



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 12, 2019 REPORT NO. HO-19-008

HEARING DATE: February 20, 2019

SUBJECT: OLIVE PARK TENTATIVE MAP WAIVER. Process Three Decision

PROJECT NUMBER: [613598](#)

OWNER/APPLICANT: INI Greenfield II LLC, Owner / Applicant

SUMMARY

Issue: Should the Hearing Officer approve the Tentative Map Waiver for the creation of 17 condominium units (one commercial and 16 residential units) in an under-construction development and waive the requirement to underground exiting overhead utilities at 2750 Fourth Avenue in the Uptown Community Plan?

Staff Recommendation: APPROVE Tentative Map Waiver No. 2180067 and a waiver of the requirement to underground existing off-site overhead utilities.

Community Planning Group Recommendation: On November 6, 2018, the Uptown Planners voted 8-1-1 to recommend approval of the proposed project without conditions/recommendations (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Minor Alteration. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 30, 2018, and the opportunity to appeal that determination ended December 14, 2018 (Attachment 6).

BACKGROUND

The 0.35-acre site is located in a developed, urban neighborhood and is surrounded by similar multi-family development at 2750 Fourth Avenue in the CC-3-8 and RM-3-9 zones, within the Uptown Community Plan area. The 17 condominium units under-construction are within a 61,614-square foot, five-story, mixed-use building and include a subterranean parking garage. The project consists of one commercial unit; one two-bedroom unit; and 15 three-bedroom units. The project requires 34 parking spaces and 35 parking spaces (2 commercial, 33 residential) are provided.

The development is being constructed by-right under CC-3-8 and RM-3-9 zones regulations in accordance with the San Diego Municipal Code (SDMC). The ministerial building permits were deemed complete on May 16, 2017, and issued on July 19, 2018, via project No. [552541](#). At the time of building permit issuance, the applicant paid an in-lieu fee of \$349,858.00 to comply with the City's Affordable Housing Regulations. During ministerial review the project was determined to be in compliance with all underlining zone regulations including but not limited to height, floor area ratio, parking, setbacks and landscaping.



DISCUSSION

Project Description

The proposed Tentative Map Waiver to waive the requirement for Tentative Map for the creation of 17 condominium units (one commercial and 16 residential units) for individual ownership with no enlargement or expansion of use. The proposed subdivision is consistent with the development regulations of the underlying zone and complies with the setback, floor area ratio, density and landscaping requirements. No deviations are requested with this action.

Process Approval Required

The proposed subdivision requires a Tentative Map Waiver per SDMC Section [125.0120](#) to create condominium units for individual ownership and requests a waiver of the requirement to underground existing off-site overhead utilities. The subdivision as proposed requires 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 Waiver if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the Land Development Code. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the Land Development Code.

Waiver of the Requirement to Underground Utilities

There are existing overhead off-site utilities abutting the project site. The City's [Undergrounding Master Plan](#) designates the site within Park West 03, surcharge funded with no estimated date of completion. Pursuant to SDMC Section [144.0240\(b\)\(5\)](#), the applicant has requested a waiver of the requirement to underground these utilities. The project qualifies for the waiver in accordance to SDMC Section [144.0242\(c\)\(1\)\(B\)](#), as 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.

Community Plan Analysis

The [Uptown Community Plan](#) designates the project site for 45-73 dwelling units per acre, or 16-26 units allowed on site. The density per the RM-3-9 base zone allows one dwelling unit for every 600 square feet of lot area, or a maximum of 25 dwelling units onsite with no required minimum density. The Uptown Community Plan Land Use Elements Goals and Policies reflected in this subdivision include compatibility of uses within established neighborhoods, continued revitalization and retention of commercial and residential neighborhoods, and mixed-use infill development along commercial corridors. The Tentative Map Waiver would allow the creation of 17 condominium units for ownership opportunities and does not affect the previously approved building permit approved under Project No. 552541. Therefore, the subdivision to create 17 condominium units for individual ownership complies with the Uptown Community Plan and all underlining zone regulations including but not limited to height, floor area ratio, parking, setbacks, and landscaping.

CONCLUSION

Staff has determined that the subdivision complies with applicable sections of the San Diego Municipal Code, including all development regulations, all City and State subdivision requirements, and the required findings can be made. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 2180067, with modifications.
2. Deny Tentative Map Waiver No. 2180067, if the findings required to approve the project cannot be affirmed.

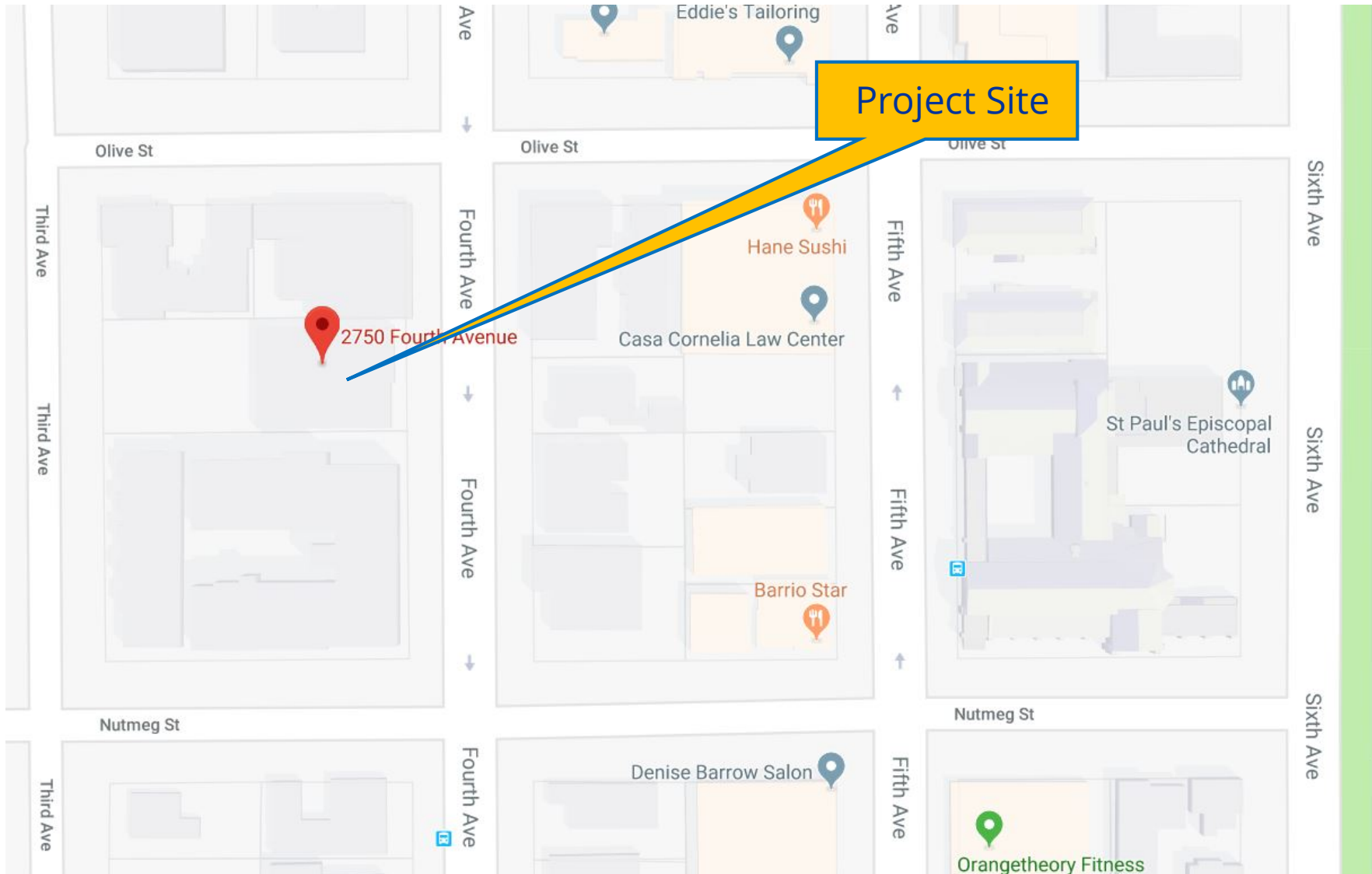
Respectfully submitted,



Anthony Bernal
Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Street View Photograph
5. Draft Resolution with Findings and Conditions
6. Draft Permit with Conditions
7. Notice of Right to Appeal Environmental Determination
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Tentative Map Waiver Exhibit
11. Public Right-of-Way Improvement Plan



Project Location Map

Olive Park MW / 2750 Fourth Avenue
PROJECT NO. 613598

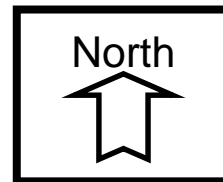
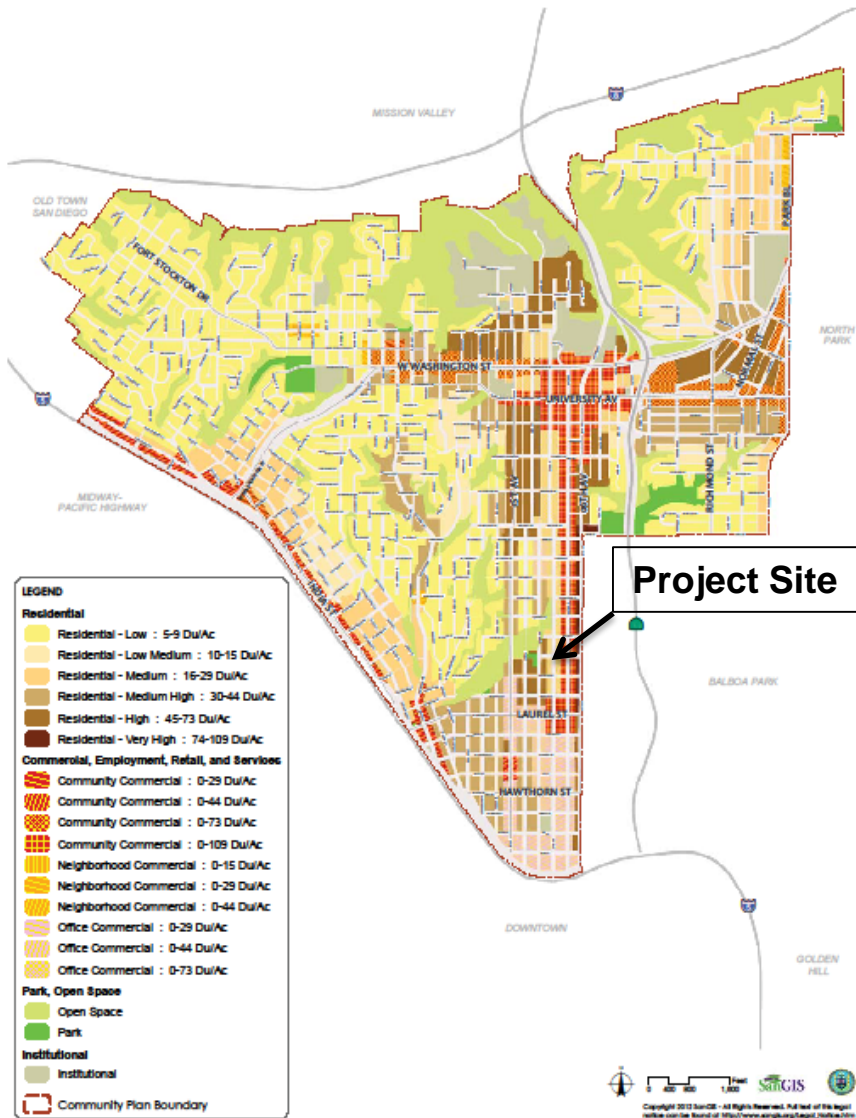


FIGURE 2-1: COMMUNITY PLAN LAND USE MAP

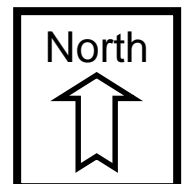


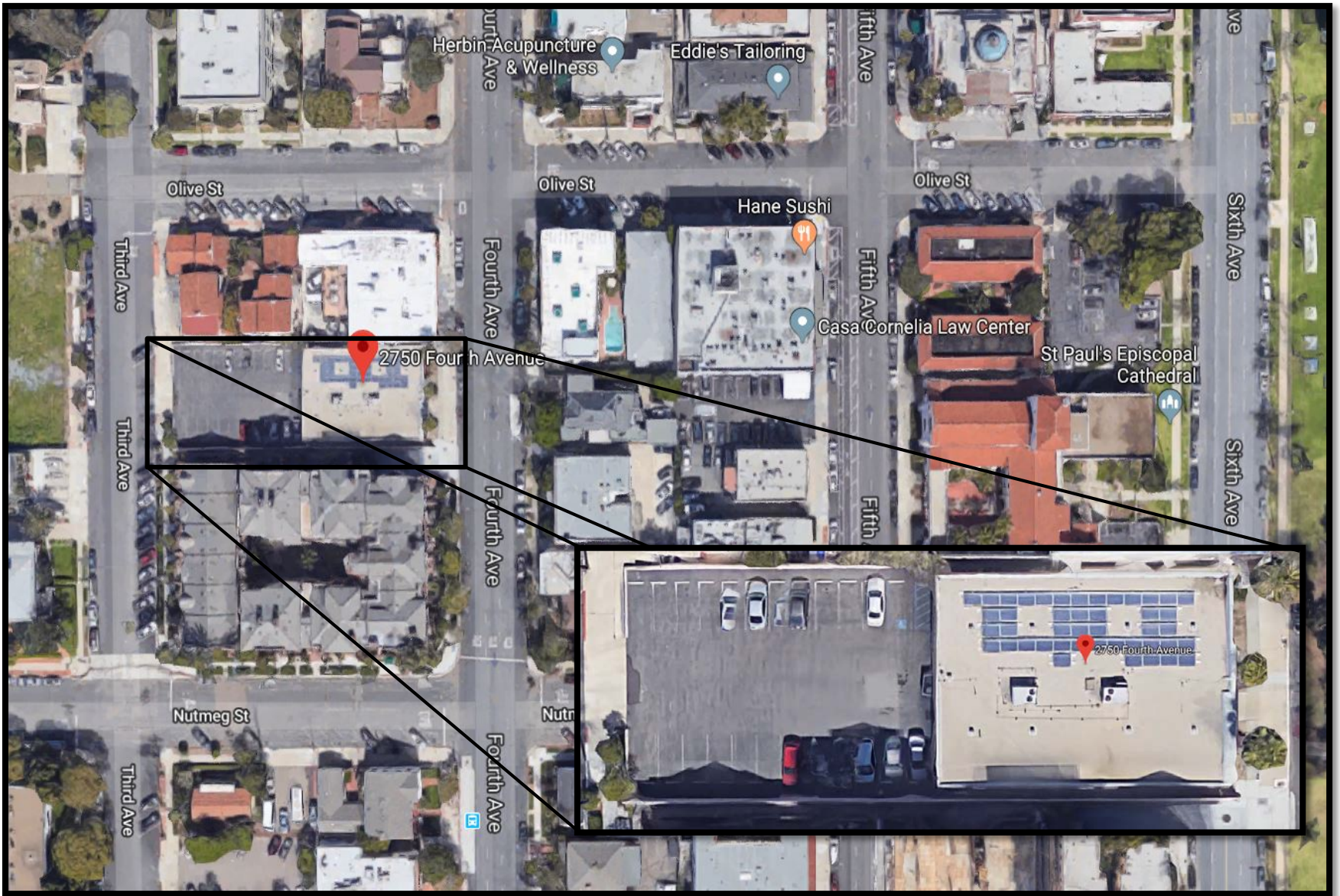
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Land Use Map

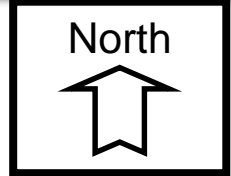
Olive Park MW / 2750 Fourth Avenue
PROJECT NO. 613598





Aerial Photo

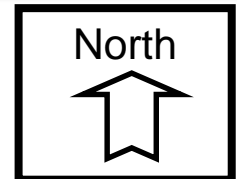
Olive Park MW / 2750 Fourth Avenue
PROJECT NO. 613598





Street View

Olive Park MW / 2750 Fourth Avenue
PROJECT NO. 613598



HEARING OFFICER
RESOLUTION NUMBER R-_____
TENTATIVE MAP WAIVER NO. 2180067
OLIVE PARK MW - PROJECT NO. 613598

WHEREAS, INI Greenfield II LLC, Subdivider, and William Mack, Engineer, submitted an application to the City of San Diego for a Tentative Map Waiver No. 2180067 for the creation of one commercial unit and 16 residential units currently under-construction, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 2750 Fourth Avenue, in the CC-3-8 and RM-3-9 Zones of the Uptown Community Plan area. The property is legally described as Parcel 1 of Parcel Map No. 21570 recorded April 12, 2018, in the City of San Diego, County of San Diego, State of California; and

WHEREAS, the Map proposes the Subdivision of a 0.35-acre site into residential and commercial condos for a project that is currently under-construction; and

WHEREAS, on November 30, 2018, 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 15305, Minor Alteration of Land Use; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 sixteen and one commercial unit; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities is appropriate pursuant to San Diego Municipal Code section 144.0242(c)(1)(B) because it involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on February 20, 2019, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No.2180067, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map Waiver No. 2180067:

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

The project proposes to create 16 residential condominium units and one commercial unit, currently under construction and to waive the requirement to underground existing off-site overhead utilities. The 0.35-acre site is located at 2750 Fourth Avenue in the CC-3-8 and RM-3-9 zone, within the Uptown Community Plan area. The proposed Tentative Map Waiver is to create residential and commercial units for individual ownership with no enlargement or expansion of use.

The proposed project is consistent with residential land use designation of the Uptown Community Plan which encourages compatibility of uses with established neighborhoods. The Community Plan designates the project site for 45-73 dwelling units per acre, or 16-26

units allowed on site. The density per the RM-3-9 base zone allows one dwelling unit for every 600 square feet of lot area, or a maximum of 25 dwelling units onsite with no required minimum density. Therefore, the creation of 16 residential condominium units and one commercial unit in the under-construction project complies with the Uptown Community Plan and the base zone allowed density. This project would also meet the San Diego Municipal Code (SDMC) development regulation to include but not limited to height, setbacks, parking, landscape and floor area ratio. Therefore, the proposed development is in conformity with the adopted Community Plan and complies with the regulation of the Land Development Code. The proposed subdivision and its design or improvements 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 proposes to create 16 residential condominium units and one commercial unit, currently under construction and to waive the requirement to underground existing off-site overhead utilities. The 0.35-acre site is located at 2750 Fourth Avenue in the CC-3-8 and RM-3-9 zone, within the Uptown Community Plan area. The proposed Tentative Map Waiver is to create residential and commercial units for individual ownership with no enlargement or expansion of use. The project complies with the development regulations of the applicable RM-3-9 zone, including, but not limited to, minimum lot size, setbacks, floor area ratio, and parking requirements of the existing development. No deviations are requested.

The development is being constructed by right in accordance with the SDMC's base zone regulations. On July 19, 2018, the City of San Diego approved the residential development's ministerial construction permits under Project No. 552541. During the ministerial review the project was determined to be in compliance with all the underlying zone regulations including but not limited to height, floor area ratio, parking, setbacks, and landscaping and no deviations were proposed. The Tentative Map Waiver proposes condominiums compatible to uses within the neighborhood and does not affect the previously approved building permits.

The neighborhood currently contains utility power poles within the public right-of-way along Fourth Avenue. The City's undergrounding Master Plan designates the site within Park West 03, funded surcharge with no estimated date of completion. The proposed subdivision utilities shall be undergrounded and the project includes a waiver for the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public right-of-way. In conformance with the SDMC Section 144.0240(b)(5) the waiver of the requirements to underground privately owned utility systems and services facilities qualifies under the guidelines of the SDMC Section 144.0242(c)(1)(B) as follows: The conversion involves a short span of overhead facility (less than a block in length) and would not represent a logical extension to an underground facility. The project does not propose any deviations. Therefore, the proposed subdivision complies with the applicable zoning and development regulation of the Land Development Code.

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

The project proposes to create 16 residential condominium units, currently under construction and to waive the requirement to underground existing off-site overhead utilities. The 0.35-acre site is located at 2750 Fourth Avenue in the CC-3-8 and RM-3-9 zone, within the Uptown Community Plan area. The proposed Tentative Map Waiver is to create residential and commercial units for individual ownership with no enlargement or expansion of use. This mapping action complies with all development regulation including lot area, lot dimension and setbacks.

The development is being constructed by right in accordance with the San Diego Municipal Code's base zone regulations. The ministerial building permits were approved on July 19, 2018, project No. 552541 and the right of way permit was approved on May 4, 2018, project No. 554730. The structure is being constructed in compliance with all geologic and engineering requirements including applicable building code requirements. Therefore, the site is physically suitable for the type and density of development.

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

This site is located in a developed, urban neighborhood and is surrounded by similar development. The site does not contain nor is adjacent to any watercourses, sensitive biological resources, Multiple Habitat Planning Area (MHPA) lands or Environmentally Sensitive Lands (ESL). The project is exempt from the California Environmentally Quality Act (CEQA) pursuant to Section 15305 (Minor Deviations) of the State CEQA Guidelines. Therefore, the design of the subdivision or the proposed improvements is 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 condominiums for home ownership opportunities and does not affect the previously approved building permit. The project has been reviewed and is in compliance with the Municipal Code and the Subdivision Map Act. The Tentative Map waiver includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and paid an in-lieu fee of \$349,858.00 to comply with the City's Affordable Housing Regulations. The proposed subdivision is consistent with development regulations of the underlying zone of the Land Development Code regulations and permitted requirements continue to govern this project. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety and welfare.

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

The proposed subdivision does not contain any easements acquired by the public at large for access through or use of property within the subdivision. The site has frontage on and is accessed from Fourth Avenue. Therefore, the design of the subdivision and proposed improvement would 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 proposed subdivision will not impede or inhibit any future passive or native heating and cooling opportunities. Each unit is exposed on all sides to ensure passive cooling through cross-ventilation for the interior spaces. Therefore, the design of the proposed subdivision provides sufficient 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.

All appropriate public services (including fire, police, medical, schools, public parks, and libraries) as well as necessary utilities such as electricity, water, and sewer, exist and are adequate for the proposed development.

Other than the subdivision to allow condominium ownership within a built out urbanized community with adequate infrastructure, no other changes are requested, and the project does not include additional development of the property. The site consists of 17 units that were permitted on July 19, 2018, Project No. 552541 and have paid the Affordable Housing In-Lieu Fee and Development Impact Fees to financing public facilities in the amount of \$349,858.00, Invoice No. 852584.

There are no significant impacts related to traffic, parking, noise, or other environmental impacts. Therefore, the effects of the proposed subdivision on the housing needs of the region and those needs were balanced against the needs for public services and the available fiscal and environmental resources.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. 2180067, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to INI Greenfield II, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Anthony Bernal
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions

Internal Order No. 12002110

DRAFT

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 2180067
OLIVE PARK TENTATIVE MAP WAIVER - PROJECT NO. 613598
ADOPTED BY RESOLUTION NO. _____ ON FEBRUARY 20, 2019

GENERAL

1. This Tentative Map Waiver will expire on March 7, 2022.
2. Compliance with all the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance, unless otherwise noted.
3. A Certificate of Compliance is required to consolidate and subdivide the ownership interest as a condition of the tentative map waiver. Prior to the expiration of the tentative map waiver, a Certificate of Compliance subdividing the property into 17 condominium units shall be recorded to the County Recorder's office.
4. Prior to the recordation of the Certificate of Compliance, 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 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 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.

MAPPING

7. A Certificate of Compliance shall be recorded with the County Recorder prior to the expiration date of the Tentative Map Waiver (TMW).

8. Prior to the recordation of the Certificate of Compliance, all conditions in the Tentative Map Waiver (TMW) Resolution of Approval must be satisfied.
9. Prior to the recordation of the Certificate of Compliance, 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.
10. 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 Certificate of Compliance.
11. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monument was missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.

INFORMATION:

- The approval of this Tentative Map Waiver 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. 12002100

DRAFT



THE CITY OF SAN DIEGO

Date of Notice: November 30, 2018

NOTICE OF RIGHT TO APPEAL
ENVIRONMENTAL DETERMINATION
DEVELOPMENT SERVICES DEPARTMENT

SAP No. 12002049

PROJECT NAME / NUMBER: Olive Park MW/613598
COMMUNITY PLAN AREA: Uptown
COUNCIL DISTRICT: 3
LOCATION: 2750 Fourth Avenue, San Diego, California 92103

PROJECT DESCRIPTION: A MAP WAIVER to create 16 residential condominium units and one ground-level commercial unit, which are currently under construction under PTS No. 552541. No construction is proposed with this project. The 0.35-acre project site is located at 2750 Fourth Avenue. The project site is designated Residential High (45-73 dwelling units per acre) and Office Commercial (0-73 dwelling units per acre) per the Uptown Community Plan area and is zoned CC-3-7 and RM-3-9. Additionally, the project site is within the Airport Approach Overlay Zone (San Diego International Airport (SDIA)), the Airport Influence Area (SDIA) Review Area 2, the Community Plan Implementation Overlay Zone (CPIOZ-A), the RESIDENTIAL Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. (Legal Description: Lot 1 of Parcel Map No. 21570.)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15305.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

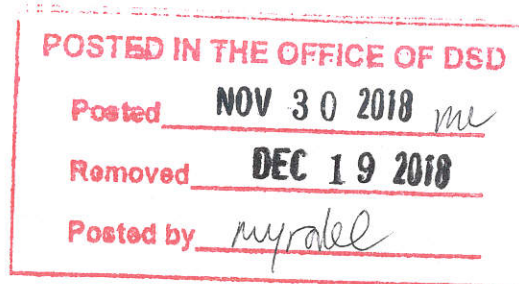
STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15305 (Minor Alterations in Land Use Limitation) which allows for minor alterations in land use limitations in areas with an average slope of less than 20 percent which do not result in any changes in land use or density, including but not limited to minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel. Furthermore, the exceptions listed in 15300.2 would not apply.

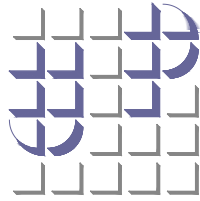
DEVELOPMENT PROJECT MANAGER: Anthony Bernal
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5147/ AQBernal@sandiego.gov

On November 30, 2018 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (December 14, 2018). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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





UPTOWN PLANNERS
MEMORANDUM OF MOTION
MOTION APPROVED ON NOVEMBER 6, 2018
BY THE BOARD OF UPTOWN PLANNERS

Motion Approved By Uptown Planners on November 6, 2018:

Uptown Planners recommended support for the following project at its November 6, 2018 meeting by a unanimous vote; the item was noticed on the agenda as follows:

2750 FOURTH AVENUE (“OLIVE PARK MAP WAIVER”) Process Three– Bankers Hill/Park West – Map Waiver for the creation of 16 residential condominium units and one commercial condominium unit currently under construction in for a total of 61,615 square feet located at 2750 Fourth Avenue. The 0.35 acre site is located in the CC-3-8 & RM-3-9 base zone.


Applicant’s representatives made a presentation at the meeting. After public comment and board discussion, the board voted unanimously to recommend approval of the project.

Voting YES 8 Voting NO 1 Abstain 1 (non-voting chair)

Respectfully Submitted

Leo Wilson

Leo Wilson
Chair, Uptown Planners

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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: OLIVE PARK MIXED USE **Project No. For City Use Only:** _____

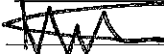
Project Address: 2750 FOURTH AVE
SAN DIEGO, CA 92103

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

Corporation Limited Liability -or- General - What State? California Corporate Identification No. 201802910464
 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: INI Greenfield II, LLC Owner Tenant/Lessee Successor Agency
 Street Address: 3919 30th St
 City: SAN DIEGO State: CA Zip: 92104
 Phone No.: 619-764-2392 Fax No.: _____ Email: ej@inigreenfield.com
 Signature:  Date: 7/23/18
 Additional pages Attached: Yes No

Applicant

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: CA Zip: 92104
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

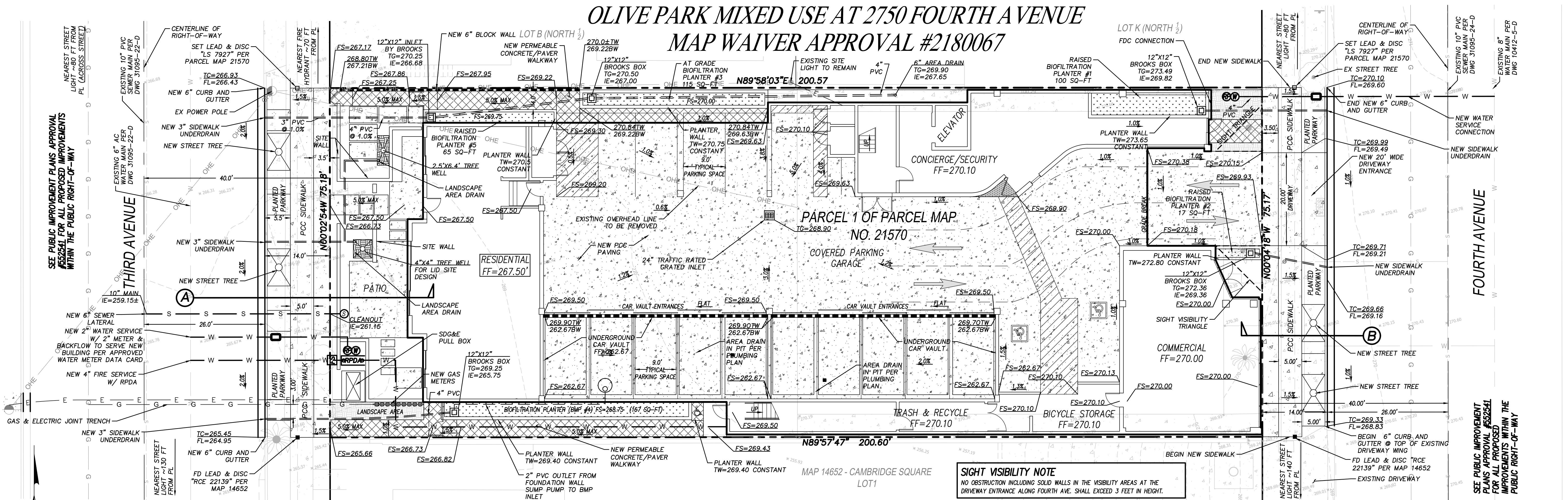
Other Financially Interested Persons

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

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.

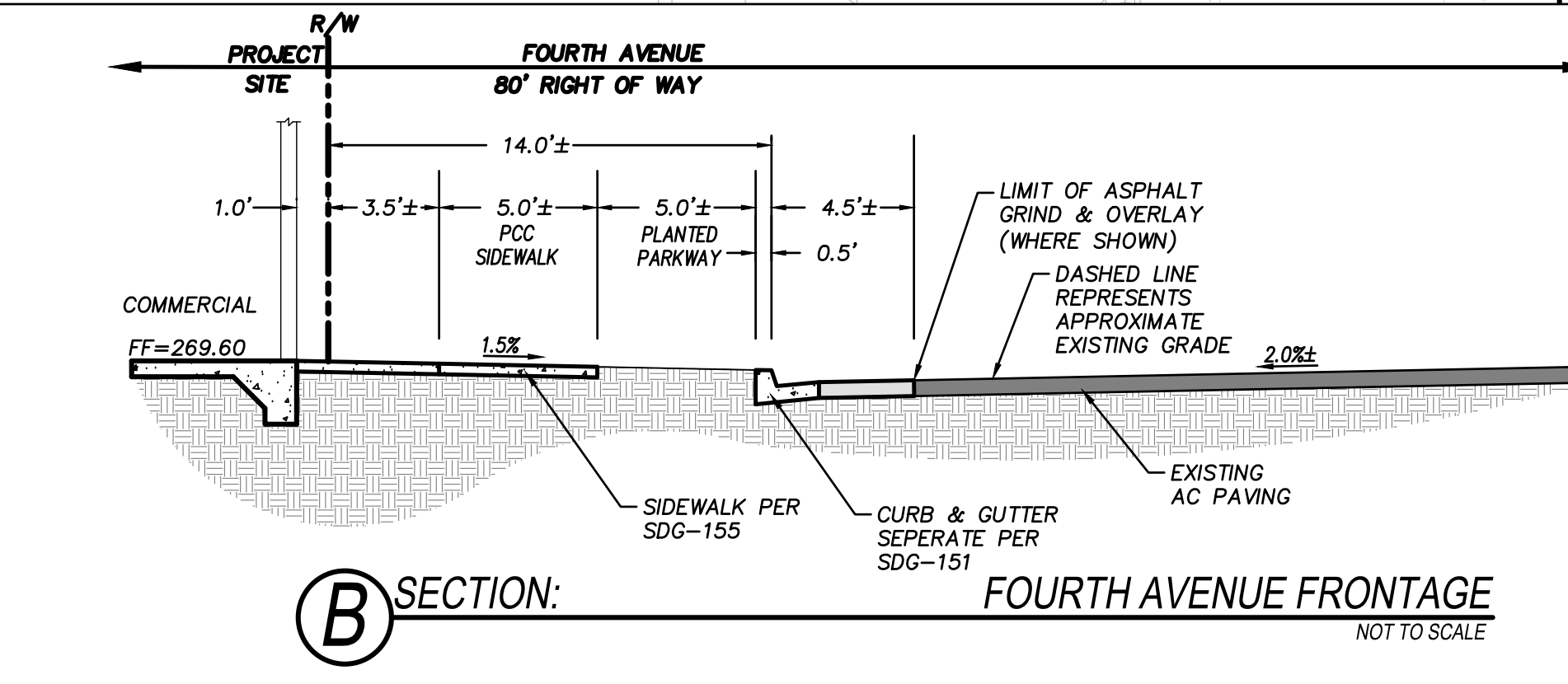
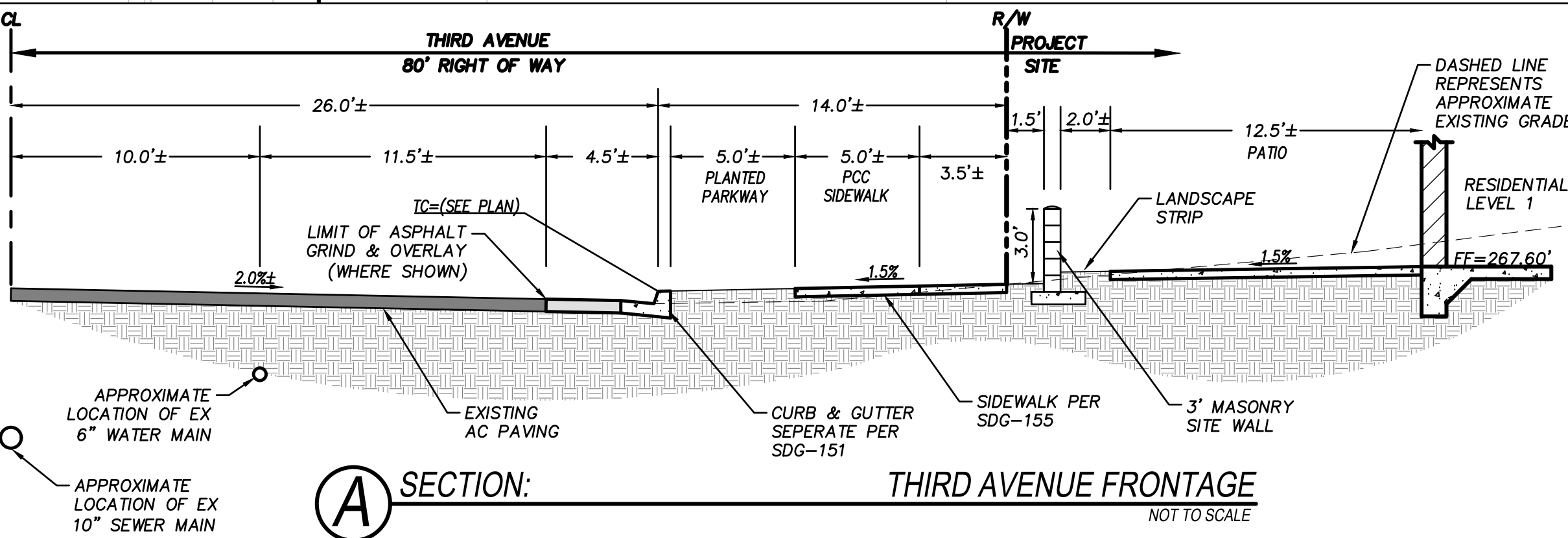
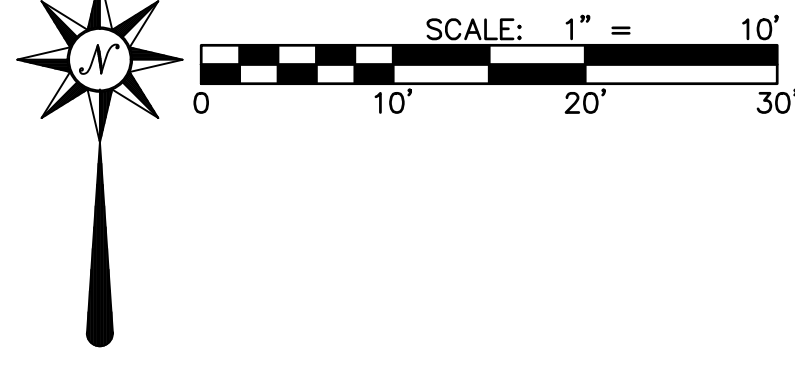
OLIVE PARK MIXED USE AT 2750 FOURTH AVENUE

MAP WAIVER APPROVAL #2180067



SEE PUBLIC IMPROVEMENT PLANS APPROVAL #525241 FOR ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY

SEE PUBLIC IMPROVEMENT PLANS APPROVAL #525241 FOR ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY



LEGEND

- PROPERTY LINE / TMW BOUNDARY
- RIGHT OF WAY
- SETBACKS
- STREET CENTERLINE
- EXISTING BUILDING
- EXISTING CONTOUR
- EXISTING CURB
- EXISTING PCC
- EXISTING WALL
- EXISTING WATER MAIN
- EXISTING WATER SERVICE
- EXISTING SEWER LATERAL
- EXISTING SEWER MAIN
- BUILDING
- PCC PAVING
- NEW CURB & GUTTER
- RETAINING WALL
- BIOFILTRATION PLANTER AREA
- LID LANDSCAPE AREA
- CONTOUR
- SEWER SUMP & FORCE MAIN
- NEW SEWER LATERAL
- NEW WATER SERVICE W/ METER AND BACKFLOW PREV.
- NEW FIRE SERVICE
- NEW STORM DRAIN INLET
- NEW STORM DRAIN PIPE
- FDC (PER SEPARATE FIRE PROTECTION SYSTEM PLAN)
- EXISTING SURVEY MONUMENT AS NOTED

PROJECT DESCRIPTION

- THIS PROJECT IS A MAP WAIVER TO CREATE RESIDENTIAL AND COMMERCIAL CONDOS WHICH ARE CURRENTLY UNDER CONSTRUCTION.
- NO NEW CONSTRUCTION IS PROPOSED IN THIS APPLICATION.
- THIS PROJECT IS A PROCESS 3 MAP WAIVER APPROVAL WITH THE CITY OF SAN DIEGO.
- SEE BUILDING PERMIT PTS# 552541 FOR ALL ONSITE IMPROVEMENTS.
- SEE PTS# 554730 FOR ALL REQUIRED IMPROVEMENTS IN THE CITY RIGHT-OF-WAY.
- NO DEVELOPMENTAL REGULATION DEVIATIONS ARE PROPOSED IN THIS PROJECT.
- NO TRANSIT STOPS ARE PROPOSED IN THIS PROJECT. THERE ARE NO EXISTING TRANSIT STOPS IMMEDIATELY ADJACENT TO THE PROJECT. THE NEAREST TRANSIT STOP IS A BUS STATION ~250FT SOUTH OF THE PL ON 4TH AVE. AND NUTMEG ST.

PARKING NOTES:

PARKING GARAGES ARE LOCATED AT GROUND LEVEL OR UNDERGROUND CAR VAULT WITH ACCESS FROM FOURTH AVENUE.

RESIDENTIAL:

1 2 BEDROOM UNIT @1.75/UNIT = 1.75
 15 3-4 BEDROOM UNITS @2.00/UNIT = 30
 32 (31.75)
 33 (28 MATRIX CAR LIFTS)
 (5 SURFACE PARKING)

COMMERCIAL:

RETAIL SALES @2.1 SPACES X 1,000 SF = 2.2
 REQUIRED SPACES 2 (2.22)
 PROPOSED SPACES 2

MOTORCYCLE

2

STRUCTURE

STORIES:	5	
TOTAL SQ. FOOTAGE:	61,615 SQUARE FEET	
UNIT 101	SQ. FOOTAGE: 1607 SF	BEDROOMS: 2
UNIT 201	SQ. FOOTAGE: 2015 SF	BEDROOMS: 3
UNIT 202	SQ. FOOTAGE: 2154 SF	BEDROOMS: 3
UNIT 203	SQ. FOOTAGE: 2733 SF	BEDROOMS: 3
UNIT 204	SQ. FOOTAGE: 2833 SF	BEDROOMS: 3
UNIT 301	SQ. FOOTAGE: 2015 SF	BEDROOMS: 3
UNIT 302	SQ. FOOTAGE: 2155 SF	BEDROOMS: 3
UNIT 303	SQ. FOOTAGE: 2608 SF	BEDROOMS: 3
UNIT 304	SQ. FOOTAGE: 2609 SF	BEDROOMS: 3
UNIT 401	SQ. FOOTAGE: 2093 SF	BEDROOMS: 3
UNIT 402	SQ. FOOTAGE: 1862 SF	BEDROOMS: 3
UNIT 403	SQ. FOOTAGE: 2320 SF	BEDROOMS: 3
UNIT 404	SQ. FOOTAGE: 2323 SF	BEDROOMS: 3
UNIT 501	SQ. FOOTAGE: 2189 SF	BEDROOMS: 3
UNIT 502	SQ. FOOTAGE: 2185 SF	BEDROOMS: 3
UNIT 503	SQ. FOOTAGE: 3390 SF	BEDROOMS: 3
COMMERCIAL SQ. FOOTAGE:	UNIT 101	1,121 SF
PARKING SQ. FOOTAGE:	LEVEL 1 PARKING	8343 SF

BASIS OF BEARINGS:

THE WESTERLY LINE OF PARCEL 1 AS SHOWN ON PARCEL MAP 21570 IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, CITY OF SAN DIEGO AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, I.E. N002°54'W.

OWNER:

INI GREENFIELD II, LLC
 3919 30TH STREET
 SAN DIEGO, CA, 92104

ENGINEER OF WORK:

PASCO LARET SUITER & ASSOCIATES
 535 NORTH HWY 101, SUITE A
 SOLANA BEACH, CA 92075
 858-259-8212

WILLIAM G. MACK
 RCE NO. 73620
 REGISTRATION EXPIRES 12-31-18

SIGHT VISIBILITY NOTE

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREAS AT THE DRIVEWAY ENTRANCE ALONG FOURTH AVE. SHALL EXCEED 3 FEET IN HEIGHT.

NOTES:

- NO EXISTING OR PROPOSED EASEMENTS WITHIN PROPERTY.
- REQUIRED SETBACKS ZONE RM-3-9:
- FRONT: 10' FOR 50% BUILDING ENVELOPE, 20' FOR REMAINDER
- SIDE YARD: 10% OF LOT WIDTH (7.52') WITH 0' OPTION
- REQUIRED SETBACKS ZONE CC-3-8:
- FRONT: 0' MIN.; MAX. FOR 90% OF FRONTAGE
- SIDE YARD: 10' OR 0' OPTION
- THIS PLAN REQUESTS A WAIVER OF THE REQUIREMENT TO FILE A TENTATIVE MAP AND FINAL MAP.
- SEE IMPROVEMENT PLAN 552541 FOR CONSTRUCTION OF IMPROVEMENTS WITHIN RIGHT-OF-WAY.
- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).

BASIS OF ELEVATIONS:

CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK MONUMENT DESCRIPTION: BRASS PLUG/TOP OF CURB LOCATION: NORTHWEST CORNER OF SECOND AVENUE AND NUTMEG STREET DATUM: MSL (NGVD 29) ELEVATION: 252.022 FEET

SURVEY NOTE:

SURVEY COMPLETED BY: VERNON FRANCK, PLS METROPOLITAN MAPPING, INC 3712 30TH STREET SAN DIEGO, CA 92104 ALL TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON WAS PROVIDED BY OTHERS AND IS ASSUMED TO BE COMPLETE AND ACCURATE. PLSA HAS NOT PROVIDED ANY VERIFICATION OF EXISTING SITE TOPOGRAPHY, PROPERTY LINE LOCATIONS, OR EXISTING EASEMENTS OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY. THERE ARE NO EASEMENTS LOCATED WITHIN THE SITE PER TITLE REPORT NO. 86596-SH BY THE CORINTHIAN TITLE COMPANY.

BUILDING DATA:

MIXED-USE (RESIDENTIAL / COMMERCIAL)
 PROPOSED USE: 16 RESIDENTIAL CONDOMINIUMS, 1 COMMERCIAL CONDOMINIUM, 33 GARAGE SPACES
 EXISTING USE: 16 RESIDENTIAL UNITS / 1 COMMERCIAL UNIT, 33 GARAGE SPACES
 (SITE CURRENTLY UNDER CONSTRUCTION PER PTS #552541)
 EXISTING AND PROPOSED ZONE: RM-3-9, CC-3-8
 APN: 452-711-02
 SITE AREA: 15,078.68 SF (0.35 ACRES)
 GRADINGS: 0 FILL 0 CUT 0 IMPORT

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 21570

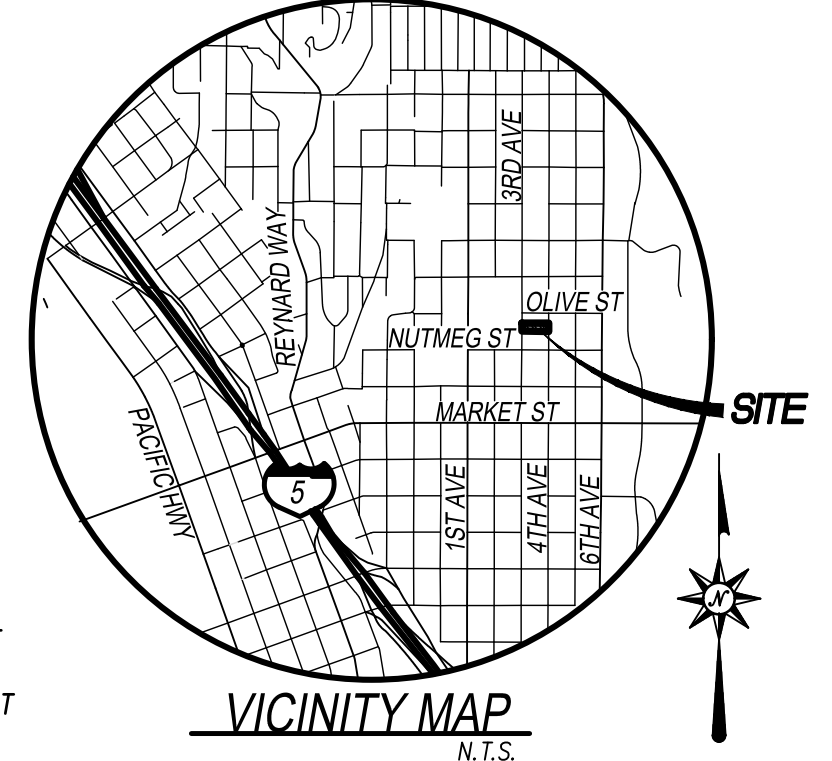
NUMBER OF EXISTING LOTS: 1

PROJECT ADDRESS: 2740 FOURTH AVENUE, SAN DIEGO, CA 92103

OWNER/DEVELOPER: INI GREENFIELD II, LLC, 3919 30TH STREET, SAN DIEGO, CA 92104

DRY UTILITY DATA TABLE

SERVICE TYPE	LOCATION	STATUS
TELECOM/CABLE	DIRECTLY NORTH OF THE SITE.	ABOVEGROUND (TO BE UNDERGROUNDED PER PTS #552541)
ELECTRIC	SOUTHERN END OF THIRD AVE.	UNDERGROUND
GAS	SOUTHERN END OF THIRD AVE.	UNDERGROUND



PASCO LARET SUITER & ASSOCIATES

535 North Highway 101, Ste A, Solana Beach, CA 92075
 ph 858.259.8212 | fx 858.259.4812 | pls@engineering.com

CONSULTANTS:
 CIVIL ENGINEER: PASCO LARET SUITER & ASSOCIATES
 535 NORTH HWY 101, SUITE A, SOLANA BEACH, CA 92075
 858-259-8212

PROJECT NAME: OLIVE PARK MIXED USE
PROJECT ID: 613398
W.O.#: 12002110
PERMIT P.T.S.#: 552541
L.C.: 206-1719

PERMIT APPROVAL #: 1943895
CCS #: 1846-6279

SCALE: 1"=10'
ORIGINAL DATE: 06/20/18
REVISION DATE: 09/07/18

SHEET 1 OF 1



DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE
SAN DIEGO, CA 92101-4155
(619) 446-5000

CONSTRUCTION PLAN

DISCRETIONARY PROJECT NO: NOT APPLICABLE
BUILDING PROJECT NO: 552541
INTERNAL ORDER NO: _____
PROJECT TRACKING NO: 554730

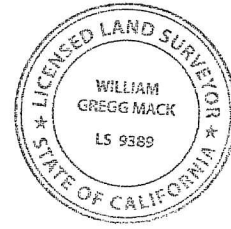
THE CITY OF SAN DIEGO

SITE ADDRESS: 2750 FOURTH AVENUE
SAN DIEGO, CALIFORNIA 92103

NOTES

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
- UPON ISSUANCE OF A PERMIT, NO WORK WILL BE PERMITTED ON WEEKENDS OR HOLIDAYS UNLESS APPROVED BY TRAFFIC CONTROL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE PERMIT HOLDER OR OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
- IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE (800) 422-4133, TWO DAYS BEFORE YOU DIG.
- PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO, CONSTRUCTION MANAGEMENT AND FIELD ENGINEERING DIVISION (858) 627-3200.
- CONTRACTOR SHALL ONLY PERFORM SITE SURVEY AND UTILITY MARK OUT SERVICES PRIOR TO THE PRE-CONSTRUCTION MEETING.
- CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD.
- MANHOLES AND PULL BOX COVER SHALL BE LABELED WITH THE "NAME OF COMPANY"
- TRAFFIC CONTROL PLAN SHALL BE MINIMUM 11"x17", SUBMITTED TO THE TRAFFIC CONTROL COUNTER BOOTH 22 ON THE THIRD FLOOR OF THE DEVELOPMENT SERVICES DEPARTMENT. FOR QUESTIONS CALL (619) 446-5150.
- ALL APPROVALS GRANTED HEREON ARE BASED ON INFORMATION PROVIDED BY THE APPLICANT. APPROVAL OF THIS PERMIT DOES NOT AUTHORIZE VIOLATION OF ANY CODES OR REGULATIONS. THE CITY'S RESIDENT ENGINEER RESERVES THE RIGHT TO MODIFY THE WORK TO BE DONE AS ACTUAL FIELD CONDITIONS.
- FOR INSPECTION, PLEASE CALL (858) 627-3200 24 HOURS PRIOR TO STARTING ANY WORK.
- MONUMENT PRESERVATION CERTIFICATIONS:
THE PERMITTEE SHALL BE RESPONSIBLE FOR THE COST OF REPLACING ALL SURVEY MONUMENTS DESTROYED BY CONSTRUCTION. IF A VERTICAL CONTROL MONUMENT IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FILED SURVEY SECTION SHALL BE NOTIFIED IN WRITING AT LEAST 7 DAYS PRIOR TO CONSTRUCTION. PRIOR TO PERMIT ISSUANCE, THE PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING WILL BE RESPONSIBLE FOR MONUMENT PRESERVATION AND SHALL PROVIDE A CORNER RECORD OR RECORD OF SURVEY TO THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA, IF APPLICABLE.

- NO SURVEY MONUMENTS EXIST NEAR THE AREA OF CONSTRUCTION
- SURVEY MONUMENTS EXISTING IN OR NEAR CONSTRUCTION WILL BE PROTECTED IN PLACE
- PRE-CONSTRUCTION CORNER RECORD FOR SURVEY MONUMENTS TO BE DESTROYED DURING CONSTRUCTION
CORNER RECORD # _____ OR RECORD OF SURVEY # _____
- POST CONSTRUCTION CORNER RECORD FOR SURVEY MONUMENTS DESTROYED DURING CONSTRUCTION AND REPLACED AFTER CONSTRUCTION.
CORNER RECORD # _____ OR RECORD OF SURVEY # _____



William G. Mack
WILLIAM G. MACK P.L.S. 9389 EXP. 9/30/19

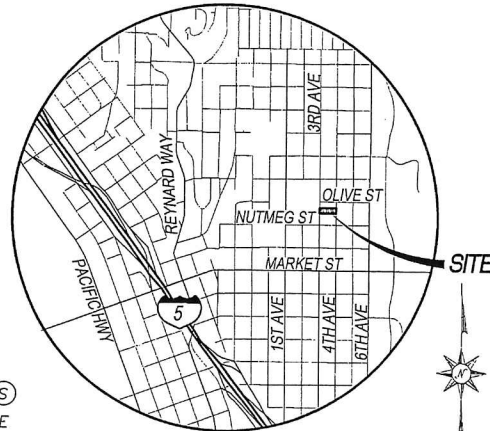
12/12/17
DATE

SPECIFICATIONS/STANDARD DRAWINGS

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THIS PLAN, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND THE CITY OF SAN DIEGO STANDARD DRAWINGS, AS LAST AMENDED.

LEGEND

DESCRIPTION	STANDARD DRAWING	SYMBOL
PROPERTY LINE	N/A	_____
EDGE OF RIGHT-OF-WAY	N/A	_____
6" CURB AND GUTTER	SDG-151, SDG-156	=====
4.5' WIDE SIDEWALK	SDG-155, SDRSD G-10, SDG-156	=====
TRENCH AND RESURFACE	SDG-107	=====
WATER COPPER SERVICE & METER (SIZE PER PLAN)	WS-03, SDW-135, SDW-149, SDW-113 SDW-107, SDW-136, SDW-105	— W — [Symbol] —
BACKFLOW PREVENTER (RP WILKINS 975XL2SE OR EQUAL) (SIZE PER PLAN)	SDW-155	— W — [Symbol] —
6" FIRE SERVICE WITH RPDA (RP WILKINS RPDA 6" 475DA OR APPROVED EQUIVALENT)	SDW-105, SDW-118, SDW-120 SDW-152, SDW-153, SDM-105	— W — [Symbol] —
SLURRY SEAL		[Symbol]
NEW 6" SEWER LATERAL		— S — S — [Symbol]
NEW ELECTRICAL CONDUIT		— E — E — [Symbol]
NEW GAS LINE		— G — G — [Symbol]
EX 6" SEWER LATERAL		— S — S — [Symbol]
EX. A.C. WATER MAIN		— (W) — (W) — (W) —
EX. V.C.P. SEWER MAIN		— (S) — (S) — (S) —
EX. 4" SEWER SERVICE		— [Symbol] — [Symbol] — [Symbol]
EX. 1" WATER SERVICE W/ 3/4" METER		— [Symbol] — [Symbol] — [Symbol]
EXISTING SURVEY MONUMENT	N/A	•



VICINITY MAP
N.T.S.

APPROVED
S.P.
JAN 08 2018
SVB
LAND DEVELOPMENT REVIEW
DRAINAGE & Gr.-DES

SHEET 1 OF 4

THE FOLLOWING INFORMATION IS TO BE PROVIDED BY THE WATER REVIEW SECTION PLAN REVIEWER DIVISION OF INFORMATION AND APPLICATION SERVICES: ENTER THIS INFORMATION INTO I.O.S.

WATER SECTION REVIEWER NAME: _____ DATE: _____
SEWER SECTION REVIEWER NAME: _____ DATE: _____

- NSSO: _____
CONNECTIONS: _____
ITEM #1: 1" WET TAP: \$254.00
ITEM #2: 1" KILL SERVICE: \$245 EACH (INSPECTION ONLY)
ITEM #3: 6" SEWER TOKEN: \$25 (INSPECTION ONLY)
ITEM #4: 2" WET TAP: \$254.00 EACH
ITEM #5: 6" TEE CUT IN: \$7,314.68

PREPARED FOR:
NAME: INI GREENFIELD MC, LLC
ADDRESS/PHONE: 2535 SAN MARCOS AVENUE
SAN DIEGO, CA 92104

PREPARED BY:
NAME: PASCALO LARET SUITER AND ASSOCIATES
ADDRESS/PHONE: 535 N HWY 101 STE. A 1-858-259-8212
SOLANA BEACH, CALIFORNIA 92075

PERMIT NUMBER:
1951457

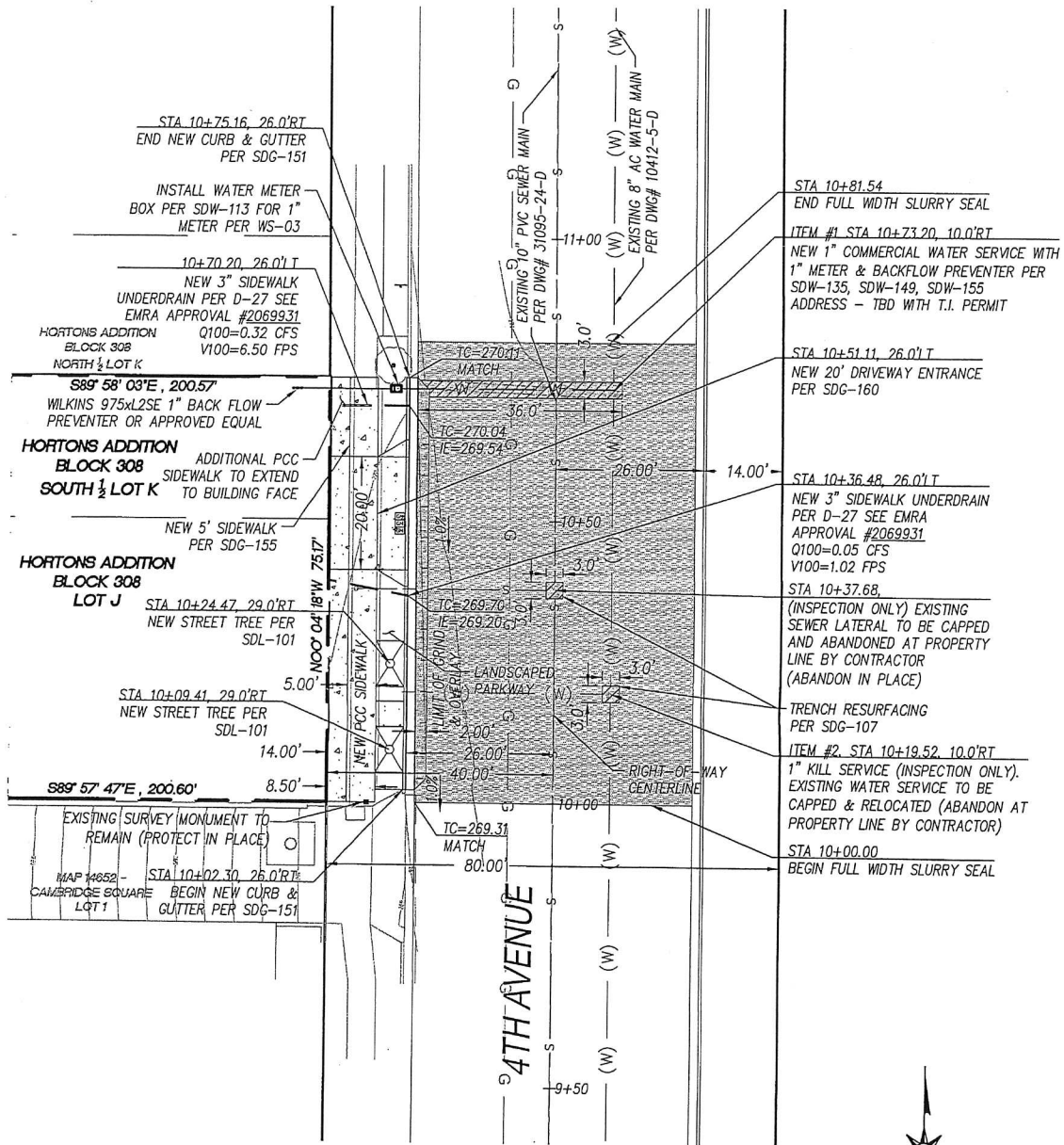


DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE
SAN DIEGO, CA 92101-4155
(619) 446-5000

CONSTRUCTION PLAN

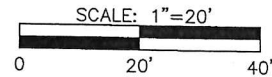
SITE ADDRESS: 2750 FOURTH AVENUE
SAN DIEGO, CA 92103

DISCRETIONARY PROJECT NO.: NOT APPLICABLE
BUILDING PROJECT NO.: 552541
INTERNAL ORDER NO.:
PROJECT TRACKING NO.: 554730



MINIMUM TREE SEPARATION DISTANCE:
TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

APPROVED
28
JAN 08 2018
SVB
LAND DEVELOPMENT REVIEW
DRAINAGE & GRADES



FOURTH AVENUE IMPROVEMENT PLAN
SCALE: 1"=20'

PREPARED FOR:
NAME: INI GREENFIELD MC, LLC
ADDRESS/PHONE: 2535 SAN MARCOS AVENUE
SAN DIEGO CA, 92104

PREPARED BY:
NAME: PASCO LARET SUITER AND ASSOCIATES
ADDRESS/PHONE: 535 N HWY 101 STE. A 1-858-259-8212
SOLANA BEACH, CA 92075

SHEET 2 OF 4
PERMIT NUMBER:
1951457



DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE
SAN DIEGO, CA 92101-4155
(619) 446-5000

CONSTRUCTION PLAN

DISCRETIONARY PROJECT NO: NOT APPLICABLE
BUILDING PROJECT NO: 552541
INTERNAL ORDER NO:
PROJECT TRACKING NO: 554730

THE CITY OF SAN DIEGO

SITE ADDRESS: 2750 FOURTH STREET
SAN DIEGO, CALIFORNIA 92103

STREET EXCAVATION TABLE

STREET NAME	STREET CLASSIFICATION (ARTERIAL, MAJOR, COLLECTOR, RESIDENTIAL)	UTILITY TYPE (WET OR DRY)	LATERAL OR MAIN	STREET SERVICE AGE (YRS)	INFLUENCE AREA WIDTH (FT) PER SDMC 62.1208	TRENCH WIDTH (FT)	TRENCH LENGTH (FT)
FOURTH AVENUE	COLLECTOR	WET	LATERAL	20	82"	3'	36'
FOURTH AVENUE	COLLECTOR	WET	LATERAL	20	82"	3'	3'
FOURTH AVENUE	COLLECTOR	WET	LATERAL	20	82"	3'	3'
THIRD AVENUE	RESIDENTIAL	WET	LATERAL	40	74"	3'	16'
THIRD AVENUE	RESIDENTIAL	WET	LATERAL	40	74"	3'	16'
THIRD AVENUE	RESIDENTIAL	WET	LATERAL	40	74"	3'	26'
THIRD AVENUE	RESIDENTIAL	DRY	LATERAL	40	74"	4'	53.6'

NOTE:
ALL TRENCHES GREATER THAN 6 INCHES WIDE AND 3 FEET DEEP, ON A STREET NOT UNDER MORATORIUM STREET, SHALL BE SLURRY SEALED FROM CURB TO CURB, OR RAISED MEDIAN, TO SATISFACTION OF THE RESIDENT ENGINEER

EXCAVATION MORATORIUM (CHECK ONE):

- LOCATION OF EXCAVATION IS NOT ON A MORATORIUM STREET
- _____ FROM _____ TO _____ IS A MORATORIUM STREET
- AS DEFINED IN MUNICIPAL CODE SECTION 62.1203 FOR: OVERLAY SLURRY
- MORATORIUM EXPIRES ON _____ DATE MORATORIUM IS WAIVED.

RESURFACING REQUIREMENTS (CHECK ONE):

- THE EXCAVATION IS IN THE DIRECTION OF TRAFFIC. THE EXCAVATOR SHALL RESURFACE THE ENTIRE EXCAVATION AREA PLUS THE EXCAVATION INFLUENCE AREA ON EACH END OF THE EXCAVATION AREA, AND THE ENTIRE WIDTH OF THE STREET FROM CURB TO CURB OR WHERE A RAISED MEDIAN IS PRESENT THE EXCAVATOR SHALL RESURFACE FROM CURB LINE TO RAISED MEDIAN
- THE EXCAVATION IS PERPENDICULAR TO THE DIRECTION OF TRAFFIC. THE EXCAVATOR SHALL RESURFACE THE ENTIRE LENGTH OF EXCAVATION FROM CURB TO CURB OR FOR THE LENGTH OF THE EXCAVATION PLUS THE EXCAVATION INFLUENCE AREA EXTENDING ON EACH END OF THE EXCAVATION, WHICHEVER IS LESS. THE RESURFACE SHALL ALSO INCLUDE THE EXCAVATION AREA PLUS THE EXCAVATION INFLUENCE AREA ON EACH SIDE OF THE EXCAVATION AREA.
- A RAISED MEDIAN IS PRESENT AND THE EXCAVATION IS PERPENDICULAR TO THE DIRECTION OF TRAFFIC. THE EXCAVATOR SHALL RESURFACE EITHER FROM THE RAISED MEDIAN TO THE CURB OR FOR THE LENGTH OF THE EXCAVATION PLUS THE EXCAVATION INFLUENCE AREA EXTENDING ON EACH END OF THE EXCAVATION, WHICHEVER IS LESS. THE RESURFACE SHALL ALSO INCLUDE THE EXCAVATION AREA PLUS THE EXCAVATION INFLUENCE AREA ON EACH SIDE OF THE EXCAVATION AREA.

WATER AND SEWER NOTES

- LOCATE WATER SERVICE (METER BOX) AND SEWER HOUSE CONNECTIONS (SEWER CLEANOUT) OUT OF DRIVEWAYS AND WALKWAYS (UNLESS OTHERWISE APPROVED BY THE R.E.). THE SEWER HOUSE CONNECTIONS SHALL BE A MINIMUM OF 5' DOWNHILL FROM THE WATER SERVICE.
- ALL CONNECTIONS TO EXISTING WATER MAINS ARE TO BE DONE BY THE CITY'S WATER DEPARTMENT FOR WHICH THE FOLLOWING FEES WILL BE CHARGED. IF THE CONNECTIONS ARE NOT READY TO BE MADE AND THE FEES ARE PAID BEFORE; THE CITY RESERVES THE RIGHT TO ADJUST THE FEES ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME THE CONNECTIONS ARE MADE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXPOSE THE EXISTING MAIN AT THE CONNECTION POINT AND TO INSTALL THE NEW MAIN AT THE ALIGNMENT AND GRADE WHICH WILL PERMIT THE CITY TO MAKE A "STRAIGHT IN" CONNECTION WITHOUT USING MORE THAN 10 LF OF PIPE.

ITEM #	COST	TYPE OF CONNECTION	SHEET
ITEM #1	\$254	1" WET TAP	2
ITEM #2	\$245	1" KILL SERVICE (INSPECTION ONLY)	2
ITEM #3	\$25	6" SEWER TOKEN (INSPECTION ONLY)	3
ITEM #4	\$254	2" WET TAP	3
ITEM #5	\$7,314.68	6"x6" TEE CUT IN	3
- ALL VALVES WILL BE FLANGED TO CROSSES AND TEES. ONLY GATE VALVES SHALL BE USED AT FIRE HYDRANT INSTALLATIONS.
- ALL BURIED DUCTILE AND GRAY CAST IRON PIPE, FITTINGS, VALVES & APPURTENANCES SHALL BE COATED WITH A DIELECTRIC COATING: A LIQUID EPOXY COATING SYSTEM PER AWWA C-210 AT 224 MILS MINIMUM DRY FILM THICKNESS (MDFT), OR A COLD APPLIED THREE PART SYSTEM PETROLEUM WAX TAPE PER AWWA C-217, OR A 100% POLYURETHANE COATING OF 24 MILS MDFT SUITABLE FOR BURIED USE.
- ALL PROPOSED WATER AND SEWER FACILITY INSTALLATIONS SHALL BE CONSTRUCTED WITH MATERIALS CURRENTLY LISTED IN THE MOST CURRENT EDITION OF THE CITY OF SAN DIEGO WATER UTILITIES DEPARTMENT APPROVED MATERIALS LIST AS REFERENCED IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. RECENT REVISIONS INCLUDE BUT ARE NOT LIMITED TO THE REQUIREMENT FOR POLYMER CONCRETE WATER METER BOXES, INSTEAD OF STANDARD PRECAST WATER METER BOXES.
- ANY EXISTING SEWER LATERALS SERVING PROPERTY THAT ARE LOCATED DURING CONSTRUCTION WILL BE CAPPED PRIOR TO INSTALLATION OF NEW SEWER LATERAL.

APPROVED

JAN 08 2018
SVB

LAND DEVELOPMENT REVIEW
DRAINAGE & GRADES

SHEET 4 OF 4

PREPARED FOR:
NAME: JMI GREENFIELD MC, LLC
ADDRESS/PHONE: 2535 SAN MARCOS AVENUE
SAN DIEGO, CA 92014

PREPARED BY:
NAME: PASCO LARET SUITER AND ASSOCIATES
ADDRESS/PHONE: 535 N HWY 101 STE. A
SOLANA BEACH, CALIFORNIA 92075
1-858-259-8212

PERMIT NUMBER:
1951457