



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: April 8, 2021 REPORT NO. PC-21-016

HEARING DATE: April 15, 2021

SUBJECT: Laretta Lofts, Process Four Decision

PROJECT NUMBER: [670610](#)

OWNER/APPLICANT: Michael Turk. Owner

SUMMARY

Issue: Should the Planning Commission approve the subdivision of a 0.46-acre site into 30 residential condominium units at 5526, 5532, 5540, and 5546 Laretta Street within the Linda Vista Community Plan area?

Staff Recommendation: APPROVE Vesting Tentative Map No. 2456079.

Community Planning Group Recommendation: On November 23, 2020, the Linda Vista Community Planning Group voted 11-0-0 to recommend approval with no conditions.

Environmental Review: City staff determined that the project qualifies for an exemption from the State of California Environmental Quality Act (CEQA) Guidelines under section 15305, Minor Alterations in Land Use. The environmental exemption determination for this project was made on March 10, 2021 and the opportunity to appeal that determination ended on March 24, 2021.

Fiscal Impact Statement: None with this action; the costs of processing this project are paid by the applicant through a deposit account.

Code Enforcement Impact: None.

Housing Impact Statement: The project proposes the creation of 30 condominium units that are currently under construction. The construction of the units was approved under [Project No. 646459](#)/Building Permit No. 2340112, and the project was determined to be consistent with the regulations of the RM-3-7 zone, which allows for 1 dwelling unit per 1000 square feet (20 units). Under the Density Bonus regulations of the City's Affordable Housing Regulations, by providing 3 affordable (very low-income) units, up to 10 additional units were allowed, for a total of 30 units. The Vesting Tentative Map will not affect the number of types

of units under construction, and there is a recorded Affordable Housing Agreement that applies to the 3 of the 30 residential units.

BACKGROUND

The 0.46-acre project site is located at located at 5526, 5532, 5540, and 5546 Laurretta Street, west of Benicia Street, east of Azusa Street, south of Mildred Street, and north of Riley Street, in the RM-3-7 zone within the Linda Vista Community Plan area (Attachment 1). The site is designated for residential use (Medium Density, 30-43 du/ac) and the RM-3-7 zone allows for 1 dwelling unit for per 1,000 square feet. The project site is under construction, as approved under [Project No. 646459](#)/Building Permit No. 2340112, This ministerial action allowed for 30 units, utilizing the Density Bonus allowance under the City's Affordable Housing Program. The construction conforms to the approved permits, and consists of a 20,046-square-foot, four-story (three levels of dwelling units over one level of partially subterranean parking) building, with a building height of approximately 36.5 feet, where 40 feet is allowed. All of the units are two-bedroom units, and 30 parking spaces are provided in the garage

The project site is located within an urbanized community and abuts residential development to the east, south, and west, and a commercial use immediately north of the site. The site is in the vicinity of the University of San Diego and commercial uses in the Morena Boulevard/Linda Vista Road area. Access to the property is from Laurretta Street.

DISCUSSION

The project requests a Process Four, Vesting Tentative Map pursuant to [SDMC Section 125.0410](#) for the creation of 30 residential condominium units that are currently under construction. The only action before the Planning Commission is the subdivision map, as the development of the site was approved ministerially as noted above.

Project Description:

The project proposes to subdivide an 0.46-acre lot into 30 residential condominium units. As noted above, the construction of the residential development was determined to consistent with the RM-3-7 zone and the Linda Vista Community plan, and implements the City's Affordable Housing Regulations in accordance with [SDMC Section 143.0720](#). The proposed Vesting Tentative Map does not include any additional development. It simply creates condominium ownership of the 30 units.

Project-Related Issues:

A Tentative Map is required for each subdivision of land, except for parcel maps that do not create new lots. The purpose of the City's Tentative Map Procedures is "to implement the provisions of the Subdivision Map Act to provide for the orderly division of land" ([SDMC Section 125.0401](#)).

Community Plan Analysis:

The 0.46-acre site is located within the Silver Terrace neighborhood of the [Linda Vista Community Plan \(LVCP\)](#) area. The proposed project site has a land use designation of Medium-High Density Residential (30 to <43 dwelling units per acre). The proposed Vesting Tentative Map for a 30-unit residential condominium is consistent with the Community Plan land use designation.

Some of the goals of the community plan include:

- Continue to provide a wide variety of dwelling unit types for all ages, income, and social groups
- Improve the appearance and quality of deteriorating housing stock and encourage redevelopment of unsound structures
- Discourage the intrusion of incompatible land uses within residential neighborhoods and the development of residential uses in heavy commercial and industrial areas
- For the Silver Terrace neighborhood: Maintain and promote Silver Terrace as a diverse neighborhood which interacts with USD and the trolley

The proposed Vesting Tentative Map creates opportunities for individual home ownership, including three units that are set aside for very low-income. This is consistent with the LVCP policy to encourage the use of the affordable housing program, with a focus on home ownership programs, the rehabilitation of existing units, and the redevelopment of blighted parcels.

Conclusion:

The proposed project benefits the community by providing new residential ownership opportunities at both market rate and very low-income units. The proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project and draft conditions of approval. Staff recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. APPROVE Vesting Tentative Map No. 2456079, with modifications.
2. DENY Vesting Tentative Map No. 2456079, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



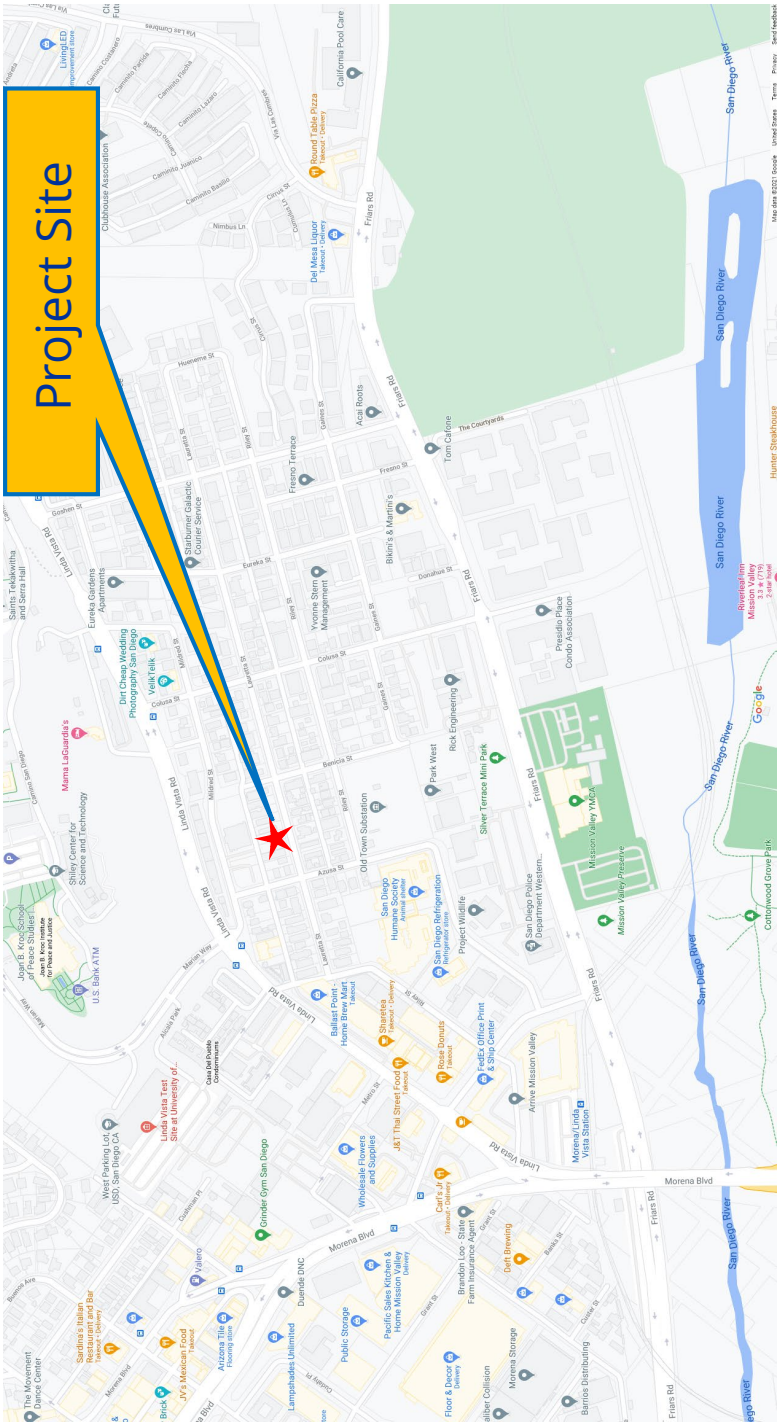
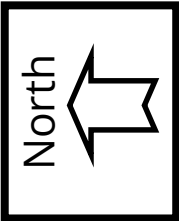
Tim Daly
Assistant Deputy Director
Development Services Department



Martha Blake
Development Project Manager
Development Services Department

Attachments:

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

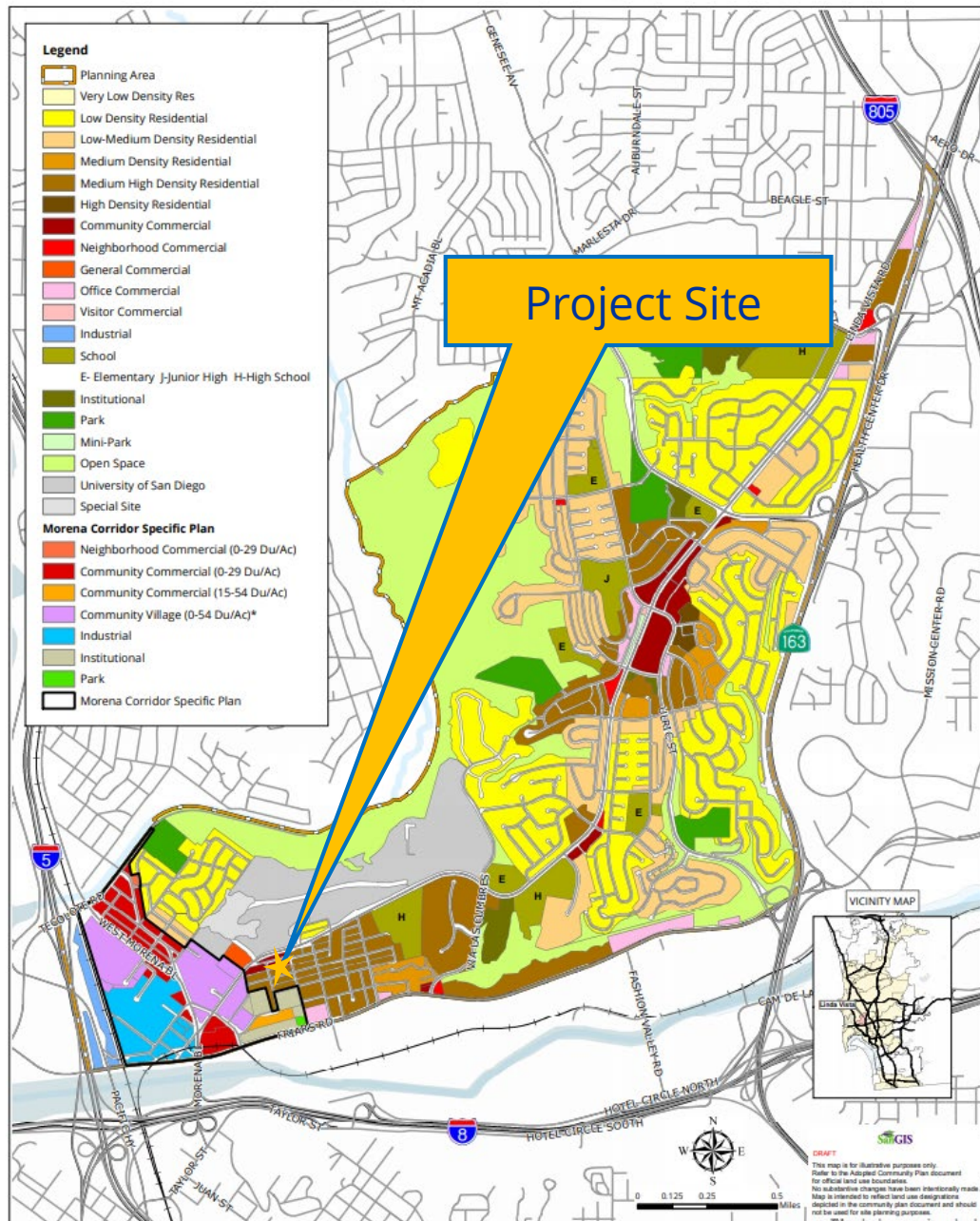


Project Location Map
Lauretta Lofts
PROJECT NO. 670610





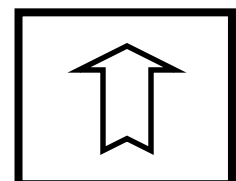
LINDA VISTA COMMUNITY PLANNING AREA/ COMMUNITY PLAN LAND USE MAP



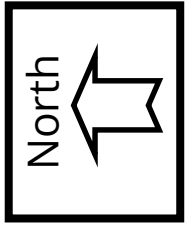
Land Use Map



Lauretta Lofts
PROJECT NO. 670610



North



Aerial Photo
Lauretta Lofts
PROJECT NO. 670610





THE CITY OF SAN DIEGO

Date of Notice: March 10, 2021

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Jo No. 11004535

PROJECT NAME / NUMBER: Laurretta Lofts/ 670610

COMMUNITY PLAN AREA: Linda Vista

COUNCIL DISTRICT: 2

LOCATION: 5526,5532,5540 and 5546 Laurretta Street, San Diego, CA.

PROJECT DESCRIPTION: Vesting Tentative Map for a Vesting Tentative Map to create 30 residential condominiums (units under construction) and the consolidation of four lots into one, at 5526,5532,5540 and 5546 Laurretta Street. The 0.46-acre site is in the RM-3-7 zone within the Linda Vista Community Plan area. The proposed project is meeting all current zoning requirements and the site is currently under development.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego, Planning Commission

ENVIRONMENTAL DETERMINATION: Categorical Exemption Section 15305 (Minor Alterations in Land Use)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego, Development Services Department

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: 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 site is less than 20% and would not result in any changes in land use or density. Since the project site does not contain slopes greater than 20%, due in part to the fact that it has been flattened for development and would not change land use or increase density the exemption does apply. The site is currently under construction and would not trigger any of the exceptions to categorical exemptions found in State CEQA Guidelines, Section 15304.2.

DEVELOPMENT PROJECT MANAGER: Martha Blake

MAILING ADDRESS: 1222 First Avenue, Third Floor, San Diego, CA 92101-4153

PHONE NUMBER / EMAIL: (619) 446-5375/ mblake@sandiego.gov

On March 10, 2021 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 and therefore the appeal would end on March 24, 2021.

During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

- 1) Appeals filed via E-mail: Send the appeal by email to Hearings1@sandiego.gov; your email appeal will be acknowledged within 24 hours. The [appeal application can be obtained here](#). You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.
- 2) Appeals filed via US Mail: Send the appeal by US Mail to City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. Appeals filed by US Mail must have a United States Postal Service (USPS) postmark by the appeal deadline to be considered valid. The [appeal application can be obtained here](#). You must separately mail the required appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.

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

RESOLUTION NO. XXXX-PC
DATE OF FINAL PASSAGE APRIL 15, 2021

A RESOLUTION OF THE PLANNING COMMISSION ADOPTING THE
FINDINGS AND APPROVING VESTING TENTATIVE MAP NO. 2456079
FOR LAURETTA LOFTS – PROJECT NO. 670610

WHEREAS, Michael Turk, Subdivider, and Christensen Engineering and Surveying, Engineer, submitted an application with the City of San Diego for Vesting Tentative Map No. 2456079 which involves the subdivision of a 0.46-acre lot into 30 residential condominium units. Those units are currently under construction and approved under Project No. 646459/Building Permit No. 2340112. The project site is located at 5526, 5532, 5540, and 5546 Laurretta Street, in the RM-3-7 Zone within the Linda Vista Community Plan area. The property is legally described as: Lots 14, 15, 16, and 17 in Block “H” of Silver Terrace Addition, in the City of San Diego, County of San Diego, State of California, According to Map No. 4300, filed in the Office of the County Recorder of San Diego County, October 22, 1887; and

WHEREAS, the Map proposes the subdivision of a 0.46-acre site into 30 residential condominium units for residential use; and

WHEREAS, on March 10, 2021, 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; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

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

WHEREAS, on April 15, 2021, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 2456079, and, pursuant to the San Diego Municipal Code 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 Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 2456079:

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 the creation of 30 residential condominiums including 3 affordable units within a residential building that is currently under construction. The 0.46-acre project site is located at 5526, 5532, 5540, and 5546 Lauretta Street in the RM-3-7 zone and the Residential-Medium Density (30-43 dwelling unit per acre (du/ac)) land use designation within the Linda Vista Community Plan. The allowable density per the base zone is 20 units, but the construction of the 30 units was approved through a ministerial building permit (Project No. 646459/Building Permit No. 2340112) utilizing the Affordable Housing Density Bonus Program. Fifteen percent of the pre-bonus units are set aside as very-low-income units (3 total units), which allowed for an up to 50% density bonus with 5 development incentives, allowing for a total of 30 dwelling units.

The project is consistent with the Linda Vista Community Plan policies, goals, and objectives including the provisions of a diversity of housing options through new construction, and the provision of a diverse mix of housing opportunities, including affordable housing. This development is close to transit (approximately 650 to 700 feet) and services (around 1300 feet) along Linda Vista Road, expands housing opportunities for students and staff at the University of San Diego, the entrance of which is about 700 feet from the project site. Therefore, the proposed subdivision is consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project proposes the creation of 30 condominium units that are currently under construction. The construction of the units was approved under Project No. 646459/Building Permit No. 2340112, and the project development was determined to be in accordance with the regulation of the RM-3-7 zone, which allows for 1 dwelling unit per 1000 square feet (20 units), and with the provision of 3 affordable units under the Affordable Housing Density Bonus Program, up to 10 additional units are permitted for a total of 30 units.

The subdivision complies with all applicable development regulations and the Affordable Housing Density Bonus Program. Therefore, the proposed subdivision complies with 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 site is located in a residential area that is zoned RM-3-7. The site slopes to the west and was previously developed with a multi-unit residential building that was single-story. The surrounding development includes primarily multi-unit residential development, along with some single-unit development ranging from single-story to multi-story, and a multi-story commercial building across the rear (north) alley of the project site.

The building that will contain the new dwelling units meets all applicable San Diego Municipal Code requirements, as determined with the review of the building permit. No additional development is proposed with this mapping action. The project site is physically suitable for the type and density of development proposed.

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 creates 30 new condominium units that are currently under construction in accordance with an approved building permit. The project is located within a developed, urban neighborhood and no additional development is proposed with this action. Therefore, the subdivision is not likely to cause any substantial environmental damage or injure any fish or wildlife, as the areas of work are already developed.

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

The Vesting Tentative Map was reviewed and determined to be in compliance with the Land Development Code and Subdivision Map Act. The Vesting Tentative Map includes conditions and corresponding exhibits of approvals, and payment of applicable taxes in order to achieve compliance with the regulations of the Land Development Code. The development,

as proposed, is consistent with Land Development Code regulations and requirements, which ensure that the project is not detrimental to the public health, safety, and welfare.

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

There are no existing access easements through the property site. Therefore, the design of the subdivision and proposed improvements 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 of an 0.46-acre into 30 new residential condominium units with no additional construction proposed will not impede or inhibit passive or natural heating and cooling opportunities. The development that is currently construction in accordance with an approved building permit, includes setback and height limitations to ensure natural light and air movement between the structures. No additional construction is proposed with this action. Therefore, the subdivision will not impede or inhibit any such 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.

No additional construction is proposed with this action. The building currently under construction for 30 residential condominium units utilizes the Affordable Housing Density Program which will provide 3 units for very low-income affordable housing. All public services exist to service the site, as it is located in a developed urban neighborhood. No impacts to environmental resources are expected from this action, as the site is not within nor adjacent to any such resources. Therefore, there would be no additional demand for public services, or the available fiscal and environmental resources associated with the creation of this subdivision.

The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine 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 and found that the subdivision of the lot into three parcels and maintaining the existing use, consistent with the housing needs anticipated for the Linda Vista community.

That said 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 Planning Commission, Vesting Tentative Map No. 2456079 is hereby granted to Michael Turk, Owner, and Christensen Engineering and Surveying, Engineer, subject to the attached conditions which are made a part of this resolution by this reference.

By

Martha Blake
Development Project Manager
Development Services Department

ATTACHMENT: Vesting Tentative Map Conditions
Internal Order No. 11004543

PLANNING COMMISSION
CONDITIONS FOR
VESTING TENTATIVE MAP NO. 2456079
LAURETTA LOFTS - PROJECT NO. 670610
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Vesting Tentative Map will expire on April 30, 2024.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the expiration of the Vesting Tentative Map, a Final Map to consolidate and subdivide the 0.46-acre property into 30 residential condominium units shall be recorded with the County Recorder's office.
4. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to Section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Final Map.

ENGINEERING

5. The Subdivider shall comply with previously approved Right-of-Way Permit No. 2378468, satisfactory to the City Engineer.

MAPPING

6. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Code.

7. 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.
8. The Final 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.

AFFORDABLE HOUSING

9. The Subdivider shall comply with the Affordable Housing Agreement recorded as Document No. 2020-0130312 on March 12, 2020.

INFORMATION:

- The approval of this Vesting Tentative Map by the Planning Commission 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 Vesting 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 Vesting Tentative Map, may protest the

imposition within ninety days of the approval of this Vesting 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. FLAT FEE

DRAFT

LINDA VISTA PLANNING GROUP

Monday, November 23, 2020

5:30 pm -7:00 pm

MEETING VIA ZOOM ONLINE

BOARD MEMBERS: Howard Wayne (Interim Chairman), Lauree Camarato (Secretary), Kim Heinle, Felicity Senoski, Victor Ochoa, Carol Baker, Jennifer Carroll, Ashley Martinez, Kimberly Weber, Keith Warner, Cynthia Dillon, Margarita Castro (appointed during the meeting)

BOARD MEMBERS ABSENT: Demi Brown, Doug Beckham, Dorothy Perez, Teresa Ogot

QUORUM: was met

Community Members in Attendance: 12

- GENERAL MEETING MINUTES -

Call to Order: 5:30 pm by H. Wayne (Interim Chair)

- **Pledge:** Raul Campillo
- **Roll Call of Planning Group Members:** L. Camarato (Secretary)
- **Approval of Draft Agenda: November 23, 2020**
Motion by V. Ochoa to adopt the draft agenda dated November 23, 2020. Second by K. Warner. Motion carried by unanimous vote of members present (chair abstained).
- **Approval of October 26, 2020 Meeting Minutes**
Motion by V. Ochoa to approve the meeting minutes as corrected dated October 26, 2020. Second by K. Heinle. Motion carried by unanimous vote of the members present (chair abstained).

Reports by Government Representatives

- **Police Department/Fire Department:** no representative
- **Congress & State Legislature** (Senate/Assembly): no representative
- **County & City:**
 - **Mayor:** not present
 - **City Attorney:** not present
 - **City Council:** Scott Sherman – Sheldon Zemen
 - Shooting at Linda Vista Recreation Center; Constituent alerted about a hole in barrier wall on Highway 163; John Baca Park update; Donor gave \$25,000 and Bayside was contacted for distribution to 13 local families; Kitchen for Good moving to larger space;
 - **Planning Dept:** no present
 - **Development Services:** not present
 - **Board of Supervisors:** not present
- **University of San Diego (USD):** not present

- **SANDAG:** not present

Non-Agenda Items and Public Non-Agenda Comments (2 minutes per person)

- Kim Heinle – Improvements to community lighting. Working with residents near Kelly Park, in desperate need of infrasture improvements for many years.

Interim Chair's Report – H. Wayne.

- Maintained our position of opposing Complete Communities. Number of affordable housing units are much lower than needed due to rezoning (based on original number of units built not the rezoned number of units)
- HTH has contacted Linda Vista regarding a partnership for a community garden and the sharing of the proceeds with the community. Kim Heinle and her Bayside team are moving forward with this partnership.

Secretary's Report – L. Camarato

- No report

FILLING OF BOARD VACANCY:

Appointment of a candidate to fill the remainder of the term left vacant by John Nielsen. One candidate has applied. Margarita Castro was appointed by a roll call vote of 10-0-0 (chair abstained)

INFORMATIONAL ITEMS:

1. Council Member-Elect – Raul Campillo
 - a. SDG&E agreement with the City and SDG&E has submitted a bid. 20 year contract subject to extensions. Maintain electricity prices, increases during the pandemic will hurt the community
 - b. Transition with Councilman Scott Sherman's office and community issues.
 - c. Riverwalk was approved by council last week. We must pay attention to this development to make sure developer adheres to parking and air quality issues
 - d. Beautification of the communities
2. SANDAG, Tuere Fa'aola, Manager of Land Use and Planning Policy
 - a. Informational presentation on Regional Plan 2021. Website for more information: www.sdforward.com/envision
3. Tecolote Tennis Club (Doug Jensen)
 - a. Informational presentation on the San Diego Tennis & Racquet Club and a proposed land use up zoning under the 20 year community plan update. 120 to 190 units (apartments) could be built on 10 acre site currently zoned R15. This will be part of the Clairemont plan update and will be an action item for Clairemont Planning Group in January 2021. Comments and questions by the board members followed the presentation.
4. Tecolote Canyon Trunk Sewer Improvements

- a. Gabriela Dow and Javier Saunders presented an overview of this project and the replacement of this sewer main. Comments and questions by the board members following the presentation. Chair will forward information to Secretary for distribution to the LVPG members for review. Nicole Salem NSalem@SanDiego.gov phone 619-849-9866

ACTION ITEMS:

1. Laretta Lofts Vesting Tentative Map

Anthony Christensen presented on this project currently under construction and already approved. 30 residential units with 27 units for sale at market rate and 3 units held as rental units for low income housing. Comments and questions by board members following the presentation.

Motion by K. Warner to approve the proposal for the vesting tentative map from rental to for sale units. Second by C. Baker. Motion carried with unanimous vote of the members present. Motion carried by a roll call vote 11-0-0 (chair abstained).

2. Linda Vista Maintenance Assessment District Budget

Victor Ochoa presented the proposed Maintenance Assessment District Budget for 2022, which was approved by the MAD committee.

Motion before the body by H. Wayne to approve the 2022 Maintenance Assessment District budget as presented. Second by C. Baker. Motion carried with unanimous vote of the members present. Motion carried by a roll call vote 11-0-0 (chair abstained).

Committee Reports & Updates

1. **Landscape Maintenance Assessment District** – V. Ochoa
2. **Morena Corridor Specific Plan** (ad hoc) – H. Wayne.
3. **Riverwalk Development** (ad hoc) – F. Senoski. LVPG Nov 10 Special meeting resulted in LVPG voting to not oppose the project with four conditions on the developer: 4300 units, parking, mitigate visual impact along the Friars corridor with lower building heights in selected areas. Met with Councilman Sherman's office and he made the motion, at the council meeting, to approve the project with the Linda Vista conditions.
4. **Traffic & Transportation** – K. Heinle. No updates at this time.
5. **Zoning and Land Use** – K. Warner. No updates at this time.
6. **Affordable Housing Task Force** – Kim Heinle. Nov 16 meeting with Wakeland Developers speaking on the affordable cottages. Next meeting Dec 21 at 6:00 pm.
7. **Representative Committees**
 - a. **Community Planners Committee** – H. Wayne. CPC meets Nov 24 with agenda topic of short term vacation rentals. CPC Affordable Housing Task Force has not been activated due to Complete Communities

- b. **Linda Vista Collaborative** – K. Heinle. Next meeting Dec 16 at 3:00 pm
- c. **Mission Bay Park** – K. Weber. No update
- d. **Tecolote Canyon Advisory Committee** – K. Weber. Sewer update covered
- e. **Linda Vista Recreation Advisory Council** – D. Beckham
- f. **Linda Vista Town Council** – A. Martinez. Town Council has not been holding their regular meetings due to COVID.
- g. **Skate World** – M. Castro. No contact from Civic San Diego and Brad Stang has requested a meeting with the City.

Adjournment: 8:00 pm by Interim Chair

Proposed agenda items for January 25, 2021

- Kim Heinle – action item for letter of support for the community garden

**** NEXT Meeting** – January 25, 2021 at 5:30 pm

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM <h2 style="margin: 0;">DS-318</h2> 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: Lauretta Lofts VTM **Project No. For City Use Only:** 570610
Project Address: 5526-48 Lauretta Street, San Diego, CA 92109

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

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

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

Property Owner

Name of Individual: Lauretta Apartments, LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 4641 Ingraham Street
 City: San Diego State: CA Zip: 92109
 Phone No.: (858) 274-5995 Fax No.: _____ Email: mike@ktdtdinc.com
 Signature: [Signature] Date: August 17, 2020
 Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: Michael Turk ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 4641 Ingraham Street
 City: San Diego State: CA Zip: 92109
 Phone No.: (858) 274-5995 Fax No.: _____ Email: mike@ktdtdinc.com
 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.

DEVELOPMENT SUMMARY

PROJECT SUMMARY:

THE VESTING TENTATIVE MAP PROPOSES THE CONSOLIDATION AND SUBDIVISION OF 4 EXISTING LOTS INTO ONE LOT FOR A 30 UNIT MULTI-FAMILY RESIDENTIAL CONDOMINIUM DEVELOPMENT. THE PROJECT IS UNDER CONSTRUCTION. BUILDING PERMIT IS PTS NO. 646459, APPROVAL NO. 2340112, AND WORK IN THE RIGHT OF WAY IS CONSTRUCTION PLAN PERMIT PTS NO. 654844, APPROVAL NO. 2378468.

LEGAL DESCRIPTION:

LOTS 14, 15, 16 AND 17, IN BLOCK "H" OF SILVER TERRACE ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 430, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, OCTOBER 22, 1887.

APN: 436-362-11-00, 436-362-12-00, 436-362-13-00 AND 436-362-14-00

OWNER:

LAURETTA APARTMENTS, LLC
4641 INGRAM STREET
SAN DIEGO, CA 92109

TYPE OF CONSTRUCTION/OCCUPANCY CLASSIFICATION:

CONSTRUCTION CLASSIFICATION:
TYPE VA - SPRINKLERED (NFPA 13D)

OCCUPANCY CLASSIFICATION:

(R-2) (LEVELS 2, 3 & 4) (RESIDENTIAL)
S-2 (LEVEL 1) (RESIDENTIAL PARKING)

ZONING:

RM-3-7

LINDA VISTA COMMUNITY PLAN

SETBACK:
FRONT: 10' MIN / 20' STD
STREET SIDE 10'
SIDE: 5'
REAR: 5'

OVERLAY ZONES:

SAN DIEGO INTERNATIONAL AIRPORT
AIRPORT INFLUENCE AREA
PARKING IMPACT
TRANSIT PRIORITY AREA

AREA:

SITE AREA: 0.4603 ACRES (20,050 SQUARE FEET)

GROSS FLOOR AREA: 32,632 SQUARE FEET
GROUND FLOOR 15, 537 SF (12,065 PART OF GFA) (PART BASEMENT)
1ST FLOOR: 11,201 SF RESIDENTIAL
2ND FLOOR: 10,517 SF RESIDENTIAL
3RD FLOORS 10,245 SF RESIDENTIAL

FAR: 1.8 ALLOWED (36,083 SF + 3,571 SF BONUS = 39,654 SF)
2.21 ACTUAL (44,362 SF) APPROVED IN BUILDING PERMITTING

USES:

CURRENT USE:
FORMER MULTI-FAMILY RESIDENTIAL (REMOVED)
PROPOSED USE:
30 RESIDENTIAL CONDOMINIUM UNITS (UNDER CONSTRUCTION)
BUILDING PERMIT PTS 646459
THIS PERMIT IS NOT FOR THE CONSTRUCTION OF THE UNITS

TITLE NOTES:

PRELIMINARY TITLE REPORT PROVIDED BY CHICAGO TITLE COMPANY, ORDER NO.00119688-896-S01-RT4, DATED JUNE 10, 2020.

THERE ARE NO EXISTING EASEMENTS

NO EASEMENTS ARE PROPOSED

UTILITY TABLE

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

RESIDENTIAL UNIT TABULATION

UNIT (NO)	LIVING AREA	DECK AREA	BEDROOMS	PARKING SPACES
A(2)	1,161 SF	147 SF	2	1
A(2)	1,161 SF	147 SF	2	1
A2(2)	1,061 SF	147 SF	2	1
A2(2)	1,061 SF	147 SF	2	1
A3(2)	963 SF	147 SF	2	1
A3(2)	963 SF	147 SF	2	1
B(3)	914 SF	114 SF	2	1
B(3)	914 SF	114 SF	2	1
B2(6)	957 SF	109 SF	2	1
B2(6)	957 SF	109 SF	2	1

STORAGE:
51.9 SF FOR UNITS 101-104, 201-204, 301-304
33 SF FOR UNITS 105-110, 205-210, 305-310

TOTAL OFF-STREET PARKING SPACES:

SPACES REQUIRED PER TABLE 142-06C (0.5 PER BDRM UNIT X 30 2 BDRM UNITS UNITS) = 30 SPACES

SPACES REQUIRED = 30 SPACES

SPACES PROVIDED = 28 STANDARD - 2 ADA SPACES

MOTORCYCLE SPACES (PER TABLE 142-05 C & D)

SPACES REQUIRED = 3 RESIDENTIAL (0.1 SPACES/UNIT; 30 UNITS * 0.1=3)

SPACES PROVIDED = 3 RESIDENTIAL

BICYCLE SPACES (PER TABLE 142-05 C & D)

SPACES REQUIRED = 15 RESIDENTIAL (0.5 SPACES/UNIT; 30 UNITS * 0.5=15)
SPACES PROVIDED = 15 RESIDENTIAL

NOTE: THIS MAP SECURES VESTED DEVELOPMENT RIGHTS AND THE RIGHTS THUS VESTED SHALL REMAIN IN EFFECT FOR TWO YEARS FROM THE DATE OF RECORDATION (SEE MUNICIPAL CODE SEC. 125.0131)

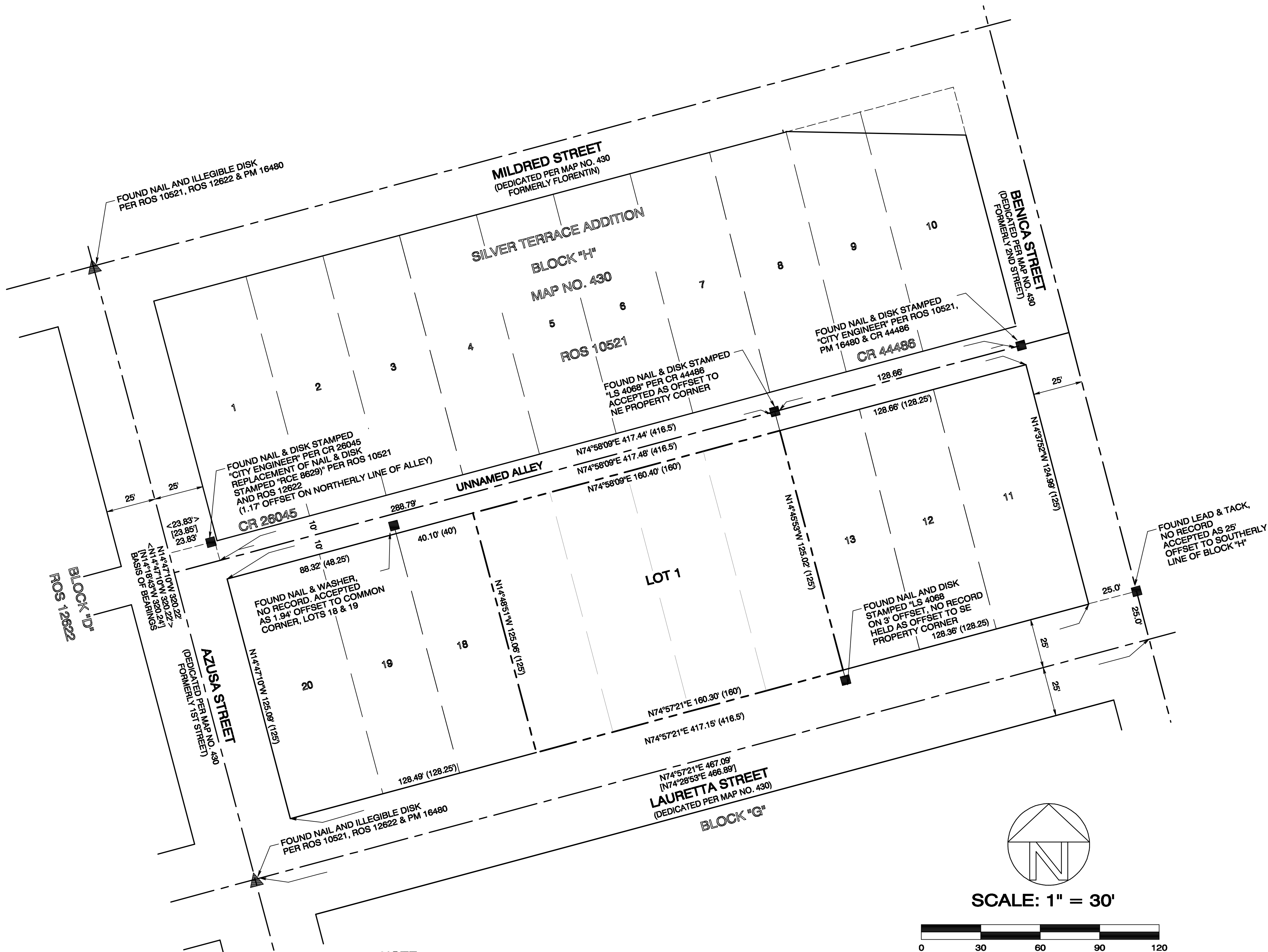


VICINITY MAP
NOT TO SCALE



CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (858) 271-9901 FAX: (858) 271-8912

LAURETTA LOFTS

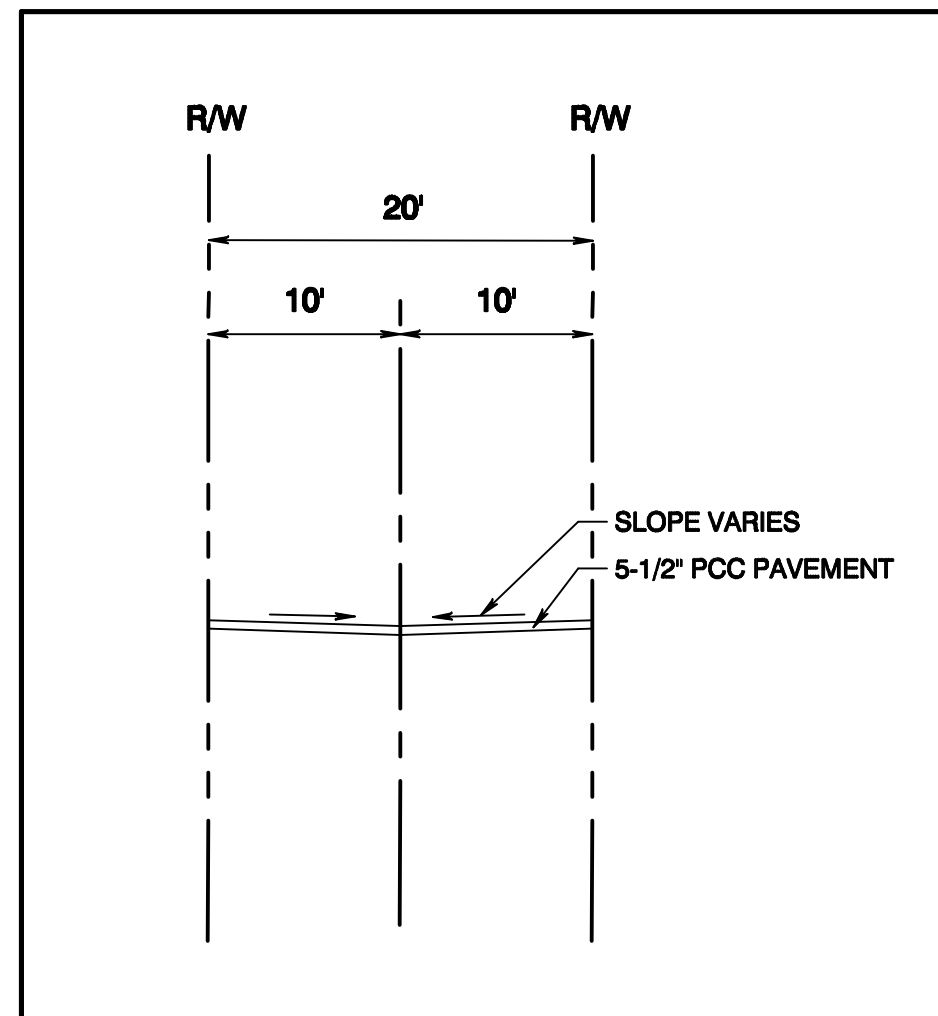


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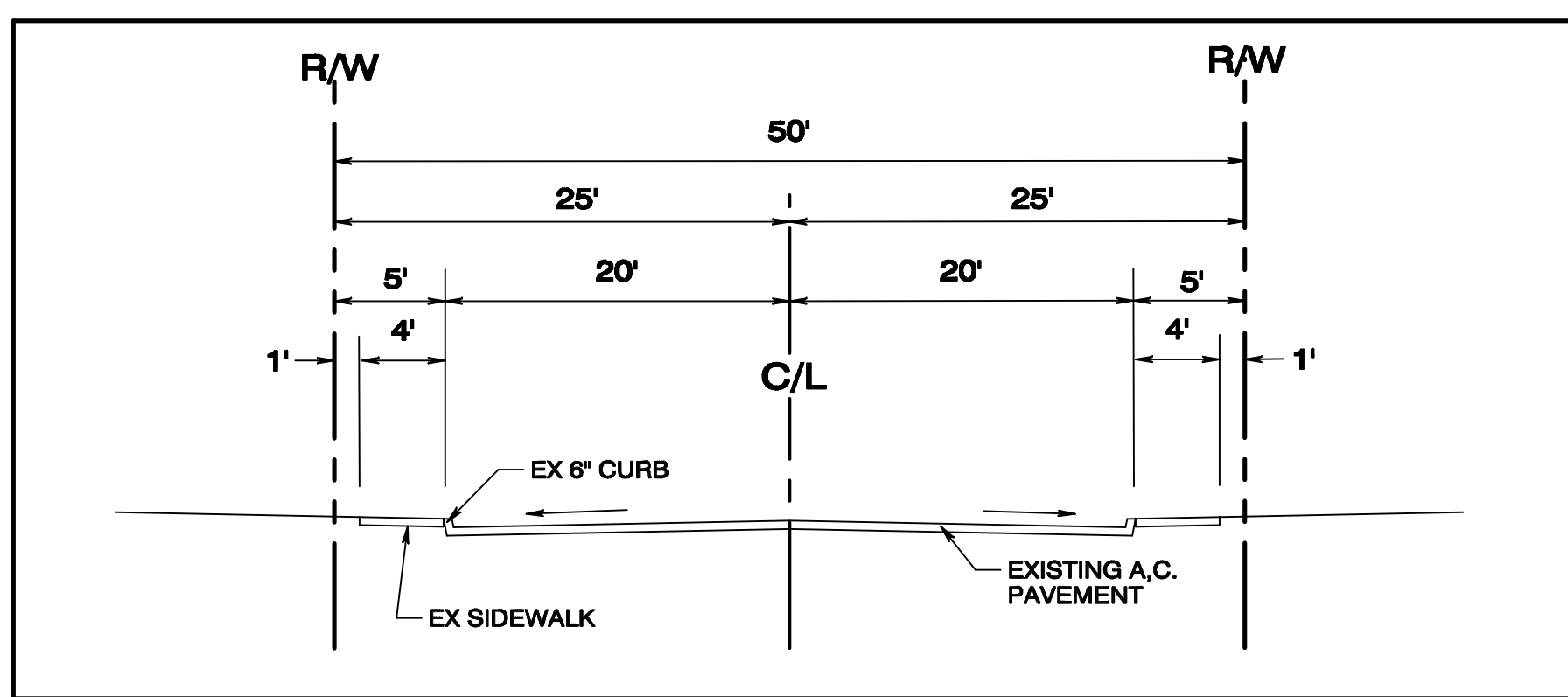
() INDICATES RECORD DATA PER MAP NO. 430

[] INDICATES RECORD DATA PER RECORD OF SURVEY 10521

< > INDICATES RECORD DATA PER RECORD OF SURVEY 12622



TYPICAL SECTION
ALLEY
NOT TO SCALE



TYPICAL SECTION
LAURETTA STREET
NOT TO SCALE

VESTING TENTATIVE MAP NO. 2456079 PTS NO. 670610 CONDOMINIUM CREATION

BASIS OF BEARINGS

A PORTION OF THE CENTERLINE OF AZUSA STREET AS SHOWN ON RECORD OF SURVEY 12622, I.E. N14°47'10"W.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE NORTHEASTERLY CORNER OF LAURETTA STREET AND AZUSA STREET, ELEVATION 38.35' MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED NOVEMBER 04, 2018.
2. THE USE OF PROPOSED LOT 1 IS FOR 30 RESIDENTIAL CONDOMINIUM UNITS.
3. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
4. THE EXISTING NUMBER OF LOTS ARE FOUR. THE PROPOSED NUMBER OF LOTS IN THIS SUBDIVISION IS 1.
5. DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
6. THE DEVELOPMENT PROPOSES TO PROVIDE 30 PARKING SPACES.
7. NAD27 COORDINATES = 220-1712. NAD83 COORDINATES = 1860-6272.
8. SUFFICIENT MONUMENTATION EXISTS TO RECREATE BOUNDARY OF PROJECT AND TO PERMIT A MAP PROCEDURE OF SURVEY.
9. THE ASSESSOR PARCEL NUMBERS ARE: 436-362-11, 12, 13 AND 14
10. CONSTRUCTION PLAN PTS 654844 / PERMIT NO. 2378468) PROVIDES FOR IMPROVEMENTS FRONTING THE SITE, INCLUDING NEW CURB, GUTTER AND SIDEWALK, DRIVEWAY, WATER, FIRE AND IRRIGATION SERVICES AND SEWER LATERAL.
11. ONSITE CONSTRUCTION IS BY BUILDING PERMIT (PTS 646459 / APPROVAL NUMBER 2340112).
12. NO TRANSIT STOPS ARE PROPOSED OR EXIST FRONTING PROJECT SITE
13. THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 30.
14. A WAIVER OF UNDERGROUNDING OF OVERHEAD UTILITIES IS REQUESTED.
15. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE RIGHT OF WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
16. ENGINEERING REVIEW HAS DETERMINED THE PROJECT IS IN COMPLIANCE WITH CURRENT STREET LIGHT STANDARDS 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 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 30.

MAPPING NOTE:

A FINAL 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.

OWNER'S CERTIFICATE

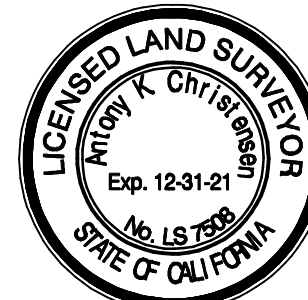
I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE MAP AND THAT SAID MAP SHOWS ALL OF MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT OUR PROPERTY IS CONSIDERED RAILROAD EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS,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

MICHAEL E. TURK FOR
LAURETTA APARTMENTS, LLC

DATE

PRELIMINARY
ANTHONY K. CHRISTENSEN, RCE 54021
LS 7508

NOVEMBER 02, 2020
Date



Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (858) 271-9901

Project Address:
5526-5546 LAURETTA STREET
SAN DIEGO, CA 92110

Project Name:

LAURETTA LOFTS

Revision 6:

Revision 5:

Revision 4:

Revision 3:

Revision 2:

Revision 1:

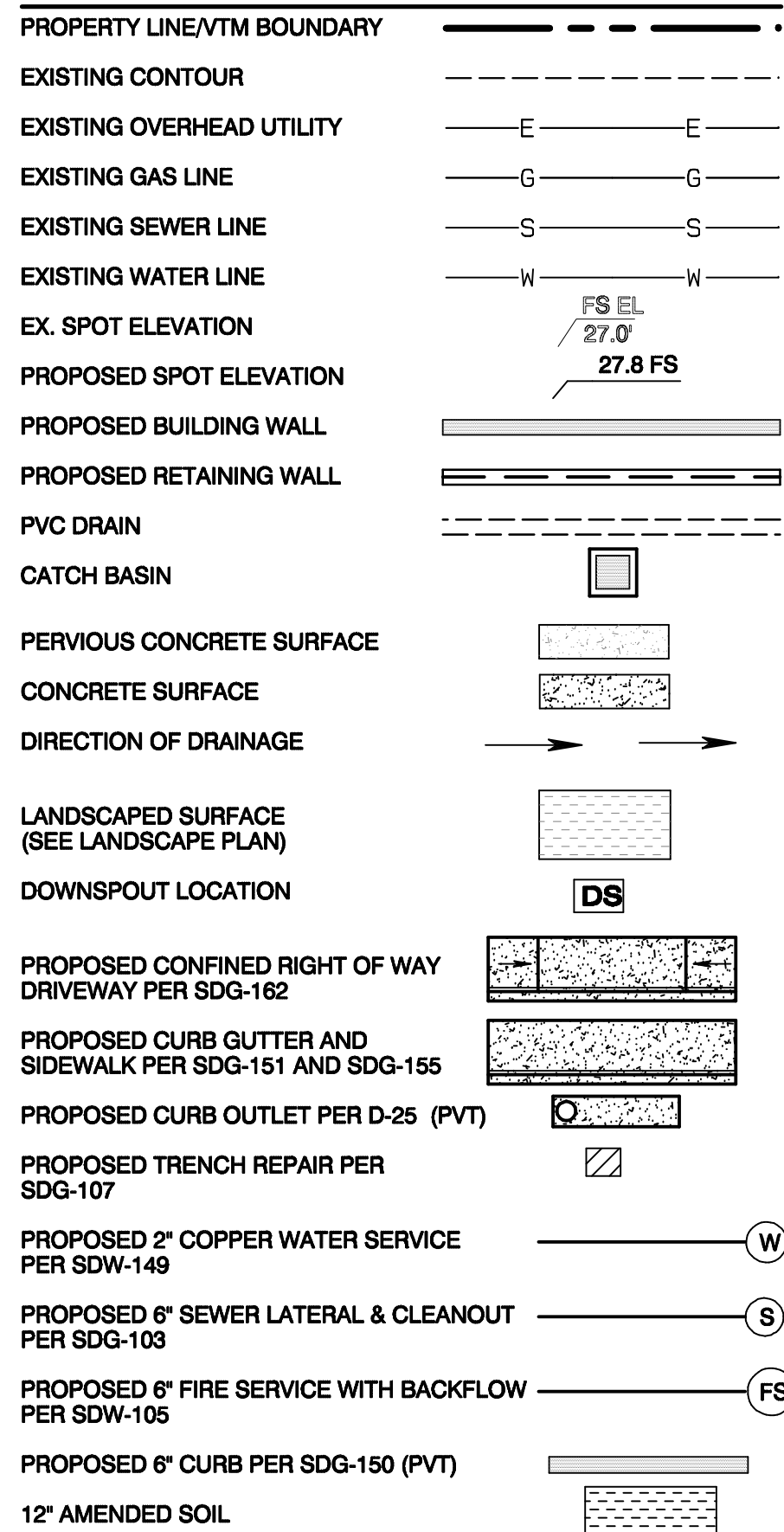
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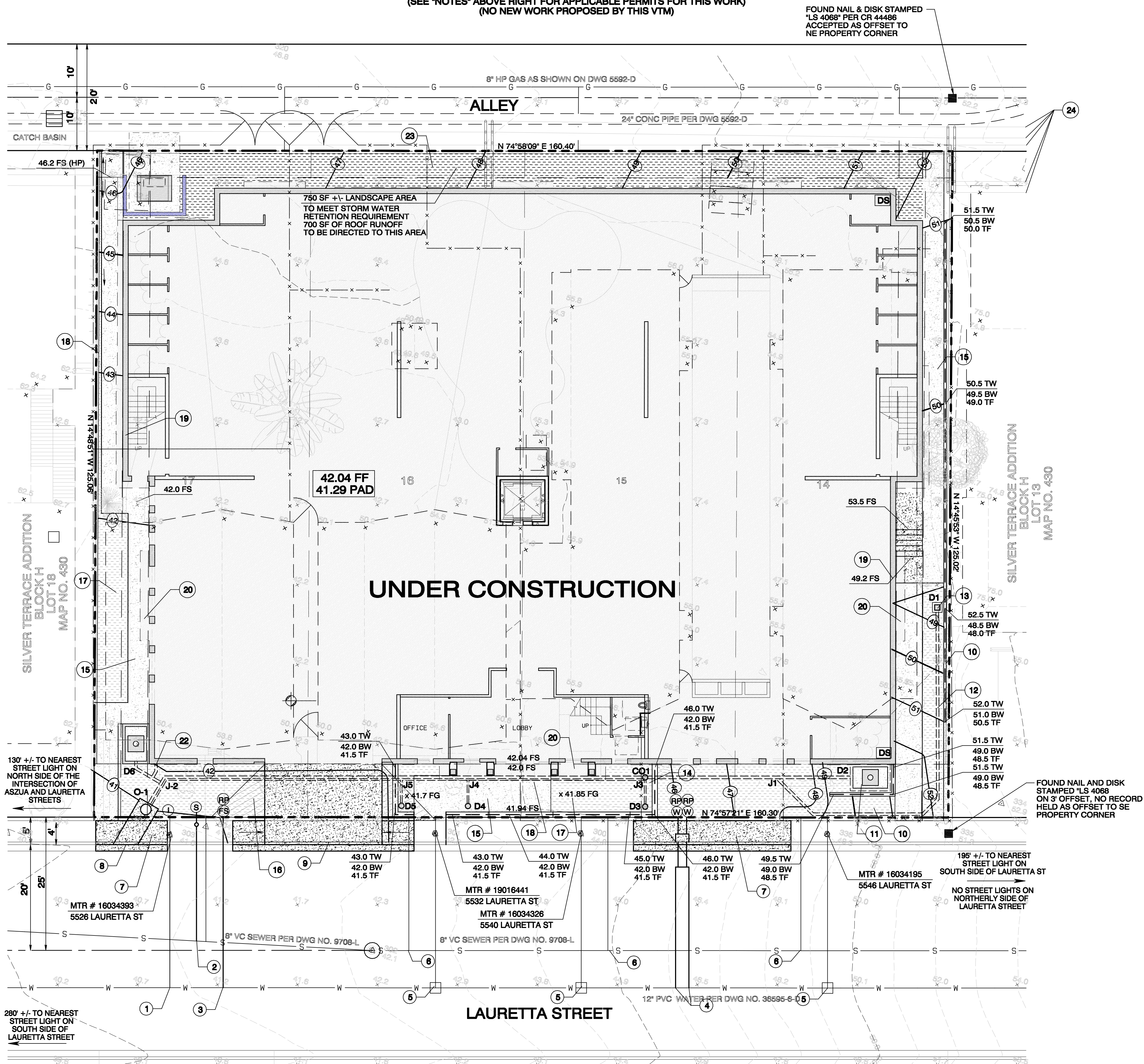
VESTING TENTATIVE MAP

Sheet 1 of 5 Sheets

LEGEND



IMPROVEMENTS APPROVED BY SEPARATE PERMITS
(SEE "NOTES" ABOVE RIGHT FOR APPLICABLE PERMITS FOR THIS WORK)
(NO NEW WORK PROPOSED BY THIS VTM)



VESTING TENTATIVE MAP NO. 2456079
PTS NO. 670610
CONDOMINIUM CREATION

NOTES

IMPROVEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE FOLLOWING PLANS/PERMIT. NO ADDITIONAL IMPROVEMENTS ARE PROPOSED BY THIS TENTATIVE MAP.

1. ALL IMPROVEMENTS WITHIN THE RIGHT OF WAY ARE BY CONSTRUCTION PLAN PTS 65484 / APPROVAL NO. 2378468 PROVIDES FOR IMPROVEMENTS IN THE RIGHT OF WAY, INCLUDING NEW CURB, GUTTER AND SIDEWALK, DRIVEWAY, WATER, FIRE SERVICE AND SEWER LATERAL
2. ALL CONSTRUCTION ONSITE IS BY BUILDING PERMIT (PTS 646459 / APPROVAL NUMBER 2340112).
3. FOR PRIVATE IMPROVEMENTS IN THE RIGHT OF WAY SEE ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT, APPROVAL NO. 2378471.

CONSTRUCTION NOTES (BY SEPARATE, EXISTING PERMITS)

- 1 EX WATER SERVICE, PROTECT IN PLACE. TO BE IRRIGATION SERVICE
- 2 PROPOSED 6" SEWER LATERAL AND CLEANOUT PER CURRENT CITY STANDARDS
- 3 PROPOSED 6" FIRE SERVICE AND BACKFLOW PREVENTER PER CURRENT CITY STANDARDS
- 4 PROPOSED 2 - 2" WATER SERVICE MANFOLDED AND 2 BACKFLOW PREVENTER PER CURRENT CITY STANDARDS
- 5 EX WATER SERVICE TO BE KILLED
- 6 EX SEWER LATERAL TO BE ABANDONED AT RIGHT OF WAY
- 7 EX DRIVEWAY TO BE REMOVED AND REPLACED WITH STANDARD CURB, GUTTER & SIDEWALK
- 8 PROPOSED CURB OUTLET PER D25. Q100 = 1.04 CFS, V100 = 2.89 FPS
- 9 PROPOSED NEW CONFINED RIGHT OF WAY DRIVEWAY ALSO REPLACING EX DRIVEWAY
- 10 PROPOSED RETAINING WALL
- 11 PROPOSED 4" X 6.5" - 6" PIPE INTERNAL BYPASS FILTERRA UNIT (SEE BELOW FOR GRADES) Q(TREATMENT) = 0.046 CFS, Q100 = 0.51 CFS
- 12 PROPOSED PVC DRAIN (TYPICAL) SEE SIZING BELOW
- 13 PROPOSED 1212 CATCH BASIN
- 14 PROPOSED 6" AREA DRAIN (TYPICAL)
- 15 PROPOSED PERVIOUS CONCRETE WALKWAY AND ENTRY AREA (TYPICAL)
- 16 VISIBILITY TRIANGLE, NOTHING GREATER THAN 36" IN HEIGHT ALLOWED IN THIS AREA
- 17 PROPOSED LANDSCAPE AREA, SEE LANDSCAPE PLAN
- 18 8" PVC DRAIN TO BE PCC ENCASED BELOW PERVIOUS CONCRETE (8" SIDES AND BOTTOM)
- 19 PROPOSED BUILDING WALL
- 20 PROPOSED ROOF OVERHANG AREA (TYPICAL)
- 21 PROPOSED RAISED 4" X 6.5" - 6" PIPE INTERNAL BYPASS FILTERRA UNIT (SEE BELOW FOR GRADES) Q(TREATMENT) = 0.047 CFS, Q100 = 0.53 CFS
- 22 BUILDING BASEMENT WALL DRAIN TO DISCHARGE TO CURB OUTLET AT THIS LOCATION
- 23 PROPOSED 12" AMENDED SOIL (COMPOST MEETS THE CRITERIA IN APPENDIX F.3.1.2)
- 24 EXISTING OVERHEAD UTILITY LINES (TYPICAL)

NOTE:
ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT REQUIRED FOR WALKWAY AND CURB OUTLET WITHIN RIGHT OF WAY. SEE APPROVAL NO. 2378471
FOR SEPARATE RIGHT OF WAY PERMIT (CONSTRUCTION PLAN) SEE APPROVAL NO. 2378468
SEE LANDSCAPE PLAN FOR HARDSCAPE SPECIFICATIONS
ALL RUNOFF FOR PROPOSED CONSTRUCTION TO FLOW OVER LANDSCAPED AREAS AND TO FILTERRA UNITS, AS SHOWN, PRIOR TO BEING DISCHARGED FROM SITE.

PRELIMINARY NOVEMBER 02, 2020
ANTONY K. CHRISTENSEN, RCE 54021 LS 7508



Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (858) 271-9901

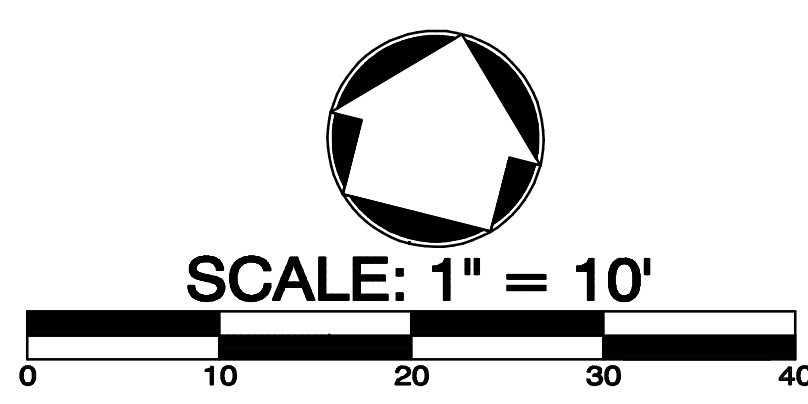
Project Address:
5526-5546 LAURETTA STREET
SAN DIEGO, CA 92110

Project Name:
LAURETTA LOFTS

Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1:
Original Date: JULY 20, 2020

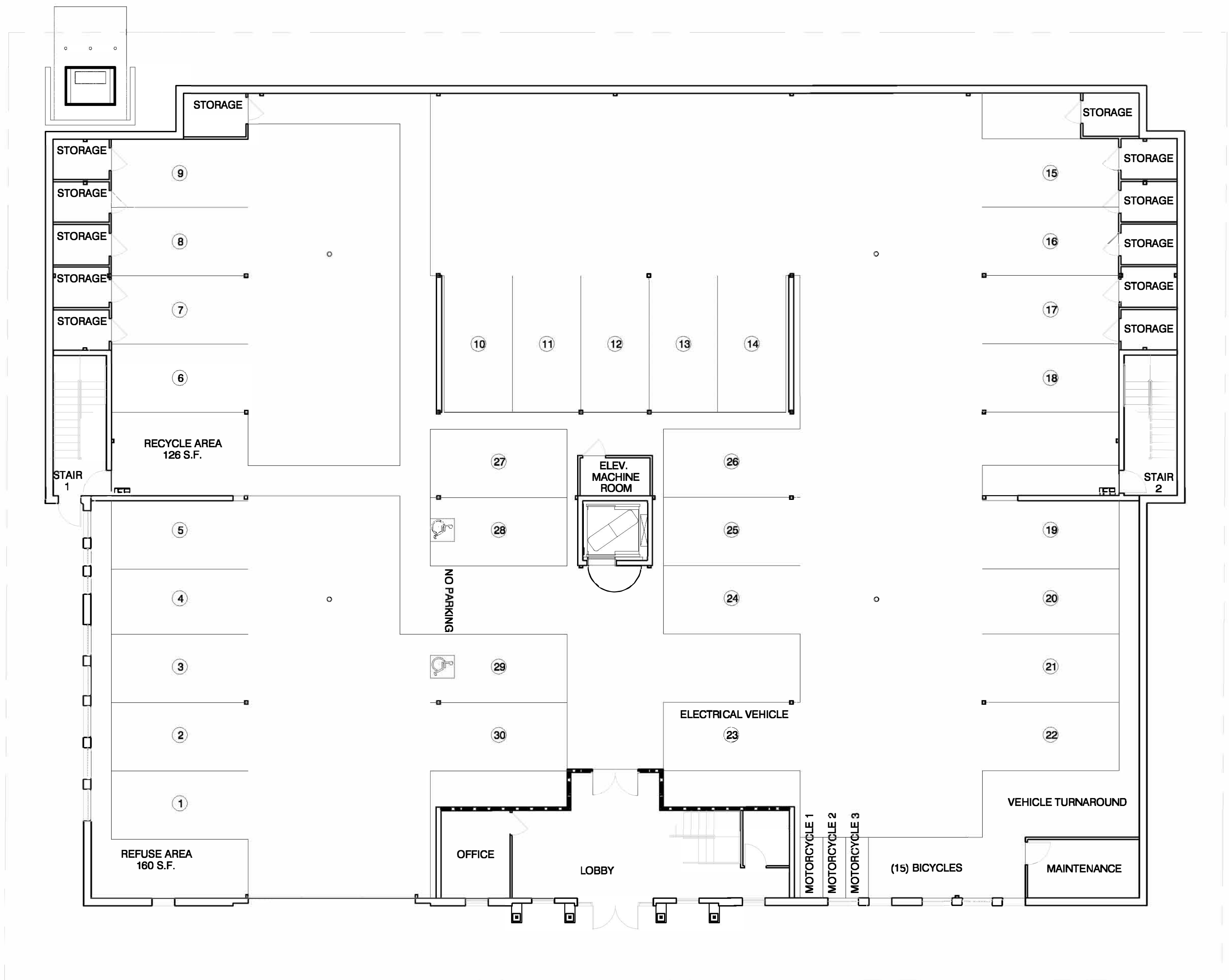
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VESTING TENTATIVE MAP
SITE PLAN

Sheet 2 of 5 Sheets



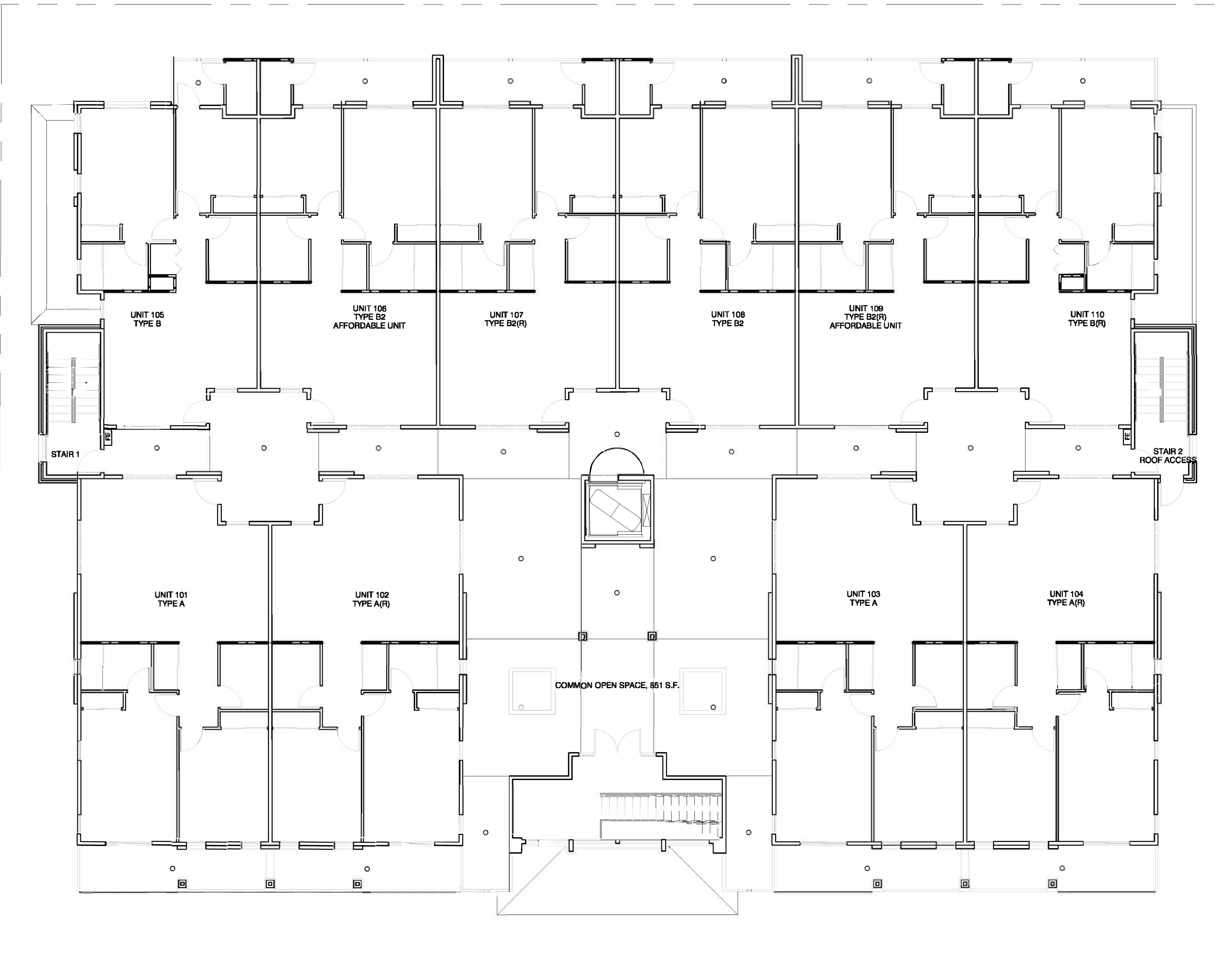
VESTING TENTATIVE MAP NO. 2456079
PTS NO. 670610
CONDOMINIUM CREATION

ALLEY

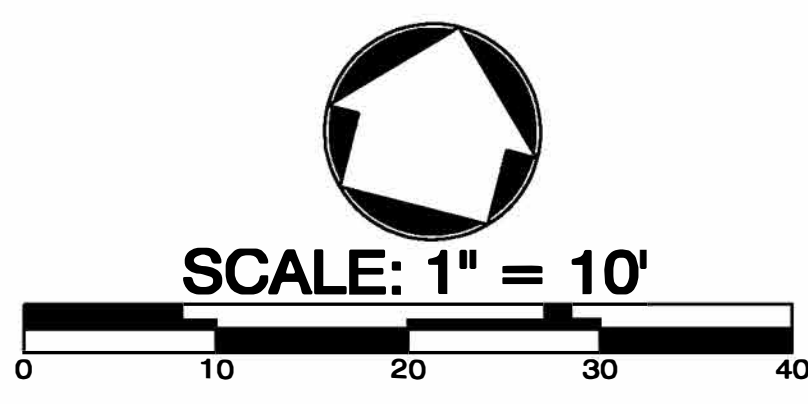


LAURETTA STREET
GROUND FLOOR

ALLEY



LAURETTA STREET
FIRST FLOOR



PRELIMINARY
ANTHONY K. CHRISTENSEN, RCE 54021
LS 7508
NOVEMBER 02, 2020
Date



Prepared By:
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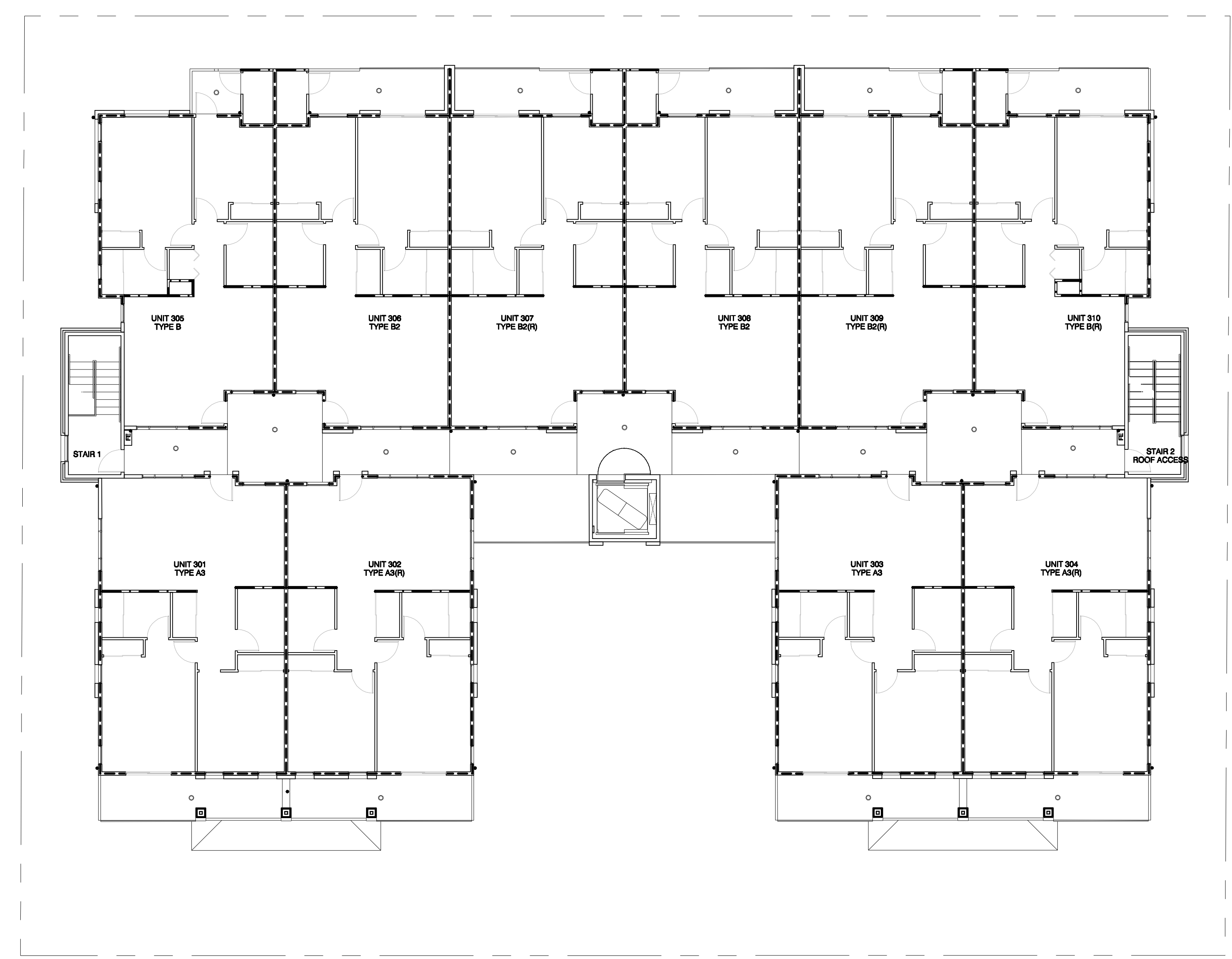
Project Name:
LAURETTA LOFTS

Sheet Title:
VESTING TENTATIVE MAP
UNIT PLAN

Revision 6:
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Revision 1:
Original Date: JULY 20, 2020
Sheet 3 of 5 Sheets

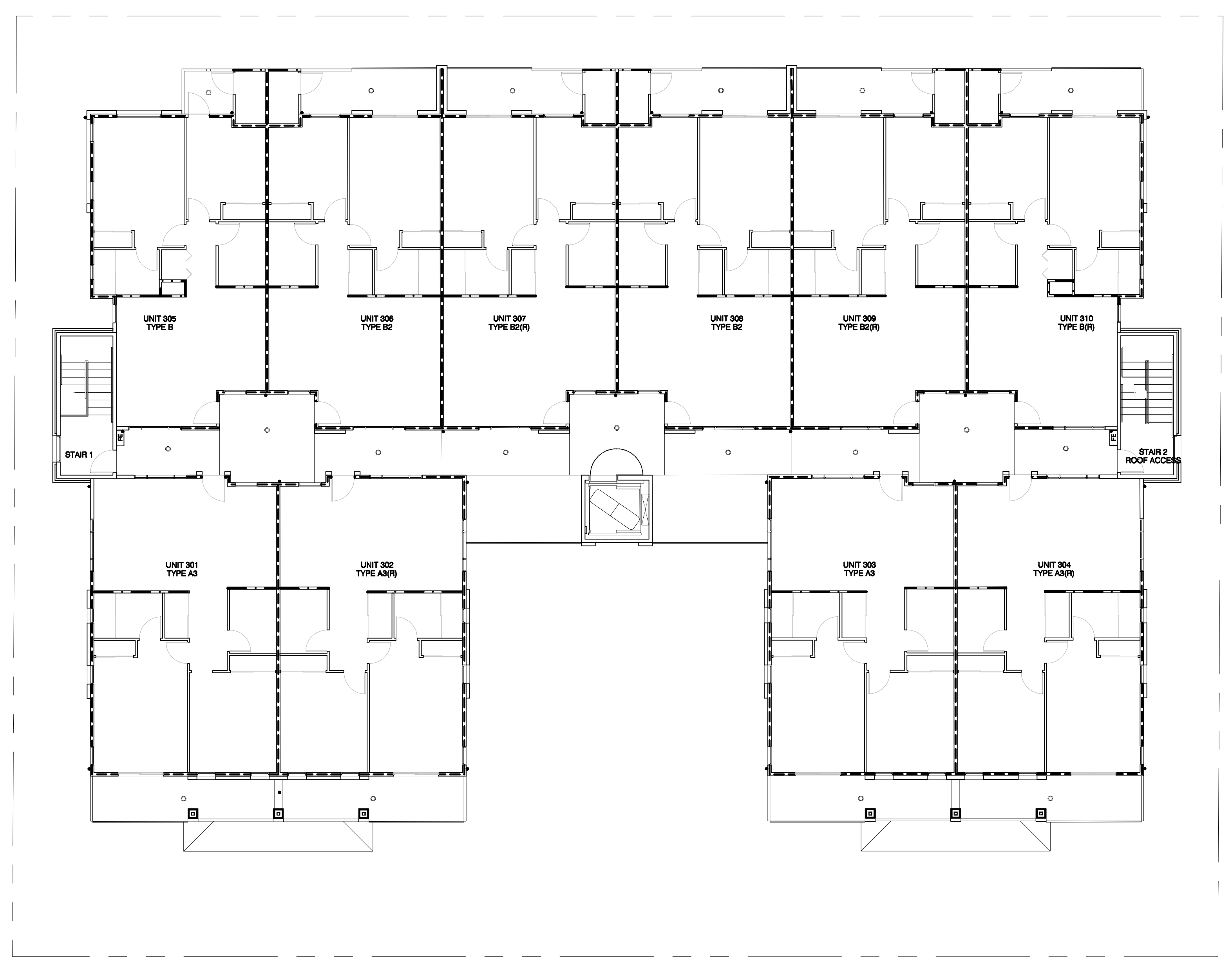
VESTING TENTATIVE MAP NO. 2456079
PTS NO. 670610
CONDOMINIUM CREATION

ALLEY

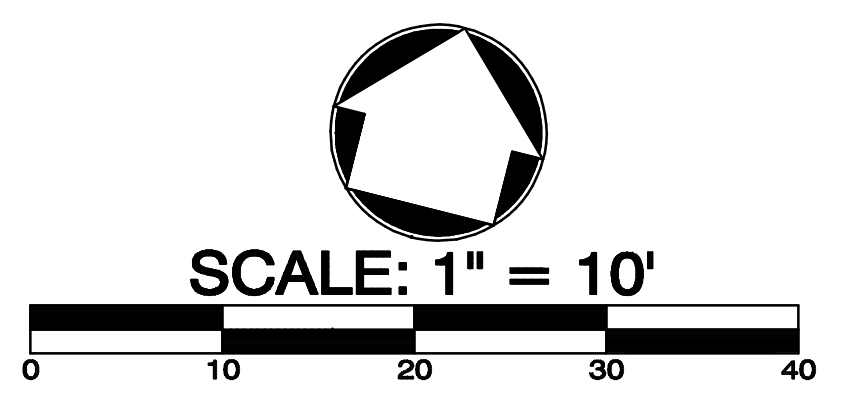


LAURETTA STREET
SECOND FLOOR

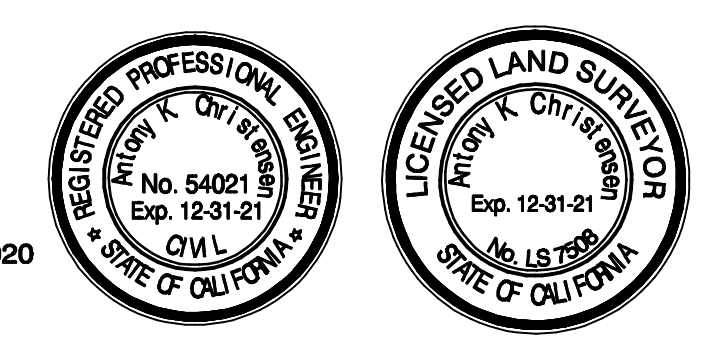
ALLEY



LAURETTA STREET
THIRD FLOOR



PRELIMINARY
ANTHONY K. CHRISTENSEN, RCE 54021
LS 7508
NOVEMBER 02, 2020
Date



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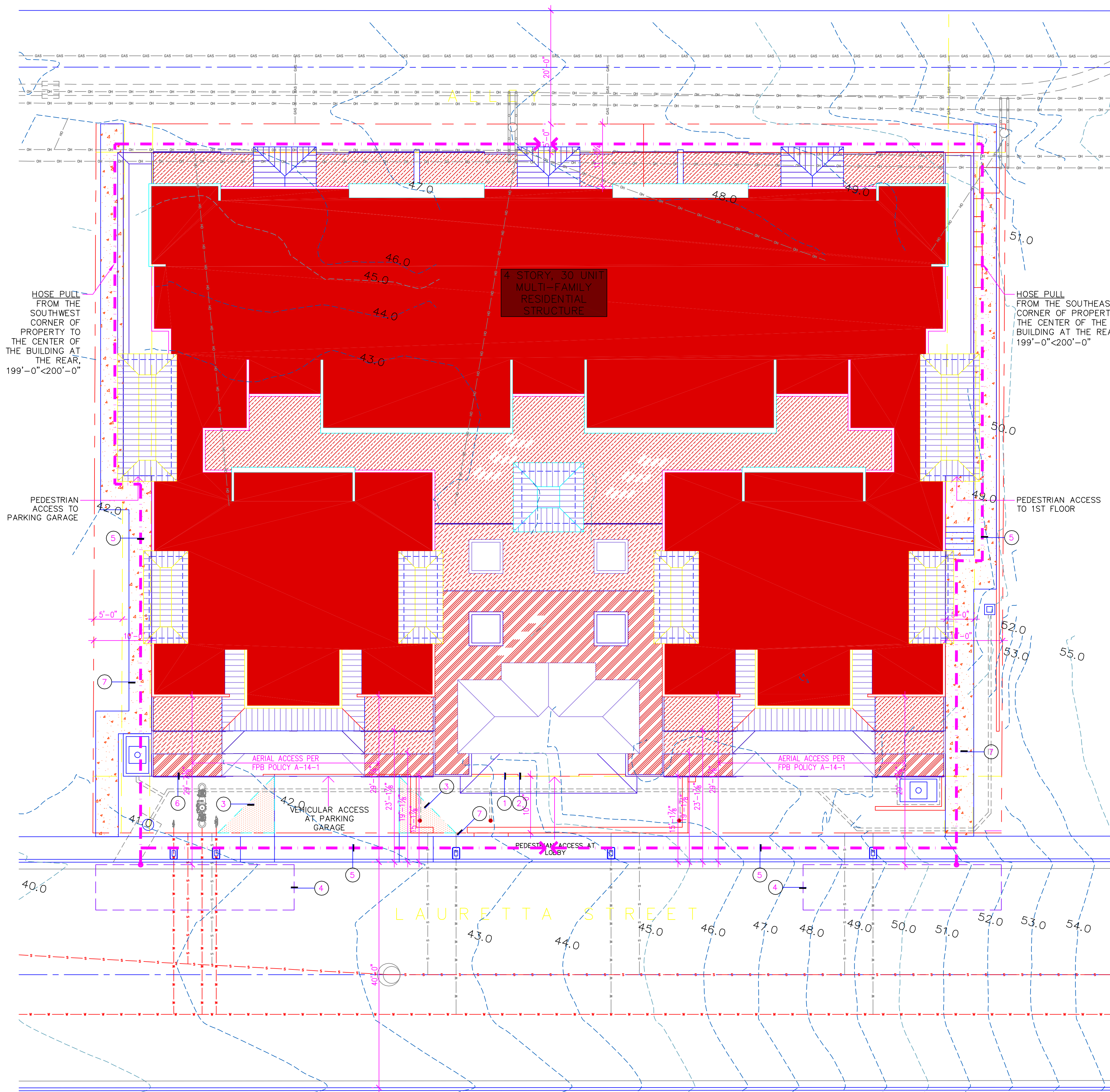
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VESTING TENTATIVE MAP
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Sheet 4 of 5 Sheets



FIRE PLAN KEYNOTES

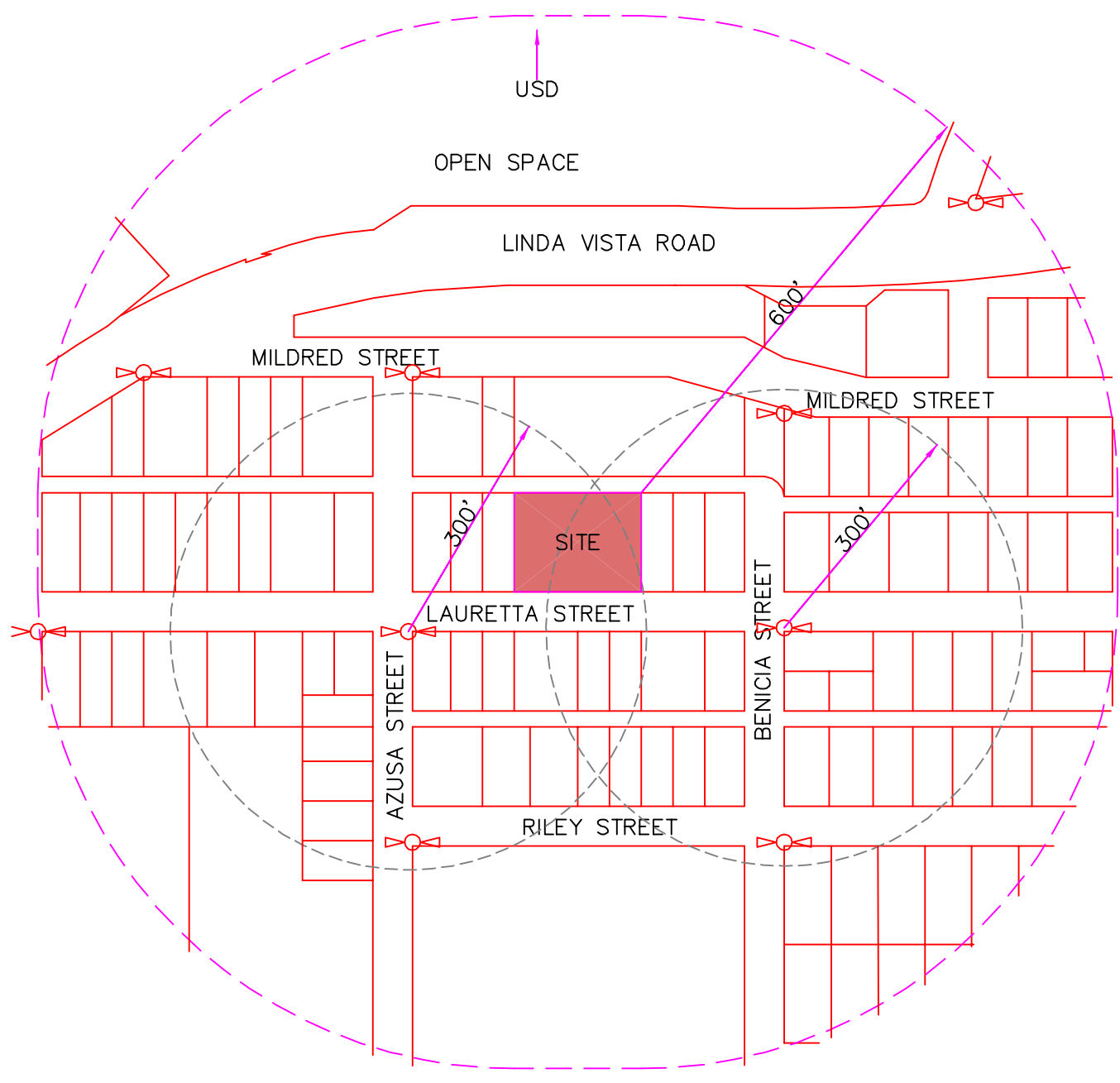
- 1. BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 95.0209
- 2. KNOX BOX PER FIRE DEPARTMENT POLICY K-15-2
- 3. VISIBILITY TRIANGLE PER SAN DIEGO MUNICIPAL CODE SECTION 113.0273, NOTHING OVER 3'-0" PROPOSED
- 4. FIRE TRUCK
- 5. HOSE PULL/PULL: LINE FROM FIRE APPARATUS TO ALL POINTS OF THE EXTERIOR OF THE STRUCTURE AT THE GROUND FLOOR TO BE LESS THAN 200'-0" PER PFB POLICY A-14-1
- 6. FIRE DEPARTMENT CONNECTION PER CALIFORNIA FIRE CODE SECTION 912.2.1
- 7. APPROVED WALKWAY FROM FIRE APPARATUS ACCESS ROADS TO TO EXTERIOR OPENINGS PER CFC SECTION 504.1

SITE LEGEND:

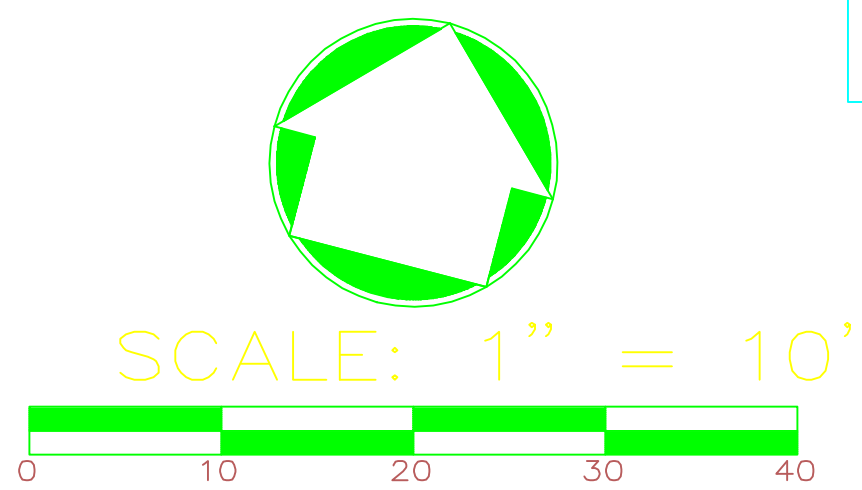
- AREA OF FLAT ROOF, SLOPED 1/4":12" FOR DRAINAGE
- AREA OF DECKS, BALCONIES & WALKWAYS AT THE 3RD RESIDENTIAL LEVEL
- AREA OF DECKS, BALCONIES & WALKWAYS AT THE 2ND RESIDENTIAL LEVEL
- AREA OF DECKS, BALCONIES & WALKWAYS AT THE 1ST RESIDENTIAL LEVEL
- VISIBILITY TRIANGLE PER SAN DIEGO MUNICIPAL CODE SECTION 113.0273, NOTHING OVER 2'-0" PROPOSED

FIRE NOTES

1. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PER CFC SECTION 503.2.3.
2. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME CONSTRUCTION. PER CFC SECTION 501.4.
3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. PER SAN DIEGO MUNICIPAL CODE SECTION 95.0209.
4. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ ACCESS SIDE OF THE STRUCTURE. PER CFC SECTION 912.2.1.
5. ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS. PER CBC SECTION 3002.4a.
6. THE REQUIRED WIDTH OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE NO SPACE IS PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEY SHALL BE KEPT CLEAR BY POSTING OF SIGNS OR THE PAINTING OF CURBS. PER POLICY A-14-1.
7. PROVIDE AN APPROVED KEY (KNOX) BOX IN AN APPROVED LOCATION. PER FIRE DEPARTMENT POLICY K-15-2.
8. AN APPROVED VEHICLE STROB DETECTOR SYSTEM, WITH KNOX KEYSWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHALL SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY AND EMERGENCY ENTRY POINTS TO THE PROJECT. PER CFC SECTION 506.
9. WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION, THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200. PER CFC SECTION 503.6.
10. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10-BC SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. PER CFC SECTION 906.
11. PER CFC SECTION 3315 - STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH CFC SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD (2K10BC) AS FOLLOWS:
 1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
 2. IN EVERY STORAGE AND CONSTRUCTION SHED.
 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
12. PROVIDE STAIRWAY IDENTIFICATION SIGNS. PER CFC SECTION 1023.9-1023.9.1.
13. DEAD-END FIRE APPARATUS ACCESS RODAS IN EXCESS 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. PER CFC SECTION 503.2.5.
14. NEW BUILDINGS FOUR OR MORE STORES ABOVE GRADE PLANE, EXCEPT THOSE WITH ROOF SLOPE GREATER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF IN ACCORDANCE WITH CFC 1011.12. SUCH STAIRWAY SHALL BE MARKED AT STREET AND FLOOR LEVELS WITH SIGN INDICATING THAT THE STAIRWAY CONTINUES TO THE ROOF. PER CFC SECTION 504.3.
15. EXTERIOR DOORS AND OPENINGS REQUIRED BY THE CFC OR THE CBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS TO THE FIRE DEPARTMENT. AN APPROVED WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL. PER CFC SECTION 504.
16. A CLASS I (OR I AND II OR III) STANDPIPE OUTLET CONNECTION IS REQUIRED AT EVERY FLOOR-LEVEL CONNECTION OF EVERY REQUIRED STAIRWAY ABOVE AND BELOW GRADE IN BUILDINGS OF 4 OR MORE STORES. OUTLETS AT STAIRWAYS SHALL BE LOCATED WITHIN THE EXIT ENCLOSURE OR, IN CASE OF PRESSURIZED ENCLOSURES, WITHIN THE VESTIBULE OR EXIT BALCONY GIVING ACCESS TO THE STAIRWAY. THERE SHALL BE AT LEAST 1:1 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 905.
17. EVERY BUILDING FOUR STORES OR MORE IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION. STANDPIPE SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. PER CFC SECTION 3313.1.
18. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
19. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. PER CFC SECTION 804.
20. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH REQUIREMENTS OF CHAPTER 33 OF THE CFC.
21. CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE. PER CFC SECTION 105.4.4.
22. 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 504.1
23. ALL FIRE ACCESS ROADS WILL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF AT LEAST 75,000 LBS. AND WILL NOT EXCEED 10% GRADE. ALL FEATURES OF THE FIRE ACCESS ROADS INCLUDING TURNING RADIUS AND DEAD END DESIGN WILL BE IN ACCORDANCE WITH CFC 503 AND APPENDIX D.
24. ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF CBC SECTION 3002.4a. **EXCEPTION FOR AN UNDER-SIZED "GURNEY ELEVATOR" SHALL NOT BE CONSIDERED APPROVED BY THE FIRE PLAN REVIEWER IF ONLY ONE GURNEY ELEVATOR WILL BE PROVIDED. ** (FAILURE TO COMPLY WITH THIS REQUIREMENT MAY LEAD TO A NON-APPROVED CONDITION BY THE STATE FIRE MARSHALL; LOCAL JURISDICTION WILL NOT PROVIDE RELIEF).
25. ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT AND A 300' RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF THE OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT. SD ORDINANCE 17927.
27. CFC 507.5.5 - CLEAR SPACE AROUND HYDRANTS: A 3 FOOT RADIUS CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS, EXCEPT AS OTHERWISE APPROVED.
28. SAN DIEGO MUNICIPAL CODE SECTION 555.0507 ITEM (c) HYDRANTS LOCATIONS SHALL IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED IN ROAD/LANE AND/OR BETWEEN CURBS. THE MARKER(S) SHALL BE AT A RIGHT ANGLE TO THE HYDRANT.
29. ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING(S) PER POLICY A-14-1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN THE FIRE ACCESS ROAD/LANE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/LANE. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR A SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 200'. FOR NON-SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATIONS MUST ALSO BE ACCOUNTED FOR.
30. AERIAL FIRE ACCESS ROAD(S) ADJACENT TO BUILDINGS THAT ARE GREATER THAN 30 FEET IN HEIGHT FROM GRADE PLAN SHALL HAVE A MINIMUM WIDTH OF 26 FEET. THE PROXIMAL EDGE OF AERIAL FIRE ACCESS SHALL BE A MINIMUM OF 15-30 FEET FROM THE BUILDING FACADE(S) AND/OR PLUMB LINE OF EAVE(S). AERIAL ACCESS SHALL BE PROVIDED ALONG ONE ENTIRE LONG SIDE(S) OF THE BUILDING(S). SHOW ALL PROPOSED LOCATIONS WHERE AERIAL ACCESS IS BEING PROVIDED. (SEE APPENDIX D/FPB POLICY A-14-1).
31. ALL RED CURB/NO PARKING SIGN AREAS HAVE BEEN SHOWN WITH A KEY INDICATOR. ALL REQUIRED ACCESS ROADWAYS SHALL NOT PROVIDE LESS THAN THE REQUIRED/PROPOSED WIDTH AND/OR BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE INADEQUATE WITH HAS NOT PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEN SUCH ACCESS SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A-14-1.



FIRE HYDRANTS WITHIN 600'
SCALE: 1"=200'-0"



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Sheet Title: VESTING TENTATIVE MAP
FIRE ACCESS PLAN
Sheet 5 of 5 Sheets