



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 26, 2020 REPORT NO. HO-20-012

HEARING DATE: March 4, 2020

SUBJECT: BAYARD TM SDP CDP Process Three Decision

PROJECT NUMBER: [622028](#)

OWNER/APPLICANT: GAUTHCON INC.

SUMMARY

Issue: Should the Hearing Officer approve the small lot subdivision of two lots, each with a single-family residence, located at 5076 Bayard Street and 919 Tourmaline Street, within the Pacific Beach Community Plan area.

Staff Recommendation:

1. Approve Site Development Permit No 2226491.
2. Approve Coastal Development Permit No. 2226492.
3. Approve Tentative Map No. 2226493.

Community Planning Group Recommendation: On January 10, 2020, the Pacific Beach Planning Group voted 11-0-1 to recommend approval of the proposed project without conditions/recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15315 (Minor Land Division). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 29, 2019, and the opportunity to appeal that determination ended September 13, 2019.

BACKGROUND

The 0.13-acre site is located at 5076 Bayard Street and 919 Tourmaline Street, in the RM-1-1 Zone, the Coastal Height Limit Overlay Zone, the Coastal Overlay zone (Non-Appealable), the Coastal Parking Impact Overlay zone, the Transit Overlay zone, and Transit Priority Overlay zone, within the

Pacific Beach Community Plan area. The property is zoned RM-1-1 and designated Low-Medium Density (9-15 du/ac) in the Pacific Beach Community Plan and the project complies with this designation. The project is located in an established residential neighborhood of the Pacific Beach Community Plan. The property is surrounded by both single family and multi-family residential development. The site is located several blocks east of the Pacific Ocean. The site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP) and does not contain other types of environmental sensitive lands as defined in San Diego Municipal Code (SDMC) Section 113.0103.

The proposed project is a map action only creating condominiums entitlement for a previously approved project. This project is not for the construction of any new units. The project site contains two constructed dwelling units that were approved under separate permits, Project No. 612005 approval No. 2167602 and No. 2167598. The residence located at 5076 Bayard Street has three bedrooms and the residence located at 919 Tourmaline Street contains two bedrooms consistent with SDMC 143.0365, Table 143 C. No other physical improvements are proposed as part of this mapping action.

DISCUSSION

The project proposes a Small Lot Subdivision in accordance with SDMC 143.0365, which would create two lots with one residential dwelling unit on each lot addressed as 5076 Bayard Street and 919 Tourmaline Street. The purpose and intent of the Small Lot Subdivision and related Supplemental Site Development Regulations is to encourage development of single dwelling units on small lots to provide a space efficient and economical alternative to traditional single dwelling unit development. It is also the intent of these regulations to provide pedestrian friendly developments that are consistent with neighborhood character.

The Supplemental Site Development Permit regulations for Small Lot Subdivision contains specific development regulation such as minimum lot size, minimum lot dimensions, setbacks, maximum lot coverage and structure height. Each of the proposed lots contains one residential dwelling unit. The subdivision complies with all development regulations and no deviations are proposed. The previously approved and constructed single dwelling units were reviewed and required to comply with Land Development Code Regulations.

The property is zoned RM-1-1 and designated Low-Medium Density (9-15 du/ac) in the Pacific Beach Community Plan. Therefore, the two single- unit lots proposed are consistent with the density specified by the Community Plan. The subdivision of this site, which is surrounded by existing residential development, for single- unit residential development is also consistent with the residential policies of the Pacific Beach Community Plan, by achieving multiple Community Plan goals and policies, including the provision of a wide variety of dwelling unit types. Additionally, a goal of enhancing residential neighborhoods is met by planting trees and landscaping along the street frontage.

COMMUNITY PLANNING GROUP

On January 10, 2020, the Pacific Beach Planning Group voted 11-0-1 to recommend approval of the proposed project without conditions/recommendations.

CONCLUSION

The project complies with the requirements of the RM -1 -1 zone, the Supplemental Site Development Permit Regulations for Small Lot Subdivision (SDMC 143.0365), and all applicable sections of the Land Development Code and the Pacific Beach Community Plan, with no deviations requested. Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Site Development Permit No. 2226491, Coastal Development Permit No. 2226492 and Tentative Map No. 2226493.

ALTERNATIVES

1. Approve Site Development Permit No. 2226491, Coastal Development Permit No. 2226492 and Tentative Map No. 2226493, with modifications.
2. Deny Site Development Permit No. 2226491, Coastal Development Permit No. 2226492 and Tentative Map No. 2226493, if the findings required to approve the project cannot be affirmed.

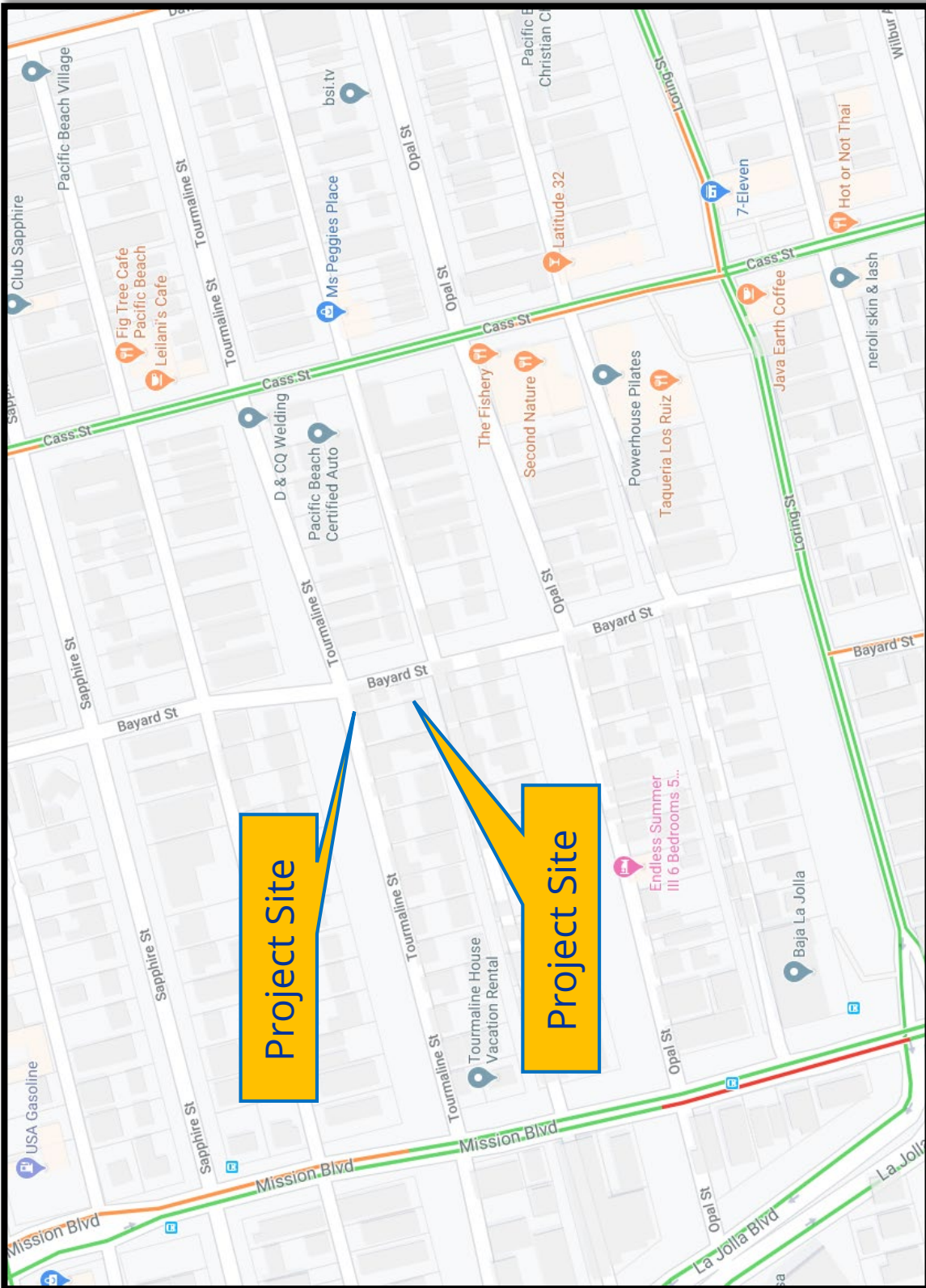
Respectfully submitted,

DERRICK JOHNSON D.J.

Derrick Johnson (D.J.), Development Project Manager

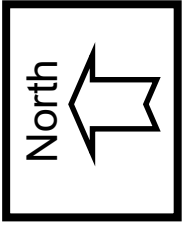
Attachments:

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



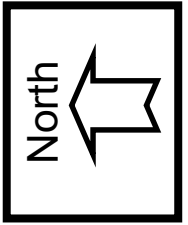
Project Location Map

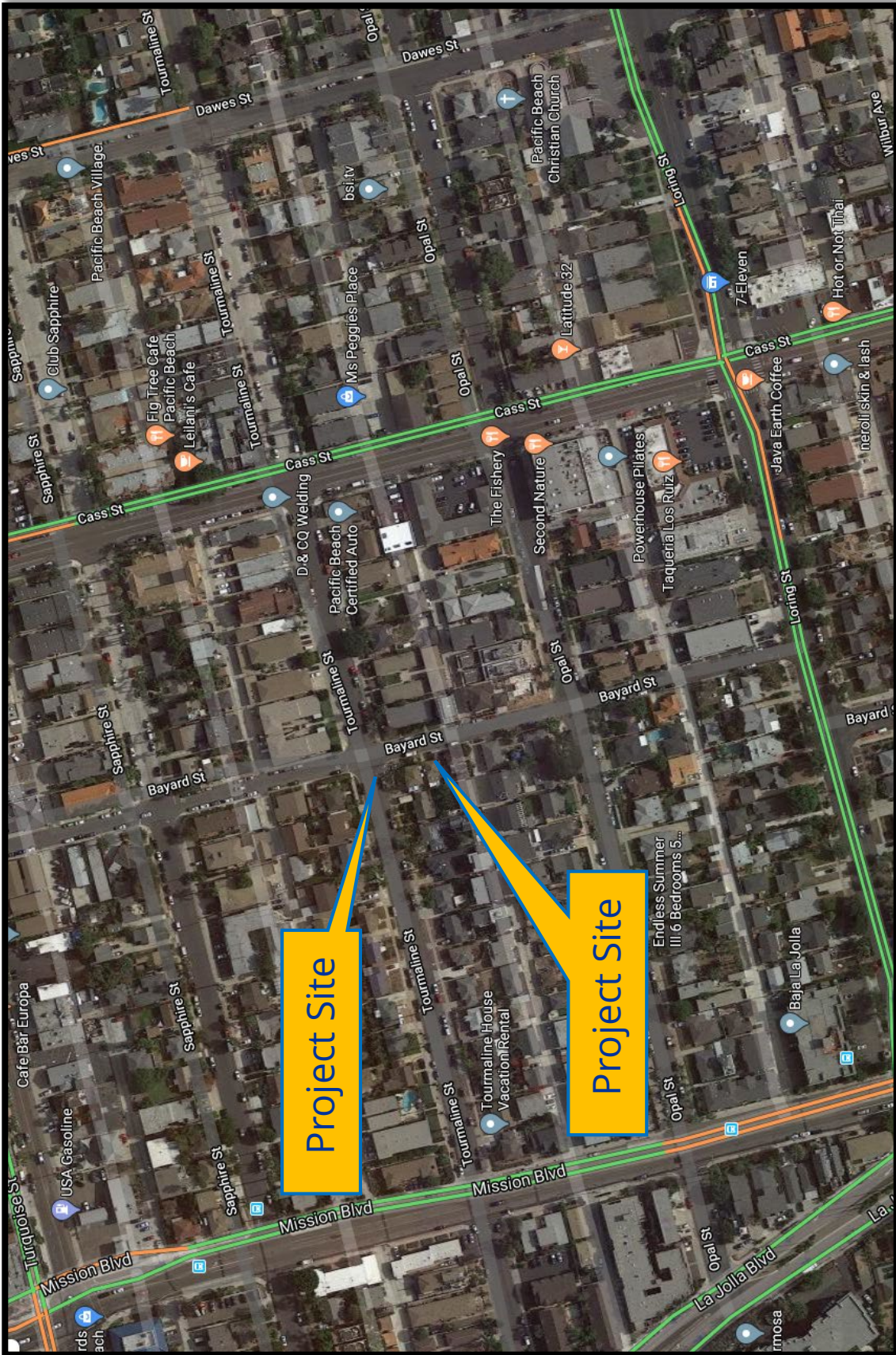
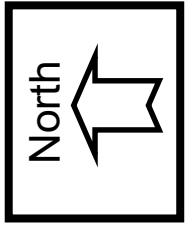
Bayard – TM/SDP/CDP - 5076 Bayard Street & 919 Tourmaline Street
PROJECT NO. 622028





Bayard – TM/SDP/CDP – 5076 Bayard Street & 919 Tourmaline Street
PROJECT NO. 622028





Aerial Photo

Bayard – TM/SDP/CDP – 5076 Bayard Street & 919 Tourmaline Street

PROJECT NO. 622028



HEARING OFFICER
RESOLUTION No.
SITE DEVELOPMENT PERMIT No. 2226491
COASTAL DEVELOPMENT PERMIT No. 2226492
BAYARD - TM/SDP/CDP - PROJECT NO. 622028

WHEREAS, GAUTHCON INC, Owner/Permittee, filed an application with the City of San Diego for a permit to create two lots utilizing the Small Lot Subdivision regulations, (no new construction is proposed) as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No(s). 226491 and 226492, on portions of a 0.13-acre site;

WHEREAS, the project site is located at 5076 Bayard Street and 919 Tourmaline Street, in the RM-1-1 Zone, the Coastal Height Limit Overlay Zone, the Coastal Overlay zone (Non-Appealable), the Coastal Parking Impact Overlay zone, the Transit Overlay zone, and Transit Priority Overlay zone, within the Pacific Beach Community Plan area;

WHEREAS, the project site is legally described as: Lot 12 of Hegg's Ocean View Addition in the City of San Diego, Map No. 2263;

WHEREAS, on August 29, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15315, (Minor Land Divisions) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on March 4, 2020, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2226491 and Coastal Development Permit No. 2226492, 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 Site Development Permit No 2226491, and Coastal Development Permit No. 2226492:

SITE DEVELOPMENT PERMIT [SDMC Section 126.05051

1. The proposed development will not adversely affect the applicable land use plan. The 0.13-acre site acre project site is located at 5076 Bayard Street and 919 Tourmaline Street in the Pacific Beach Community Planning Area. The property is zoned RM-1-1 and designated Low-Medium Density (9-15 du/ac) in the Pacific Beach Community Plan. The project is located in an established residential neighborhood of the Pacific Beach Community Plan. The project site is designated Multiple Use in the General Plan and is consistent with existing General Plan designations by providing single family residential housing within a medium low -density range within an urbanized core of the City. As proposed, the subdivision would be consistent with the Mission Community Plan and overall policies for development related to the Land Use and Urban Design, and Density elements contained in the General Plan. The proposed Tentative Map is to create residential condominiums units for individual ownership. The project is in compliance with the Pacific Beach Community Plan, the San Diego Municipal Code and the Subdivision Map Act. Therefore, the proposed development will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The 0.13-acre site acre project site is located at 5076 Bayard Street and 919 Tourmaline Street in the Pacific Beach Community Planning Area. The property is zoned RM-1-1 and designated Low-Medium Density (9-15 du/ac) in the Pacific Beach Community Plan. The project site is located in a developed, urban area that is already served by utilities and emergency services. The permit controlling the development contains specific conditions addressing project compliance with the City's codes, policies, regulations and 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. Conditions of approval require compliance with several operational constraints and development controls. The safety checks and balances of the proposed project include the review of construction plans by professional staff to determine compliance with all regulations; inspection of construction to assure construction permits are implemented in accordance with the approved plans; and that final construction complied with the approved plans all of which will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the proposed project will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code. The 0.13-acre site acre project site is located at 5076 Bayard Street and 919 Tourmaline Street in the Pacific Beach Community Planning Area. The property is zoned RM-1-1 and designated Low-Medium Density (9-15 du/ac) in the Pacific Beach Community Plan and is consistent with that designation. The site size allows the proposed subdivision to meet the density requirements of the zone and designation. Both lots would front on and take access from the existing, developed street rights-of-way with all required public utilities and services located adjacent to the site. Two dwelling units

have been constructed, and comply with Land Development Code Regulations and were approved under prior construction permits. Therefore, the proposed development will comply with the regulations of the Land Development Code.

Coastal Development Permit - [SDMC Section 126.07081

1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan. The 0.13-acre one lot project site has two existing dwelling units. These units were reviewed and approved under a separate approval. The proposal is a small lot subdivision to divide the one lot into two lots with one dwelling unit located on each lot. The site is located approximately six blocks from the Pacific Ocean coastline. The proposed subdivision will not cause any physical change to the buildings. The subdivision will create two lots and no construction or intensification of use is requested. The dwelling units on site do not encroach upon any existing or proposed physical access to the Pacific Ocean and approval of the subdivision will not change that condition. The project site is not located adjacent to any identified visual access corridor identified within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan. Therefore, the proposed two-lot subdivision will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the Pacific Beach Local Coastal Program Land Use Plan; and the proposed two-lot subdivision will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Pacific Beach Community Plan and Local Coastal Program Land Use Plan.

2. The proposed coastal development will not adversely affect environmentally sensitive lands. The 0.13-acre subdivision site does not contain environmentally sensitive lands as defined in Land Development Code Section 113.0103. An environmental review determined that the project would not have a significant environmental effect on environmentally sensitive lands and was found to be exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines. The proposed project would create two lots from one lot, allowing each dwelling unit to be on a separate lot. No construction or intensification of use is requested. There is no proposed grading on any portion of the property. As the project would only subdivide the lot into two lots with no other physical change, the proposed coastal development will not adversely affect environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. The proposed subdivision to create two lots for the two dwelling units is located on a site designated Low-Medium Density Residential (9 to 15 DUs per acre) by the Pacific Beach Community Plan. The project is consistent with the land use density of the Pacific Beach Community Plan and Local Coastal Program. There are no physical changes proposed to the structures, reviewed and approved under a prior ministerial permit. Due to these factors 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.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project site is not located between the nearest public road and the shoreline of a body of water. The site does not contain a physical public access way and is not within or adjacent to any public recreation area. The project does not propose to encroach into any public access way to the ocean which is approximately several blocks westerly of the site. The project is a private development on privately owned land. The Pacific Beach Community Plan and Local Coastal Program do not designate any coastal access to the beach. Therefore, the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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, Site Development Permit No. 2226491 and Coastal Development Permit No. 2226492 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No 2226491 and Coastal Development Permit No. 2226492, a copy of which is attached hereto and made a part hereof.

DERRICK JOHNSON D.J.

Derrick Johnson (D.J.)
Development Project Manager
Development Services

Adopted on: March 4, 2020

IO#: 24008088

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: 24008088

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT No. 2226491
COASTAL DEVELOPMENT PERMIT No. 2226492
BAYARD - TM/SDP/CDP - PROJECT NO. 622028
HEARING OFFICER

This Site Development Permit No 2226491 and Coastal Development Permit No. 2226492 is granted by the Hearing Officer of the City of San Diego to Gauthcon Inc., Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0501 and 126.0701. The 0.13-acre site is located at 5076 Bayard Street and 919 Tourmaline Street, in the RM-1-1 Zone, the Coastal Height Limit Overlay Zone, the Coastal Overlay zone (Non-Appealable), the Coastal Parking Impact Overlay zone, the Transit Overlay zone, and Transit Priority Overlay zone, within the Pacific Beach Community Plan area. The project site is legally described as: Lot 12 of Hegg's Ocean View Addition in the City of San Diego, Map No. 2263.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to create two lots utilizing the Small Lot Subdivision regulations, (no new construction is proposed), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 4, 2020, on file in the Development Services Department.

The project shall include:

- a. The creation of two legal lots utilizing the Small Lot Subdivision regulations; No new construction is proposed;
- b. 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 March 18, 2023.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

PLANNING/DESIGN REQUIREMENTS:

12. 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.

13. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of

the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations.

14. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone which are in effect on the date of the submittal of the requested amendment.

15. All signs shall comply with the San Diego Municipal Code Chapter 14, Article 2, Division 12, Sign Regulations.

16. A Mutual Maintenance and Access Agreement for all facilities used in common shall be entered into to the satisfaction of the City Engineer and shall be recorded against the applicable properties in the office of the San Diego County Recorder prior to recordation of the parcel map.

17. The Mutual Maintenance and Access Agreement shall, at a minimum, include and provide for the following: (1) Easements for: (A) Shared driveways, (8) Utilities (C) Drainage and runoff, (D) Encroachments, (E) Maintenance, repair, and reconstruction, (2) Maintenance for: (A) Shared driveways, (8) Sewer lines, (C) Cable and electrical lines, (D) Exterior lighting, (E) Perimeter fences as shown on Exhibit "A", satisfactory to the City Engineer.

18. 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.

TRANSPORTATION REQUIREMENTS

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

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

20. Prior to any Building Construction Permit being issued, all water lines serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD).

21. Prior to any Building Construction Permit being issued, existing sewer laterals to be reused within the public ROW must be inspected by a California licensed plumbing contractor to verify (via a signed statement on company letterhead) all the following: The lateral has an appropriate cleanout, is in good condition, is free of all debris, is properly connected to a public sewer main, and in all other ways is suitable for reuse. If the lateral is deemed not suitable for reuse, it must be repaired and re-inspected, or abandoned/capped and replaced in a manner satisfactory to the City.

INFORMATION ONLY:

ATTACHMENT 5

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

APPROVED by the Hearing Officer of the City of San Diego on March 4, 2020, and Resolution No.

ATTACHMENT 5

Site Development Permit No 2226491
Coastal Development Permit No. 2226492
March 4, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Derrick Johnson (D.J.)
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.

Gauthcon Inc.
Owner/Permittee

By _____
Steve Gauthier
Owner/Permittee

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

HEARING OFFICER RESOLUTION NUMBER RESOLUTION No.
TENTATIVE MAP No. 2226493,
BAYARD - TM SDP/CDP- PROJECT No. 622028.

WHEREAS, GAUTHCON INC, Subdivider, and San Diego Land Surveying and Engineering, submitted an application to the City of San Diego for a Tentative Map No. 2226493 to create two lots utilizing the Small Lot Subdivision regulations, (no new construction is proposed), BAYARD - TM SDP/CDP. The project site is located at 5076 Bayard Street and 919 Tourmaline Street, in the RM-1-1 Zone, the Coastal Height Limit Overlay Zone, the Coastal Overlay zone (Non-Appealable), the Coastal Parking Impact Overlay zone, the Transit Overlay zone, and Transit Priority Overlay zone, within the Pacific Beach Community Plan area. The project site is legally described as: Lot 12 of Hegg's Ocean View Addition in the City of San Diego, Map No. 2263; and

WHEREAS, the Map proposes the Subdivision of a 0.13-acre-site into two (2) lots for a 2-residential single-family residences; and

WHEREAS, on August 29, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15315, Minor Land Divisions; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2226493.

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan. The 0.13-acre site acre project site is located at 5076 Bayard Street and 919 Tourmaline Street in the Pacific Beach Community Planning Area. The property is zoned RM-1-1 and designated Low-Medium Density (9-15 du/ac) in the Pacific Beach Community Plan. Therefore, the two single- unit lots proposed are consistent with the density specified by the Community Plan. The subdivision of this site, which is surrounded by existing residential development, for single- unit residential development is also consistent with the residential policies of the Pacific Beach Community Plan, by achieving multiple Community Plan goals and policies, including the provision of a wide variety of dwelling unit types. Therefore, the proposed subdivision is consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code. The subdivision would result in two lots which complies with the requirements of the RM -1 -1 zone as modified by the Supplemental Site Development Permit Regulations for Small Lot Subdivisions ([SDMC 143.0365](#)), which allow the subdivision of multi -family zoned land, consistent with the density of the zone, for the construction of single dwelling units. The residence located at 5076 Bayard Street has three bedrooms and the residence located at 919 Tourmaline Street contains two bedrooms consistent with [SDMC 143.0365, Table 143 C](#). Both lots front on and take access from the existing, developed public rights-of-way. The subdivision complies with all development regulations and no deviations are proposed. The previously approved and constructed single dwelling units were reviewed and required to comply with Land Development Code Regulations. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development. The project site is located in a developed, residential area that is zoned RM-1-1 and designated for Low-Medium Density (9-15 du/ac) residential development in the Pacific Beach Community Plan. The site size allows the proposed subdivision to meet the density requirements of the zone and designation. Both lots would front on and take access from the existing, developed street rights-of-way with all required public utilities and services located adjacent to the site. Two dwelling units have been constructed, and comply with Land Development Code Regulations and were approved under prior construction permits. The site is located in a developed, urban neighborhood with no watercourses, Environmentally Sensitive Lands (ESL) or Multi- Habitat Planning Area (MHPA) lands located on, or adjacent to, the site. Therefore, the subdivision to create two lots from one existing lot 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. This urban infill project is located in a developed, residential neighborhood. There are no watercourses, ESL or MHPA lands located on or adjacent to the site, which is surrounded by

existing development. The project was determined to be exempt from CEQA pursuant to CEQA Guidelines Sections 15315 (Minor Land Divisions). The two dwelling units have been constructed and comply with Land Development Code Regulations, approved under prior construction permits. No other physical improvements are proposed as part of this mapping action. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare. The Tentative Map for the project was reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals, and payment of applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. The two detached dwelling units include public improvements to improve public safety, such as closure of an existing driveway, with off-street parking accessed from the rear alley, and improved pedestrian walkways from each dwelling unit to the improved sidewalks within the public right-of-way. The existing two dwelling units comply with Land Development Code Regulations, approved under prior construction permits, which ensure that the project is not 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. There are no access easements through the property. The site will continue to have pedestrian access from the existing public street, which is developed with curb, gutter, and sidewalk. The project site also has vehicular access from the rear alley. The existing two dwelling units were constructed in compliance with the Land Development Code Regulations. The units were approved under prior construction permits. As there are no easements, 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.

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

The design of the subdivision and the existing placement of dwelling units on each lot has taken into account the best use of the land. The proposed subdivision complies with Land Development Code Regulations and Building Permit requirements and the dwelling units, comply with setback and height limitations ensuring adequate natural light and air movement between the structures under construction. Therefore, the design of the proposed subdivision provides, 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 subdivision creates two lots for single dwelling unit residential development on a site that is designated Multi-Family Residential and zoned RM-1-1. The units were reviewed and approved under separate construction permits for all underlying zone regulations, including payment of all applicable Developer Impact Fees. The site is served by existing public infrastructure, including the

ATTACHMENT 6

(R-[Reso Code])

developed road rights-of-way and water, sewer, electrical and gas lines. Impacts to environmental resources would be avoided in that the site is located in a developed, urban neighborhood and does not contain nor is adjacent to such resources.

Public services and amenities in the nearby area include parks, bike paths, beaches, nearby transit, commercial centers, and community resources. Therefore, the effects of the proposed subdivision are balanced with the needs of public services and available fiscal and environmental resources, consistent with the housing needs anticipated for the Pacific Beach Community Planning area.

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. 2226493, hereby granted to GAUTHCON INC subject to the attached conditions which are made a part of this resolution by this reference.

By DERRICK JOHNSON D.J.
Derrick Johnson (D.J.)
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008088

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP No. 2226493

BAYARD - TM SDP/CDP PROJECT No. 622028

ADOPTED BY RESOLUTION NO. R-_____ ON March 4, 2020

GENERAL

1. This Tentative Map will expire on March 4, 2023.
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 Tentative Map expiration date, a Parcel Map to subdivide the 0.136-acre property into 2 (two) Parcels shall be recorded with the County Recorder's office
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 Site Development Permit No 2226491 and Coastal Development Permit No. 2226492
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. 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.
8. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the

guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

9. The Subdivider shall obtain a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
10. The Subdivider shall prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
11. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
12. 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

13. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the 0.136-acre property into 2 (two) Parcels shall be recorded with the County Recorder's office.
14. 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.
15. Any proposed dedication, irrevocable offer of dedication or utility easements lying within the Tentative Map boundary shall be dedicated or granted on 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 Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (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 shall be shown on the map.

PUD- WATER & SEWER

19. Prior to any Final Map being recorded, private sewer lateral easement agreement must be developed and recorded with the County.

TRANSPORTATION

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

LANDSCAPING

21. Prior to recordation of the Parcel Map, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with the Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.
22. Prior to recordation of the Parcel Map, and after Landscape and Irrigation Construction Documents have been approved by Development Services, the subdivider shall install all required landscaping consistent with the approved plans and the Land Development Manual, Landscape Standards.
23. 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.

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

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 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. 24008088

NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

☐ Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name/Number: Bayard TM SDP CDP / 622028

SCH No.: N/A

Project Location-Specific: 5076 Bayard Street and 919 Tourmaline Street, San Diego, CA 92109

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Site Development Permit (SDP), Coastal Development Permit (CDP) and Tentative Map (TM) to create two lots utilizing the small lot subdivision with two existing detached single-family houses at 5076 Bayard street and 919 Tourmaline St. the 0.13-acre site is located in the RM-1-1 base Zone, Coastal Overlay (Non-appealable) of the Pacific Beach Community Plan Area, Council District 2. This application is a discretionary map action creating condominium entitlement for a previously approved project. This project is not for the construction of the dwelling units. The construction of the units was approved under PTS 612005, approval No. 2167602 and No. 2167598. No new construction is proposed with this application.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Steve Gauthier, 9496 La Cuesta Dr., La Mesa, CA 619-818-7929

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: 15315, Minor Land Divisions
- ☐ Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Sections 15315, Minor Land Divisions. There is no physical development in conjunction with this tentative map and therefore, would not cause any impacts on the environment under this action.

Lead Agency Contact Person: Courtney Holowach

Telephone: 619-446-5187

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



Senior Planner

Signature/Title

2/21/20



Date

Check One:

☒ Signed By Lead Agency

☐ Signed by Applicant

Date Received for Filing with County Clerk or OPR:

| | | |
|--|---|--|
| Page 4 | City of San Diego · Information Bulletin 620 | August 2018 |
|  | City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 | <h2 style="margin: 0;">Community Planning Committee Distribution Form Part 2</h2> |
| Project Name: BAYARA - TM/SOP/COP | | Project Number: 622028 |
| Distribution Date: 1/10/2020 | | |
| Project Scope/Location: Site Development Permit, Coastal Development Permit and Tentative Map to create two lots utilizing the small lot subdivision with two existing detached single-family residences. The 0.13-acre site is located at 5076 Bayard Street and 919 Tourmaline Street, in the RM-1-1 Zone, Coastal Overlay (Non-appealable), within the Pacific | | |
| Applicant Name: Robert Bateman | | Applicant Phone Number: (858) 565-8362 |
| Project Manager: DERICK JOHNSON | | Phone Number: (619) 446-5477 |
| Email Address: rbateman@sdlse.co | | |
| Committee Recommendations (to be completed for Initial Review): | | |
| <input checked="" type="checkbox"/> Vote to Approve | Members Yes 12 | Members No 0 |
| <input type="checkbox"/> Vote to Approve With Conditions Listed Below | Members Yes | Members No |
| <input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below | Members Yes | Members No |
| <input type="checkbox"/> Vote to Deny | Members Yes | Members No |
| <input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) | <input type="checkbox"/> Continued | |
| CONDITIONS: None | | |
| NAME: Marcella Bothwell | | TITLE: Chair, Development Committee, PBPG |
| SIGNATURE:  | | DATE: 1/10/2020 |
| Attach Additional Pages if Necessary. | | Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101 |
| | | <div style="border: 1px solid black; padding: 2px 5px; display: inline-block;">Clear Forms</div> |



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

Ownership Disclosure Statement

DS-318

October 2017

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

Project Title: Bayard TM-SLO **Project No. For City Use Only:** _____

Project Address: 5076 Bayard Street / 919 Tourmaline Street

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

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? _____ Corporate Identification No. _____
☐ Partnership ☒ Individual

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


Property Owner

Name of Individual: Shon A. Boney and Heather A. Boney, Boney Family Trust ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 8193 Run of the Knolls

City: San Diego State: CA Zip: 92127

Phone No.: 858-367-8407 Fax No.: _____ Email: shonboney@gmail.com

Signature:  Date: 10-26-18

Additional pages Attached: ☐ Yes ☒ No

Applicant

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

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

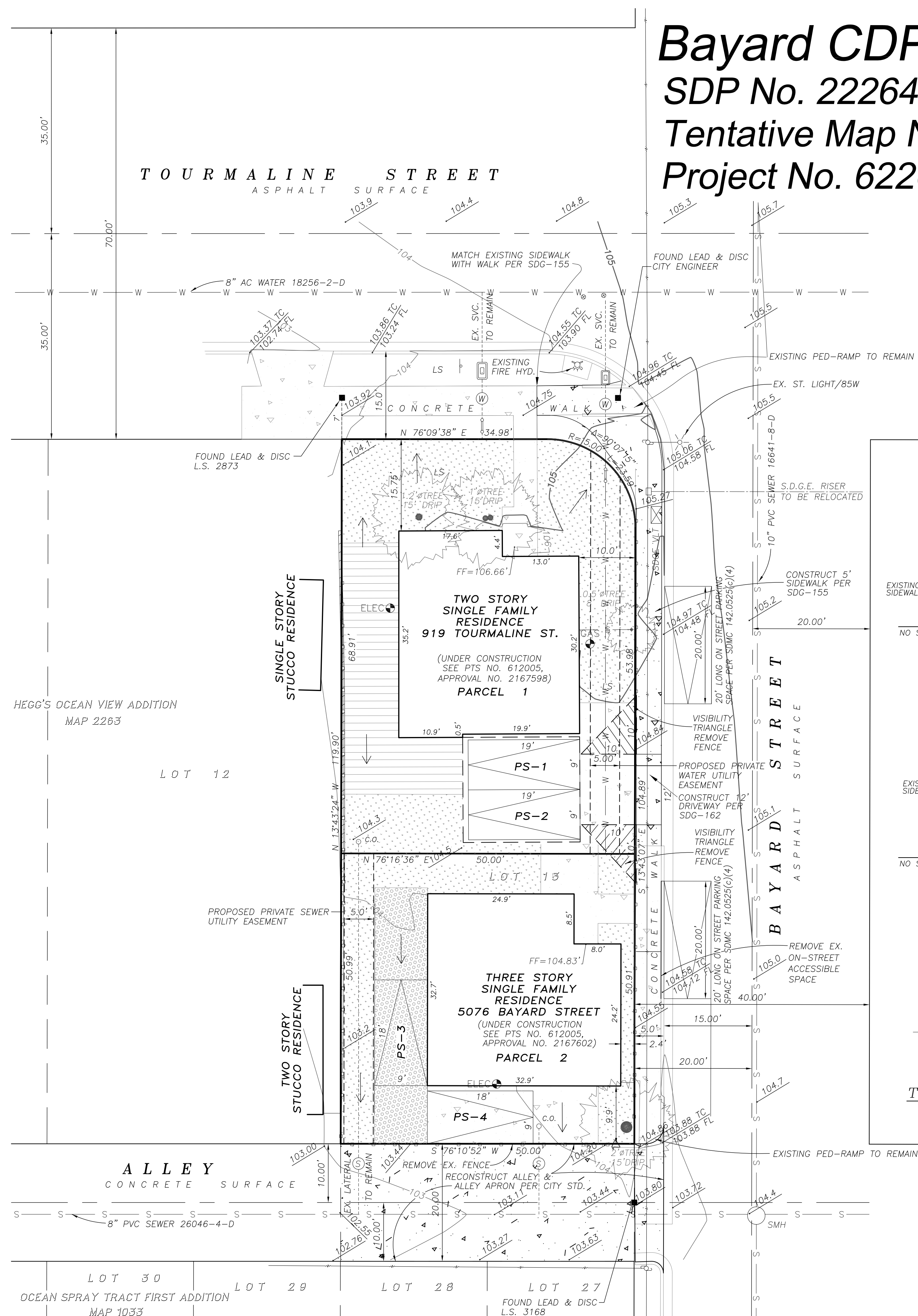
Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No



Bayard CDP/SDP/TM

SDP No. 2226491, CDP 2226492

Tentative Map No. 2226493

Project No. 622028

CITY OF SAN DIEGO DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:
A TENTATIVE PARCEL MAP FOR A 2 LOT SMALL LOT SUBDIVISION - PROCESS THREE
A CDP FOR THE SMALL LOT SUBDIVISION - PROCESS TWO
A SDP FOR SMALL LOT SUBDIVISION - PROCESS THREE
- STREET ADDRESS: 5076 BAYARD STREET & 919 TOURMALINE ST.
N.D.S. D.E. B.W. SIDE
BAYARD STREET AND TOURMALINE STREET
- SITE AREA:
TOTAL SITE AREA (GROSS): (5,948 SF) (0.136 AC.)
NET SITE AREA: (5,948 SF) (0.136 AC.)
- DENSITY: (RESIDENTIAL)
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 2
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 2
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 2
- YARD/SETBACK:
FRONT: 15 FT/ 20 FT
SIDE: 5 FT/ 8 FT
STREET SIDE: 10 FT 0'
REAR: 5 FT
- PARKING: PARKING CRITERIA:
☐ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL
☐ MIXED USE ☐ OTHER

| TYPE OF UNIT | NUMBER OF TYPE | PARKING REQUIRED PER UNIT | TOTAL PER TYPE |
|------------------------|----------------|---------------------------|----------------|
| 2 BR UNIT | 2 | 2 | 4 |
| TOTAL REQUIRED BY ZONE | | | 4 |
| TOTAL PROVIDED ON-SITE | | | 4 |

UNIT AREAS

| TYPE OF UNIT | NUMBER OF TYPE | SQUARE FOOTAGE PER UNIT | TOTAL PER TYPE |
|--------------|----------------|-------------------------|----------------|
| 2 BR UNIT | 1 | 2,219 | 2,219 |
| 2 BR UNIT | 1 | 1,970 | 1,970 |

ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-1-1
COMMUNITY PLAN NAME: MISSION BEACH
OVERLAY ZONES: COASTAL HEIGHT LIMIT
COASTAL CITY
PARKING IMPACT
TRANSIT AREA

MONUMENTATION & MAPPING

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 SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 16641-8-D
WATER DRAWING NO. 18256-2-D

EXISTING & PROPOSED EASEMENTS:

EXISTING EASEMENTS - NONE
PROPOSED EASEMENTS - PRIVATE UTILITY EASEMENTS AS SHOWN

EXISTING APPROVALS:

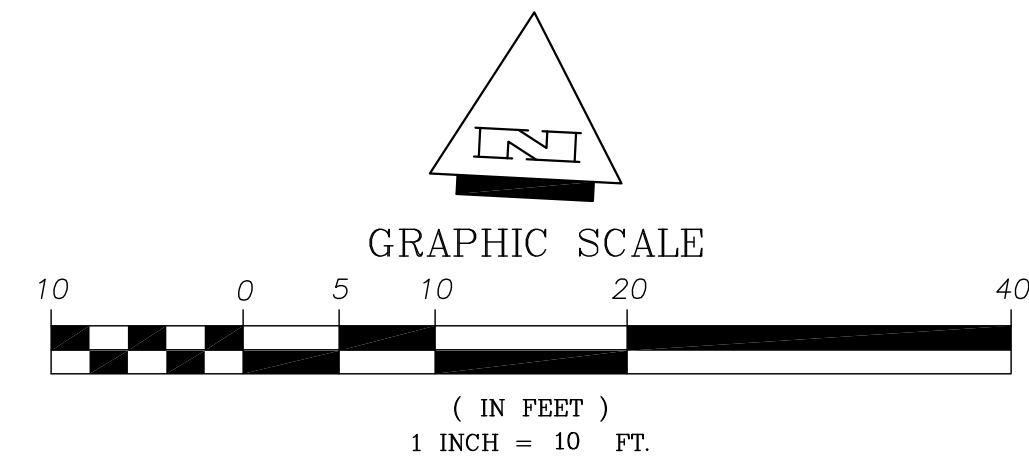
- BUILDING CONDITION REPORT WAS NOT PROVIDED UNDER THIS TENTATIVE MAP SINCE THE DWELLING UNITS ARE NEW OR UNDER CONSTRUCTION AND MEET THE CURRENT BUILDING CODE REQUIREMENTS. REFER TO PERMITTED PLANS UNDER PTS NO. 612005.

UTILITY TABLE:

| UTILITY | OVERHEAD | UNDERGROUND |
|-----------|----------|-------------|
| CATV | X | |
| ELECTRIC | X | |
| GAS | | X |
| TELEPHONE | X | |

VISIBILITY TRIANGLE

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT PER SDMC SECTION 142.0409 (b)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT OF WAY SHALL NOT EXCEED 36 INCHES HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.



LEGEND:

- INDICATES GAS METER
- INDICATES ELECTRIC METER
- INDICATES WATER METER
- INDICATES BACK FLOW PREVENTION DEVICE
- INDICATES DIRECTION OF DRAINAGE
- INDICATES STREET LIGHT
- INDICATES PLASTIC FENCE
- INDICATES PARKING SPACE
- INDICATES SEWER LATERAL
- INDICATES WATER SERVICE
- INDICATES CLEAN OUT
- INDICATES CONCRETE SURFACE
- INDICATES LANDSCAPE AREA
- INDICATES PERMEABLE PAVERS
- INDICATES PERMEABLE RAISED DECK
- INDICATES PROPERTY LINE/TENTATIVE MAP BOUNDARY
- INDICATES SURVEY MONUMENT AS NOTED

OWNER/DEVELOPER:

SHON A. BONEY & HEATHER A. BONEY
THE BONEY FAMILY TRUST
8193 RUN OF THE KNOLLS
SAN DIEGO, CALIFORNIA 92127

SHON A. BONEY, TRUSTEE

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CALIFORNIA 92123 (858) 565-8362
DRAWING NO. TM-SLO 5076 Bayard St.dwg

Robert J. Bateman 01/28/2020
ROBERT J. BATEMAN, P.L.S. 7046 DATE



Prepared By:
SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CA 92123-1354
PHONE: 858-565-8362
FAX: 858-565-4354 EMAIL: rbateman@sdlse.com

Consultants:

Basis of Bearings:

THE WESTERLY RIGHT OF WAY LINE OF BAYARD STREET AS SHOWN ON PARCEL MAP NO. 21018.
I.E. S 13°43'07" E

Benchmark:

NORTHEAST BRASS PLUG
MISSION BOULEVARD AND OPAL STREET
ELEVATION = 86.436 M.S.L.

Project Legal Description:

LOT 13 OF HEGG'S OCEAN VIEW ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2263, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 23, 1941.

LAMBERT COORDINATES:

NAD 27 = 34-1691

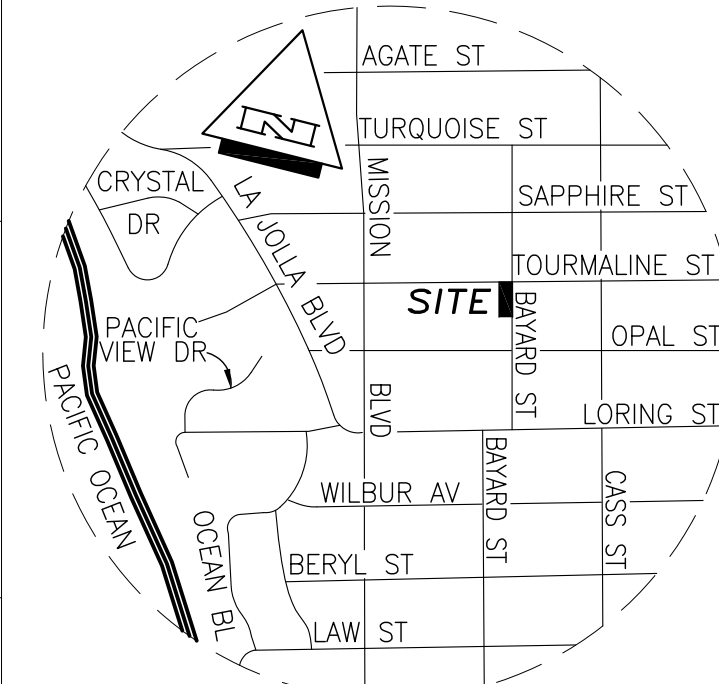
A.P.N. 415-310-14 NAD 83 =

Project Name:

1874-6251
BAYARD/TOURMALINE TM-SLO

Sheet Title:

SDP No. 2226491
CDP No. 2226492
Tentative Map No. 2226493
Project No. 622028



VICINITY MAP
NO SCALE

Project Soil Condition: Existing developed site.

Source of Topography:
Field survey by San Diego Land Surveying on 5/4/2018

Project Permits Required:

Tentative Map & Site Development Permit
Parcel Map

Project Data:

Number of Stories: 3
Proposed use: Residential
Existing use: Residential
Zone Designation: RM-1-1
Year of Construction (exist. structure): 2018

Project Address:

5076 Bayard Street
919 Tourmaline Street
San Diego, CA 92109

Project Owner:

Shon & Heather Boney
8193 Run of the Knolls
San Diego, California 92127

Scale: 1" = 10'

Original Date: January 24, 2019

Revised: May 16, 2019

Revised: July 18, 2019

Revised: Nov. 14, 2019

Revised: Jan. 27, 2020

Sheet 1 of 1