



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 29, 2023 REPORT NO. HO-23-016

HEARING DATE: April 5, 2023

SUBJECT: 3737 31st Street Tentative Map. Process Three Decision

PROJECT NUMBER: [PRJ-1048505](#)

OWNER/APPLICANT: LJSC, LLC, Owner / Christensen Engineering & Surveying, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map to consolidate two existing lots into one parcel for the creation of four residential condominium units currently under construction, and waive the requirement to underground existing off-site overhead utilities at [3737 31st Street](#) within the [North Park Community Plan](#) area?

Proposed Action: Approve Tentative Map Waiver No. PMT-3133720.

Fiscal Considerations: There are no City expenditures being approved with this action. All costs associated with processing of this Project are paid by the applicant.

Community Planning Group Recommendation: On April 19, 2022, the North Park Community Planning Group voted 13-0-0 to recommend approval of the proposed project with no conditions or recommendations.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15305 (Minor Alterations in Land Use Limitations). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 1, 2023, and the opportunity to appeal that determination ended March 15, 2023.

BACKGROUND

The project site is located at 3737 31st Street (Attachments 1 & 2) and includes two existing lots totaling 0.143-acres. The site is zoned RM-2-5 (Residential--Multiple Unit) within the Airport Land Use Compatibility Overlay Zone (San Diego International Airport), Airport Influence Area (Review Area 2 for SDIA), the FAA Part 77 Noticing Area, the Parking Standards Transit Priority Area, Transit Area

Overlay Zone, and the Transit Priority Area. The Project site is designated Residential-Medium which allows 16-29 dwelling units per acre) per Figure 2-1 in the [North Park Community Plan](#) (Attachment 3). The Project site is within an urban, developed neighborhood, surrounded by a mix of single and multi-family development on all sides similarly zoned RM-2-5. An alley runs north and south to the rear/east of the site.

DISCUSSION

Project Description:

The Project proposes to consolidate two existing lots into one parcel for the creation of four residential condominium units, currently under construction. Pursuant to San Diego Municipal Code (SDMC) sections [125.0410](#) and [125.0430](#), the project requires a Tentative Map, a Process Three Hearing Officer decision with appeal rights to the Planning Commission. According to SDMC section [125.0440](#), Findings for a Tentative Map, the decision maker may approve a Tentative Map if the decision maker finds that the Tentative Map is in accordance with the Subdivision Map Act and the Land Development Code.

The City approved the construction permits for the residential development on September 8, 2020, as part of Project No. [633719](#) which is being constructed by right in accordance with SDMC Base Zone regulations (SDMC section [131.0422](#), [RM-2-5](#)). This is a mapping action only and no additional development is proposed. The Tentative Map complies with all applicable development regulations and proposes no deviations. Future purchasers of the units will be required to adhere to the development regulations of the RM-2-5 Zone.

The project provides vehicular access from 31st Street and the rear alley. Four parking spaces are required per [Table 142-05C](#) of the SDMC General Parking Regulations and eight parking spaces are provided. During the ministerial review, the project was determined to comply with floor area ratio (1.35 allowed, 1.27 actual), parking (4 spaces required, 8 provided), setbacks, and landscaping. The project proposes four condominium units for homeownership opportunities and does not affect the previously approved construction permit. There are no existing easements onsite and no new easements are proposed.

Waiver of Undergrounding:

The project has also requested a waiver of the requirement to underground existing offsite overhead utilities pursuant to SDMC section [144.0242\(c\)\(1\)\(B\)](#). The Applicant has requested the undergrounding waiver which City staff supports because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

Conclusion:

Staff has reviewed the proposed Project, and all issues identified through the review process have been resolved in conformance with adopted City Council policies, Land Development Code regulations, and the Subdivision Map Act. The Project conforms to the North Park Community Plan

and General Plan. Staff has provided draft findings and Tentative Map conditions (Attachments 4 & 5) and recommends the Hearing Officer APPROVE Tentative Map No. PMT-3133720.

ALTERNATIVES

1. Approve Tentative Map No. PMT-3133720, with modifications.
2. Deny Tentative Map No. PMT-3133720 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



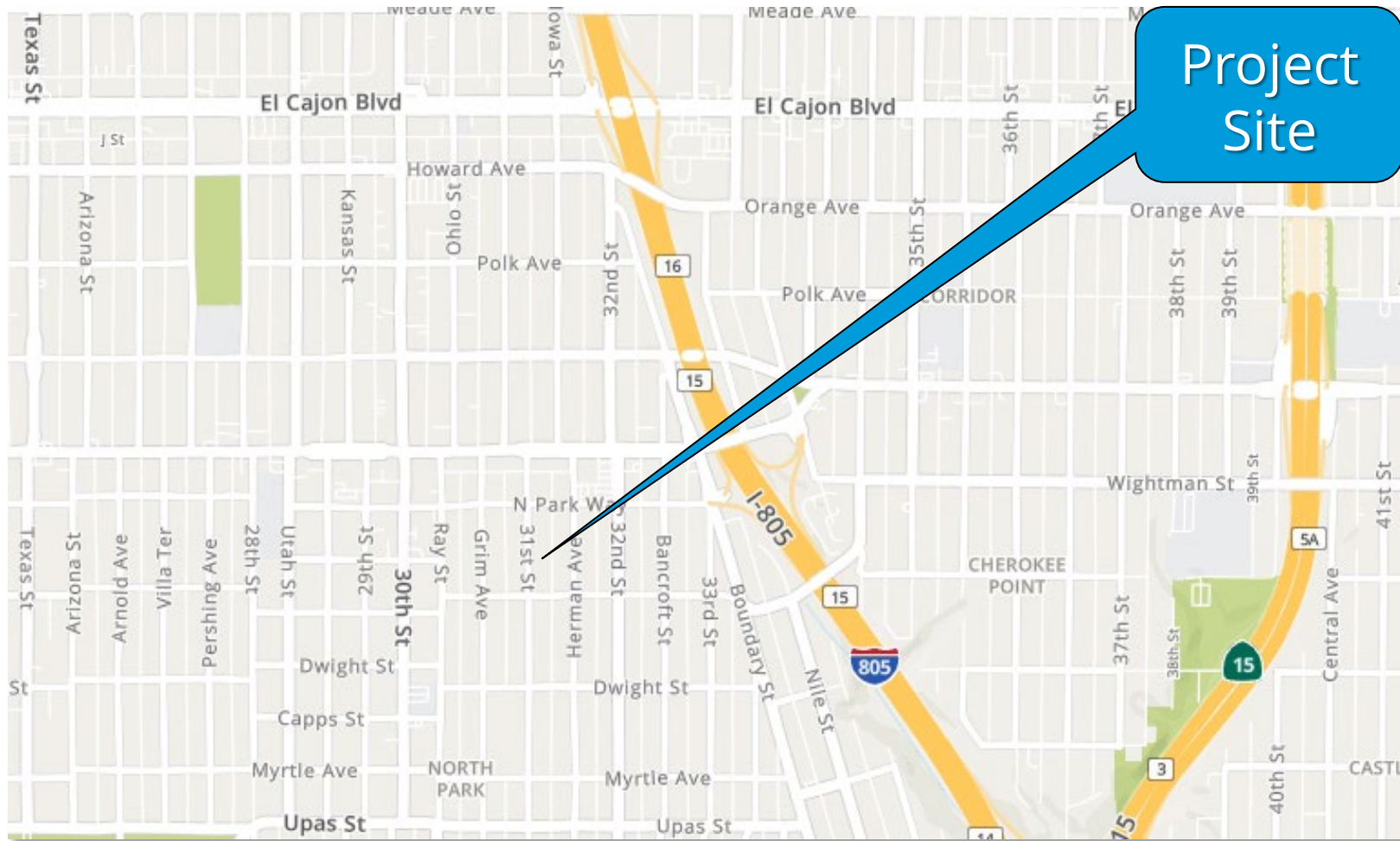
Carrie Lindsay
Development Project Manager
Development Services Department

Attachments:

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



Project Location Map

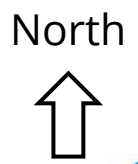
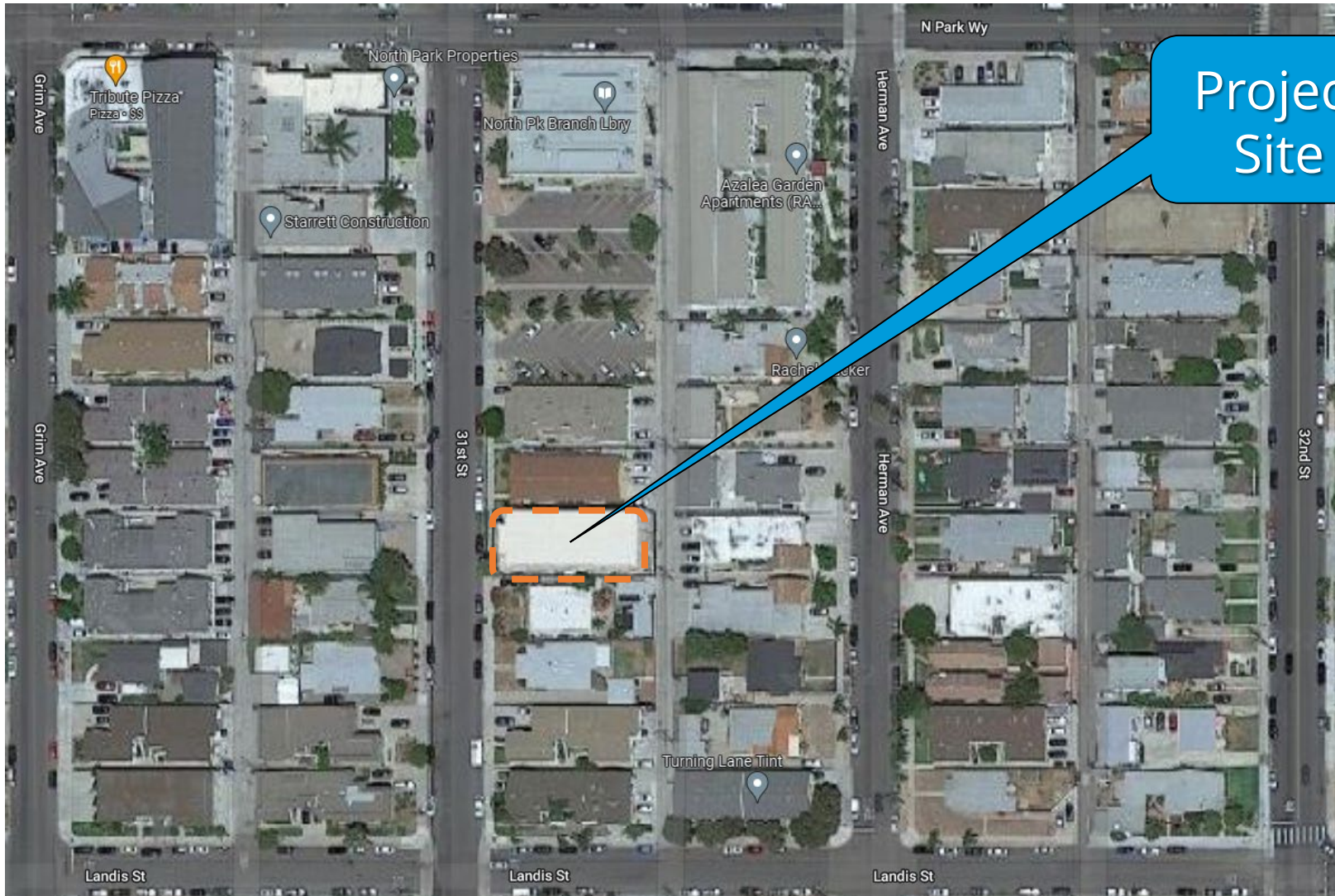


3737 31st Street Tentative Map, Project Number PRJ-1048505





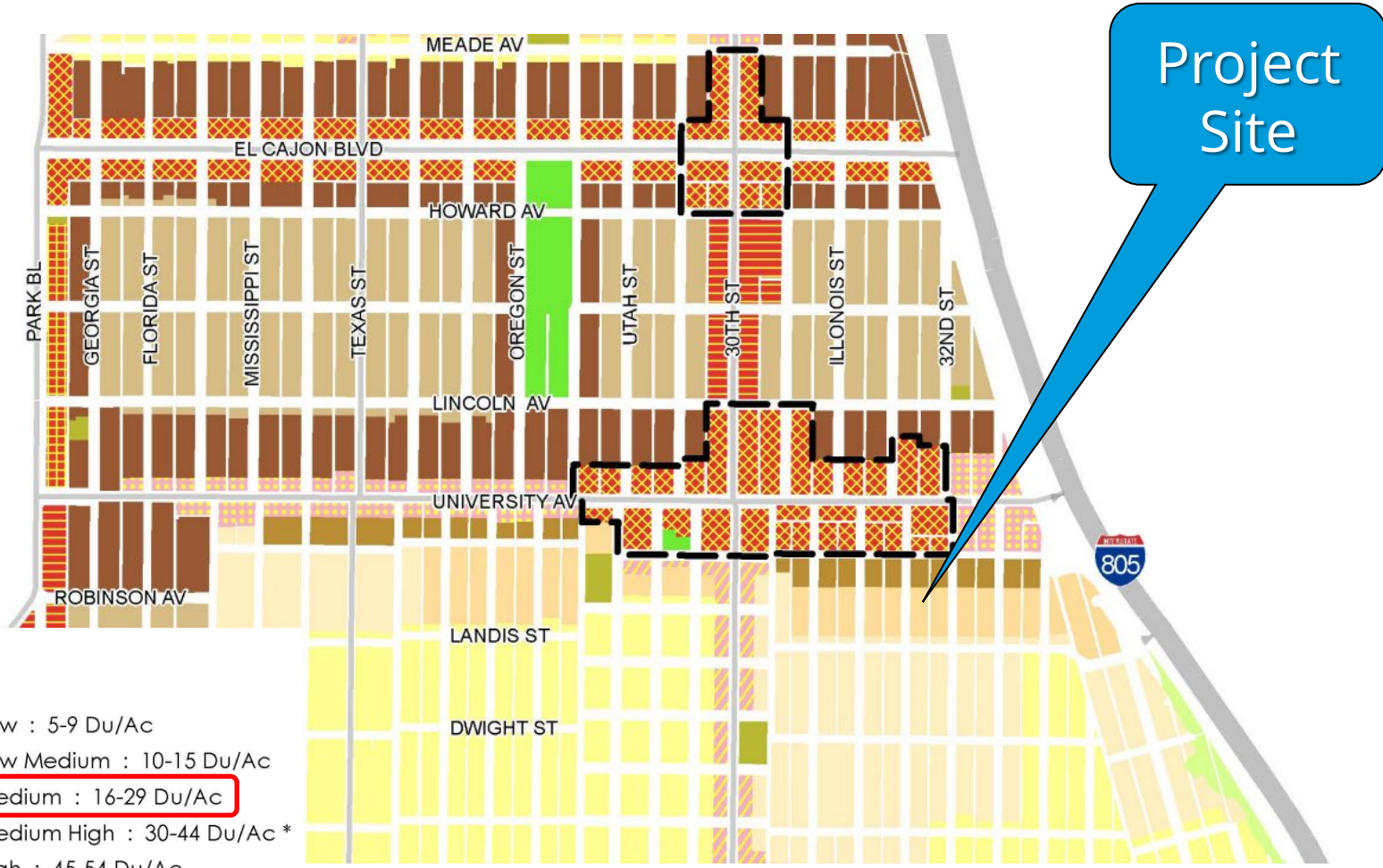
Aerial Photo



3737 31st Street Tentative Map, Project Number PRJ-1048505



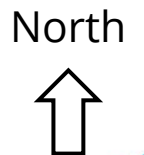
North Park Community Plan



LEGEND

Residential

- Residential - Low : 5-9 Du/Ac
- Residential - Low Medium : 10-15 Du/Ac
- Residential - Medium : 16-29 Du/Ac
- Residential - Medium High : 30-44 Du/Ac *
- Residential - High : 45-54 Du/Ac
- Residential - Very High : 55-73 Du/Ac



3737 31st Street Tentative Map, Project Number PRJ-1048505

HEARING OFFICER RESOLUTION NUMBER _____
TENTATIVE MAP NO. PMT-3133720
3737 31ST STREET TENTATIVE MAP, PROJECT NO. PRJ-1048505

WHEREAS, LJSC, LLC, a limited liability company, Subdivider, and Christensen Engineering and Surveying, Engineer, submitted an application to the City of San Diego for a Tentative Map No. PMT-3133720 to consolidate two existing lots into one parcel for the creation of four residential condominium units currently under construction, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 3737 31ST Street, in the RM-2-5 Zone, within the North Park Community Plan area. The property is legally described as LOTS 15 AND 16, IN BLOCK "C" OF MC FADDEN & BUXTON'S NORTH PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. 1429, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, APRIL 08, 1912; and

WHEREAS, the Map proposes the consolidation of two lots on a 0.143-acre site into one parcel for the subdivision of a multiple dwelling unit structure consisting of four dwelling units; and

WHEREAS, on March 1, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines section 15305 (Minor Alterations in Land Use Limitations) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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); and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is four; and

WHEREAS, the requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code Section 144.0242(c) Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities in that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on April 5, 2023, the Hearing Officer of the City of San Diego considered Tentative Map No. PMT-3133720, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code sections 125.0440 and 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. PMT-3133720:

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

3737 31st Street Tentative Map project (project) is a mapping action that proposes to consolidate two existing lots into one parcel for the creation of four residential condominium units. Construction permits for the residential development were previously approved under a separate permit. The project also requests to waive the requirement to underground existing offsite overhead utilities. The 0.143-acre site is located at 3737 31st Street in the RM-2-5 (Residential--Multiple Unit) Zone and the Residential-Medium (16-29 dwelling units/acre (DU/AC) land use designation within the North Park Community Plan. The existing development includes four dwelling units on a 6,248-square-foot lot that equates to the maximum permitted density for the RM-2-5 zone. A Floor Area Ratio of 1.35 is

allowed where 1.27 is existing. The City approved the construction permits for the residential development on September 8, 2020, as part of Project No. 633719 which is being constructed by right in accordance with the RM-2-5 Base Zone regulations (SDMC section 131.0422). The current project is a mapping action with no physical development proposed.

The Project site is within an urban, developed neighborhood, surrounded by a mix of single, multi-family development on all sides similarly zoned RM-2-5. An alley runs north and south to the rear/east of the site.

The project is consistent with the North Park Community Plan goals and policies, including Land Use Element Goal of a “diversity of housing options through new construction and the preservation of existing quality housing stock” (p.12) and Residential Infill Policies LU-4.15: “Achieve a diverse mix of housing types and forms, consistent with allowable densities and urban design policies” and Policy LU-4.15: “Support rental and ownership opportunities in all types of housing, including alternative housing such as companion units, live/work studios, shopkeeper units, small-lot housing typologies, and for-sale townhomes.” Therefore, the proposed subdivision and its design or improvement are 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 project is a mapping action only and does not facilitate any additional development. The City approved the construction permits for the multi-residential development on September 8, 2020, as part of Project No. 633719 which is being constructed by right in accordance with the San Diego Municipal Code (SDMC) Base Zone regulations (SDMC section 131.0422, RM-2-5). The proposed subdivision complies with all applicable development regulations and proposes no deviations. Future purchasers of the units will be required to adhere to the development regulations of the RM-2-5 Zone.

The project requires four parking spaces per Table 142-05C of the SDMC General Parking Regulations and eight parking spaces are provided. During the ministerial review, the project was determined to comply with floor area ratio (1.35 allowed, 1.27 actual), parking (4 spaces required, 8 provided), setbacks, and landscaping. The project proposes the creation of condominium units for homeownership opportunities and does not affect the previously approved construction permit.

The project qualifies for a waiver from the requirement to underground these facilities in accordance with San Diego Municipal Code Section 144.0242(c)(1)(B) in that the conversion involves a short span of overhead facility (less than one full block in length) and would not represent a logical extension to an underground facility. 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 is a mapping action only and does not facilitate any additional development. The residential units were previously approved, are currently under construction and are located in a residential-medium density residential neighborhood. The 6,248-square-foot project site is

designated RM-2-5 zone with 7,944 square-feet of floor area of residential condominium units. The building currently under construction, under a separate permit, consists of one three-story building, four units total, each with a private garage on the ground floor. Parking requirements under the General Development Parking Regulations SDMC sections 142.0525, Table 142-05C and have been met with provision of eight spaces provide where only four are required, which will be accessed via a common drive on 31st Street and the rear alley.

There are existing overhead facilities in the abutting east alley in the public right-of-way. The project qualifies for a waiver from the requirement to underground these facilities in accordance with San Diego Municipal Code Section 144.0242(c)(1)(B) because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. Therefore, the request to consolidate two existing lots into one parcel for the creation of four residential condominium units is physically suitable for the type and density 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 is a mapping action only and does not facilitate any additional development. The infill project site is located in an urban developed area. No additional development is proposed with this Tentative Map. Future development at the site would be required to comply with the Land Development Code Regulations and construction permit requirements. The site is in a developed, urban neighborhood with no Environmental Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site. 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 project proposes to consolidate two existing lots into one parcel for the creation of four residential condominium units, currently under construction and to waive the requirements to underground existing utilities. The project frontage is developed with curb, gutter and sidewalk and the Tentative Map includes conditions and corresponding exhibits of approval, installation of public improvements, and payment of applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code and the Subdivision Map Act.

The developed project site is served by existing utilities and pedestrian access is provided via public street on both 31st Street and the rear/east alley and vehicle access is provided via a private driveway from 31st Street and the rear/east alley. Future development would be required to comply with Land Development Code Regulations and building permit requirements. Therefore, the design of the subdivision or the types of improvements will not be detrimental to 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 existing easements and does not propose any new easements; therefore, the design of the subdivision and proposed 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 project site is currently under construction, approved by the City on September 8, 2020, as part of Project No. 633719 which complies with all current codes and California Code of Regulations Title 24 Standards. It is located in a developed urban neighborhood and the underlying zone provides opportunity through building materials, site orientation, architectural treatments, placements, and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities. 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 project site is currently under construction by right in accordance with the San Diego Municipal Code (SDMC) Base Zone regulations (SDMC section 131.0422, RM-2-5), and is within a residential-medium density urban neighborhood. It is not anticipated to have employment or housing impacts beyond those which have already occurred. Future development on the property would be subject to the underlying zone regulations at the time of application. The site is served by existing public infrastructure including public transit in the immediate area, the proximity of commercial, and essential services and recreation in the nearby developed urban area. Impacts to environmental resources would be avoided because the site is in a developed urban neighborhood and does not contain, nor is adjacent to such resources. Therefore, there would be no additional demand for public services or available fiscal and environmental resources associated with the consolidation of two existing lots into one parcel and the creation of four residential condominium units.

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. PMT-3133720, including the waiver of the requirement to underground

existing offsite overhead utilities, is hereby granted to LJSC, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Carrie Lindsay
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 11004543

DRAFT

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. PMT-3133720
3737 31st STREET TENTATIVE MAP - PROJECT NO. PRJ-1048505
ADOPTED BY RESOLUTION NO. _____ ON _____

GENERAL

1. This Tentative Parcel Map will expire April 19, 2026.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the expiration of the Tentative Map, a Parcel Map to consolidate the existing lots into one lot and subdivide the properties into four residential condominium units shall be recorded at 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.

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 prior to recordation of the Parcel Map.

5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The Subdivider shall dedicate and improve an additional 2.5 feet of the adjacent alley.
7. The Subdivider shall reconstruct the existing driveway adjacent to the site on 31st Street to current City Standards.
8. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 665557.

MAPPING

9. The Parcel Map shall be based on a 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 setting 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.

10. "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].
11. "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."
12. 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.
13. 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.

PUBLIC UTILITES (WATER AND SEWER)

14. 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.
15. The Subdivider will be required to provide evidence, satisfactory to the Public Utilities Department Director, indicating that each lot will have its own water service/sewer lateral or

provide CC&Rs for the operation and maintenance of on-site private sewer facilities that serve more than one lot.

16. The Subdivider shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.
17. 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.

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. 11004543

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: 3737 31st Street/ 1048505

SCH No.: Not Applicable

Project Location-Specific: 3737 31st Street, San Diego, CA 92104

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

Description of nature and purpose of the Project: The project proposes a Tentative Map (TM) to consolidate two lots into one for creation of four condominium units, currently under construction, under a separate permit, and to waive the requirement to underground existing offsite overhead utilities, on a 0.143-acre site. The project is in the RM-2-5 (Residential--Multiple Unit) zone of the North Park Community Plan, Parking Standards Transit Priority Area, Transit Priority Area, Residential Tandem Parking Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA)/Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification area (SDIA). The community plan designates the site as residential (16-29 dwelling units (Medium density) per net residential acre.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Joy and Tony Christensen, Christensen Engineering & Surveying, 7888 Silverton Avenue, Suite J, San Diego, CA 92126, (858) 271-9901

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: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15305, Minor Alterations in Land Use Limitations.

Reasons why project is exempt: The City of San Diego conducted an environmental review and determined that this project meets the criteria set forth in CEQA Section 15305, which allows for minor alterations to land as long as the average slope on the site is less than 20% and would not result in any changes in land use or density. The site was previously graded under a separate permit. Since the project site does not contain slopes greater than 20%, due in part to the fact that the site has been flattened for development and would not change land use or increase density the exemption does apply. The site is currently under development and would not trigger any of the exceptions to categorical exemptions found in State CEQA Guidelines, Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone (619) 446-5468

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

March 17, 2023
Date

Check One:

- Signed By Lead Agency
- Signed by Applicant


Date Received for Filing with County Clerk or OPR:

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form
	Project Name: 3735 31st Street		Project Number: 1048505
Community: North Park			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="checkbox"/> 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		Date of Vote: April 19, 2022	
# of Members Yes 13	# of Members No 0	# of Members Abstain	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Kate Callen			
TITLE: Chair, North Park Planning Committee		DATE: July 12, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

Visit our web site at www.sandiego.gov/development-services.

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

DS-5620 (08-18) ONLINE FORM

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	FORM DS-318 October 2017

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

Project Title: 3735-37 31st Street Tentative Parcel Map **Project No. For City Use Only:** _____

Project Address: 3735-37 31st Street Tentative Parcel Map

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

Corporation Limited Liability -or- General - What State? CA **Corporate Identification No.** 202003610170
 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: LISC LLC-Lyda Cohen, Manager Owner Tenant/Lessee Successor Agency

Street Address: 8508 Ruelle Monte Carlo

City: La Jolla **State:** CA **Zip:** 92037

Phone No.: 619-417-9766 **Fax No.:** _____ **Email:** dcohen1@san.r.com

Signature: _____ **Date:** _____

Additional pages Attached: Yes No

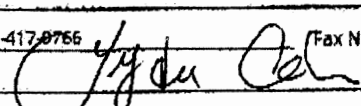
Applicant

Name of Individual: Lyda Cohen, Manager Owner Tenant/Lessee Successor Agency

Street Address: 8508 Ruelle Monte Carlo

City: La Jolla **State:** CA **Zip:** 92037

Phone No.: 619-417-9766 **Fax No.:** 858-459-5767 **Email:** dcohen1@san.r.com

Signature:  **Date:** 12/21/21

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

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

DEVELOPMENT SUMMARY

PROJECT SUMMARY:

THE PROPOSED PROJECT IS FOR A TENTATIVE MAP (TM) BEING TO CONSOLIDATE EXISTING LOTS INTO ONE PARCEL FOR A MULTIPLE DWELLING UNIT STRUCTURE CONSISTING OF 4 DWELLING UNITS. THE 0.145 ACRE SITE IS LOCATED IN A (R-2) RESIDENTIAL MULTIPLE UNIT ZONE WITHIN THE NORTH PARK COMMUNITY PLANNING AREA. THE PROJECT IS UNDER CONSTRUCTION. BUILDING PERMIT IS P170 NO. 000719, APPROVAL NO. 074666, AND WORK IN THE BEST OF WAY IS CONSTRUCTION PLAN PERMIT P170 NO. 00007, APPROVAL NO. 048812. PARCEL MAP P170 NO. 000401.

LEGAL DESCRIPTION:

LOTS 18 AND 19, IN BLOCK "C" OF MC FADDEN & BLUXTON'S NORTH PARK IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP PERMIT P170 NO. 1489, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 08, 1912.

APN: 489-171-01-00

OWNER:

LYDA, LLC
8801 MONTE CARLO
LA JOLLA, CA 92037

TYPE OF CONSTRUCTION/OCCUPANCY CLASSIFICATION:

CONSTRUCTION CLASSIFICATION:
TYPE V8 - SPRINKLERED (PPA 19)

OCCUPANCY CLASSIFICATION:
(R-2) RESIDENTIAL
(L) PRIVATE GARAGES

ZONING:

RM-2-6

NORTH PARK PLANNING COMMITTEE

RETRAC:
FRONT: 19 MIN / 20 STD
STREET SIDE 10'
SIDE 4'
REAR: 10' (FOR ALLEY WIDTH INCLUDED)

OVERLAY ZONE:

RESIDENTIAL TRADITIONAL PARKING TRANSIT AREA

AREA:

SITE AREA: 0.145 ACRES (6,348 SQUARE FEET)

GROSS FLOOR AREA: 7,844 SQUARE FEET

GROUND FLOOR: 1,880

2ND FLOOR: 1,828 SF RESIDENTIAL

3RD FLOOR: 1,828 SF RESIDENTIAL

PAR: 1.28 ALLOWED (0.487 A)

1.27 ACTUAL (0.3448) APPROVED IN BUILDING PERMITTING

USES:

CURRENT USE:
FORMER MULTI-FAMILY RESIDENTIAL (REMOVED)

PROPOSED USE:
4 RESIDENTIAL CONDOMINIUM UNITS (UNDER CONSTRUCTION)

BUILDING PERMIT P170 000719

THIS TM IS NOT FOR THE CONSTRUCTION OF THE UNITS

TITLE NOTES:

PRELIMINARY TITLE REPORT PROVIDED BY OKAGAKI TITLE COMPANY,
ORDER NO. 0019000-000-001-001, DATED NOVEMBER 08, 2021.

THERE ARE NO EXISTING EASEMENTS

NO EASEMENTS ARE PROPOSED

RESIDENTIAL UNIT TABULATION

UNIT NO.	LIVING AREA	DECK AREA	BEDROOMS	PARKING SPACES
1	1,848 SF	247 SF	2	2
2	1,875 SF	250 SF	2	2
3	1,875 SF	250 SF	2	2
4	1,875 SF	250 SF	2	2

STORAGE:
ALL UNITS HAVE 283 SF OF STORAGE

TOTAL OFF-STREET PARKING SPACES:

SPACES REQUIRED PER TABLE 148-090 (0.5 PER BORN UNIT X 4 = 2 BORN UNITS UNITS) = 4 SPACES

SPACES PROVIDED = 4 SPACES

SPACES PROVIDED = 8 STANDARD - GARAGE SPACES

MOTORCYCLE SPACES PER TABLE 148-09 C 8D)

SPACES REQUIRED = 8 RESIDENTIAL (0.1 SPACES/UNIT); 4 UNITS * 0.1 = 0.4

SPACES PROVIDED = 0 RESIDENTIAL

BIICYCLE SPACES (PER TABLE 148-09 C 8D)

SPACES REQUIRED = 2 RESIDENTIAL (0.5 SPACES/UNIT); 4 UNITS * 0.5 = 2

SPACES PROVIDED = 2 RESIDENTIAL

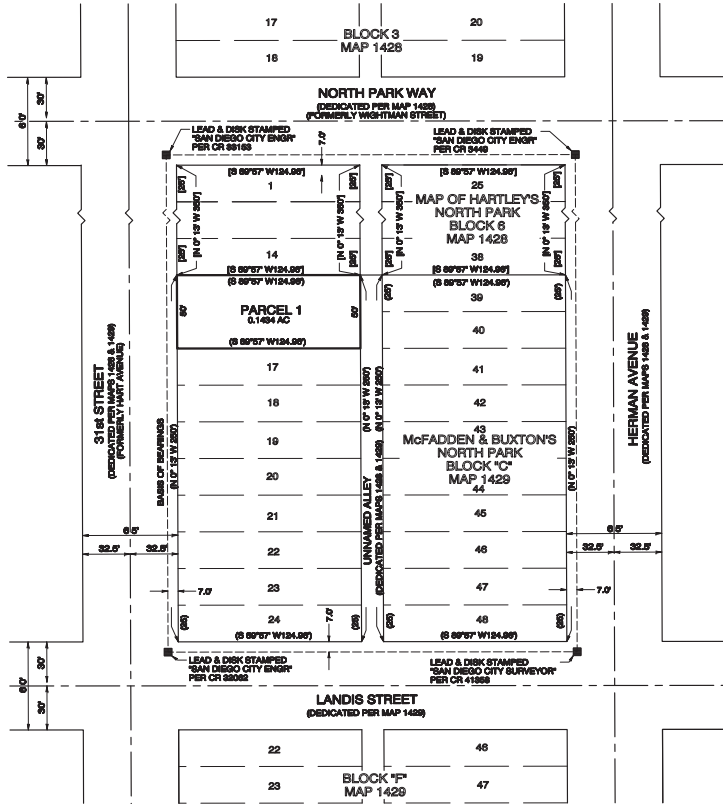
UTILITY TABLE

TELE (AT&T): UNDERGROUND

CATV (COC): UNDERGROUND

ELIC (SDG&E): UNDERGROUND

3737 31ST STREET



LEGEND

- RECORD MONUMENT AS DESCRIBED
- () RECORD DATA PER MAP NO. 1489
- [] RECORD DATA PER MAP NO. 1428
- TOTAL NUMBER OF PARCELS = 1
- TOTAL AREA = 0.09727 AC
- TWO LOTS EXIST; 1 PARCEL IS PROPOSED

TENTATIVE MAP NO. 3133720
PRJ NO. 1048505
CONDOMINIUM CREATION

BASIS OF BEARINGS

THE WESTERN LINE OF BLOCK "C" OF MAP 1489, NORTH 0°13' WEST.

NOTES

1. THE USE OF PROPOSED PARCEL 1 IS FOR 4 RESIDENTIAL CONDOMINIUM UNITS.
2. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
3. THE EXISTING NUMBER OF LOTS ARE TWO. THE PROPOSED NUMBER OF PARCELS IN THIS SUBDIVISION IS 1.
4. DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER PUBLIC POLICY P-0-0 (UPO 001A-0)
5. THE DEVELOPMENT PROPOSES TO PROVIDE 8 PARKING SPACES.
6. NAD83 COORDINATES = 210-1728, NAD83 COORDINATES = 1890-4885.
7. SUFFICIENT DOCUMENTATION EXISTS TO RECREATE BOUNDARY OF PROJECT AND TO PERMIT A PARCEL MAP PROCEDURE OF SURVEY.
8. THE EXISTING PARCEL NUMBER IS: 483-171-01-00
9. CONSTRUCTION PLAN P170 000719 / PERMIT NO. 048812, PROVIDED FOR KILLING OF THE EXISTING WATER SERVICE AND CONSTRUCTION OF A NEW WATER SERVICE.
10. ON-SITE CONSTRUCTION IS BY BUILDING PERMIT P170 000719 / APPROVAL NUMBER 0774666.
11. NO TRAFFIC STOPS ARE PROPOSED OR EXIST FRONTING PROJECT SITE
12. THE REQUESTED UNDERGROUND WARE OF THE EXISTING OVERHEAD FACILITIES QUALIFIES UNDER THE GUIDELINES OF SAN DIEGO MUNICIPAL CODE SECTION 144.09000 WARE OF THE REQUIREMENTS TO UNDERGROUND PRIVATELY OWNED UTILITY SYSTEMS AND SERVICES FACILITIES IN THIS IS THE CONVERSION INCLUDES A SHORT SPAN OF OVERHEAD FACILITY (LESS THAN A FULL BLOCK IN LENGTH) AND WOULD NOT REPRESENT A LOGICAL EXTENSION TO AN UNDERGROUND FACILITY.
13. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 6 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE RIGHT OF WAY THAT IS LOCATED WITHIN THE VISIBILITY AREA SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
14. ENGINEERING REVIEW HAS DETERMINED THE PROJECT IS IN COMPLIANCE WITH CURRENT STREET LIGHT SHADING ACCORDING TO THE CITY OF SAN DIEGO STREET DESIGN MANUAL AND COUNCIL POLICY 200-18

CONDOMINIUM NOTE:

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4126 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

MAPPING NOTE:

A PARCEL MAP FILED AT THE COUNTY RECORDERS OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP SHALL BE REQUIRED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE FINAL MAP.



SCALE 1" = 40'



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 INTEREST AND THAT I UNDERSTAND THAT OUR PROPERTY IS CONDEMNATED BY HIGHWAY, STREET, UTILITY EASEMENT, OR ANY.

Lyda Cohen
2/7/2023
DATE
5EBA1B8653FD4A3
LYDA COHEN, MANAGER
LYDA, LLC

ANTHONY K. CHRISTENSEN, RCE 64021
LS 7008
DATE
FEBRUARY 01, 2023



Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92128
PHONE (606) 571-6901

Project Address:
3737 31ST STREET
SAN DIEGO, CA

Project Name:
3737 31ST STREET UNITS

Sheet Title:
TENTATIVE MAP

Revision 0:
Revision 1:
Revision 2:
Revision 3: 09-01-23 ADDRESS CITY COMMENT
Revision 4: 08-16-22 ADDRESS CITY COMMENTS

Original Date: NOVEMBER 08, 2021

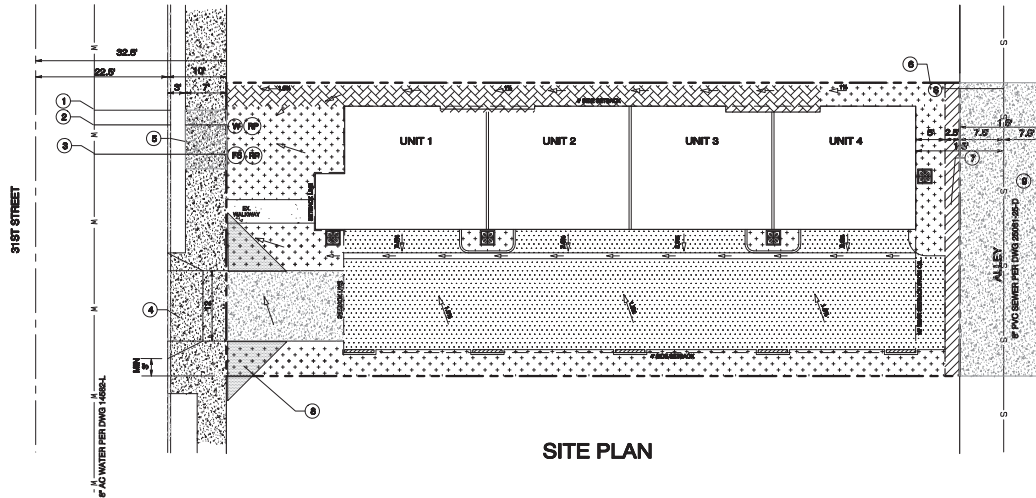
Sheet 1 of 3 Sheets

TENTATIVE MAP NO. 3133720
PRJ NO. 1048505
CONDOMINIUM CREATION

LEGEND

PROPERTY LINE/TM BOUNDARY	
EXISTING SEWER LINE	
EXISTING WATER LINE	
DIRECTION OF DRAINAGE	
LANDSCAPED SURFACE	
PROPOSED SIDEWALK PER SDW-105 (SEE PT0808080)	
PROPOSED 2" COPPER WATER SERVICE PER SDW-140 (SEE PT0808080)	
RETAIN EX SEWER LATERAL & CLEANOUT PER SDW-105	
PROPOSED 4" FIRE SERVICE WITH BACKFLOW PER SDW-105 (SEE PT0808080)	
PROPOSED BACKFLOW PREVENTION DEVICE	

IMPROVEMENTS APPROVED BY SEPARATE PERMITS
PROJECT UNDER CONSTRUCTION
(SEE "NOTES" ABOVE RIGHT FOR APPLICABLE PERMITS FOR THIS WORK)
(NO NEW WORK PROPOSED BY THIS TM)



SITE PLAN

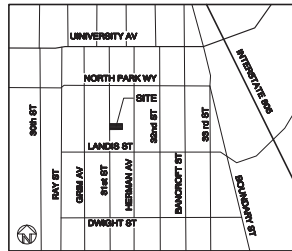
NOTES

- IMPROVEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE FOLLOWING PLANS/PERMIT. NO ADDITIONAL IMPROVEMENTS ARE PROPOSED BY THIS TENTATIVE MAP.
- ALL IMPROVEMENTS WITHIN THE RIGHT OF WAY ARE BY CONSTRUCTION PLAN PTS 08484 (APPROVAL NO. 201905 AND 08485 (APPROVAL NO. 202001) PROVIDES FOR IMPROVEMENTS BY THE RIGHT OF WAY, INCLUDING SIDEWALK REPAIR, NEW WATER AND FIRE SERVICE AND KILL EX WATER SERVICE
 - ALL CONSTRUCTION ON-SITE IS BY BUILDING PERMIT (PTS 08483 / APPROVAL NUMBER 204011).

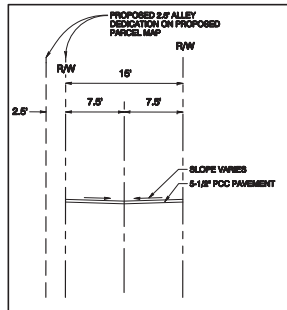
CONSTRUCTION NOTES

- (BY SEPARATE, EXISTING PERMITS, NO NEW CONSTRUCTION PROPOSED)
- EX WATER SERVICE TO BE KILLED AT THE MAIN. (SEE PT0808080)
 - PROPOSED 2" WATER SERVICE AND BACKFLOW PREVENTER (SEE PT0808080)
 - PROPOSED 4" FIRE SERVICE AND BACKFLOW PREVENTER (SEE PT0808080)
 - EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH 12" DRIVEWAY AS SHOWN
 - PROPOSED SIDEWALK REPAIR (SEE PT0808080)
 - EXISTING SEWER LATERAL AND CLEANOUT TO BE RETAINED (SEE PTS 082719)
 - PROPOSED 2.5' ALLEY DEDICATION. DEDICATION TO BE MADE ON FINAL PARCEL MAP
 - VEHICULAR TRIANGLE, NOTHING GREATER THAN 8' IN HEIGHT ALLOWED IN THIS AREA (TYPICAL)
 - PROPOSED REMOVE AND REPLACE FULL WIDTH ALLEY PANELS PER G-01

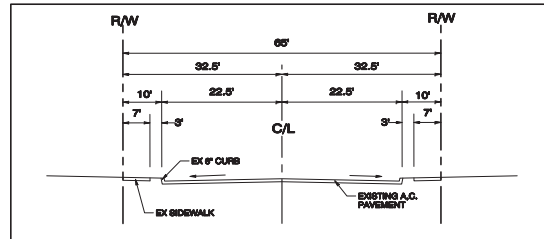
NOTE:
FOR SEPARATE RIGHT OF WAY PERMIT (CONSTRUCTION PLAN) SEE APPROVAL NOS. 080815 & 080812
ALL RUNOFF FROM COMPLETED PROJECT TO FLOW OVER LANDSCAPED AREAS AS SHOWN, PRIOR TO BEING DISCHARGED FROM SITE.
SUBDIVIDER SHALL OBTAIN PLUMBING PERMIT FOR THE INSTALLATION OF APPROPRIATE PRIVATE BACKFLOW PREVENTION DEVICES, ON EACH WATER SERVICE (DOMESTIC, FIRE AND IRRIGATION), IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER. DEVICES SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE FRONT OF WAY.
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.



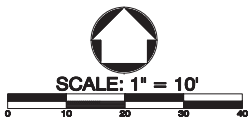
VICINITY MAP



TYPICAL SECTION ALLEY
NOT TO SCALE



TYPICAL SECTION 31ST STREET
NOT TO SCALE



Anthony K. Christensen
ANTHONY K. CHRISTENSEN, RCE 64001
LS 7508
Date FEBRUARY 01, 2020



Prepared By:
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SAN DIEGO, CA 92128
PHONE (606) 571-6801

Project Address:
5837 31ST STREET
SAN DIEGO, CA

Project Name:
3737 STREET UNITS

Sheet Title:
SITE PLAN

Revision 0:
Revision 1:
Revision 2:
Revision 3: 08-01-20 ADDRESS CITY COMMENT
Revision 11: 08-16-22 ADDRESS CITY COMMENTS

Original Date: NOVEMBER 05, 2021

Sheet 2 of 9 Sheets

TENTATIVE MAP NO. 3133720
PRJ NO. 1048505
CONDOMINIUM CREATION

FIRE NOTES

1. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPROVED LOAD OF THE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVE CAPABILITIES. PER CFC SECTION 804.4.
2. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION SHALL BE INSTALLED AND MAINTAINED SEPARATE FROM AND DURABLE THROUGH THE CONSTRUCTION. PER CFC SECTION 804.4.
3. PROVIDE BUILDING ACCESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. PER SAN DIEGO MUNICIPAL CODE SECTION 804.6.
4. HOIST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ACCESS/ACCESS SIDE OF THE STRUCTURE. PER CFC SECTION 804.11.
5. ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE (1) HOIST INDICATOR VALVE. PER CFC SECTION 800.2.4.
6. THE REQUIRED WIDTH OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES, WHERE NO SERVICE IS PROVIDED FOR PARKING ALONG ACCESS ROADWAYS. THEY SHALL BE KEPT CLEAR BY POSTING OF SIGNS ON THE PARKING OF CURBS. PER POLICY A-14-1.
7. PROVIDE AN APPROVED KEY (NON) BOX IN AN APPROVED LOCATION. PER FIRE DEPARTMENT POLICY K-16-2.
8. AN APPROVED VEHICLE STOP DETECTION SYSTEM, WITH INNOVATION/INTEGRATION, INTERVENTION TO THE FIRE MARSHAL SHALL BE PROVIDED ON ALL VEHICLE GANTRY AND EMERGENCY ENTRY ROADS TO THE PROJECT. PER CFC SECTION 805.
9. WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES OPERATOR SHALL BE INSTALLED AND MAINTAINED ACCESSIBLE TO ALL THREE ELECTRIC GATE OPERATORS. WHERE PROVIDED, SHALL BE OPERATED BY AN APPROVED MEANS OF EMERGENCY OPERATION. AUTOMATIC OPERATION SHALL BE DISABLED, COMPLETED AND TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2500. PER CFC SECTION 804.4.
10. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 1-A:10 SHALL BE PROVIDED WITHIN 30 FEET OF EACH PORTION THEREOF ON EACH FLOOR. PER CFC SECTION 804.4.
11. PER CFC SECTION 804.4, BIFURCATED LANE CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 1-A:10. APPROVED PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WITHIN 30 FEET OF EACH PORTION THEREOF ON EACH FLOOR. PER CFC SECTION 804.4.
12. IN EXISTING BUILDINGS AND ALL LOCATIONS WHERE CONSUMABLE MATERIALS ARE ACCUMULATED.
 1. IN EXISTING BUILDINGS AND ALL LOCATIONS WHERE CONSUMABLE MATERIALS ARE ACCUMULATED.
 2. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2500. PER CFC SECTION 804.4.
13. PROVIDE STAIRWAY IDENTIFICATION SIGNS. PER CFC SECTION 100.4.10.4.1.
14. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS 100 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. PER CFC SECTION 804.4.
15. NEW BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, EXCEPT THOSE WITH ROOF SLOPE GREATER THAN FOUR UNITS PER HORIZONTAL, SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF IN ACCORDANCE WITH CFC 101.12. SUCH STAIRWAY SHALL BE MARKED AT STREET AND FLOOR LEVELS WITH SIGNS INDICATING THAT THE STAIRWAY CONTIGUOUS TO THE ROOF. PER CFC SECTION 804.4.
16. EXTERIOR DOORS AND OPENINGS REQUIRED BY THE CFC OR THE CBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS TO THE DEPARTMENT. AN APPROVED WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL. PER CFC SECTION 804.4.
17. A CURB (OR 1 AND 8 OR 18) STANDPIPE OUTLET CONNECTION IS REQUIRED AT EVERY FLOOR LEVEL CONNECTION OF EMERGENCY REQUIRED STAIRWAY ABOVE AND BELOW GRADE IN BUILDINGS OF 4 OR MORE STORIES. OUTLETS AT STAIRWAYS SHALL BE LOCATED WITHIN THE EXIT ENCLOSURE OR, IN CASE OF PROTECTED ENCLOSURES, WITHIN THE VESTIBULE OR EXIT BALCONY OVER THE STAIRWAY. THESE SHALL BE AT LEAST 1' OUTLET ABOVE THE ROOF LINE WHEN THE ROOF HAS A SLOPE OF LESS THAN 4:12 UNITS HORIZONTAL. IN BUILDINGS WHERE MORE THAN 1 STANDPIPE IS PROVIDED, THE STANDPIPES SHALL BE INTERCONNECTED. PER CFC SECTION 804.4.
18. EVERY BUILDING FOUR STORIES OR MORE IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION. STANDPIPES SHALL BE INSTALLED WITHIN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. PER CFC SECTION 804.4.
19. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANT VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES ON AREAS USED FOR PROTECTIVE PURPOSES. VEGETATION ON BUILDING FEATURES SHALL NOT OBSTRUCT ACCESS NUMBERS OR INSET THE PROJECTIONS OF ALARMS OR HOIST INDICATOR VALVES. PER CFC SECTION 804.4.
20. OBSCURATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. PER CFC SECTION 804.4.
21. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL COMPLY WITH REQUIREMENTS OF CHAPTER 80 OF THE CFC.
22. CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC, REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE PLANNERS OF THE RESPONSIBILITY OF COMPLIANCE WITH THE CFC. PER CFC SECTION 100.4.4.
23. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ROAD TO EXTERIOR OPENINGS REQUIRED BY THE FIRE OR BUILDING CODE SHALL BE PROVIDED. PER CFC SECTION 804.1.

FIRE NOTES CONT.

24. ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND 80' BUFFER OVERLAP SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT. (SEE OVERLAP TABLE)
25. ALL FIRE ACCESS ROADS WILL BE CAPABLE OF SUPPORTING THE IMPROVED LOAD OF AT LEAST 7000 LBS. AND WILL NOT EXCEED 50% GRADE. ALL PORTIONS OF THE FIRE ACCESS ROADS INCLUDING TURNING RADIUS AND DEAD END DESIGN WILL BE IN ACCORDANCE WITH CFC 804 AND APPROVED C.D.
26. ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE (1) HOIST INDICATOR VALVE. PER CFC SECTION 800.2.4.
27. ALL REQUIRED HOSE PULLS ARE TO COMPLY WITH ALL PORTIONS OF THE EXTERIOR OF THE BUILDINGS PER POLICY A-14-1. HOSE PULLS INDICATED FROM THE FIRE APPROVED SIGNS WITHIN THE FIRE SIGNAGE IS IN THE FIRE ACCESS ROADWAY. HOSE PULLS CAN BE INDICATED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROADWAY. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR A NON-SPRINKLERED BUILDINGS, THE MINIMUM HOSE PULL IS 300'. FOR NON-SPRINKLERED BUILDINGS, THE MINIMUM HOSE PULL IS 300'. CHANGE IN VERTICAL ELEVATIONS MUST ALSO BE ACCOUNTED FOR.
28. CFC 807.2.8 - CLEAR SPACE AROUND HYDRANTS & 5 FOOT RADIUS CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
29. SAN DIEGO MUNICIPAL CODE SECTION 8 (BLUES) ITEM 80 HYDRANT LOCATIONS SHALL IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS SHALL BE APPLIED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED IN ROADWAY AND/OR BETWEEN CURBS. THE MARKERS SHALL BE AT A RIGHT ANGLE TO THE FRONTAGE.

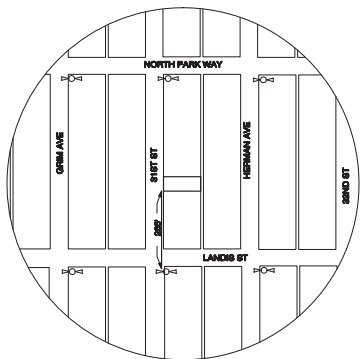
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FIRE PLAN KEYNOTES

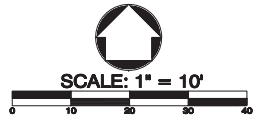
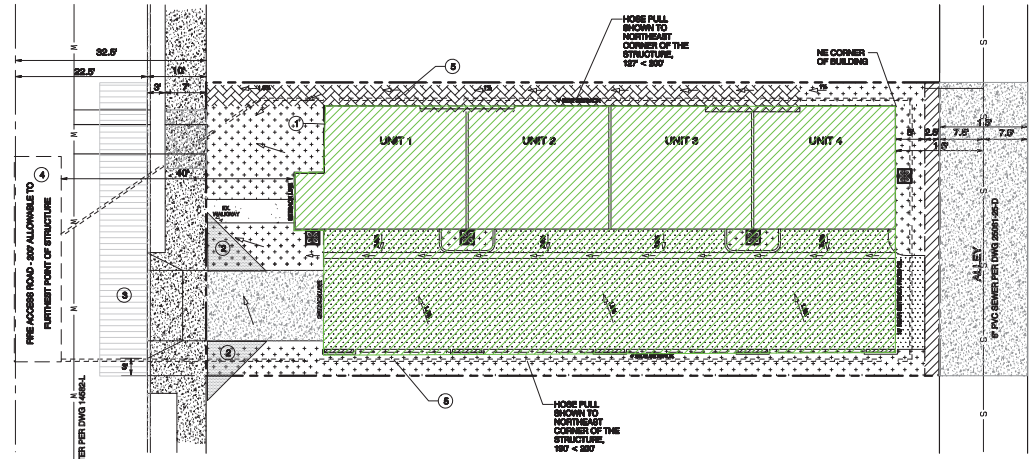
- 1 BUILDING ACCESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 804.6
- 2 VISIBILITY TRIANGLE PER SAN DIEGO MUNICIPAL CODE SECTION 113.027A, NOTHING OVER 3' PROPOSED
- 3 PARALLEL PARKING AT CURB
- 4 FIRE TRUCK
- 5 HOSE PULL LINE FROM FIRE APPARATUS TO ALL PORTIONS OF THE EXTERIOR OF THE STRUCTURE AT THE GROUND FLOOR TO BE LESS THAN 300'-0" PER PFD POLICY A-14-1

SITE LEGEND:

- AREA OF PROPOSED 1ST FLOOR GARAGES AND COVERED DRIVEABLE FLOORS 2 & 3 AND DECKS COVER THE SAME OR LESS AREA
- VISIBILITY TRIANGLE PER SAN DIEGO MUNICIPAL CODE SECTION 113.027A, NOTHING OVER 3' PROPOSED
- EXISTING PARALLEL PARKING AT THE CURB OF 31ST STREET



FIRE HYDRANTS WITHIN 600'
SCALE: 1" = 300'



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Project Address:
5737 31ST STREET
SAN DIEGO, CA

Project Name:
5737 31ST STREET UNITS

Sheet Title:
FIRE PLAN

Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 08-16-22 ADDRESS CITY COMMENTS

Original Date: NOVEMBER 08, 2021

Sheet 3 of 3 Sheets

ANTHONY K. CHRISTENSEN, PCE 54051
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MAY 15, 2022
Date

