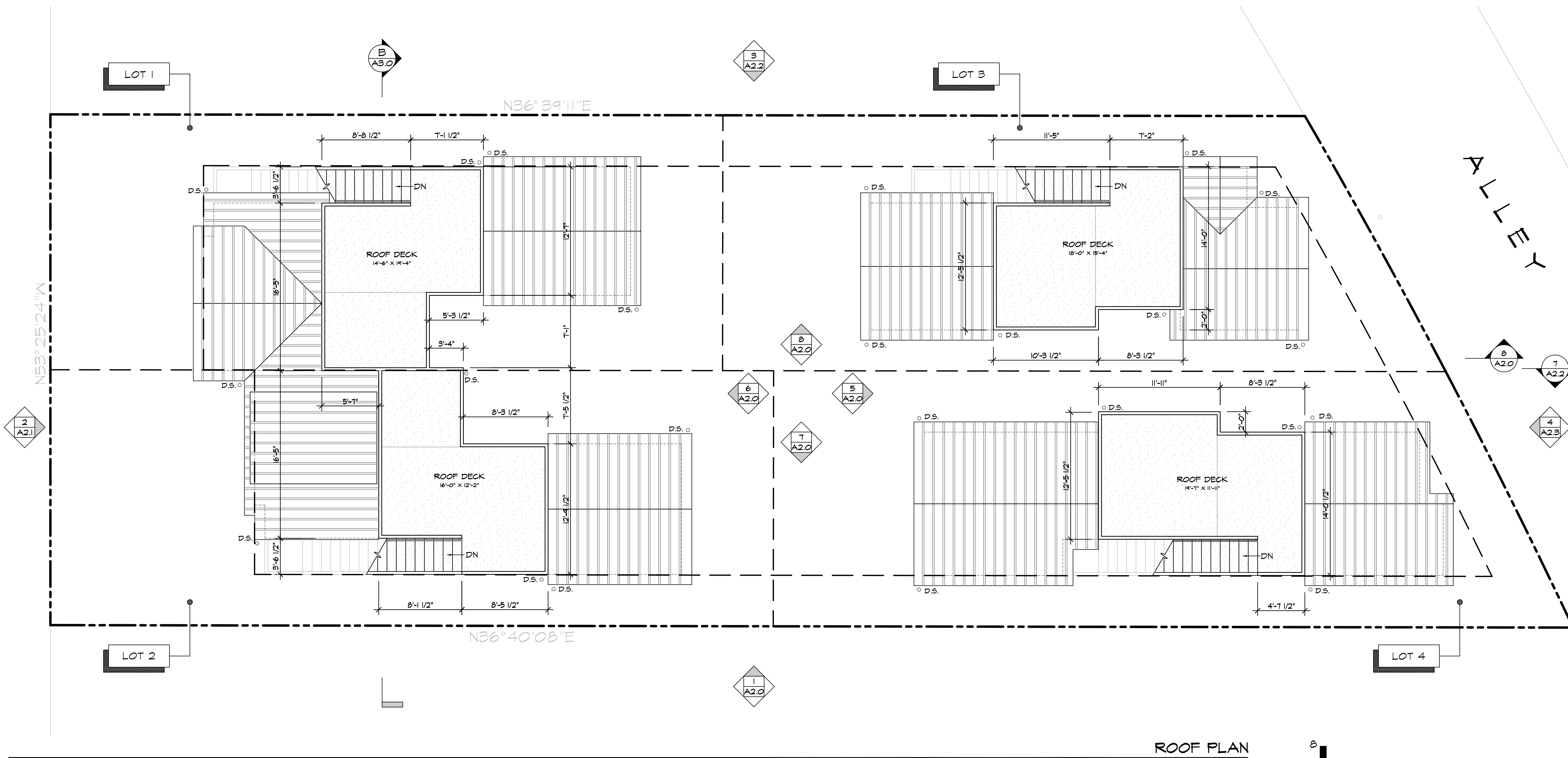
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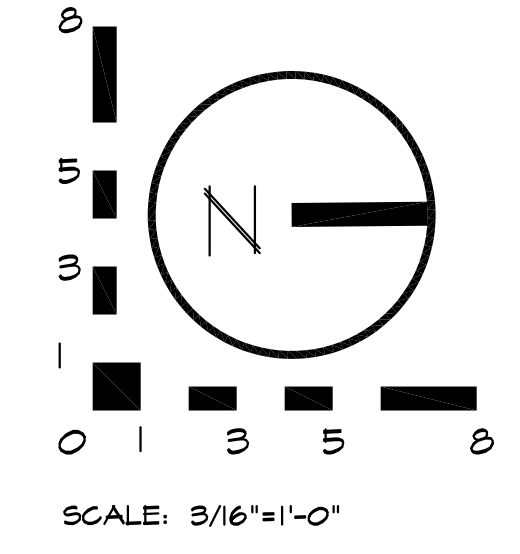
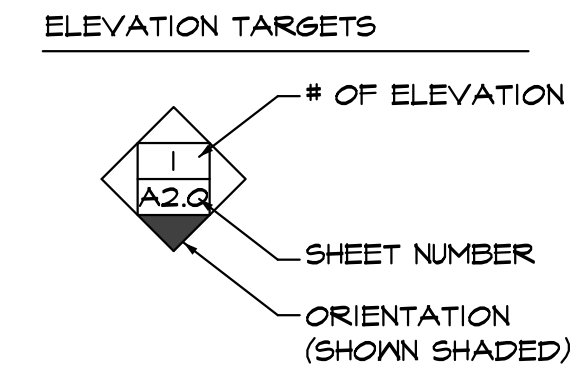
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LOTUS ST.



**ROOF PLAN**  
SCALE: 3/16"=1'-0"

WALL LEGEND	
	2x4 STUD WALL
	2x6 STUD WALL
	LON WALL
	INDICATES LINE ABOVE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	TEMPERED GLASS WINDOW/DOOR
	EXHAUST FAN TO PROVIDE A MIN. OF 5 AIR CHANGES/HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 3 FT. FROM ANY EXTERIOR OPENING. SEE TJI FOR VENTILATION NOTES.
	DOWN SPOUT



**Prepared By:**  
Brian Britton  
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office: (619) 231-9905  
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**Project Address:**  
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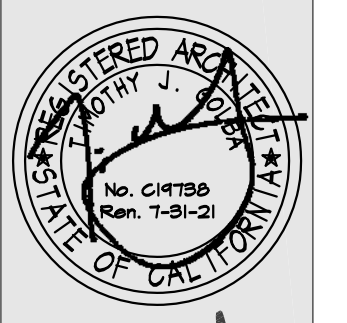
**Project Name:**  
LOTUS STREET HOMES

**Sheet Title:**  
**ROOF PLANS**  
PTS-669302

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Sheet 9 of 16

**GOLBA ARCHITECTURE** inc  
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**LOTUS STREET HOMES**  
5064 LOTUS STREET  
SAN DIEGO, CA



**A 1.2**

DATE: 07-09-20 REV. DATE: △

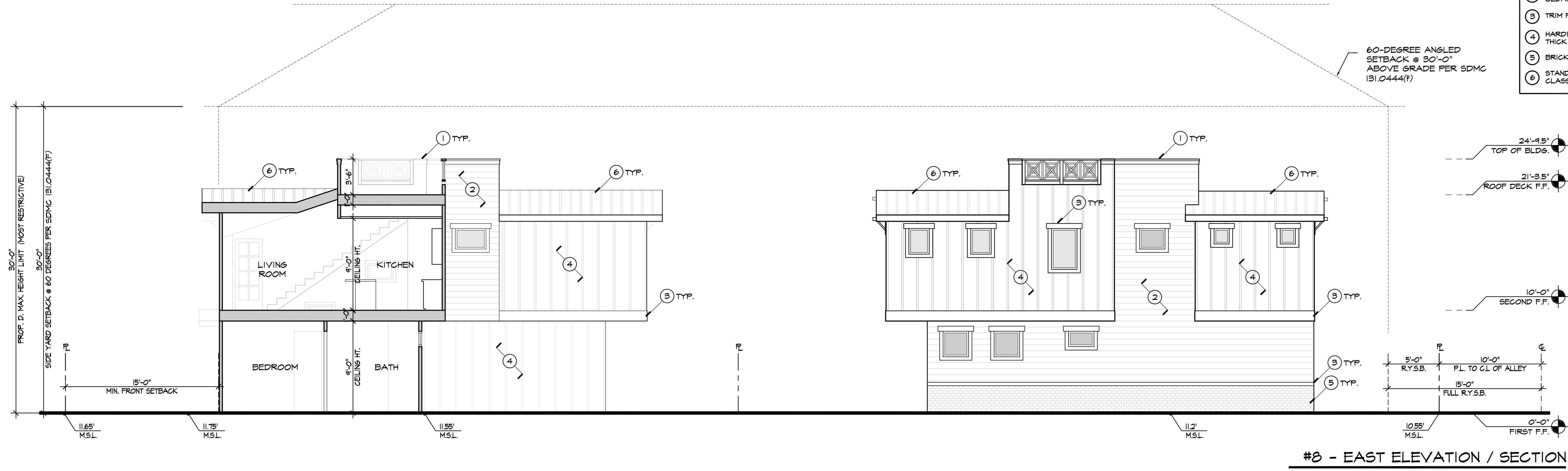
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**ELEVATION LEGEND:**

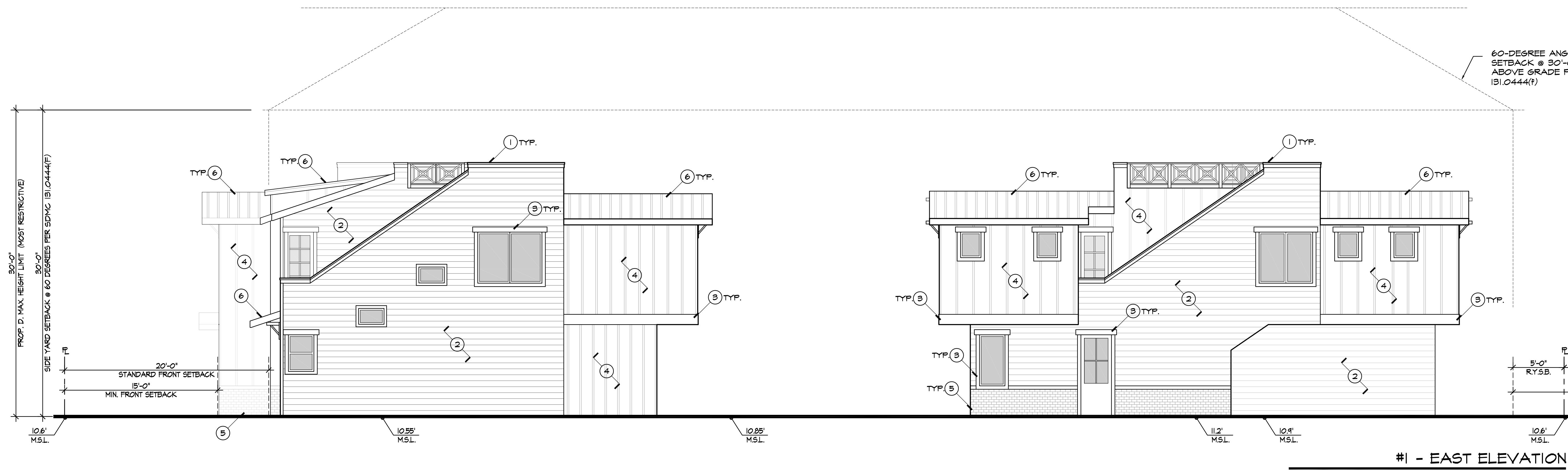
■ GLASS WINDOW

**KEY NOTES:**

- ① DECK RAILING AT 42" ABOVE FINISHED FLOOR
- ② 1 1/4" (6" EXPOSURE) LAP SIDING, RUSTIC CEDAR FINISH.
- ③ TRIM FINISH, TYP.
- ④ HARD/PANEL VERTICAL SIDING WITH 3/4" THICK HARD/TRIM BATTEN STRIPS
- ⑤ BRICK VENEER FINISH
- ⑥ STANDING SEAM METAL ROOF PANELS, CLASS 'A' FIRE RATED ASSEMBLY, TYP.



**#2 - EAST ELEVATION / SECTION**



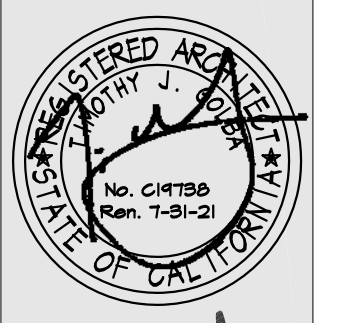
**#1 - EAST ELEVATION**

**EAST - BUILDING ELEVATIONS**

SCALE: 3/16"=1'-0"

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**LOTUS STREET HOMES**  
 5064 LOTUS STREET  
 SAN DIEGO, CA



**golba inc**

**A 2.0**

REV. DATE: DATE: 07-09-20

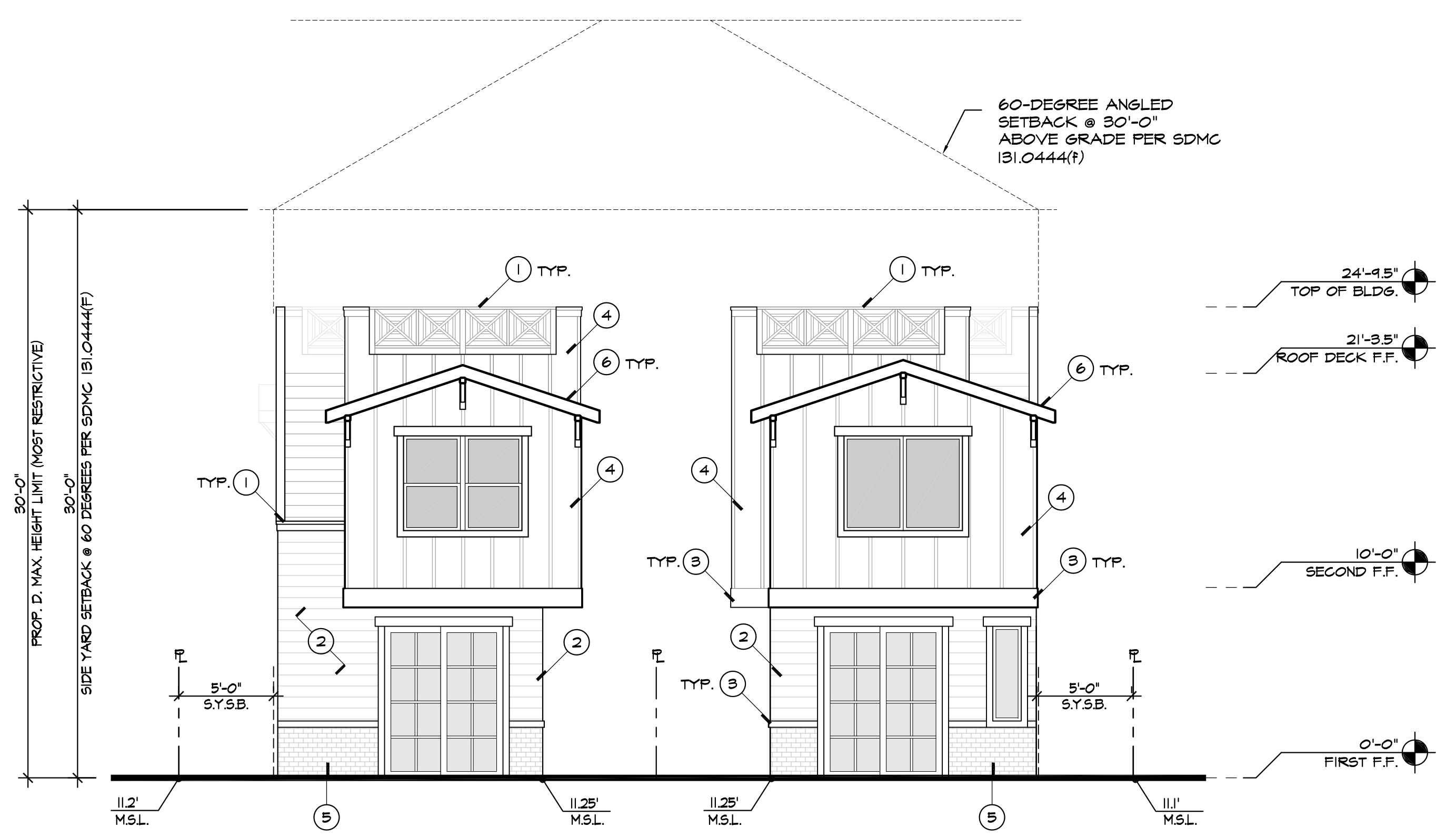
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**ELEVATION LEGEND:**

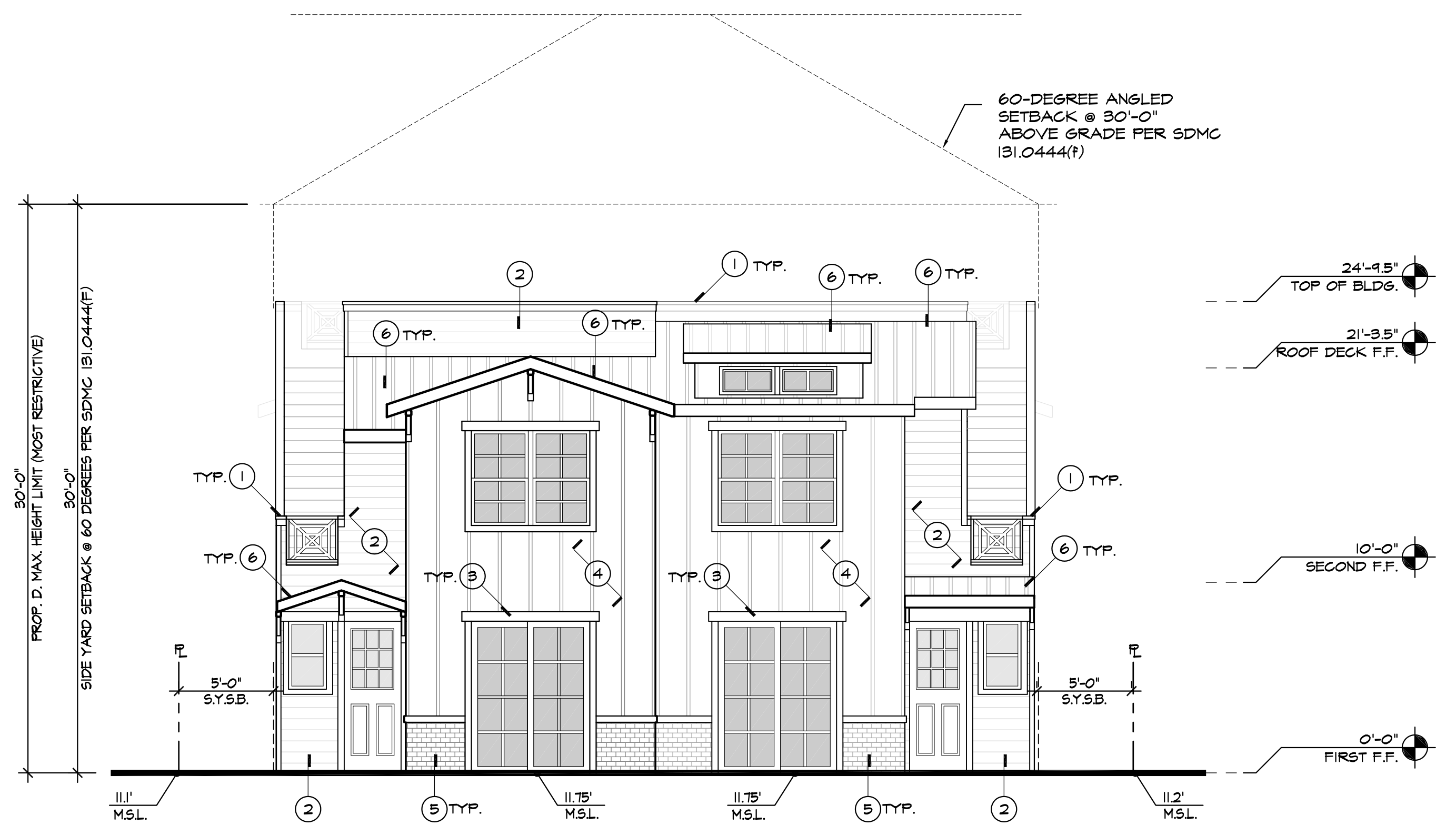
- GLASS WINDOW

**KEY NOTES:**

- ① DECK RAILING AT 42" ABOVE FINISHED FLOOR
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- ⑤ BRICK VENEER FINISH
- ⑥ STANDING SEAM METAL ROOF PANELS, CLASS 'A' FIRE RATED ASSEMBLY, TYP.



**#5 - SOUTH ELEVATION (REAR LOTS)**



**#2 - SOUTH ELEVATION (FRONT LOTS)**

**SOUTH - BUILDING ELEVATIONS**  
SCALE: 3/16"=1'-0"

**Prepared By:**  
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**Project Address:**  
5064 LOTUS ST.  
SAN DIEGO, CA 92107

**Project Name:**  
LOTUS STREET HOMES

- Revision 10:
- Revision 9:
- Revision 8:
- Revision 7:
- Revision 6:
- Revision 5:
- Revision 4:
- Revision 3:
- Revision 2: X
- Revision 1: 12-28-20

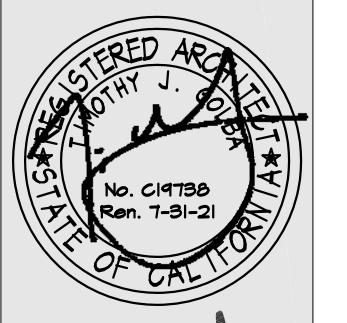
Original Date: 07-09-20  
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Sheet Title:

**BUILDING ELEVATIONS**  
PTS-669302

**GOLBA ARCHITECTURE inc**  
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**LOTUS STREET HOMES**  
5064 LOTUS STREET  
SAN DIEGO, CA



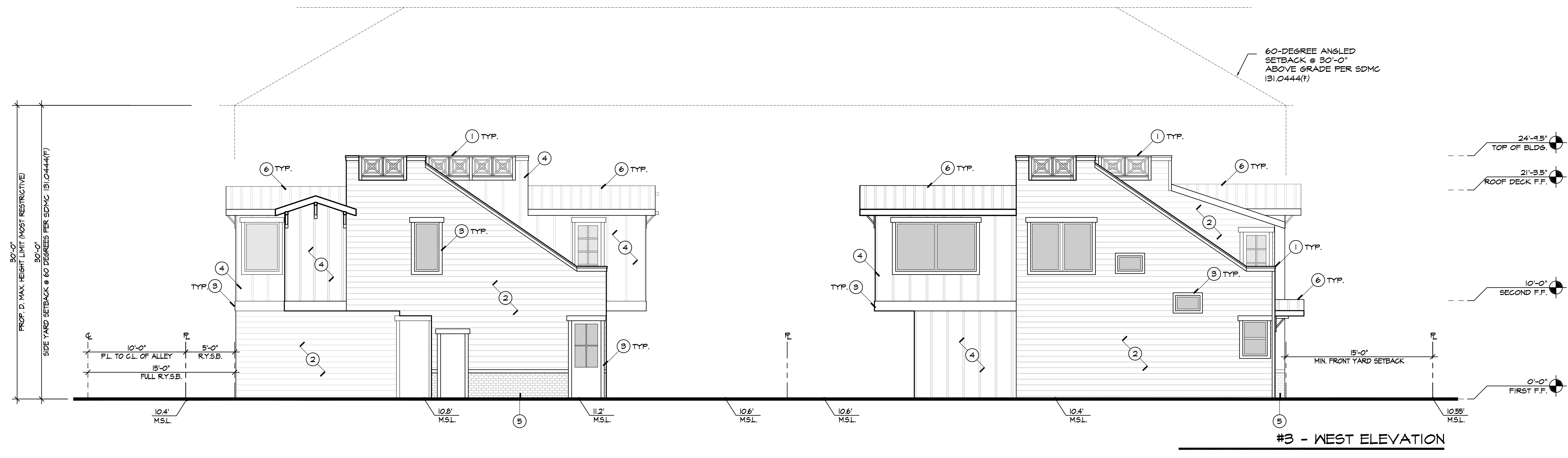
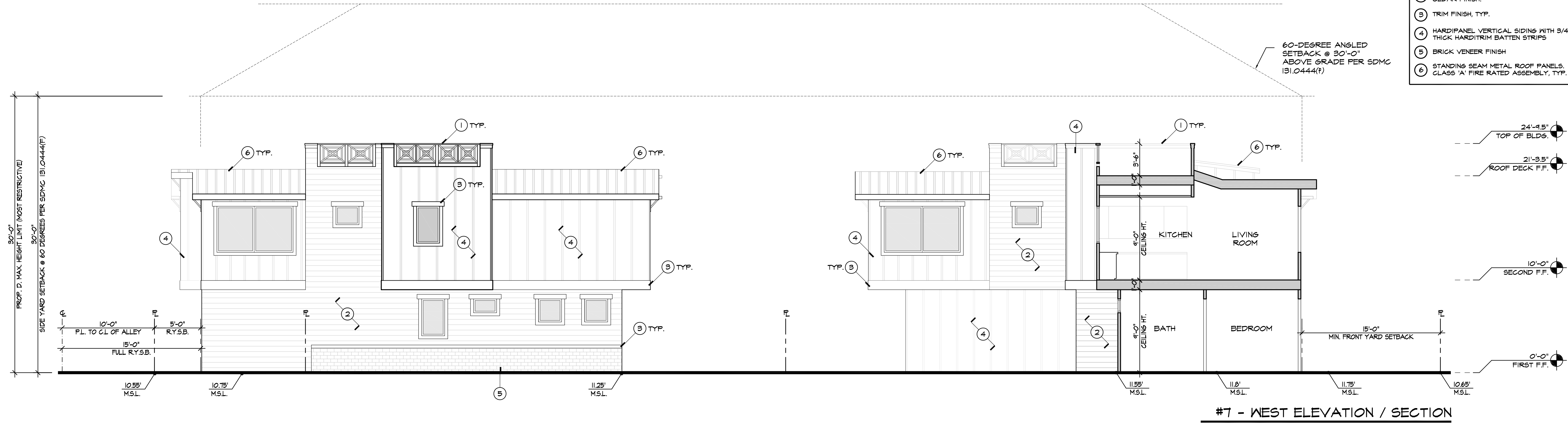
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ELEVATION LEGEND:	
	GLASS WINDOW

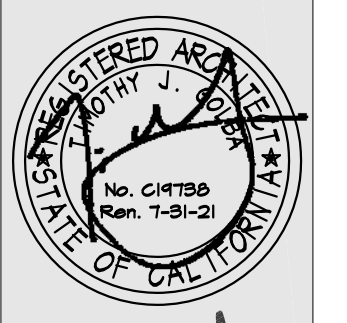
- KEY NOTES:**
- DECK RAILING AT 42" ABOVE FINISHED FLOOR
  - 1 1/4" (6" EXPOSURE) LAP SIDING, RUSTIC CEDAR FINISH.
  - TRIM FINISH, TYP.
  - HARD/PANEL VERTICAL SIDING WITH 3/4" THICK HARD/TRIM BATTEN STRIPS
  - BRICK VENEER FINISH
  - STANDING SEAM METAL ROOF PANELS, CLASS 'A' FIRE RATED ASSEMBLY, TYP.



**WEST - BUILDING ELEVATIONS**  
SCALE: 3/16"=1'-0"

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Phone: (619) 231-9905 Fax: (858) 750-3471

**LOTUS STREET HOMES**  
5064 LOTUS STREET  
SAN DIEGO, CA



**GOLBA ARCHITECTURE inc**

DATE: 07-09-20 REV. DATE:

**A 2.2**

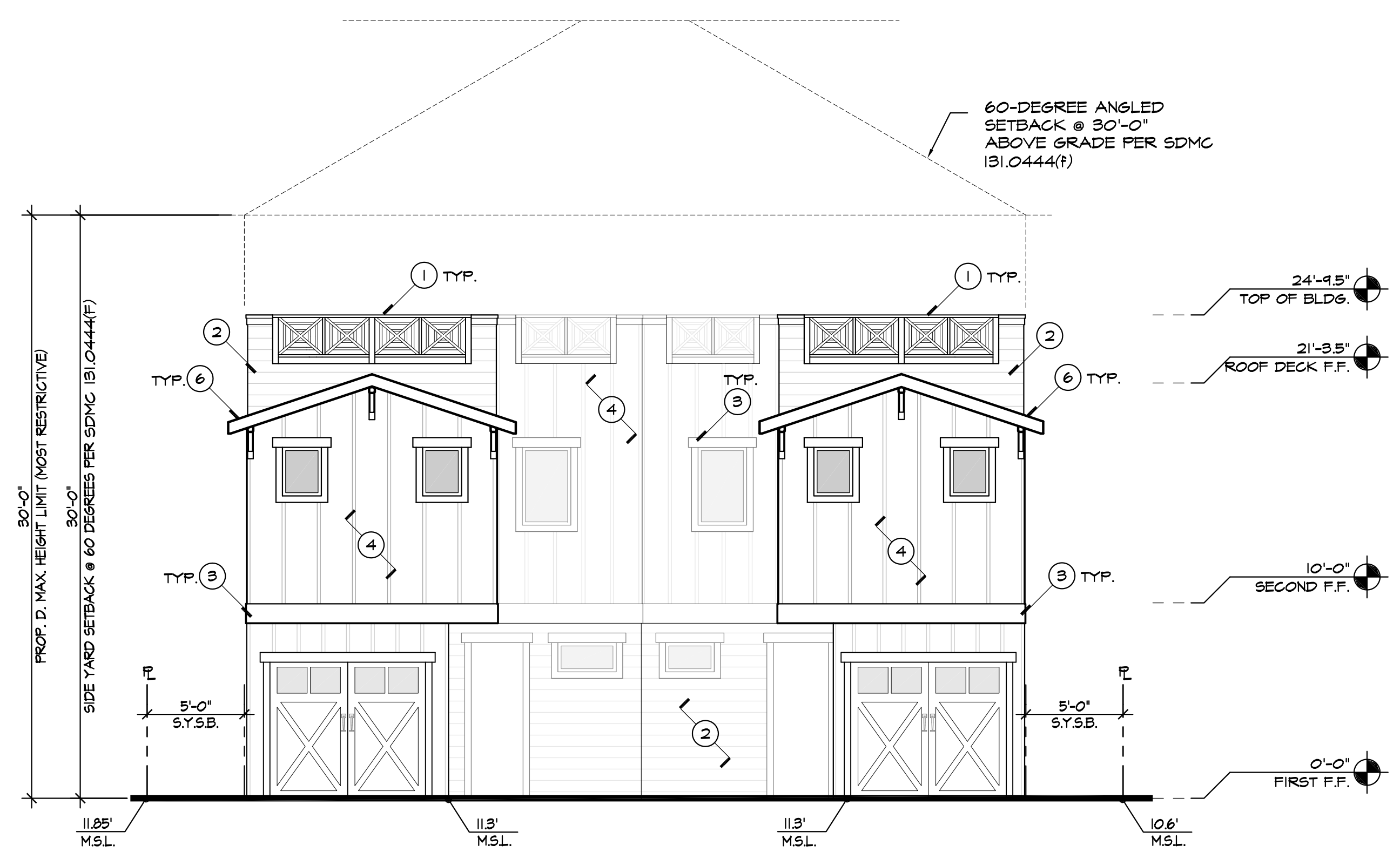
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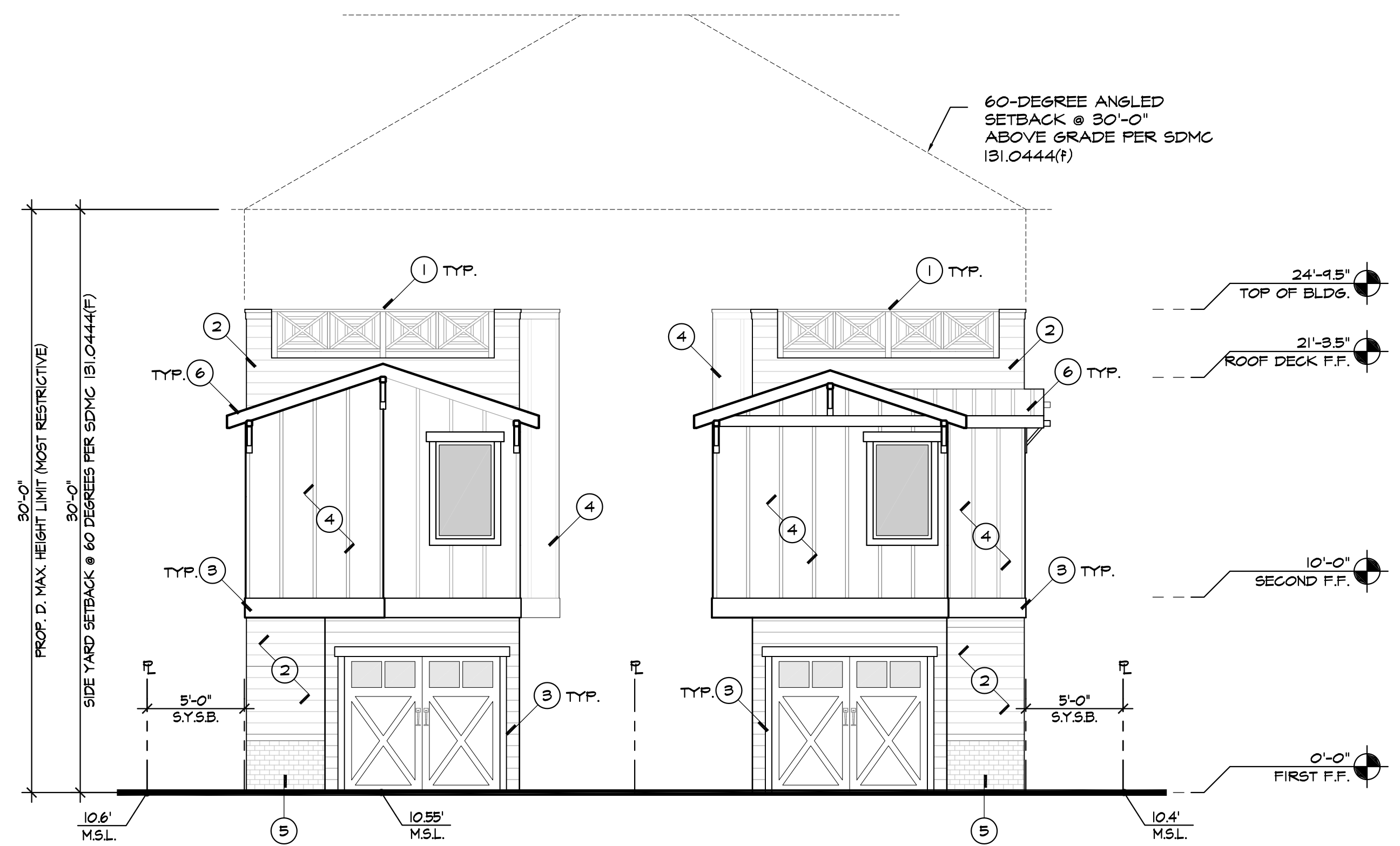
■ GLASS WINDOW

**KEY NOTES:**

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- ② 1 1/4" (6" EXPOSURE) LAP SIDING, RUSTIC CEDAR FINISH.
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- ⑤ BRICK VENEER FINISH
- ⑥ STANDING SEAM METAL ROOF PANELS, CLASS 'A' FIRE RATED ASSEMBLY, TYP.



**#6 - NORTH ELEVATION (FRONT LOTS)**



**#4 - NORTH ELEVATION (REAR LOTS)**

**NORTH - BUILDING ELEVATIONS**

SCALE: 3/16"=1'-0"

**Prepared By:**  
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**Project Address:**  
 5064 LOTUS ST.  
 SAN DIEGO, CA 92107

**Project Name:**  
 LOTUS STREET HOMES

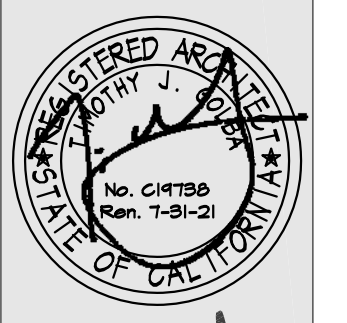
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**BUILDING ELEVATIONS**  
 PTS-669302

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 SAN DIEGO, CA

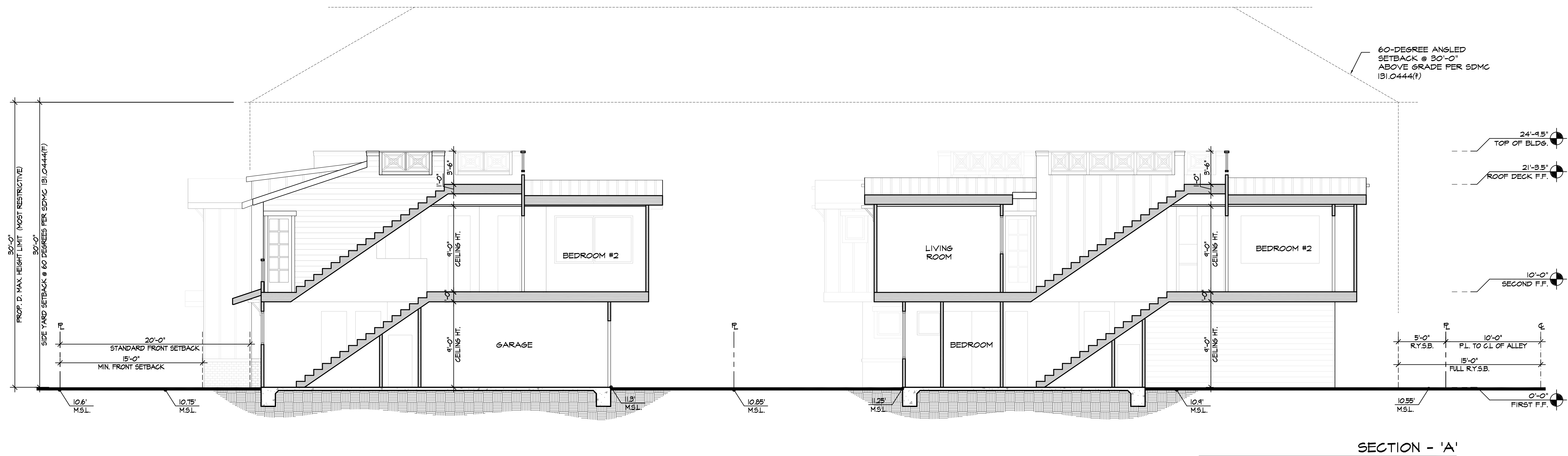


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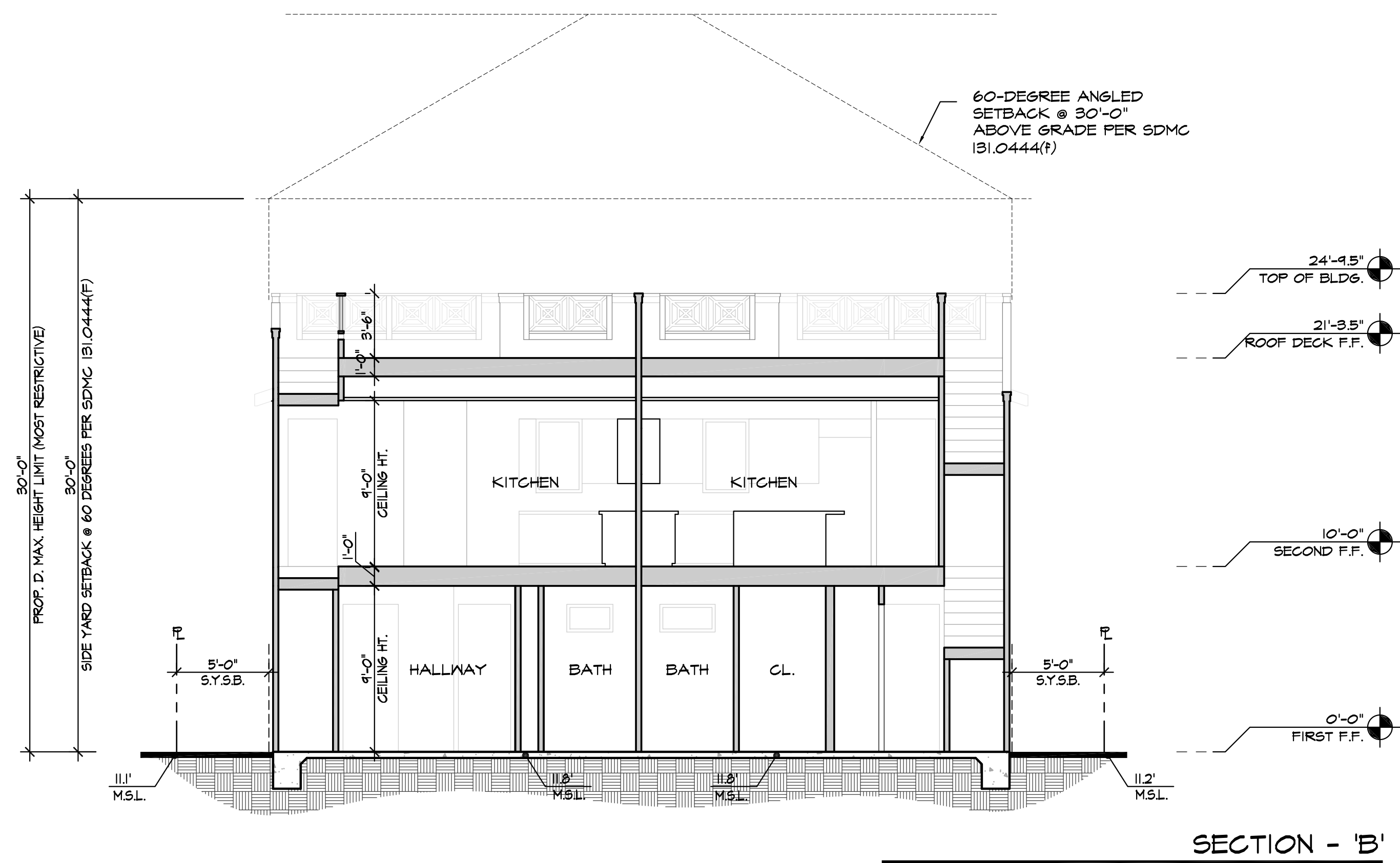
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INSULATION  
 ROOF: R-30  
 WALL: R-15  
 FLOOR: R-19



SECTION - 'A'



SECTION - 'B'

BUILDING / SITE SECTIONS  
 SCALE: 3/16"=1'-0"

Prepared By:  
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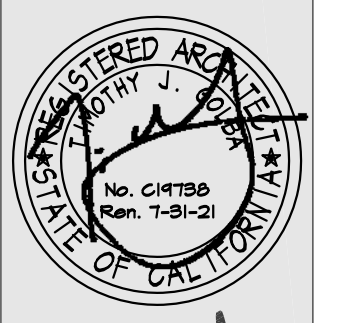
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BUILDING SECTIONS  
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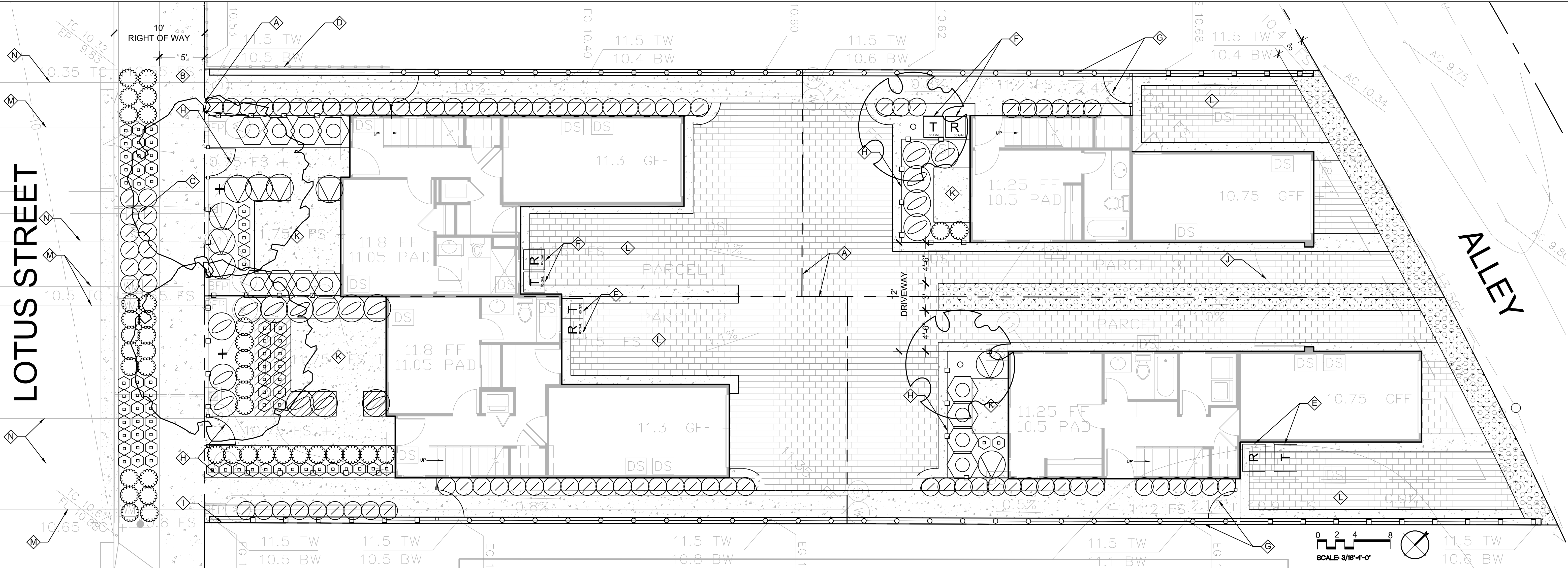
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 Sheet 14 of 16

**GOLBA ARCHITECTURE**  
 Architecture ■ Space Planning ■ Interior Design  
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**LOTUS STREET HOMES**  
 5064 LOTUS STREET  
 SAN DIEGO, CA



ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.



**GENERAL NOTES:**

- THIS PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
- GRADE SITE TO DIRECT WATER AWAY FROM BUILDING AND NEW ADDITIONS. LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
- LOCATE REFUSE BINS PER PLANS.
- ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
- ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
- PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
- PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND MAINTENANCE PERIOD. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF ALL REQUIRED LANDSCAPE IMPROVEMENTS,

- INCLUDING IN THE RIGHT-OF-WAY.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
- ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.
- IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.
- ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
- A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5)
- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
  - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
  - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBIT WITHIN THE DRIPLINE.
  - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
  - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

**IRRIGATION NOTE:**

- ALL PLANTING AREAS SHALL BE IRRIGATED BY A DEDICATED, BACKFLOW-PREVENTED IRRIGATION SYSTEM, ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE AND SHALL RECEIVE UNIFORM WATER COVERAGE BY MEANS OF A HIGH EFFICIENCY, AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTUATED, UNDERGROUND PIPED SPRINKLER SYSTEM. FOR WATER CONSERVATION AND TO MINIMIZE EROSION, STATE OF THE ART LOW PRECIPITATION RATE DRIP IRRIGATION EQUIPMENT SHALL BE USED. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1120) CLASS 315 PRESSURE PIPE AND LATERAL LINE PIPING SHALL BE SCHEDULE 40 NON-PRESSURE PIPE. PRESSURE LINES SHALL BE INSTALLED 18" DEEP, NON-PRESSURE LINES 12" DEEP, DRIP TUBING 3" DEEP. A MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED TO MINIMIZE DAMAGE IN THE CASE OF A VALVE FAILURE OR MAINLINE BREAK. A SEPARATE HOSE BIB MAINLINE SHALL BE INSTALLED UPSTREAM OF THE MASTER VALVE AND EACH HOSE BIB SHALL BE FITTED WITH AN ATMOSPHERIC VACUUM BREAKER.
- ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
- EXISTING STREET TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED SEPARATELY FROM OTHER PARKWAY PLANTINGS BY A HOMEOWNER-FUNDED AND MAINTAINED DRIP RING SYSTEM.
- ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED FLOW SENSOR DEVICE.

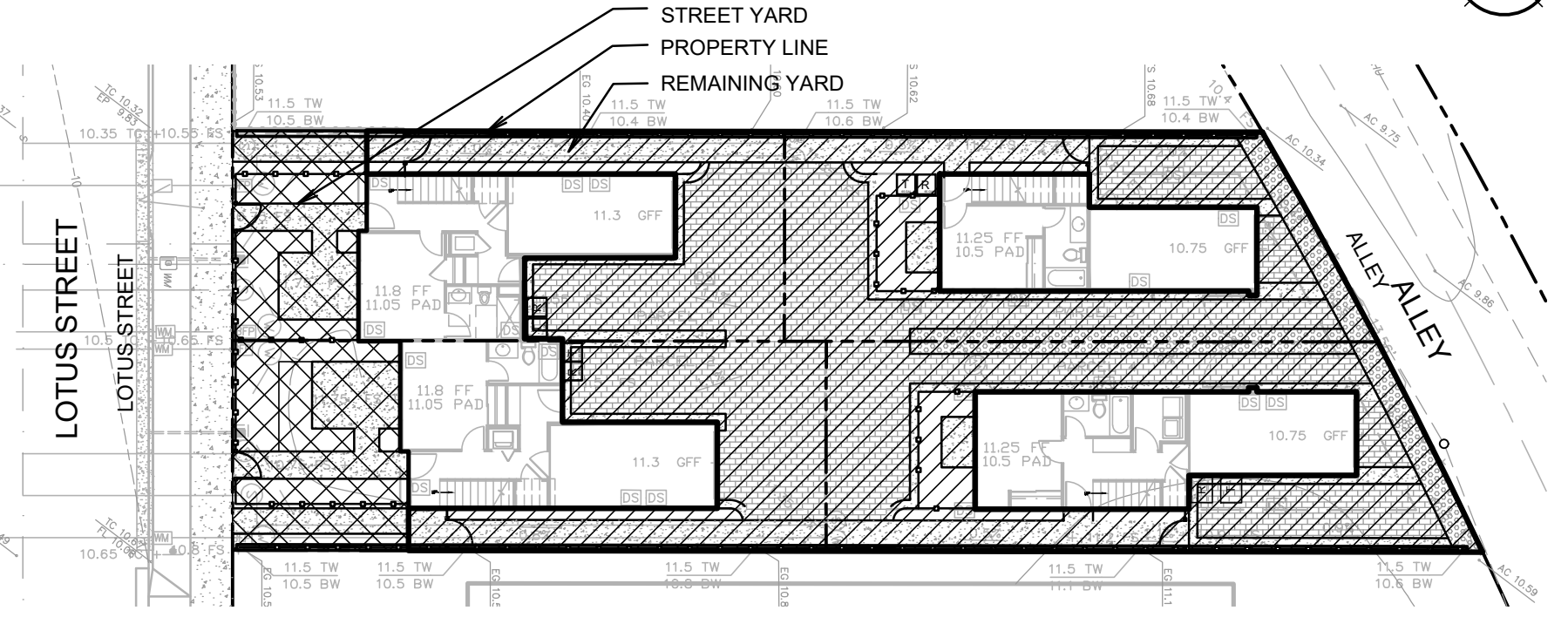
**DRAINAGE NOTES:**

- THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY TO MAXIMUM EXTENT PRACTICABLE.
- ALL ROOF DRAINS AND FLATWORK SHALL DRAIN POSITIVELY INTO STORM DRAINAGE SYSTEM. SURFACE RUNOFF SHALL NOT DRAIN DIRECTLY INTO THE ADJOINING PROPERTY, AND CONSTRUCTION RUNOFF MAY NOT DRAIN INTO THE STORMWATER CONVEYANCE SYSTEM.

**LANDSCAPE CONCEPT STATEMENT**

THE LANDSCAPE FOR THIS SMALL LOT SUBDIVISION RESPECTS THE ECLECTIC PLANTINGS ASSOCIATED WITH THE VARIOUS ARCHITECTURAL STYLES FOUND IN THE SURROUNDING NEIGHBORHOOD AND THE PROPOSED DEVELOPMENT. WATER-CONSERVING, LOW-MAINTENANCE, NON-INVASIVE PLANTS THAT SLOW, SPREAD AND FILTER STORM WATER RUNOFF FROM PERVIOUS AND IMPERVIOUS SURFACES ARE PROPOSED. A NEW TREE GIVES SHADE TO PEDESTRIANS, AVOIDS CONFLICTS WITH UTILITIES, AND PRESERVE VEHICULAR SIGHT LINES IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE. ALL LANDSCAPE WILL BE MAINTAINED BY THE OWNER. THE LANDSCAPE SHOWN IN THE REMAINING YARD IS NOT REQUIRED AND HAS BEEN SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

**LANDSCAPE DIAGRAM**



**LANDSCAPE AREA CALCULATIONS**

BASE ZONE RM-1-2  
 APPLICABLE CODE: SDMC §143.0303, 143.0305, 143.0310, 143.0365, 143.0375, AND 131.0464(d)

TOTAL LOT AREA	6,830 SF
STREETYARD TOTAL AREA	899 SF
PLANTING AREA REQUIRED (50%)	450 SF
PLANTING AREA PROVIDED:	476 SF
EXCESS AREA PROVIDED:	26 SF
PLANT POINTS REQUIRED (5%):	45
PLANT POINTS PROVIDED:	214
EXCESS POINTS PROVIDED:	169
POINTS ACHIEVED WITH TREES:	40

REMAINING YARD  
 NOT REQUIRED FOR SMALL LOT SUBDIVISION

VEHICULAR USE AREA TOTAL  
 NOT APPLICABLE FOR DRIVEWAY SERVICING SINGLE DWELLING

**STREET TREE CALCULATION**

(1) 24" BOX TREE REQUIRED FOR EVERY 30' STREET FRONTAGE  
 STREET FRONTAGE: 50'  
 STREET TREE REQUIRED: 2 TREES  
 STREET TREE PROVIDED: 2 TREES

**MINIMUM STREET TREE SEPARATION DISTANCE:**

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS/ STOP SIGNS	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
SEWER LINES	10 FEET

**MATERIAL LEGEND:**

- PROPOSED HARDSCAPE MATERIAL LEGEND:**
- HARDSCAPE PAVING 'A'**  
 Impermeable paving such as: 1,430 SF
    - Uncolored concrete with broom-swept finish SDSRD
    - Uncolored concrete with enhanced finish
    - Integral color concrete with enhanced finish
  - HARDSCAPE PAVING 'B'**  
 Impermeable paving such as: 1,980 SF
    - Stamped Concrete
    - Concrete pavers with concrete border
    - Brick pavers with concrete border
  - HARDSCAPE PAVING 'C'**  
 Permeable paving such as: 327 SF
    - Turf planting over reinforced permeable paving

**LANDSCAPE KEY NOTES:**

- PROPERTY LINE - TYPICAL SYMBOL
- EXISTING WALK IN RIGHT-OF-WAY
- EXISTING WATER METER TO BE ABANDONED
- EXISTING FENCE ON ADJACENT PROPERTY
- TRASH AND RECYCLING BINS, 96 GAL
- TRASH AND RECYCLING BINS, 64 GAL
- 6' TALL SOLID WOOD FENCE ON WALL WITH GATE, TYP. SYMBOL
- 3' TALL DECORATIVE WOOD PATIO FENCE WITH GATE, TYP. SYMBOL
- 3' TALL DECORATIVE WOOD FENCE ON PROPERTY LINE TO SEPARATE WALK FROM ADJACENT PROPERTY
- PRIVATE VEHICULAR GATE
- PRIVATE PATIO
- PRIVATE PARKING SPACE
- WATER SERVICE PER CIVIL PLANS
- SEWER LINE PER CIVIL PLANS

LANDSCAPE CONCEPT PLAN FOR

Lotus Street SLS

5064 Lotus Street  
 San Diego, CA 92107

FOR APPROVAL  
 11 DECEMBER 2020

LANDSCAPE PLAN  
 AND NOTES

L1.0

Project No. -  
 Drawn - JS  
 Checked - JPN

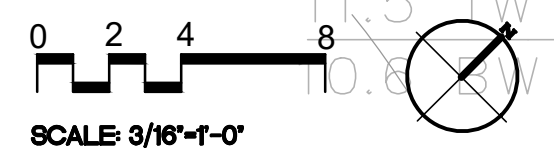
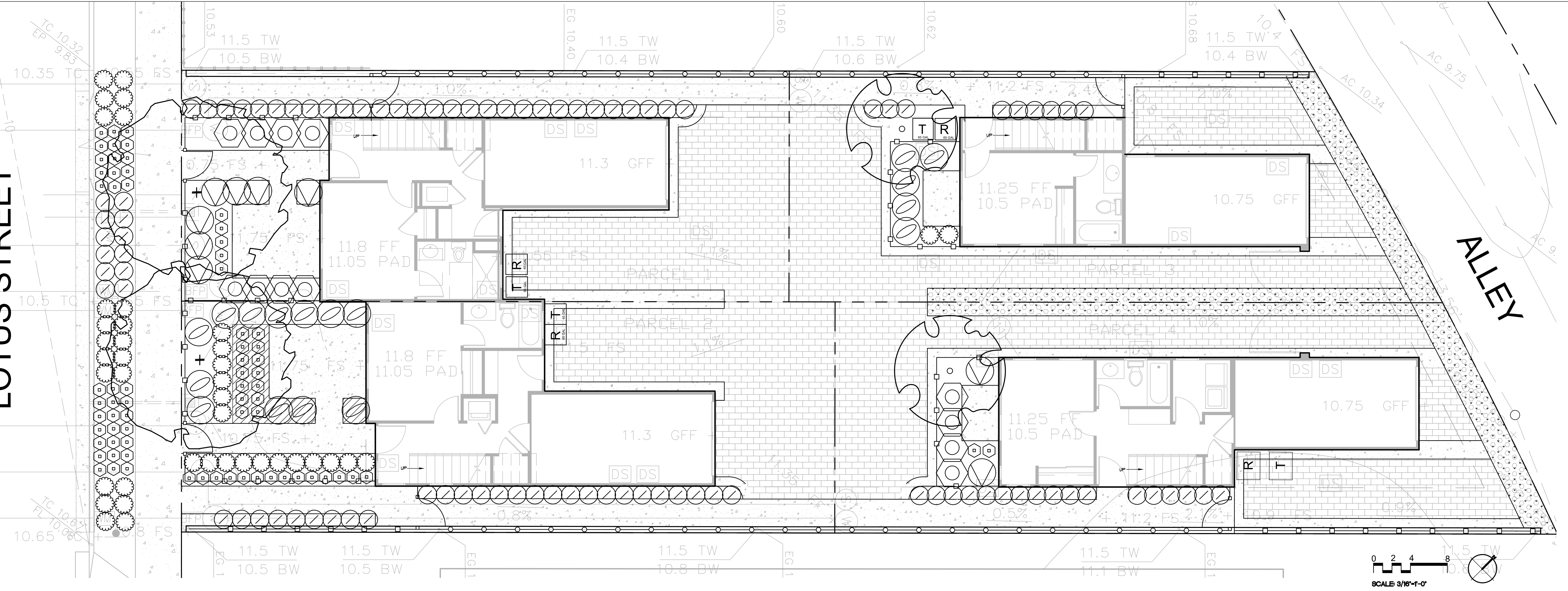
**NLA**  
**NERI LANDSCAPE ARCHITECTURE**  
 928 HORNBLAND STREET, SUITE # 3  
 SAN DIEGO, CA 92109  
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LOTUS STREET

ALLEY



**PLANT MATERIAL LEGEND:**

PROPOSED PLANT MATERIAL LEGEND:	QTY / % / SIZE	PROPOSED PLANT MATERIAL LEGEND:	QTY / % / SIZE
• Denotes Preferred Species			
	<b>STREET TREES</b> (Located on site due to location of underground utilities) Large scale evergreen tree - 30' tall x 12' wide, such as: <i>Stenocarpus sinatus</i>	<b>LARGE ACCENT PERENNIALS</b> Flowering accent perennials - 3' tall x 3' wide, such as: <i>Achillea millefolium</i> <i>Felicia amelloides</i> <i>Lavandula stoechas</i>	2 / 100% / 24" BOX *Firewheel Tree
	<b>SMALL FLOWERING TREES</b> Small scale evergreen tree - 20' tall x 15' wide, such as: <i>Arbutus unedo 'Marina'</i> <i>Bauhinia blakeana</i> <i>Magnolia grandiflora 'Little Gem'</i>	<b>PERENNIALS</b> Evergreen accent perennials - 18" tall x 18" wide, such as: <i>Agapanthus o. 'Peter Pan'</i> <i>Heuchera elegans</i> <i>Liriope muscari 'Silvery Sunproof'</i>	2 / 100% / 24" BOX *Strawberry Tree *Hong Kong Orchid *Little Gem Magnolia
	<b>SMALL ACCENT SHRUB</b> Small scale shrub - 2.5' tall x 3' wide, such as: <i>Polygala fruticosa 'Petite Butterfly'</i> <i>Lavandula stoechas</i> <i>Westringia fruticosa Grey Box</i>	<b>GOUNDCOVER</b> Low growing groundcover - 6" tall and spreading, such as: <i>Dymondia margaretae</i> <i>Fragaria chiloensis</i> <i>Thymus praecox ssp. arcticus</i>	19 / 100% / 1 GAL *Sweet Pea Shrub *Spanish Lavendar *Dwarf Coast Rosemary
	<b>MEDIUM EVERGREEN SHRUBS</b> Flowering foundation plant - 3' tall x 3' wide, such as: <i>Callistemon viminalis 'Little John'</i> <i>Pellargonium x hortorum</i> <i>Rosa floribunda 'White'</i>	<b>TURF</b> Low growing turf grass - 2" tall and spreading, such as: <i>Cynodon dactylon 'Tifgreen'</i>	21 / 100% / 1 GAL *Bottlebrush *Common Geranium *Floribunda Rose
	<b>SMALL MOUNDING SHRUBS</b> Mounding evergreen border plant - 2' tall x 3' wide, such as: <i>Artemisia 'Powis Castle'</i> <i>Ceanothus g. horiz. 'Yankee Point'</i> <i>Heuchera sanguinea</i>		39 / 100% / 1 GAL *Artemisia *NCN *Coral Bells

**WATER BUDGET CALCULATIONS:**

SPECIAL LANDSCAPE AREA (LA) = 1,443 SF  
 SPECIAL LANDSCAPE AREA (SLA) = 0 SF  
 ETa = 40  
 ETAF = .55

MAXIMUM APPLIED WATER ALLOWANCE (MAWA):  
 MAWA = (ETa)(0.62)[(0.55 x LA) + (0.45 x SLA)]  
 (40)(0.62)[(.55 x 1,441) + (0.5 x 0)] = 19,655 GAL/YR

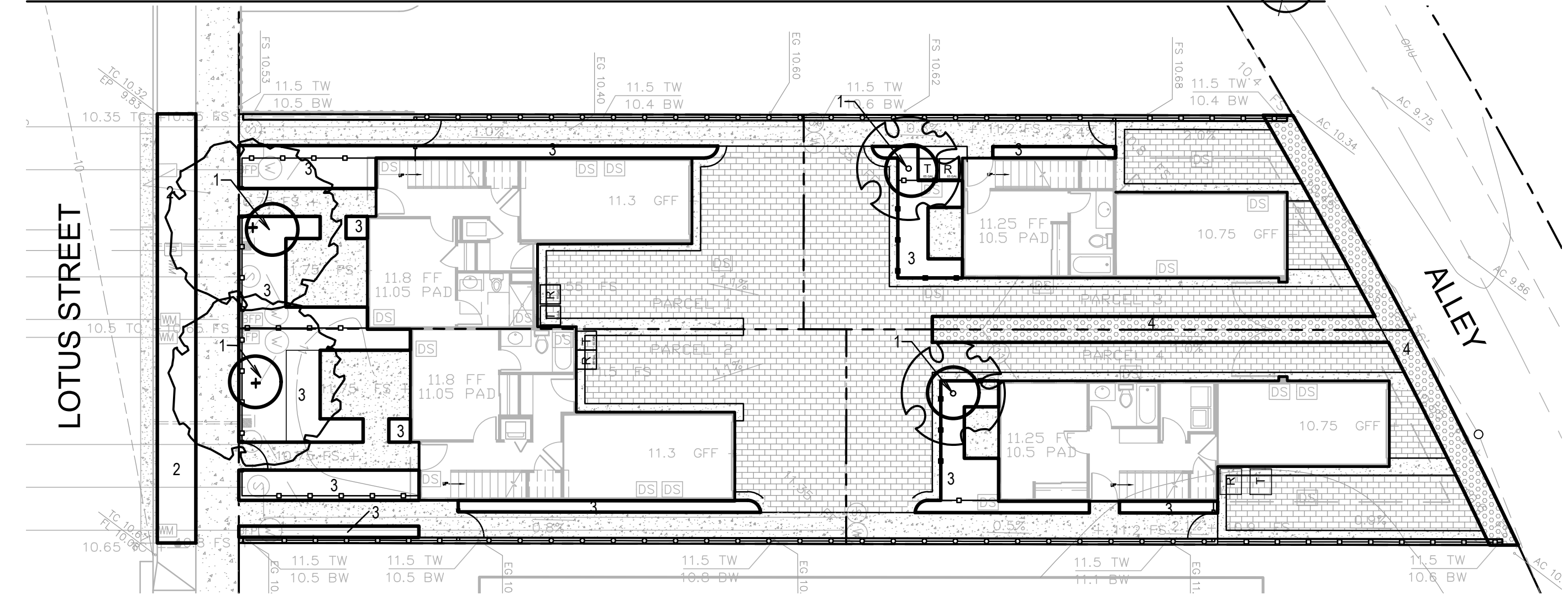
ETWU = (ETa)(0.62) [(PF x HA/IE) + (SLA)]

ESTIMATED TOTAL WATER USE (ETWU): 19,650 GAL/YR

**ESTIMATED TOTAL WATER USE**

HYD.	PLANT FACTOR	HYDROZONE AREA IN S.F.	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	ETAF X HA	RESULT IN GAL/ YR.
1	0.4	112	DRIP	.81	0.494	55,309	1,372
2	0.4	225	DRIP	.81	0.494	111,111	2,756
3	0.4	777	DRIP	.81	0.494	383,704	9,516
4	0.6	327	DRIP	.81	0.741	242,222	6,007
<b>TOTAL</b>		<b>1,441</b>					<b>19,650</b>

**HYDROZONE DIAGRAM**



LANDSCAPE CONCEPT PLAN FOR

Lotus Street SLS

5064 Lotus Street  
San Diego, CA 92107

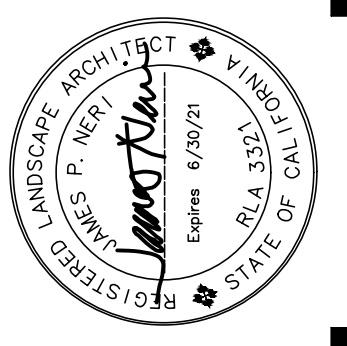
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LANDSCAPE PLAN  
AND NOTES

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## Site Photographs



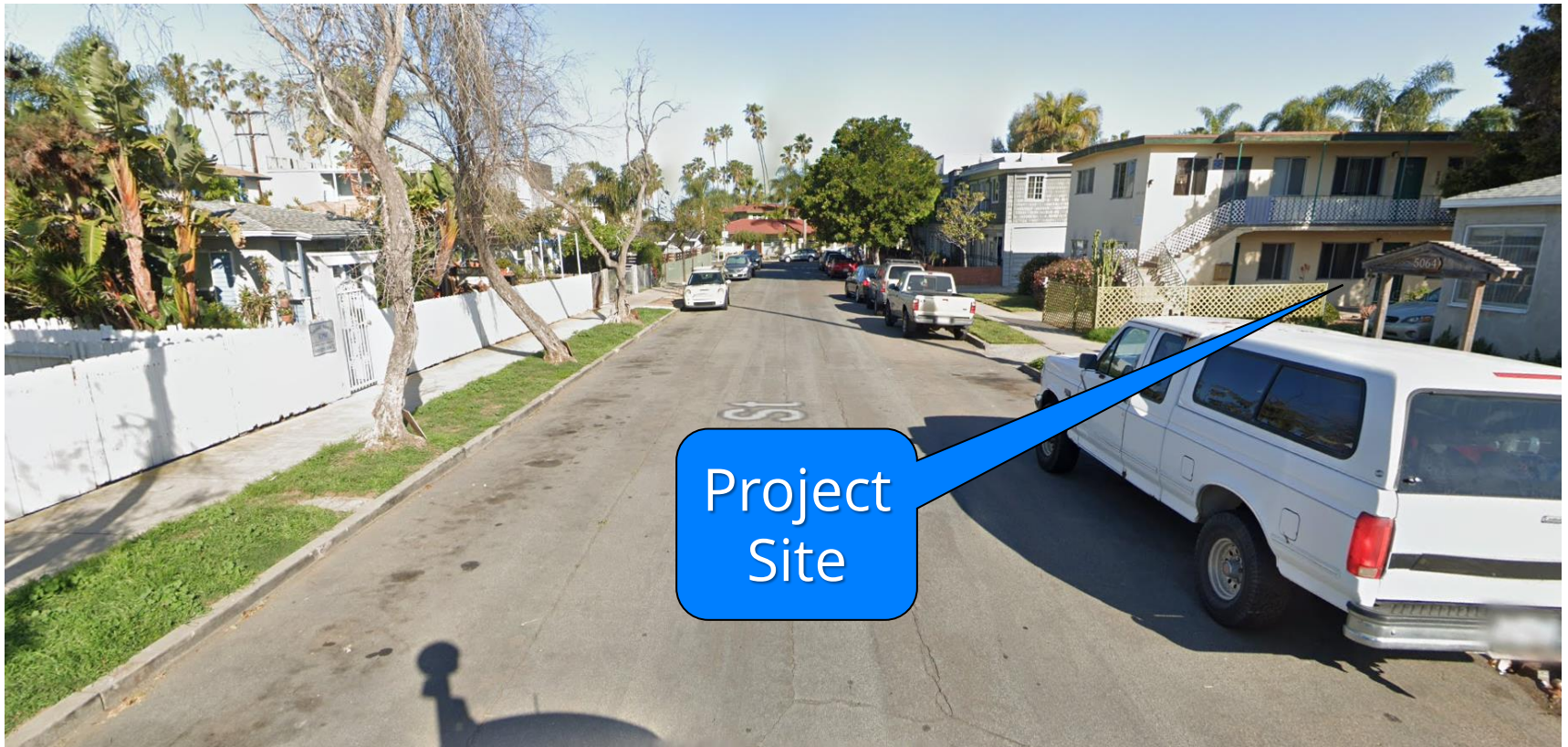
NW



Lotus Street Homes  
PROJECT NO. 669302

Northwest of 5034 Lotus Street

# Site Photographs



Lotus Street Homes  
Project No. 669302

Northeast of 5034 Lotus Street

Site Photographs

Project Site



SW



Lotus Street Homes  
Project No. 669302

Southwest of 5034 Lotus Street

Site Photographs

Project Site



S



Lotus Street Homes  
Project No. 669302

South of 5034 Lotus Street

# Site Photographs



Lotus Street Homes  
Project No. 669302

Alleyway of 5034 Lotus Street (behind the property)