



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: March 14, 2019 REPORT NO. PC-19-022
HEARING DATE: March 21, 2019
SUBJECT: 1ST AVENUE TM. Process Four Decision
PROJECT NUMBER: [598799](#)
OWNER/APPLICANT: 1st & Laurel LLC / Christensen Surveying & Engineering, Inc.

SUMMARY

Issue: Should the Planning Commission approve a Tentative Map to consolidate six existing lots into one lot and create 22 condominium units and waive the requirement to underground existing offsite overhead utilities at 2466 1st Avenue, in the Uptown Community Planning area?

Staff Recommendation: APPROVE Tentative Map No. 2121134, including waiver of the requirement to underground overhead utilities.

Community Planning Group Recommendation: On August 7, 2018, the Uptown Planners voted 10-2-1 to recommend approval of the project with no conditions (Attachment 9).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305, Minor Alterations in Land Limitations. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 14, 2019, and the opportunity to appeal that determination ended January 29, 2019 (Attachment 7).

Fiscal Impact Statement: All cost associated with this project are paid for by an Enterprise Fund deposit account funded by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: Project approval would allow the creation of 21 residential condominium units in an under-construction multi-family, mixed use project. The applicant paid a \$224,696.16 in-lieu fee at the time of building permit issuance to comply with the City's Affordable Housing Regulations.

BACKGROUND

The project site is located five blocks west of Balboa Park, on the south side of Laurel Street at 1st Avenue. The site is located in a developed, urban neighborhood surrounded by single- and multi-family and commercial development to the north, south, east and west. The 0.69-acre site is located at 2466 1st Avenue, within the RM-3-7 and CC-3-4 Zones, which allows a maximum of 26 units onsite. The site is also located within the Transit Area, Residential Tandem, Airport Approach, and ALUCP Noise Contours overlay areas, within the Uptown Community Plan in Council District Three. The Community Plan designates the site for high residential development at a rate of 30-44 dwelling units per acre or 18-26 units allowed onsite.



The development is being constructed in accordance with the San Diego Municipal Code's base zone regulations. The under-construction project was reviewed by City Staff, and as proposed, complies with all applicable development regulations including lot dimensions/size, setbacks, height, floor area ratio, landscape, parking, and open space requirements. The City of San Diego approved the ministerial building permits which contains 22 units (Project No. [527950](#)) on September 11, 2017.

DISCUSSION

The applicant is requesting a Tentative Map to consolidate six existing lots into one lot, and create 22 condominium units, currently under-construction (Project No. 527950), and to waive the requirements to underground existing offsite overhead utilities. The subdivision proposes one commercial (2,193-square foot) condominium unit, six studio (599- 945-square foot) condominium units, nine one-bedroom (697- 1567-square foot) condominium units, and six two-bedroom (627- 1083-square foot) condominium units.

Tentative Map Process

The application is requesting the approval of a Tentative Map in accordance with the [SDMC Section 125.0410](#) to consolidate six existing lots into one lot and create 22 condominium units in the under-construction project described above. No new physical development is proposed with this mapping action.

The proposed project requires a Process Four, Planning Commission decision with appeal right to City Council. According to [SDMC Section 125.0440](#), Findings for a Tentative Map, the decision maker may approve a Tentative Map if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the SDMC. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the SDMC.

Overhead Utility Underground Waiver

There are existing off-site overhead utilities abutting the project site along the Front Street right-of-way. 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. The site is located within the [City's Undergrounding Utilities Master Plan](#) as Project PWST-03, which is reviewed on an annual basis based on the criteria listed in the Master Plan to initiate additional projects.



Community Plan Analysis

The [Uptown Community Plan](#) designates the 0.69-acre site for high residential development at a rate of 30-44 dwelling units per acre, or 18-26 units allowed on site. The project proposes a Tentative Map to consolidate six existing lots into one lot, and create 22 condominium units which consists of one commercial condominium unit, six studio condominium units, nine one-bedroom condominium units, and six two-bedroom condominium units.

The subdivision meets the community plan goals by providing a variety of housing types for all age, income and social groups. Second, it provides active commercial that benefits from a sustainable level of residential density. Also, the subdivision provides a residential density appropriate for the Uptown neighborhood. Furthermore, the subdivision meets the land use policies by providing both market rate housing and commercial opportunities for individual ownership. Moreover, the subdivision will provide mixed-use infill development along 1st Avenue and West Laurel Street, a commercial corridor. Finally, the subdivision would be consistent with the Uptown Community Plan and overall goals and policies for development related to the Land Use and Urban Design elements contained in the General Plan.

CONCLUSION:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulation of the Land Development Code. Staff has provided draft findings and conditions of approval (Attachment 5) to support of the project. Staff recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 2121134, including waiver of the requirement to underground overhead utilities, with modifications.
2. Deny Tentative Map No. 2121134, including waiver of the requirement to underground overhead utilities, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



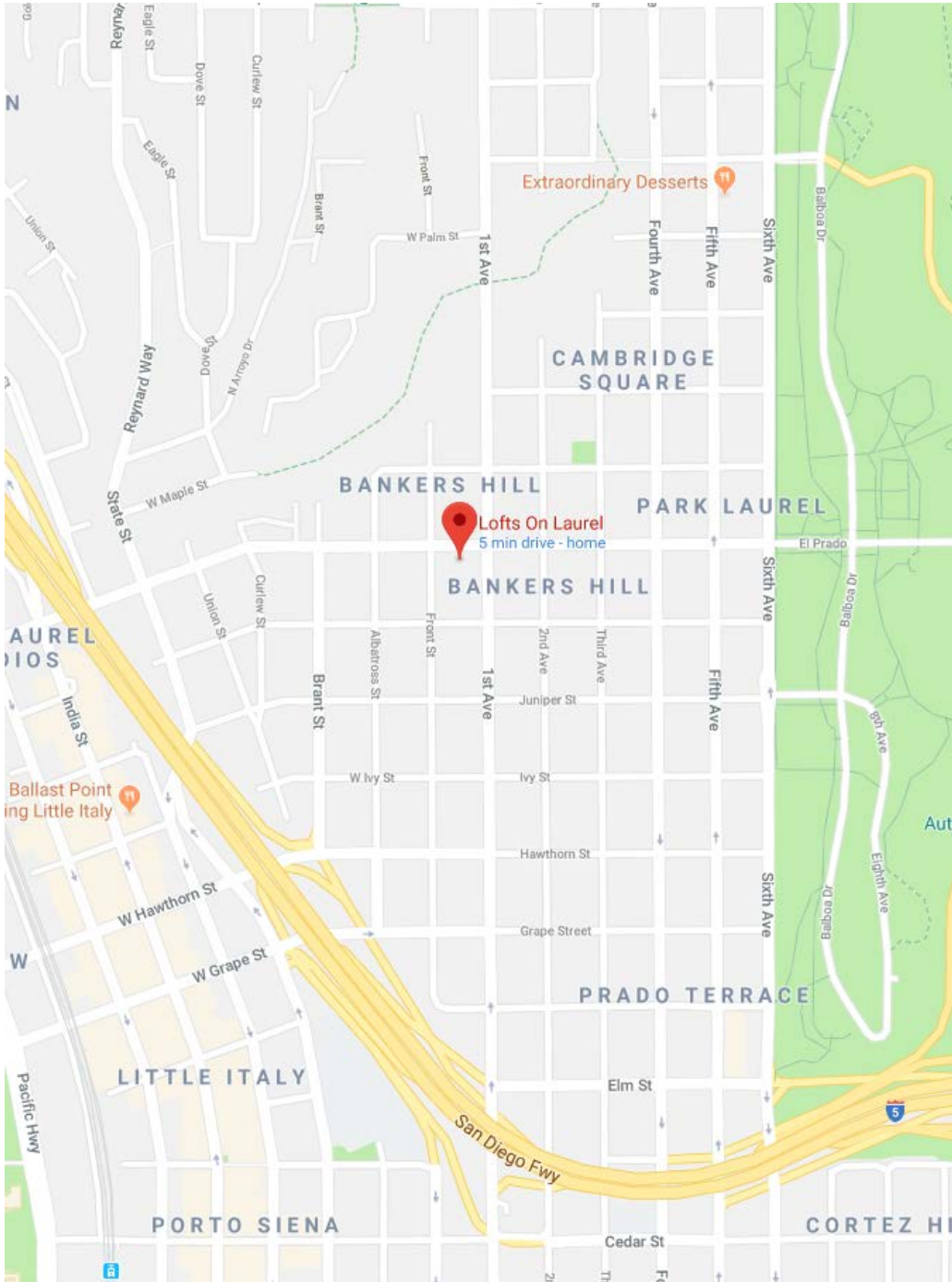
R.J. FitzGerald
Assistant Deputy Director
Development Services Department



Anthony Bernal
Development Project Manager
Development Services Department

Attachments:

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



Project Location Map

1st Avenue TM / 2466 1st Avenue
PROJECT NO. 598799

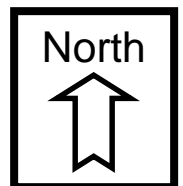
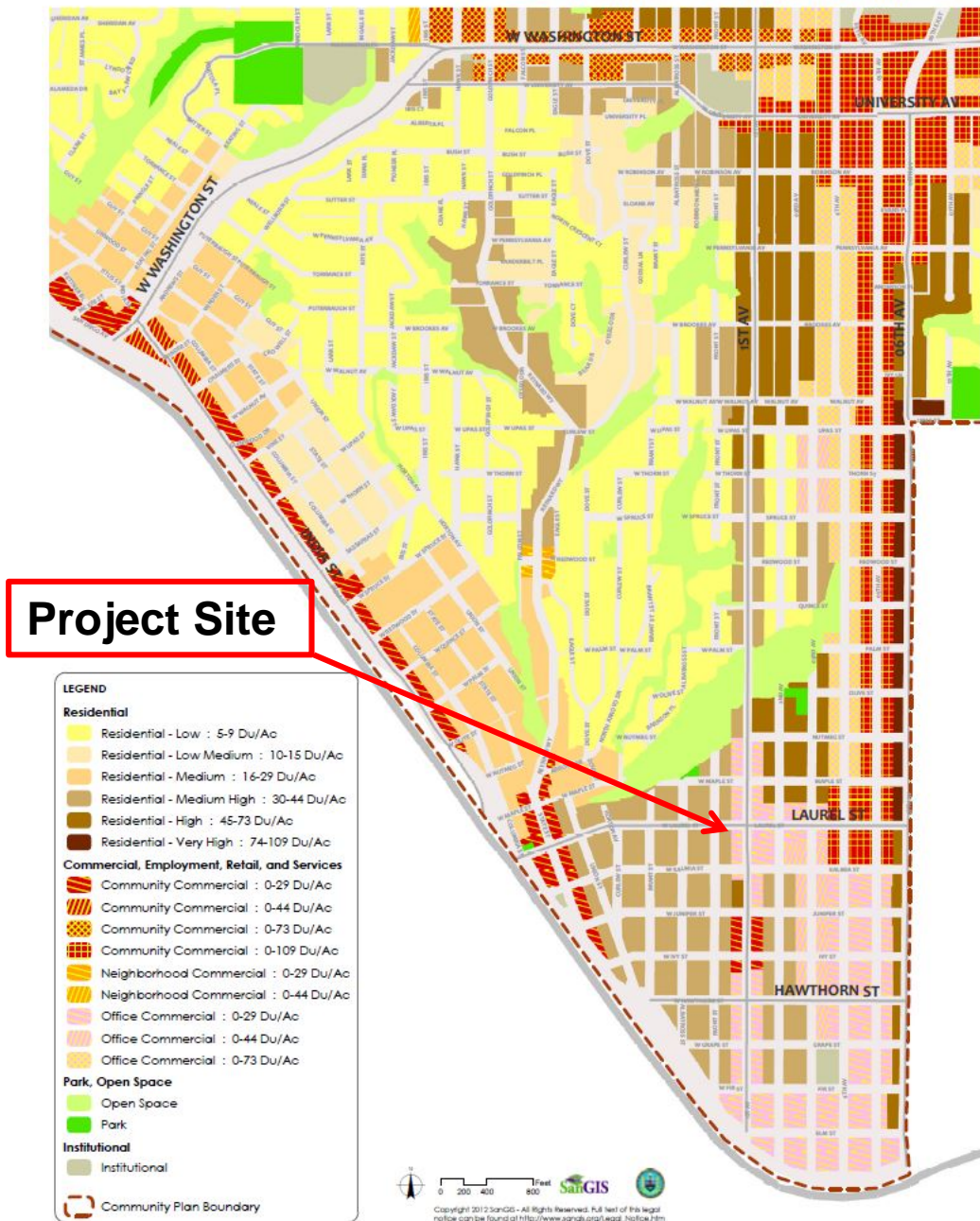


FIGURE 2-4: COMMUNITY PLAN LAND USE MAP - SOUTH

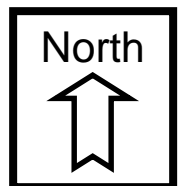


LU-27



Land Use Map

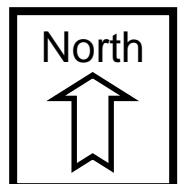
1st Avenue TM / 2466 1st Avenue
 PROJECT NO. 598799





Aerial Photo

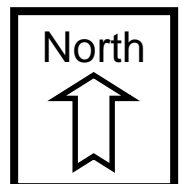
1st Avenue TM / 2466 1st Avenue
PROJECT NO. 598799





Street View

1st Avenue TM/ 2466 1st Avenue
PROJECT NO. 598799



PLANNING COMMISSION
RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 2121134, 1st AVENUE TM - PROJECT NO. 598799

WHEREAS, 1st and Laurel, LLC, a California limited liability company, Subdivider, and Antony Christensen, Surveyor, submitted an application to the City of San Diego for Tentative Map No. 2121134 for the creation of 22 condominium units (21 residential and one commercial) currently under construction, and the waiver of the requirement to underground existing offsite overhead utilities. The project site is located at 2466 1st Avenue, in the RM-3-7 and CC-3-4 zones, within the Uptown Community Plan. The property is legally described as Lots "A", "B", "C", "J", "K" and "L", in Block 277 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof by L.L. Lockling on file in the Office of the County Recorder of San Diego County. Together with the east half of Front Street adjoining said land on the west, the south half of Laurel street adjoining said land on the north and the west half of First Avenue adjoining said land on the east, which if vacated, would revert to said land by operation of law; and

WHEREAS, the Map proposes the Subdivision of a 0.69-acre site into 22 units for residential and commercial condominium development; and

WHEREAS, on January 14, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15305 (Minor Alterations in Land Limitations); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of 21 residential and one commercial condominium units; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) in that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on March 21, 2019, the Planning Commission of the City of San Diego considered Tentative Map No. 2121134, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code sections 125.0440 (tentative map), and 144.0240 (undergrounding) of 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 Tentative Map No. 2121134:

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

The applicant is requesting a Tentative Map to consolidate six existing lots into one lot, and create 22 condominium units (21 residential and one commercial), currently under construction (PTS 527950), and to waive the requirements to underground existing offsite overhead utilities on Front Street. The 0.69-acre site is located at 2466 1st Avenue, within the RM-3-7 and CC-3-4 zones. The Community Plan designates the site for medium high residential development at a rate of 30-44 dwelling units per acre, or 18-26 units onsite.

The subdivision meets the community plan goals by providing a variety of housing types for all age, income and social groups. Second, it provides active commercial that benefits from a sustainable level of residential density. Finally, the subdivision provides a residential density appropriate for the Uptown neighborhood. Furthermore, the subdivision meets the land use policies by providing market rate housing and commercial opportunities. Additionally, the subdivision will provide mixed-use infill development along Laurel Street, a commercial corridor. The project maintains shared characteristics such as setbacks, heights, and rooflines, and massing. The project would provide one commercial unit, six studio units, nine one-bedroom units, and six two-bedroom units. Therefore, the subdivision would be consistent with the Uptown Community Plan and overall policies for development related to the Land Use and Urban Design elements contained in the General Plan. Furthermore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The applicant is requesting a Tentative Map to consolidate six existing lots into one lot, and create 22 condominium units (21 residential and one commercial), currently under construction (PTS 527950), and to waive the requirements to underground existing offsite overhead utilities on Front Street. The 0.69-acre site is located at 2466 1st Avenue, within the RM-3-7 and CC-3-4 zones. The City of San Diego approved the ministerial building permits under Project No. 527950. The under-construction project was reviewed by City Staff, and as proposed, complies with all applicable development regulations including lot dimensions/size, setbacks, height, floor area ratio, landscape, parking, and open space requirements. No deviation requests are included with this application. The development is being constructed in accordance with the San Diego Municipal Code's base zone regulations.

The Tentative Map would create condominiums for individual ownership opportunities and does not affect the previously approved building permits. The neighborhood currently contains existing overhead utility lines serving the project site, which are located offsite along 1st Avenue. SDMC Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground existing

overhead utilities within the boundary of the subdivision or within the abutting public rights of way. The requested waiver qualifies under the guidelines of SDMC Section 144.0242(c)(1)(B) as the conversion involves a short span of overhead facilities (less than a full block in length) and would not represent a logical extension to an underground facility. The City's undergrounding Master Plan designates the site along Front Street as PWST-03, which is unallocated surcharge fund. Notwithstanding the requested waiver, the project is required to underground any new service run to a new or proposed structure within the subdivision. Therefore, 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.

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

The previously-graded, generally level site contains 22 units under construction (Project No. 527950). The subdivision is surrounded on all sides by similar residential development and is served by existing water, sewer, gas, and electrical utility infrastructure. Access is provided by the developed 1st Avenue right-of-way which includes curb, gutter, and sidewalk. The project site will reconstruct the existing driveway on 1st Avenue and Laurel Street under Project No. 548614 and damaged portions of the curb, gutter, sidewalk, to current City Standards.

The project site is located in the RM-3-7 and CC-3-4 zones and is designated High Density Residential and Commercial Office by the Uptown Community Plan. The proposed subdivision is to create condominium units for individual ownership with no enlargement or expansion of use. Therefore, this subdivision will not affect the existing and future surrounding land uses, and the site is physically suitable for the type and density under the proposed tentative map project. Furthermore, the site is physically suitable for the type and density of development.

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

The previously-graded, generally level site contains 22 condominium units currently under construction approved under Building Permit Project No. 527950, and is located in a developed, urban neighborhood surrounded on all sides by similar residential development.

There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site. The design of the subdivision includes conditions and corresponding exhibits of approvals to achieve compliance with the regulations of the San Diego Municipal Code, which control pollution or runoff from the site. Additionally, the project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305, Minor Alterations in Land Limitations. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial

environmental damage or substantially and avoidable injure fish or wildlife on 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 previously-graded, generally level site contains 22 units currently under construction approved under Building Permit Project No. 527950, and is located in a developed, urban neighborhood surrounded on all sides by similar residential development. The subdivision is served by existing water, sewer, gas, and electrical utility infrastructure. The project includes conditions and corresponding exhibits of approvals to achieve compliance with the regulations of the San Diego Municipal Code, for the public health, safety, and welfare. Access is provided by the developed 1st Avenue right-of-way at the front which includes curb, gutter, and sidewalk. To improve public safety, the subdivision is conditioned to reconstruct the existing driveway on 1st Avenue and damaged portions of the curb, gutter, sidewalk, to current City Standards. 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.

There are no existing easements acquired by the public at large for access through or use of the property within the proposed subdivision, therefore, the design of the subdivision or the type of improvements will not conflict with the easements acquired by the public at large for access through or use of the 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 natural heating and cooling opportunities. Each unit contains exposed elevations to ensure passive cooling through cross-ventilation of the interior spaces.

Each unit will have the opportunity through building material, site orientation, architectural treatments, placement and selection of plant materials to prove to the extent feasible or future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The applicant is requesting a Tentative Map to consolidate six existing lots into one lot, and create 22 condominium units (21 residential and one commercial), currently under construction (Project No. 527950), and to waive the requirements to underground existing offsite overhead utilities on Front Street. The 0.69-acre site is located at 2466 1st Avenue, within the RM-3-7 and CC-3-4 zones. The Community Plan designates the site for medium high residential development at a rate of 30-44 dwelling units per acre or 18-26 units onsite, which is consistent with the 22 units proposed.

The applicant has satisfied the affordable housing requirements through the payment of \$224,696.16 in-lieu fee at the time of ministerial construction permit issuance, as allowed by the SDMC. In addition, the project paid the required Development Impact Fees (DIF) with issuance of the construction permits. The project site is served by existing public infrastructure, including water, sewer, electrical and gas lines. Public services in the nearby area include parks, bike paths, beaches, nearby transit, commercial centers, and community resources. There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site.

The decision maker has reviewed the administrative record including the project plans, environmental documentation, and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Therefore, the effects of the proposed subdivision are balanced with the needs of public services and available fiscal and environmental resources, consistent with the housing needs anticipated for the Uptown Community Planning area.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 2121134, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to 1st & Laurel, 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 Conditions

Internal Order No. 24007775

DRAFT

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 2121134
1ST AVENUE TM - PROJECT NO. 598799
ADOPTED BY RESOLUTION NO. R-_____ ON MARCH 21, 2019

GENERAL

1. This Tentative Map will expire on April 5, 2022.
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 recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. 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

5. Prior to the recordation of the Final Map, the Subdivider shall reconstruct the existing curb with City Standard curb and gutter, adjacent to the site on 1st Avenue, Front Street, and West Laurel Street, satisfactory to the City Engineer.
6. Prior to the recordation of the Final Map, the Subdivider shall construct a new concrete bus pad per current City standards, adjacent to the site on 1st Ave, satisfactory to the City Engineer.
7. Prior to the recordation of the Final Map, the Subdivider shall assure, by permit and bond, the reconstruction of the three existing driveways with current City Standard driveways adjacent to the site on 1st Ave and Front Street, per Exhibit "A", satisfactory to the City Engineer.

8. Prior to the recordation of the Final Map, the Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 1929384 including removing and replacing sidewalk along 1st Ave, Front Street and West Laurel Street.
9. The Subdivider shall prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
10. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
11. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

12. Prior to the expiration of the tentative map, a Final Map to consolidate and subdivide the properties into one commercial and 21 residential condominium units shall be recorded in the County Recorder's office.
13. 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.
14. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
15. 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.
16. 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 Codes.
17. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

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

Public Utilities Water and Sewer

19. Prior to the recordation of the Final Map, the Subdivider shall assure the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
20. Prior to the recordation of the Final Map, the Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

INFORMATION:

- The approval of this 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.

ATTACHMENT 6

- 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. 24007775

DRAFT



THE CITY OF SAN DIEGO

Date of Notice: January 14, 2019

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007775

PROJECT NAME / NUMBER: 1st Avenue Tentative Map/ 598799

COMMUNITY PLAN AREA: Uptown Community Plan

COUNCIL DISTRICT: 3

LOCATION: 2466 1st Avenue, San Diego, CA 92101

PROJECT DESCRIPTION: Tentative Map (TM) for the consolidation and subdivision of six existing lots into one lot for twenty-one (21) residential, and one commercial condominium development, on 0.69-acre site. The existing medical office building is being remodeled and is under construction. The project is located in the RM-3-7 and CC-3-4 Zones, and is designated Residential-Medium High (30-44 Du/Ac) and Office Commercial (0-29 Du/Ac) in the Uptown Community Plan.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15305 (Minor Alterations in Land Use Limitations)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15305 which addresses minor alterations in land use limitations, in areas with an average slope of less than 20 percent, and which do not result in any changes in land use density. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Anthony Bernal

MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153

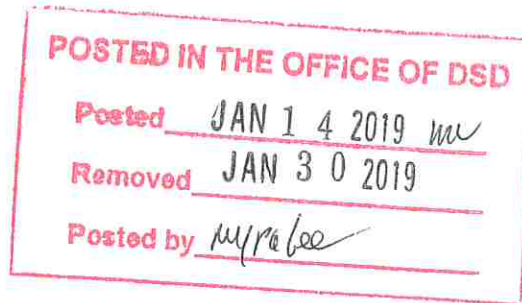
PHONE NUMBER / EMAIL: (619) 446-5147/ AQBernal@sandiego.gov

On January 14, 2019, 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 (January 29, 2019). 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.



DEVELOPMENT SUMMARY

PROJECT SUMMARY:

THE TENTATIVE MAP PROPOSES THE CONSOLIDATION AND SUBDIVISION OF 6 EXISTING LOTS INTO ONE LOT FOR 21 RESIDENTIAL AND ONE COMMERCIAL UNIT CONDOMINIUM DEVELOPMENT PROJECT. THE EXISTING MEDICAL OFFICE BUILDING IS BEING REMODELED AND IS UNDER CONSTRUCTION. RIGHT OF WAY IMPROVEMENTS ARE PER CONSTRUCTION PLAN PFS 548614 / PERMIT NO. 1562584. BUILDING PERMIT IS PER PFS 527850 / APPROVAL NUMBER 1854588.

LEGAL DESCRIPTION:

LOTS A, B, C, J, K, & L OF BLOCK 277 OF THE HORTON'S ADDITION IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN DEED BOOK 15 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JUNE 4, 1915. ASSESSOR'S PARCEL NUMBERS: 533-083-10-00

OWNER:

1ST & LAUREL, LLC,
P.O. BOX 231448
ENCINITAS, CA 92023

TYPE OF CONSTRUCTION/OCCUPANCY CLASSIFICATION:

CONSTRUCTION CLASSIFICATION:
TYPE V(A) - FULLY SPRINKLERED (NFPA 13)

OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP (R-2)

COMMERCIAL - CAFE (A-2)

ZONING:

MIDTOWN COMMUNITIES DISTRICTS

MCCPD - MR-1000

MCCPD - NR-3

SETBACK:

FRONT: 10' PLUS STREET YARD EQUAL TO 20 X FRONTAGE
STREET SIDE: 5' (0' EXIST. PREVIOUSLY CONFORMING)
INTERIOR SIDE: 5' (PLUS 3 FT FOR EA STORY ABOVE 2ND)
REAR: 15'

OVERLAY ZONES:

TRANSIT AREA
RESIDENTIAL TANDEM PARKING

AIRPORT INFLUENCE AREA - REVIEW AREA 1

FAA PART 77 NOTICING AREA

AIRPORT APPROACH

ALUCP NOISE CONTOURS

AREA:

SITE AREA: 0.69 ACRES (30,139 SQUARE FEET)

GROSS FLOOR AREA: 26,145 SQUARE FEET
(TOTAL ENCLOSED SPACE)

USES:

CURRENT USE:
MEDICAL OFFICE

PROPOSED USE:
21 RESIDENTIAL AND ONE COMMERCIAL
CONDOMINIUM UNITS

TITLE NOTES:

PRELIMINARY TITLE REPORT PROVIDED BY STEWART TITLE COMPANY, ORDER NO. CA0310-17014205-38 DATED SEPTEMBER 20, 2017.

ITEMS EXIST IN SCHEDULE B OF THE PRELIMINARY TITLE REPORT THAT CAN NOT BE PLOTTED SEE TITLE REPORT.

RESIDENTIAL UNIT TABULATION

UNIT	LIVING AREA	BEDROOMS	NOTE
1	804 SF	1	
2	1,083 SF	2	
3	697 SF	1	
4	997 SF	2	
5	589 SF	STUDIO	
6	680 SF	STUDIO	
7	438 SF	STUDIO	ACCESSIBLE
8	545 SF	STUDIO	
9	1,082 SF	1	
10	780 SF	1	
11	1,078 SF	2	
12	910 SF	1	
13	858 SF	1	
14	688 SF	STUDIO	
15	631 SF	STUDIO	
16	774 SF	1	ACCESSIBLE
17	1,567 SF	1	
18	1,027 SF	2	
19	863 SF	1	
20	827 SF	2	LEVEL 4
21	827 SF	2	LEVEL 4

UTILITY TABLE

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

COMMERCIAL UNIT AREA: 2,193 SF
COMMON AREA: 3,507 SF
BUILDING SERVICES: 232 SF
STORAGE: 631 SF
BANQUET/CONFERENCE: 481 SF

OFF-STREET PARKING REQUIREMENTS

VEHICLE SPACES REQUIRED PER TABLE 142-05C

RESIDENTIAL:

(1.75/2 BDRM UNIT X 6 UNITS) = 10.5 SPACES
(1.25/1 BDRM UNIT X 9 UNITS) = 12.5 SPACES
(1.25/STUDIO UNIT X 6 UNITS) = 6.25 SPACES

29 SPACES REQUIRED
29 SPACES PROVIDED

COMMERCIAL:

(2.1/1000 SF COMMERCIAL X 2,193) = 4.6 SPACES

5 SPACES REQUIRED
5 SPACES PROVIDED

TOTAL SPACES REQUIRED = 34 SPACES
TOTAL SPACES PROVIDED = 34 SPACES

MOTORCYCLE SPACES REQUIREMENTS:

RESIDENTIAL: (0.1 SPACES/UNIT X 21 UNITS) = 2.1 SPACES
COMMERCIAL: (0.02 X 5 COMMERCIAL PARKING SPACES) = 0.1 SPACES (2 SPACES MINIMUM)

TOTAL SPACES REQUIRED = 4 SPACES
TOTAL SPACES PROVIDED = 4 SPACES

BYCYCLE SPACES REQUIREMENTS:

RESIDENTIAL:
(0.4 SPACES/STUDIO AND 1 BDRM UNIT X 15 UNITS) = 6 SPACE
(0.5 SPACE / 2 BDRM UNIT X 5 UNITS) = 2.5 SPACES

SPACES REQUIRED = 9 SPACES
PROVIDED = 9 SPACES MIN BASEMENT

COMMERCIAL:

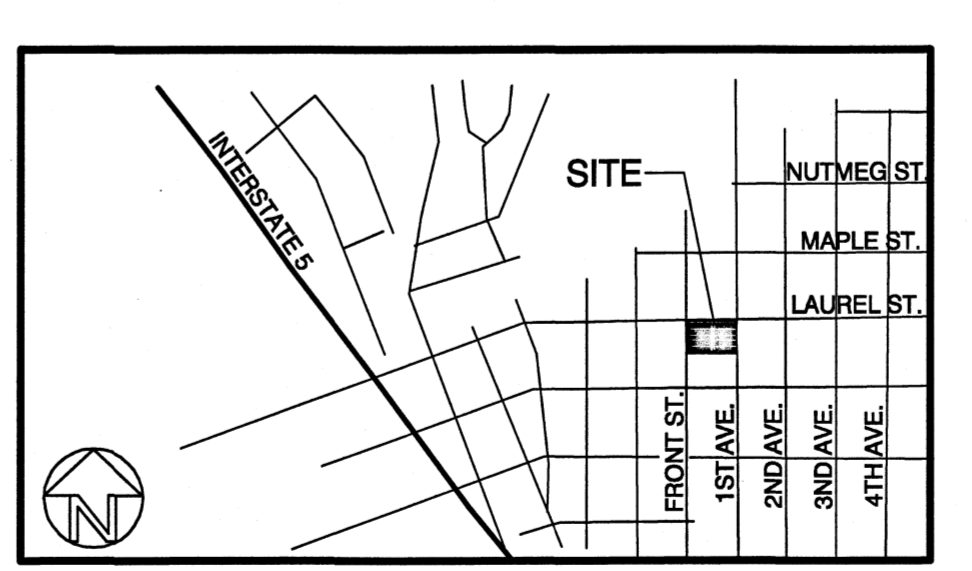
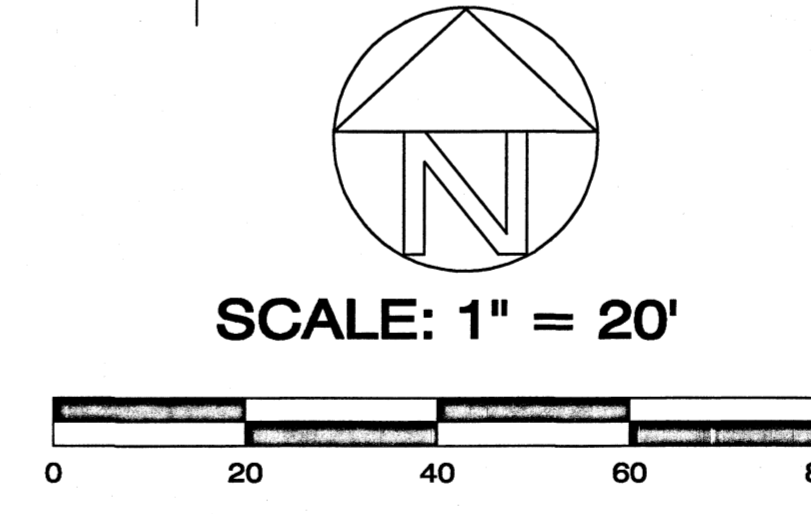
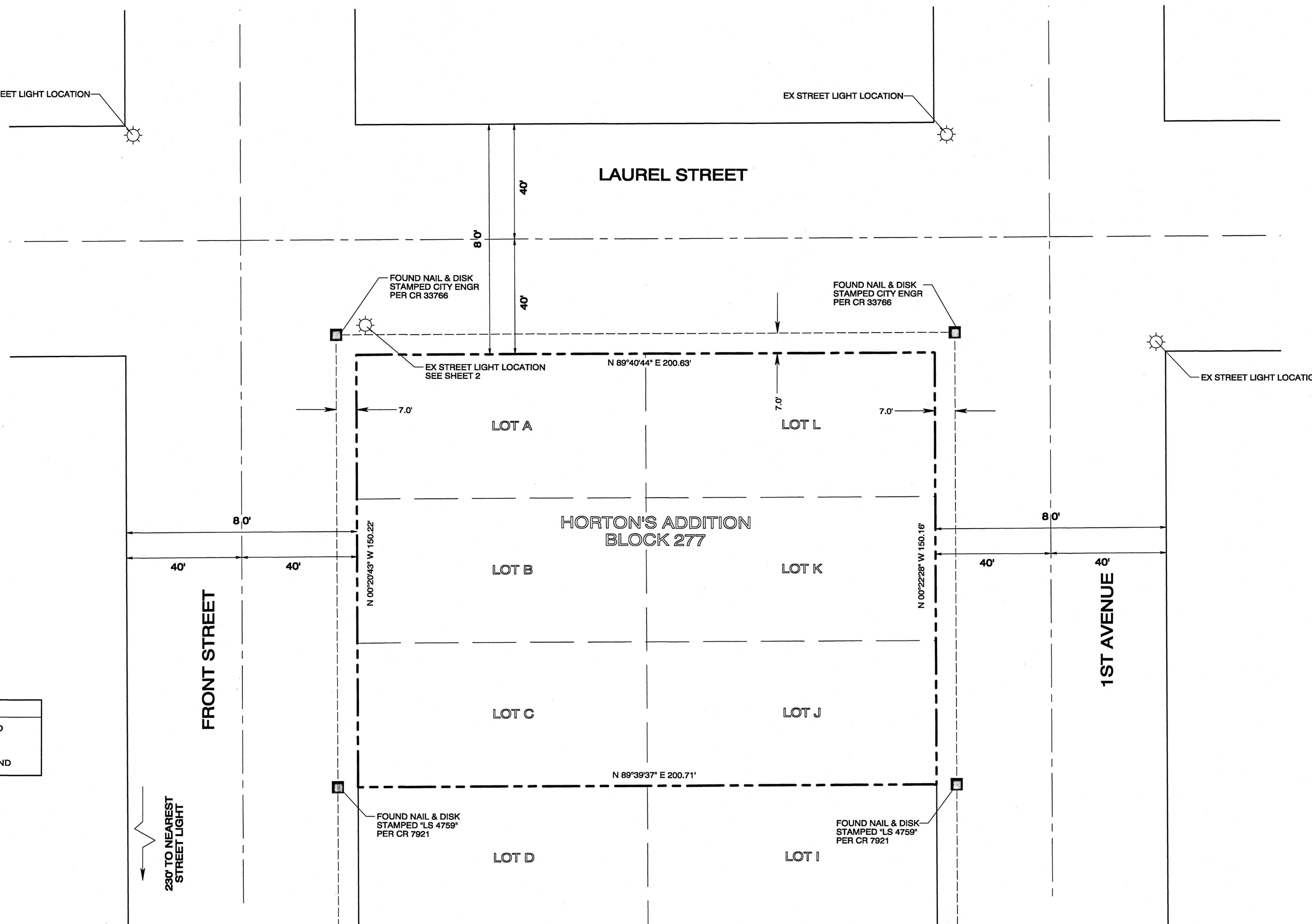
(0.1 SPACES/1000 SF X 2,193) = 0.22 SPACES OR 2 MINIMUM

TOTAL BYCYCLE SPACES REQUIRED = 11 SPACES (14 PROVIDED)
TOTAL SPACES PROVIDED = 9 SPACES IN BASEMENT
5 SPACES IN PARKING LOT

THERE WILL NOT BE MORE THAN 10 EMPLOYEES FOR THE COMMERCIAL SPACE SO NO LONGTERM BICYCLE SPACES ARE REQUIRED

ACCESSIBLE SPACES PROVIDED:

COMMERCIAL 1 SPACE (VAN ACCESSIBLE) REQUIRED AND PROVIDED



VICINITY MAP
NOT TO SCALE

TENTATIVE MAP NO. 2121134 PTS NO. 598799 CONDOMINIUM CREATION

BASIS OF BEARINGS

IS A PORTION OF FIRST AVENUE AS SHOWN ON MAP NO. 10806, I.E. N 00°22'28" W

NOTES

- THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS SURVEY BY FUSCOE ENGINEERING, DATED AUGUST 25, 2015
- THE USE OF PROPOSED LOT IS FOR 21 RESIDENTIAL AND ONE COMMERCIAL CONDOMINIUM UNITS.
- THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
- THE EXISTING NUMBER OF LOTS ARE SIX. THE PROPOSED NUMBER OF LOTS IN THIS SUBDIVISION IS 11.
- DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (JFC 901.4.4)
- THE DEVELOPMENT PROPOSES TO PROVIDE 34 PARKING SPACES.
- NAD27 COORDINATES = 206-1719. NAD83 COORDINATES = 1846-6279.
- A FINAL MAP FILED AT THE COUNTY RECORDERS OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED, A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.
- SUFFICIENT MONUMENTATION EXISTS TO RECREATE BOUNDARY OF PROJECT AND TO PERMIT A MAP PROCEDURE OF SURVEY.
- THE ASSESSOR PARCEL NUMBER: 533-083-10-00.
- UNIT CONSTRUCTION IS BY BUILDING PERMIT (PTS 527950 / APPROVAL NUMBER 1854589).
- NO TRANSIT STOPS ARE PROPOSED OR EXIST FRONTING PROJECT SITE
- A WAIVER FROM UNDERGROUNDING OF OVERHEAD UTILITIES IS REQUESTED.
- 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 UNITS IS 21 AND COMMERCIAL UNITS IS 1.
- BENCHMARK: CITY OF SAN DIEGO BRASS PLUG AT THE SOUTHWEST INTERSECTION OF FRONT STREET AND FIRST AVENUE. ELEVATION 209.499 MSL (N.G.V.D. 1929)

TITLE NOTES

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND WM. F. STEIGERWALD, RECORDED DECEMBER 14, 1964 IN BOOK 5461, PAGE 280, OF OFFICIAL RECORDS. THE LOCATION OF SAID AGREEMENT CANNOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED. SAID AGREEMENT AFFECTS LOTS J, K AND L.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED 'AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND WM. F. STEIGERWALD, RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL' OF UNDERGROUND CONDUIT FOR TELEPHONE AND POWER RECORDED MARCH 08, 1955 IN BOOK 5559, PAGE 228 OF OFFICIAL RECORDS. THE LOCATION OF SAID AGREEMENT CANNOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED. SAID AGREEMENT AFFECTS LOTS J, K AND L.
- AN EASEMENT FOR ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION, RECORDED NOVEMBER 29, 1967 AS INSTRUMENT NO. 187524 OF OFFICIAL RECORDS. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED. SAID EASEMENT AFFECTS LOT L.
- AN EASEMENT FOR INGRESS AND EGRESS, FOR SUPPORT OF THE EXISTING BUILDINGS AND STRUCTURES UPON THE HEREAFTER DESCRIBED REAL PROPERTY AND FOR PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES, IN FAVOR OF RADIOLOGY MEDICAL GROUP, AN UNINCORPORATED ASSOCIATION, RECORDED NOVEMBER 18, 1969 AS INSTRUMENT NO. 211241 OF OFFICIAL RECORDS. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED. SAID EASEMENT AFFECTS LOTS J, K AND L.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED 'ENCROACHMENT REMOVAL AGREEMENT' RECORDED NOVEMBER 22, 1972 AS INSTRUMENT NO. 310515. THE APPROXIMATE LOCATION OF SAID AGREEMENT IS PLOTTED. SAID AGREEMENT AFFECTS LOTS A AND B.
- AN EASEMENT FOR ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION, RECORDED FEBRUARY 27, 1975 AS INSTRUMENT NO. 73-051116 OF OFFICIAL RECORDS. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED. SAID EASEMENT AFFECTS LOTS A AND C.

OWNER'S CERTIFICATE

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

Matthew Gordon
MATTHEW GORDON FOR
1ST & LAUREL, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

01/16/18

DATE

Antony K. Christensen
ANTONY K. CHRISTENSEN, RCE 54021
LS 7508

DECEMBER 10, 2018

Date



Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE 'J'
SAN DIEGO, CA 92126
PHONE (858) 271-9901 FAX (858) 271-8912

Project Address:
2466 1ST AVENUE
SAN DIEGO, CA 92101

Project Name:
LOFTS ON LAUREL

Sheet Title:
TENTATIVE MAP

Revision 6:
Revision 5:
Revision 4:
Revision 3: 10-25-18 ADDRESS CITY COMMENTS
Revision 2: 09-06-18 ADDRESS CITY COMMENTS
Revision 1: 05-13-18 ADDRESS CITY COMMENTS

Original Date: FEBRUARY 06, 2018

Sheet 1 of 6 Sheets

**TENTATIVE MAP NO. 2121134
PTS NO. 598799
CONDOMINIUM CREATION
SITE PLAN**

NOTES

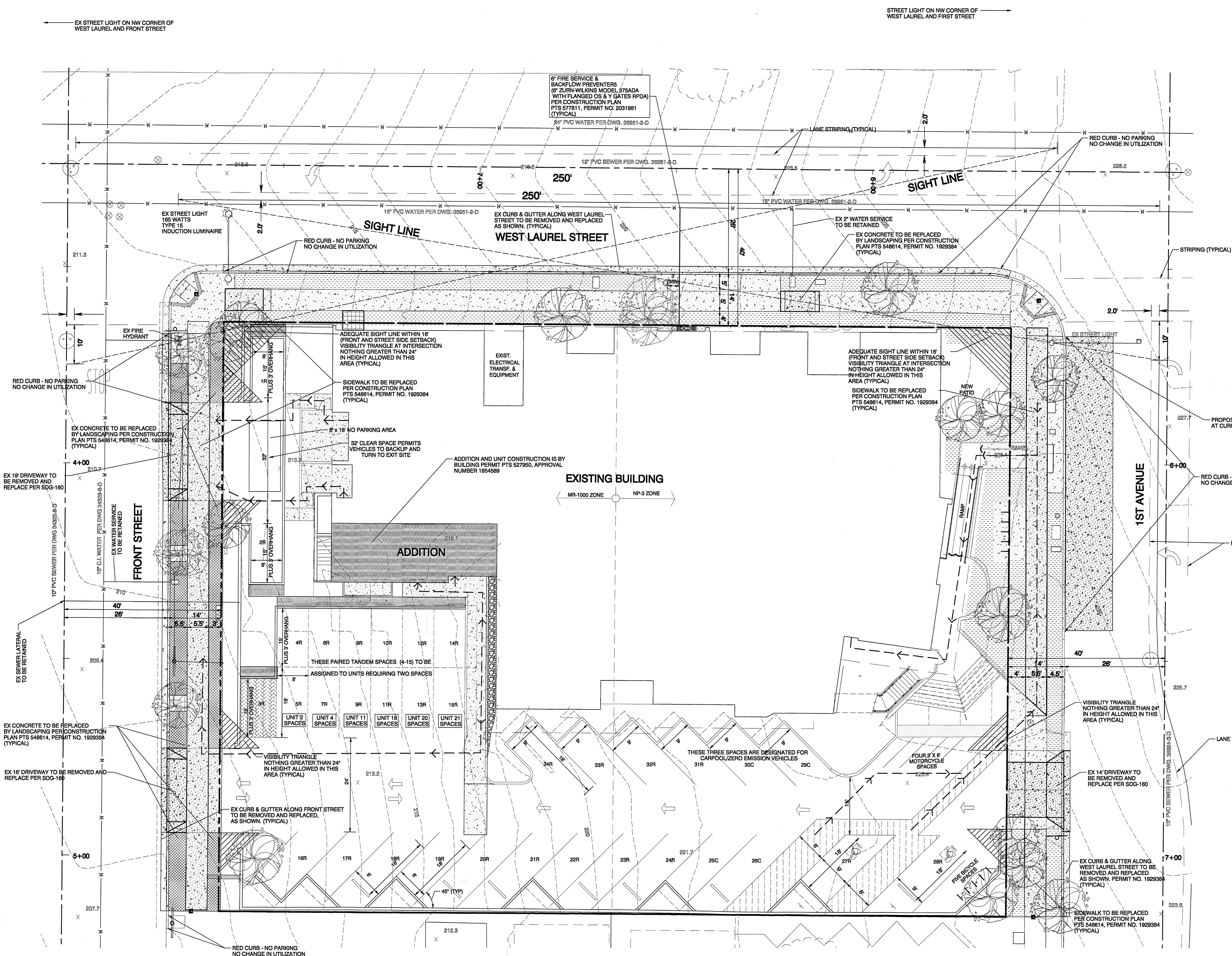
IMPROVEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE FOLLOWING PLANS/PERMIT. NO ADDITIONAL IMPROVEMENTS ARE PROPOSED BY THIS TENTATIVE MAP.

- RIGHT OF WAY IMPROVEMENTS ARE AS SHOWN AND ARE BY CONSTRUCTION PLAN (PTS 548614 / PERMIT NO. 1929384 AND PTS 577811 / PERMIT NO. 2031981) PROVIDES FOR IMPROVEMENTS FRONTING THE SITE, AS SHOWN.
- RESIDENTIAL UNIT CONSTRUCTION IS BY BUILDING PERMIT PTS 527950, APPROVAL NUMBER 1654989.
- CURB UTILIZATION WILL REMAIN THE SAME AS IT CURRENTLY EXISTS, NO CHANGE TO PARKING SPACES ALONG THE SITE FRONTAGE IS PROPOSED.

LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE/TM BOUNDARY
- - - -	EXISTING CONTOUR
---	EXISTING WATER LINE
---	EXISTING SURVEY MONUMENT (SEE SHEET 1)
⊕	EX UTILITY IMPROVEMENT
⊙	EX SEWER MANHOLE
⊙	EX STREETLIGHT
←	PATH OF TRAVEL

NOTE: EXISTING SURVEY MONUMENTS LOST DURING REPLACEMENT OF IMPROVEMENTS FRONTING SITE SHALL BE SHOWN ON FINAL MAP A BEING REPLACED.



ANTONY K. CHRISTENSEN, RCE 54021
LS 7508
Date: DECEMBER 10, 2018

PROFESSIONAL SURVEYOR
ANTONY K. CHRISTENSEN
No. 54021
Exp. 12-31-18
CIVIL
STATE OF CALIFORNIA

LICENSED LAND SURVEYOR
ANTONY K. CHRISTENSEN
No. LS 7508
Exp. 12-31-18
CIVIL
STATE OF CALIFORNIA

Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (858) 271-9901 FAX (858) 271-8912

Project Address:
2488 1ST AVENUE
SAN DIEGO, CA 92101

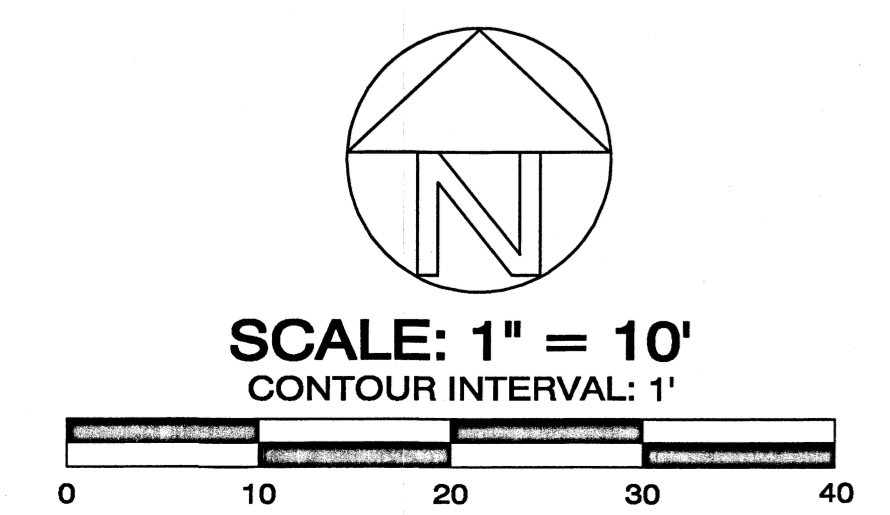
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Revision 1: 05-13-18 ADDRESS CITY COMMENTS

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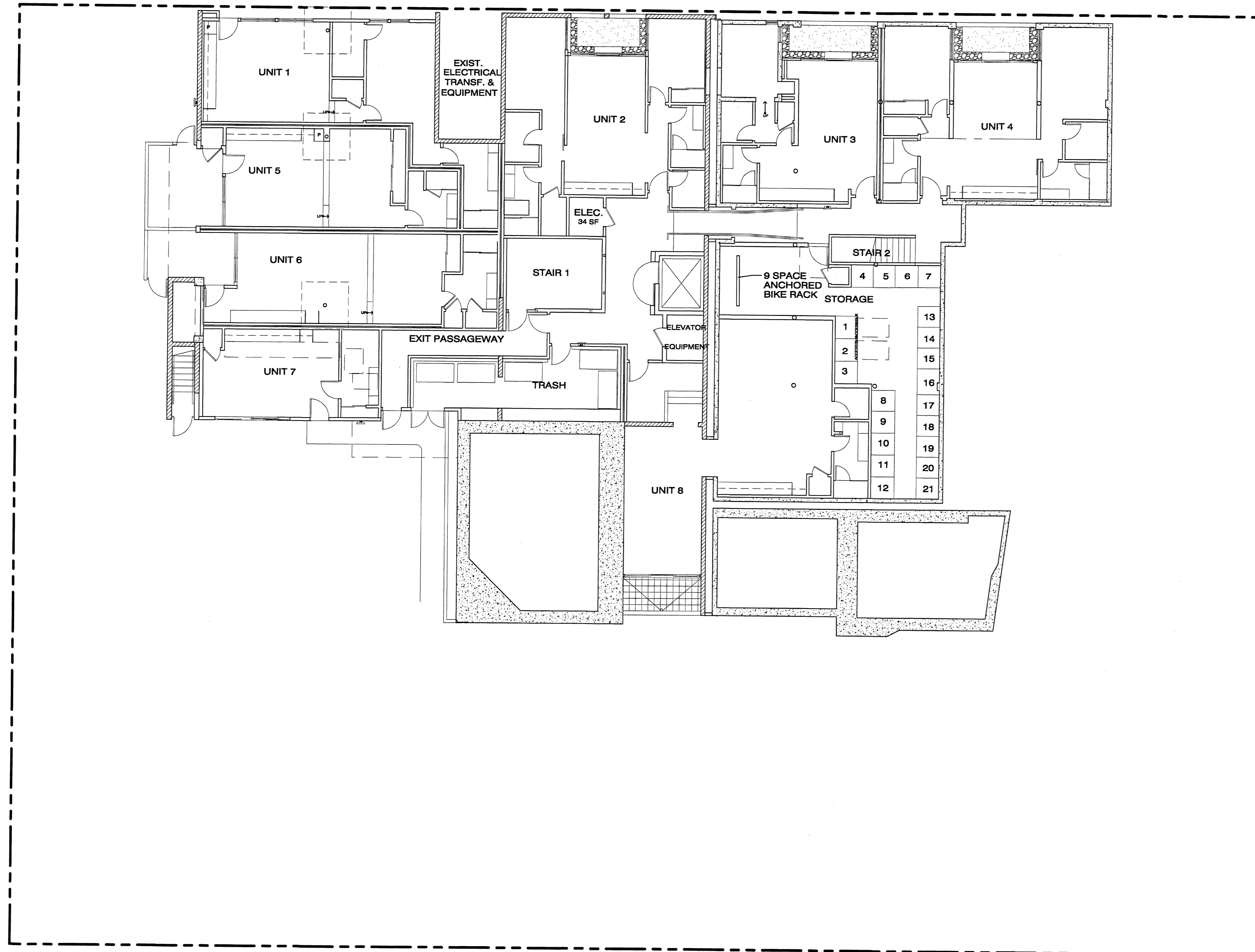
Sheet 2 of 6 Sheets



TENTATIVE MAP NO.2121134
 PTS NO. 598799
 CONDOMINIUM CREATION
 UNIT PLAN

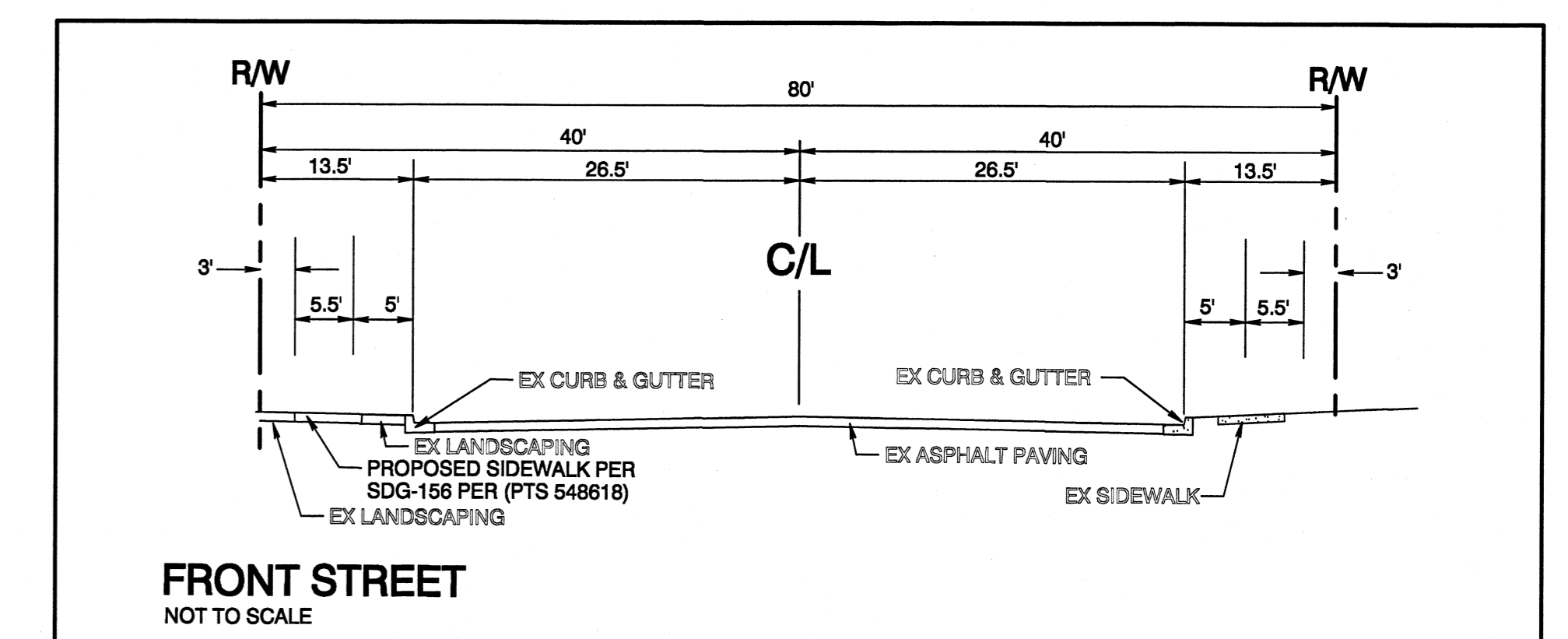
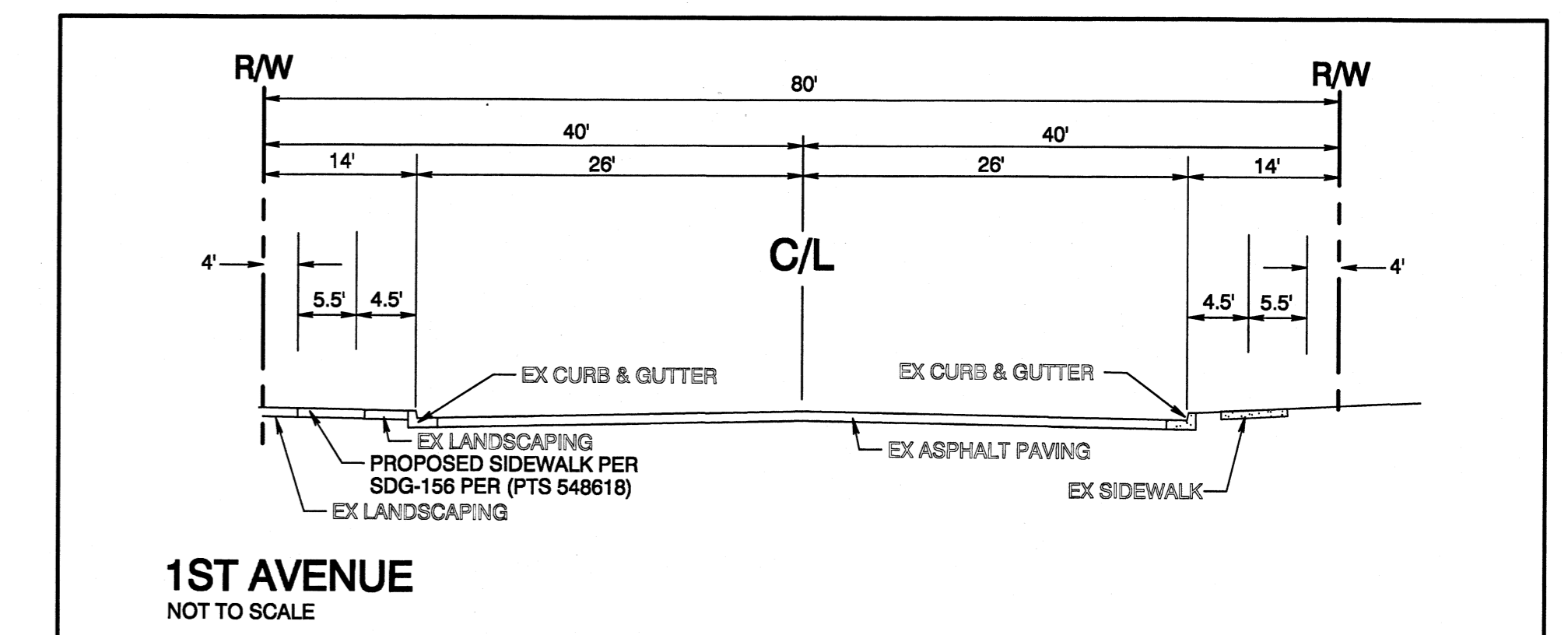
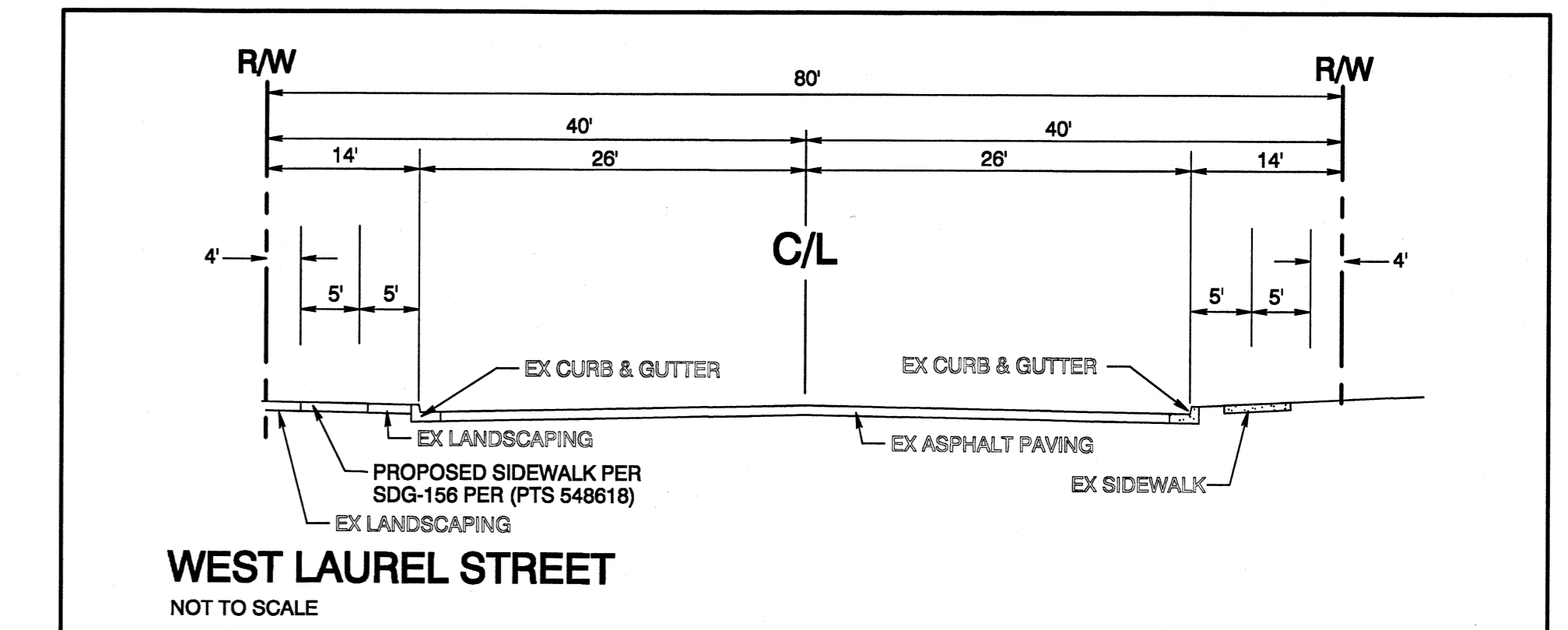
WEST LAUREL STREET

FRONT STREET



1ST AVENUE

LOWER LEVEL



Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE "J"
 SAN DIEGO, CA 92126
 PHONE (858) 271-9901 FAX (858) 271-8912

Project Address:
 2468 1ST AVENUE
 SAN DIEGO, CA 92101

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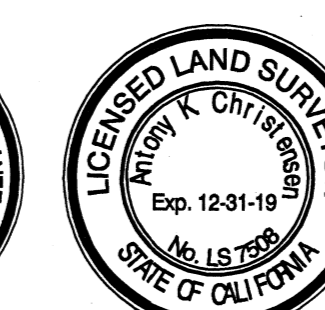
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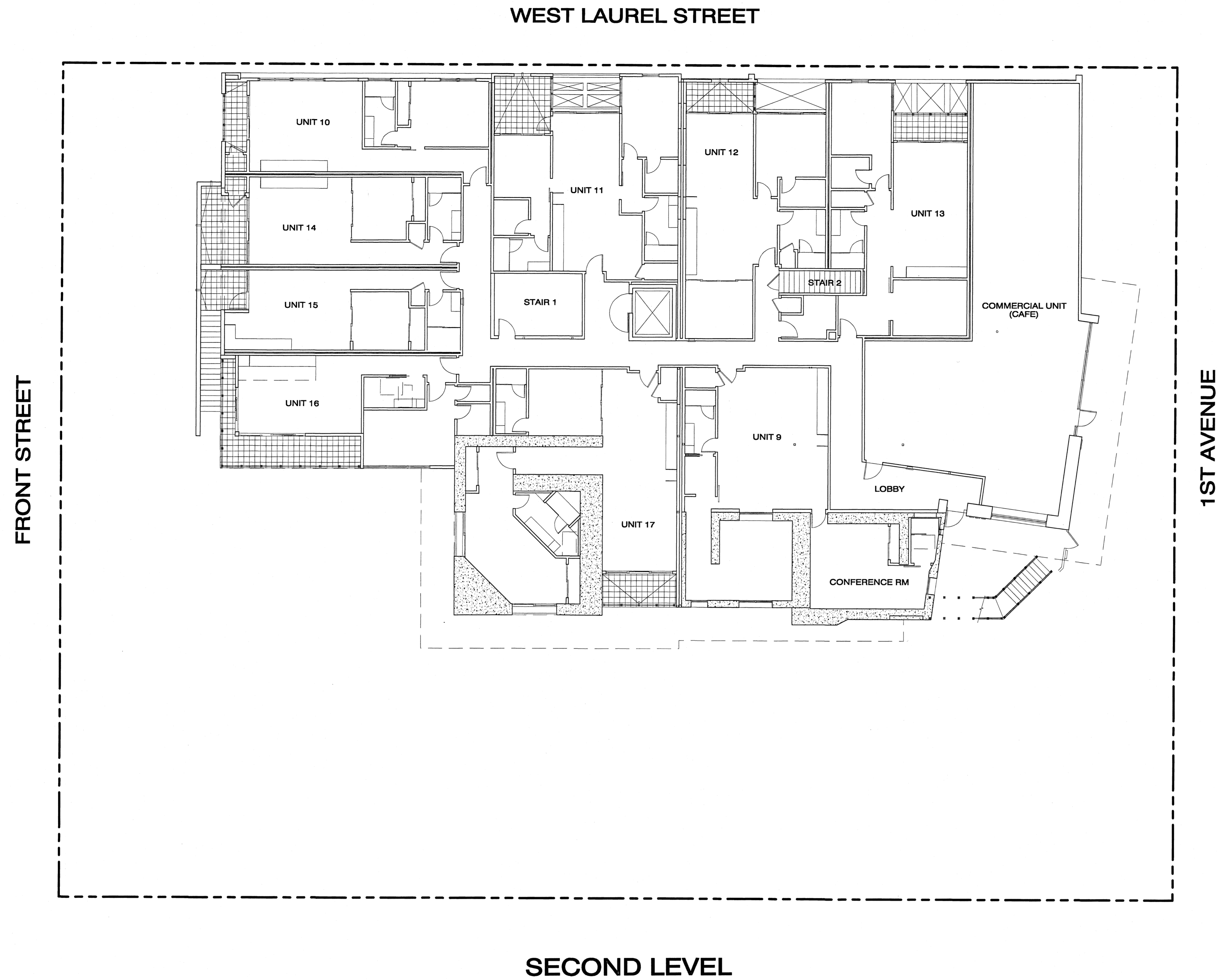
Sheet 3 of 6 Sheets

ANTHONY K. CHRISTENSEN
 ANTONY K. CHRISTENSEN, RCE 54021
 LS 7508

DECEMBER 10, 2018
 Date



TENTATIVE MAP NO.2121134
 PTS NO. 598799
 CONDOMINIUM CREATION
 UNIT PLAN



SECOND LEVEL

Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE "J"
 SAN DIEGO, CA 92126
 PHONE (858) 271-9901 FAX (858) 271-8912

Project Address:
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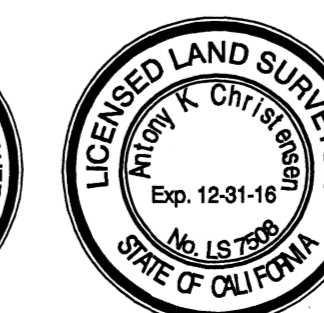
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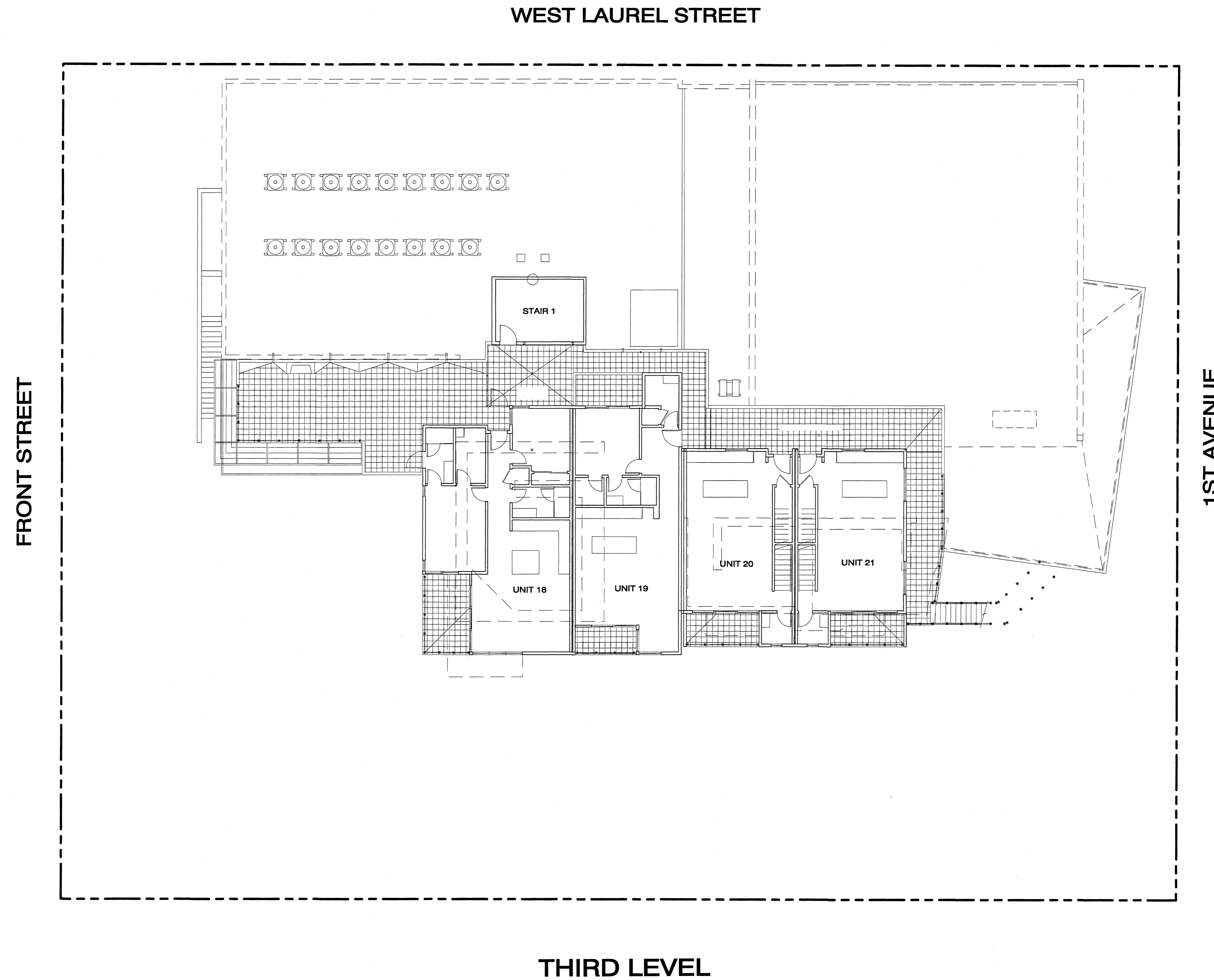
Sheet 4 of 6 Sheets

ANTHONY K. CHRISTENSEN
 ANTONY K. CHRISTENSEN, RCE 54021
 LS 7508

DECEMBER 10, 2018
 Date



TENTATIVE MAP NO.2121134
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 CONDOMINIUM CREATION
 UNIT PLAN



THIRD LEVEL

Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE "J"
 SAN DIEGO, CA 92126
 PHONE (858) 271-9901 FAX (858) 271-8912

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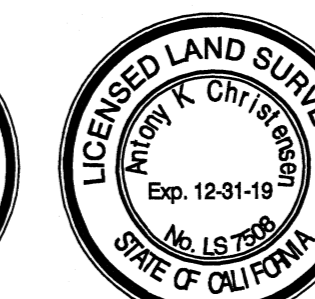
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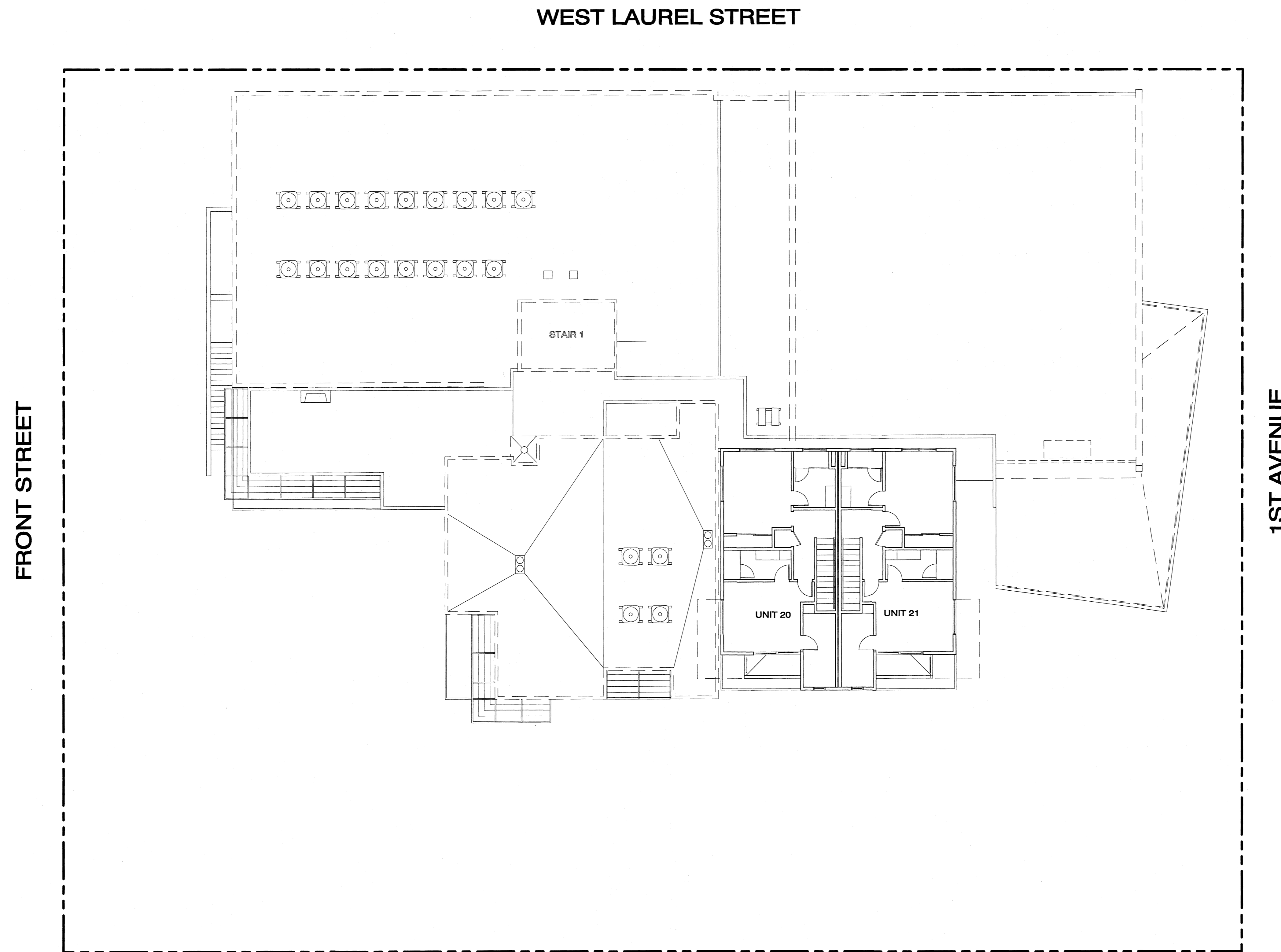
Original Date: FEBRUARY 06, 2018

Sheet 5 of 6 Sheets

ANTHONY K. CHRISTENSEN
 ANTONY K. CHRISTENSEN, RCE 54021
 LS 7508
 DECEMBER 10, 2018
 Date



TENTATIVE MAP NO.2121134
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 UNIT PLAN



ROOF LEVEL

Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE "J"
 SAN DIEGO, CA 92126
 PHONE (658) 271-8901 FAX (658) 271-8912

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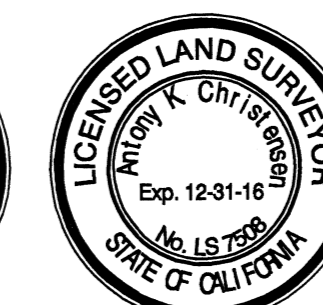
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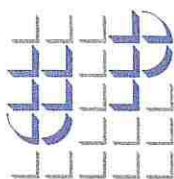
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Sheet 6 of 6 Sheets

Antony K. Christensen
 ANTONY K. CHRISTENSEN, RCE 54021
 LS 7508

DECEMBER 10, 2018
 Date





UPTOWN PLANNERS
Uptown Community Planning Group
August 7, 2018
FINAL MINUTES

Meeting called to order by chair Wilson at 6:00 p.m.

Present: Jay Newington, Bill Ellig, Amie Hayes, Tim Gahagan, Mat Wahlstrom, Leo Wilson, Stuart McGraw, Bob Daniel, Roy Dahl, Kyle Schertzing, William Smith, Jr., Jennifer Pesquiera, Dennis Seisun

Not Present: Soheil Nakhshab, Michael Brennan, Tom Mullaney, Ken Tablang

Board Meeting: Parliamentary Items/Reports:

Adoption of Agenda and Rules of Order: Wahlstrom moved to place the letter of support for the Susan G. Komen San Diego Race for the Cure 5k & One Mile Walk/Run on the Consent Agenda, seconded by Pesqueira. The motion was approved by unanimous voice vote. Motion by Dahl, seconded by Wahlstrom to approve the meeting agenda as amended, passed by unanimous vote.

Approval of Minutes: Motion by Wahlstrom, seconded by Ellig, to approve the June 5, 2018 minutes; approved by unanimous voice vote.

Treasurer's Report: Treasurer Dahl reported the present bank balance is \$150.65; a payment of \$119.40 would soon be due for the website.

Chair/CPC Report: Chair Wilson read the list of documents and correspondence that had been sent out to the board members prior to the meeting. At CPC, Wilson reported that several present and past city Planning Commission members spoke regarding the Planning Commission's policies and procedures, and other planning related issues.

Public Communication: Non-Agenda Public Comment

Ian Epley apologized to the board for the tone of his comments at the April meeting of Uptown Planners, which he said were out of hand and not appropriate.

Rich Gorin inquired what was being built next to the 7-11 on Fourth Avenue & Robinson Street; no board member had any information about the project.

Roy McMakin informed the board that construction activity was taking place on the 2700 block of Fourth Avenue; where an existing building was being demolished. McMakin had heard a project was going to be built on the site that was 14-stories in height. Chair Wilson indicated he had received inquiries about the project, and that a project of that size would probably require a discretionary permit.

Mary Oslo, a Hillcrest resident, complained that noise from loudspeakers at the DMV had greatly increased in volume since February 2018; she also inquired about the proposed new plans for the DMV site.

Mat Wahlstrom responded and informed the board that the DMV had plans to build a new field office at the Normal Street site, which involved an expanded single-story building that would have a larger footprint than the existing structure. Unlike a previous plan proposed in 2011 that involved a mixed use project, the new proposed project was only an expanded building with surface parking. The new field office would be fenced and gated, which could turn the DMV site into a "dead zone" at night when the DMV was closed. A draft Mitigated Negative Declaration had been prepared for the project, comments for which were due in two days, by Thursday, August 9, 2018.

Representatives of Elected Officials:

Nick Serrano, representing Assemblymember Todd Gloria, focused his comments on the proposed project for the Normal Street DMV site. He reported that Assemblymember Gloria had met with the director of the DMV, who agreed there needed to be more public outreach regarding the project. Gloria indicated he was concerned with the CEQA review process, and raised four issues: (1.) The site was not being utilized in the manner that would be expected in an urban neighborhood; (2.) The fence barrier would keep the public out and inhibit events held on the site (some of which had existing leases through 2019) (3.) Excessive noise generated by the PA system; (4.) Public access to the DMV site for community events;

Serrano responded to questions from Roy McMakin and Ian Epley, during which it was stated the approvals for the project would be processed by the state. Serrano would inquire if the city had any involvement in the discretionary review of the project. Sharon Gehl pointed out that the site would be a good location for more housing,

Zack Bunshaft, representing Congressmember Susan Davis, stated that Davis has been very active attending town hall and other public events in the district. Bunshaft also informed the board about the apprenticeship act that Davis had sponsored, and passed out the latest issue of the Davis Dispatch.

Toni Duran from State Senate Pro Tem Toni Atkins Office indicated that Atkins was getting involved in the Normal Street DMV project as well, and had questioned why she had not received more information earlier. The California State Senate is back in session; and the new budget went into effect on July 1, 2018. It included funding for cervical and breast cancer treatment. A total of \$32.9 million was allocated for homeless services in the San Diego region, including \$14.1 million that would go to the City of San Diego. The Stand Down sock drive was successful, collecting about 6,300 pairs of socks, as well as other items.

Board members expressed concern over the short timeline to respond to the DMV project MND. Chair Wilson stated he had the ability to request an extension of time on behalf of Uptown Planners until the next meeting on September 4, and board members requested he do so.

Consent Agenda: The Consent Agenda consisted of Item VII. Letter of Support; Special Events:

REQUEST FOR LETTER OF SUPPORT FOR THE 21st SUSAN G. KOMEN SAN DIEGO RACE FOR THE CURE; 5K & ONE MILE WALK/RUN – Bankers Hill/Park West -- The event will take place on November 4, 2018. It will start at Palm Street & Sixth Avenue; and proceed along Sixth Avenue from Palm Street to Juniper Street; then east on Juniper Street to Balboa Drive, and north along Balboa Drive back to the starting point at Quince Street.

Motion to approve the Consent Agenda made by Wahlstrom, seconded by Daniel; the motion passed by a unanimous 13-0-1 vote, with non-voting chair Wilson abstaining.

Planning: Information Items:

1. 2761, 2729 & 2665 FIFTH AVENUE ("6th & OLIVE STREET NDP & VESTING TM") – Bankers Hill/Park West – The project proposes to demolish the existing 16-unit Park Chateau Apartments, cathedral administrative offices, and a 20-space surface parking lot, and construct and approximately a 204-unit, 262,500-square foot, 20-story, mixed use building above a five-level underground parking structure consisting of 16,910 square feet of Cathedral office space within four commercial condominiums and 204 residential condominiums. The proposed residential density includes the transfer of the remaining density potential on the built Nutmeg Site to the Olive Street Site, equivalent to five dwelling units. The project also includes landscaping and other site improvements. The project is an infill mixed-use development within the Transit Priority Area (TPA) consisting of 18 affordable dwelling units (very low-income units), and 186 market-rate units, with three development incentives in accordance with the City's Affordable Housing Density Bonus regulations and in conformance with the criteria of the Affordable/In-fill Housing and Sustainable Buildings Expedite Program. The project site is located at 2761, 2729 and 2665 5th Avenue in the CC-3-9 and RM-4-10 Zone(s), the Community Plan Implementation Overlay Zone (CPIOZ Type A), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, the TPA, Airport Influence Area for SDIA (Review Area 2), FAA Part 77 Notification Area of SDIA and North Island NAS, and is partially within the Airport Approach Overlay Zone. *(DRS Motion by Wilson, seconded by Seisun: To recommend that Uptown Planners not support the proposed project because of (1.) the project's excessive height; and, (2.) the lack of sufficient affordable housing. The project should be revised to reduce its height back to the 158 feet of the originally approved project in 2011, and more affordable housing should be included. Motion approved by a 5-1-1 vote. Wilson, Seisun, Daniel, Ellig, Mullaney voted in favor; Brennan voted against; DRS chair Nakhshab abstained from the vote, but stated he supported the project.)*

Presentation by the Applicant

Chair Wilson introduced the item. Wilson clarified the issue of the height regulations that currently applied. The former 150-foot height limitation that applied to the area had been replaced during the plan update with a CPIOZ discretionary height limitation for any project above 65 feet, which applied to the 6th & Olive project; approval was subject to specific findings being made that were stated in the Uptown Community Plan.

Applicant's Presentation:

Tom Delaney introduced the project on behalf St. Paul's Cathedral and the applicant, Greystar Rental Construction and Development. Rev. Penelope Bridges, of St. Paul's Cathedral, spoke about the project and the benefits it provided St. Paul's Cathedral, as well as the Cathedral contributes to the local community.

Omar Rawi, representing Greystar Rental Construction and Development, made a presentation regarding the new project's design, using a detailed slideshow presentation -- which illustrating the project's height, design, architectural features and setbacks, and its context in regards to other buildings in the adjacent neighborhood.

Rawi pointed out the narrow side of the building would face Balboa Park, and presented an animated presentation of the shadowing that it would create in the park during the day. Rawi pointed out most the shading would occur in areas that contained trees.

Rawi also provided an illustration of the height of existing and approved new projects along Sixth Avenue, and stated that the 6th & Olive building was likely to be the only building that was significantly higher than 150-feet. He pointed out that many of the buildings along Sixth Avenue were historically designated, so would be preserved and would remain and provide a contrast to the 6th & Olive project's 225-foot height.

Rawi indicated the project did not seek any reduction in its required parking, and that there would be parking in the underground parking garage for the St. Paul's Cathedral administrative staff, who currently utilizes street parking. This would free up more street parking which administrative staff currently use. A wind study indicated there would not be a wind tunnel effect, which does not happen with only one tall building.

The 16-unit Park Chateau Apartments on the corner of Fifth Avenue & Olive Street would be demolished; and although the rents in that building were lower than market, it was not designated as affordable housing by the city. There were 18 designated affordable housing units in the proposed project.

Rawi agreed with Chair Wilson regarding that the application that CPIOZ A allowed a height above 150-feet, subject to a discretionary review process.

Rawi stated the FAA had made a no hazard determination regarding the project's impact to air navigation.

Public Comment:

Soheil Nakhshab, the chair of the Uptown Planners Design Review Subcommittee could not be present at the meeting; he submitted written comments in support of the project.

Jim Frost, a Sixth Avenue resident; Peter Raymond, Bankers Hill business owner and Uptown Partnership board member; Roy McMakin, Bankers Hill resident; Colin Lyme, Bankers Hill resident; Jim Higgins, Bankers Hill resident and The Vue HOA president; and Colette Hessler, Bankers Hill resident, spoke in opposition to the project.

Correspondence opposing the project was received from Gary Bonner, Bankers Hill resident; Jay Mongiardo, Bankers Hill business owner; Roy McMakin, Bankers Hill resident; Suzanne Richardson, Bankers Hill resident; Lisa Mortenson, Middletown resident; Steve Quinlan, Bankers Hill resident; Bruce Dammann, Bankers Hill resident; John & Karen Hayes, Bankers Hill residents, and Jim Higgins, Bankers Hill resident and HOA president of The Vue; Tom Fox, Bankers Hill resident and president of the Bellefontaine HOA; Donna Shanske, Bankers Hill resident; and Gordon and Pam Adler, Bankers Hill resident; and Daniel Myers a Hillcrest resident;

Bruce Warren, Seventh Avenue resident; Brer Marsh, of St. Paul's Cathedral; Patrick Santana, Uptown resident; Jim Greer, Uptown resident & St. Paul's Cathedral parishioner; Sharon Gehl, Mission Hills resident; Ian Epley, architect; Ryan Karlsgodt, Hillcrest resident; and Jennifer Jow, North Park resident; Maya Rosas, representing Circulate San Diego; Clint Daniels of Mission Hills; and Rev Marshall Moore, of St. Paul's Cathedral; spoke in favor of the project.

Board Comment:

Each board member was given two minutes to speak on the project.

The Design Review Subcommittee motion was moved by Ellig, a member of the Design Review Subcommittee. The board voted 6-6 tie on the motion; Ellig, Newington, Seisun, Wahlstrom, Gahagan, Hayes voting in favor of the motion; Daniel, Pesqueira, Smith, McGraw

and Schertzing voting against the motion. Chair Wilson voted against the subcommittee motion, which then failed by a vote of 7-6.

Motion by Daniel, seconded Seisun: Uptown Planners approves the 6th & Olive project at a maximum height of approximately 170-feet; and encourages as much affordable housing be included in the project as possible. The motion passed by a 11-1-2 vote: in favor of the motion: Daniel, Seisun, Newington, Gahagan, Ellig, Dahl, Hayes, McGraw, Schertzing, Wahlstrom; voting against Smith; with Pesqueira and non-voting chair Wilson abstaining.

Motion by Schertzing, seconded by Wahlstrom, to recommend the applicant modify the project design to activate public space at the base of the project with the community. The project passed by a vote of 11-1-1. Voting in favor were Schertzing, Wahlstrom, Pesqueira, Newington, Gahagan, Ellig, Seisun, Dahl, Hayes, McGraw, Daniel; voting against Smith; non-voting chair Wilson abstaining.

2. 2466 FIRST AVENUE TENTATIVE MAP – Process Three – Bankers Hill/Park West –

Tentative Map for the consolidation and subdivision of six existing lots into one lot for twenty-one (21) residential condominiums and one commercial condominium located at 2466 First Avenue. The 0.17 acre site is located in the RM-3-7 and CC-3-4 base zones.

Tony Christenson, of Christenson Engineering & Surveying, made the presentation on behalf of the applicant. The project is already under construction and near completion; the action before the board is the approval of the tentative subdivision map.

Motion to approve made by Seisun, seconded by Pesqueira; motion passed by a 10-2-1 vote. Voting in favor Schertzing, Newington, Gahagan, Ellig, Hayes, McGraw, Smith, Seisun, Pesqueira, Daniel; voting against Dahl and Wahlstrom; and non-voting chair Wilson abstaining.

Dahl and Wahlstrom voted against the motion based on their opposition to the process that allows a project to be built ministerially, prior to the discretionary approval of a tentative map.

Letter of Support: Special Events:

Moved to Consent Agenda

Historic Resources Subcommittee Report & Proposed Joint Task Force– Action Item – Amie Hayes -- The subcommittee met on August 2, 2018 to discuss the proposed Park Boulevard Residential Historic District, and review the proposed district's context statement, boundaries, and reasons for designation. Board members from the Greater North Park Planning Group were also in attendance. Uptown Planners is being requested to approve a proposed joint task force consisting of members of both the Uptown and Greater North Park Planning Group, which will work together to review and make recommendations concerning the proposed Park Boulevard Historic District.

Amie Hayes, chair of the Historic Resources Subcommittee, made the subcommittee report. Hayes stated that on August 2, 2018 the subcommittee met and passed several motions that were presented in a written report to the full board. The subcommittee voted to support the creation of the proposed historic district. The proposed district would include 87 separate parcels of land, which contain 118 resources; of which 85 are listed as contributing to the historic district -- 72 of which are multi-unit structures; 11 single family homes; and 2 churches.

Sharon Gehl, Ian Epley and Clint Daniels spoke in opposition to the creation of the proposed historic district. They stated creating more historic districts would restrict the ability of the city to build more housing.

One of the subcommittee motions was to set up a joint task force with the Greater North Park Planning Group. Both community planning groups working together would improve the review

process that would determine if there was public support for the creation of the proposed historic district. Peter Hill, from the Greater North Park Planning Group, was present at the meeting.

Hayes moved the subcommittee motion that Uptown Planners approve the creation of a joint task force with the Greater North Park Planning Group to review and make recommendations concerning the creation of the proposed Park Boulevard Residential Historic District. Motion passed by a 11-0-2 vote; Newington, Gahagan, Ellig, Hayes, Smith, Daniel, Schertzing Dahl, Wahlstrom; Seisun, Pesqueira; McGraw and non-voting chair Wilson abstaining

Update on the San Diego Unified School District 4100 Normal Street Property – Information Item – Bill Ellig – The San Diego Unified School District issued an RFP nine months ago seeking to exchange the 11.2 acre Normal Street School property with a private developer for land elsewhere in the city. No acceptable bids were received, and the Board of Education is now looking at possible rehabilitation or other uses for site.

Ellig provided an update on the status of the Normal Street Education site property. (See attached report from Bill Ellig)

Adjournment: 8:45

Respectfully submitted,

Leo Wilson,
Acting Secretary for Meeting

Attachment: Bill Ellig's Report on Education Center Project:

The School Board had previously reject the five RFP proposals to swap the Ed Center property and two other properties for one property that would be used as a new administrative office facility.

In July the School Board proposed a bond issue for the November election that included money to reuse the current Ed Center or relocate it.

Various stakeholders in the University Heights community thought that wording was vague and wanted more specificity on preservation and repurposing of certain properties on the Ed Center site.

Getting a letter of support from State Senate President Pro Tempore Toni Atkins for adaptively reuse of the Teachers Training Annex, the community worked with School Board on a resolution to commit to certain actions. The resolution contained the following dot points:

1. Adaptively reuse Teachers Training Annex 1 as a teacher training facility and potential joint use library or community education facility to support students and neighborhood families;
2. Restore and install the original University Heights Library mural inside Annex 1;
3. Adaptively reuse the Alice Birney Kindergarten Building Annex 2 as a community resource facility for joint-use to support students and neighborhood families;
4. Install wireless facilities and solar panels on the Teachers Training Annex 1 and the Alice Birney Kindergarten Building Annex 2 to offset maintenance and energy costs;

5. Explore the feasibility of a paid parking structure with electric vehicle charging stations and solar panels for joint-use to support students and neighborhood families;
6. Create a collaborative outdoor learning space and green space on the lawn in front of Annex 1 for joint-use to support students and neighborhood families.

The resolution passed unanimously on July 24

If the bond measure passes, the Superintendent will establish a task force made up of District and community representatives to plan and carry out actions necessary to complete the projects listed above.



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

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

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

Project Title: 2466 1st Avenue Tentative map **Project No. For City Use Only:** 598799

Project Address: 2466 1st Avenue, San Diego, CA

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: 1st & Laurel, LLC Owner Tenant/Lessee Successor Agency

Street Address: P.O. Box 231446

City: Encinitas State: CA Zip: 92023

Phone No.: (619) 572-3556 Fax No.: _____ Email: gordon.matthew0@gmail.com

Signature: *Matthew Gordon* Date: 2/13/2018

Additional pages Attached: Yes No

Applicant

Name of Individual: Matthew Gordon Owner Tenant/Lessee Successor Agency

Street Address: P.O. Box 231446

City: Encinitas State: CA Zip: 92023

Phone No.: (619) 572-3556 Fax No.: _____ Email: gordon.matthew0@gmail.com

Signature: *Matthew Gordon* Date: 2/13/2018

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.

THIS CONSTRUCTION PLAN IS NOT VALID UNLESS AN ENGINEERING PERMIT IS ATTACHED



DEVELOPMENT SERVICES DEPARTMENT **CONSTRUCTION PLAN**
 1222 FIRST AVENUE
 SAN DIEGO, CA 92101-4155
 619-446-5000

SITE ADDRESS: 2466 1ST AVENUE
SAN DIEGO, CA 92101

DISCRETIONARY PROJECT NO: NONE
 BUILDING PROJECT NO: _____
 INTERNAL ORDER NO: _____
 PROJECT TRACKING NO: 548614

CONSTRUCTION CHANGE PTS: 577811

- NOTES
- CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO STARTING WORK, AND A MINIMUM OF FIVE (5) DAYS, IF WORK AFFECTS A BUS STOP, OR AN EXISTING TRAFFIC SIGNAL, OR WILL REQUIRE A ROAD OR ALLEY CLOSURE.
 - TRAFFIC CONTROL PLAN SHALL BE A MINIMUM SIZE OF 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.
 - BEFORE EXCAVATION, CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (800) 422-4133
 - PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO, CONSTRUCTION MANAGEMENT AND FIELD SERVICES DIVISION (858) 627-3200.
 - CONTRACTOR MAY PERFORM SITE SURVEY AND UTILITY MARK OUTS SERVICES PRIOR TO THE PRECONSTRUCTION MEETING.
 - PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL FURNISH THE RESIDENT ENGINEER WITH A LETTER FROM A LICENSED LAND SURVEYOR THAT HAS RESEARCHED AVAILABLE RECORDS AND FIELD INSPECTED THE SITE, STATING THAT NO SURVEY MONUMENTS EXIST IN THE AREA TO DEMOLISHED OR WILL BE DISTURBED OR DESTROYED DURING CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF REPLACING ALL SURVEY MONUMENTS WHICH ARE DAMAGED OR DESTROYED BY CONSTRUCTION.
 - PRIOR TO CONSTRUCTION, SURVEY MONUMENTS THAT ARE LOCATED IN THE CONSTRUCTION AREA SHALL BE TIED-OUT AND REFERENCED BY A LAND SURVEYOR.
 - UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUMENTS ARE REQUIRED TO BE REPLACED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE PREPARED AND FILED WITH THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMPS THAT COMPROMISES STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ON TO THE STREET.
 - THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS THE ENVIRONMENT.
 - A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS THAT PROPOSE THE CONSTRUCTION OF CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON SITE.
 - IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY
 - 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
 - ALL WORK MUST BE SATISFACTORY TO THE RESIDENT ENGINEER.

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:
EXISTING

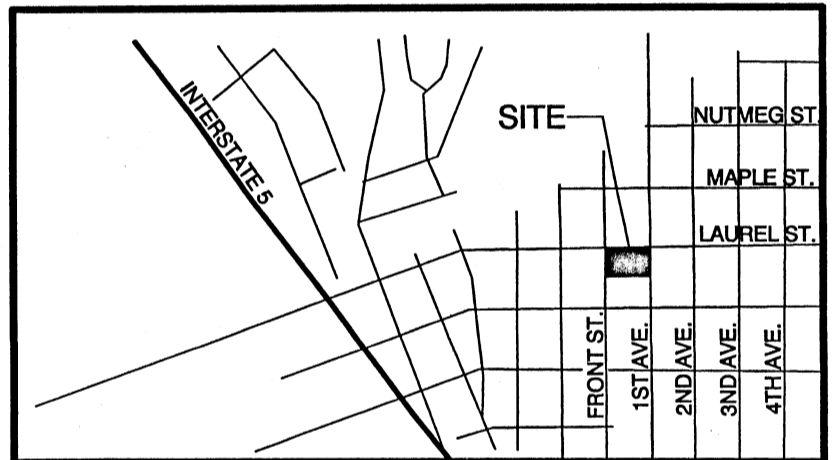
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EX DRIVEWAY		
EX CONCRETE SIDEWALK TO REMAIN		
EXISTING LANDSCAPING TO REMAIN		

PROPOSED

EXISTING SIDEWALK TO BE REMOVED AND REPLACED WITH EXISTING SQUARE PATTERN PERSEVERE CONTRACTOR STAMPS	SDG-156	
EXISTING CONCRETE SIDEWALK TO BE REMOVED AND REPLACED WITH LANDSCAPING		
PROPOSED TRENCH REPAIR PER SDG-107		

PROPOSED 6" ZURN-WILKINS MODEL 375ADA RPDA PER SDW-105 & SDW-118 (REDUCED PRESSURE)

CONSTRUCTION CHANGE 'A'
 10-06-17 ADD 6" FIRE SERVICE



VICINITY MAP
 NOT TO SCALE

TOPOGRAPHY

THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS SURVEY BY FUSCOE ENGINEERING, DATED AUGUST 25, 2015

LEGAL DESCRIPTION

LOTS A, B, C, J, K, & L, OF BLOCK 277 OF THE HORTON'S ADDITION IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN DEED BOOK 13, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JUNE 4, 1915.

ANTONY K. CHRISTENSEN, R.C.E. 54021

OCTOBER 6, 2017
 DATE



APPROVED
MICHAEL WALKER
 OCT 13 2017
 LAND DEVELOPMENT REVIEW
 DRAINAGE & GRADES

NOTE: FOR INSPECTION PLEASE CALL (858) 627-3200

SHEET 1 OF 9 SHEETS

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.

FIRE SERVICE BILLING CODE: _____
 FIRE SERVICE BILLING CODE: _____ SP: _____ ST: _____ FH# _____
 WATER SECTION REVIEWER NAME: _____ DATE: _____
 SEWER SECTION REVIEWER NAME: _____ DATE: _____

NSSQ: _____
 CONNECTIONS: ITEM NO. 1: 6" WET TAP \$318

PREPARED FOR:
 NAME: 1ST & LAUREL, LLC
 ADDRESS: 878 NEPTUNE AVE, ENCINITAS, CA 92024

PREPARED BY:
 NAME: CHRISTENSEN ENGINEERING & SURVEYING
 ADDRESS/PHONE: 7888 SILVERTON AVENUE, SUITE "J"
 SAN DIEGO, CA 92126 / 858-271-9901

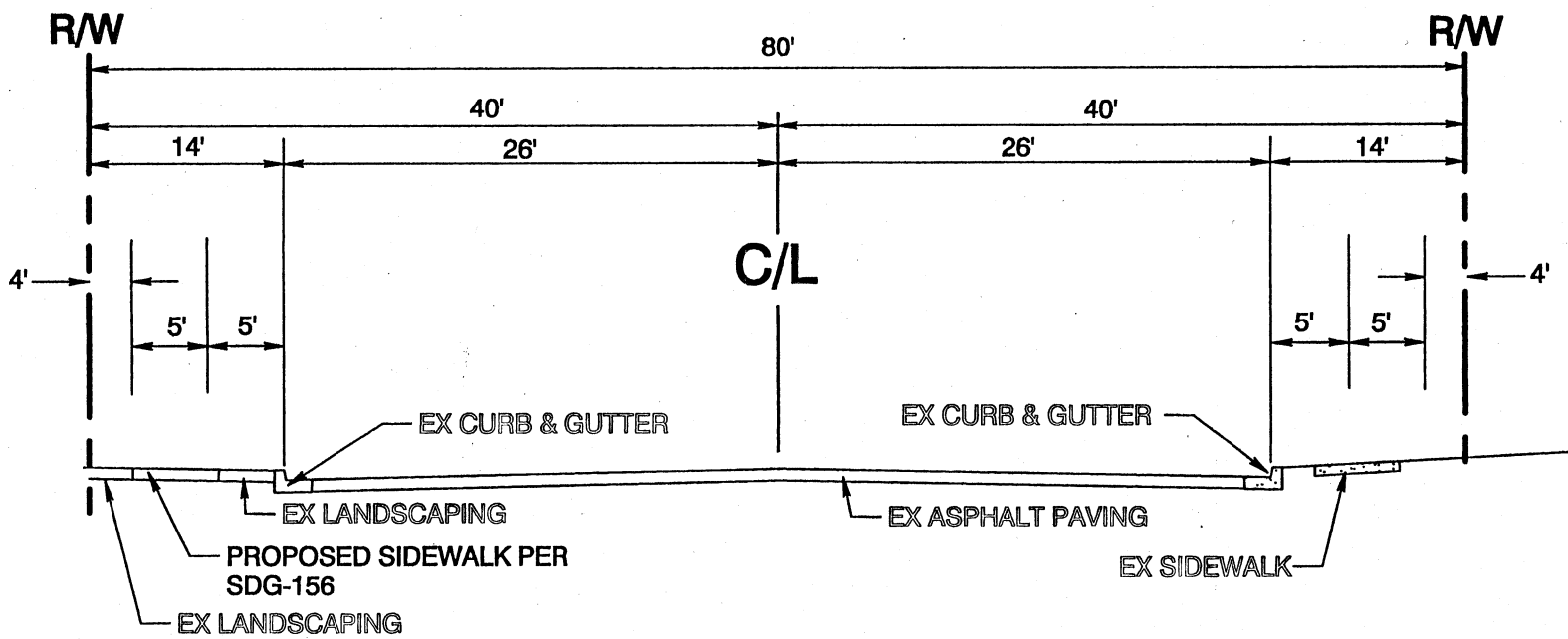
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1929384



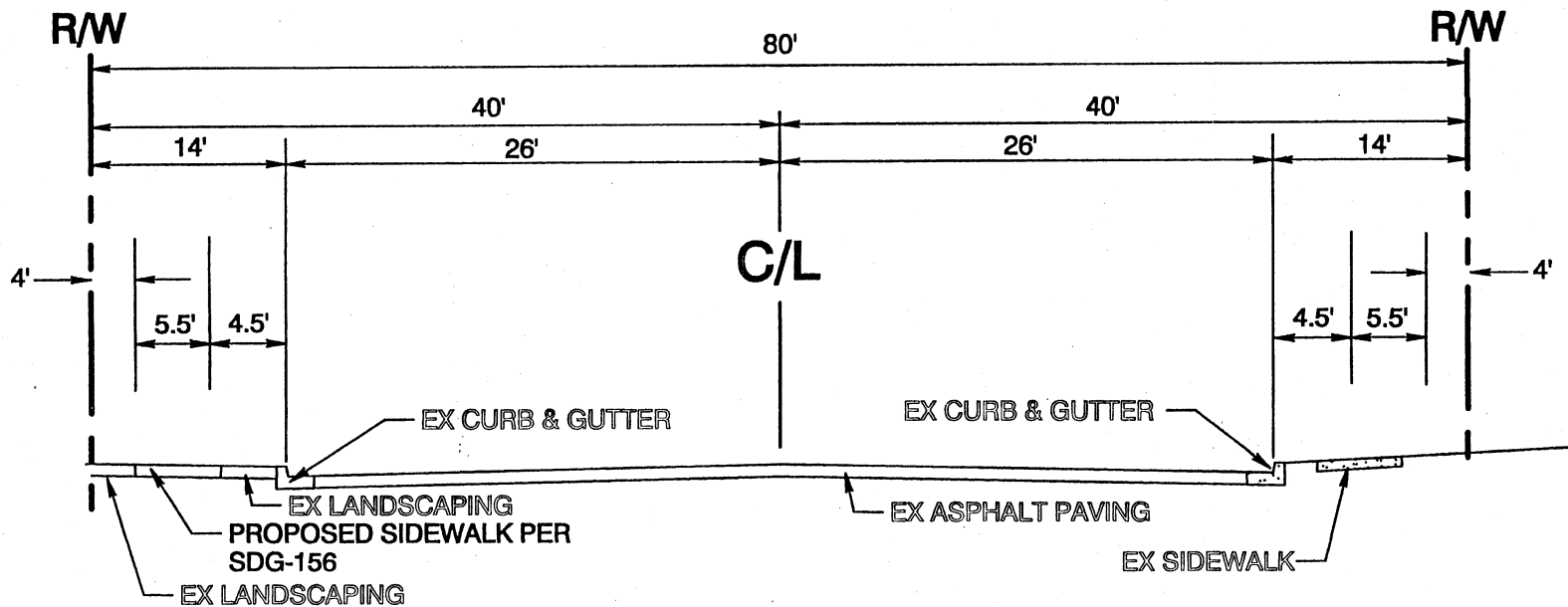
DEVELOPMENT SERVICES DEPARTMENT **CONSTRUCTION PLAN**
 1222 FIRST AVENUE
 SAN DIEGO, CA 92101-4155
 619-446-5000

SITE ADDRESS: 2466 1ST AVENUE
SAN DIEGO, CA 92101

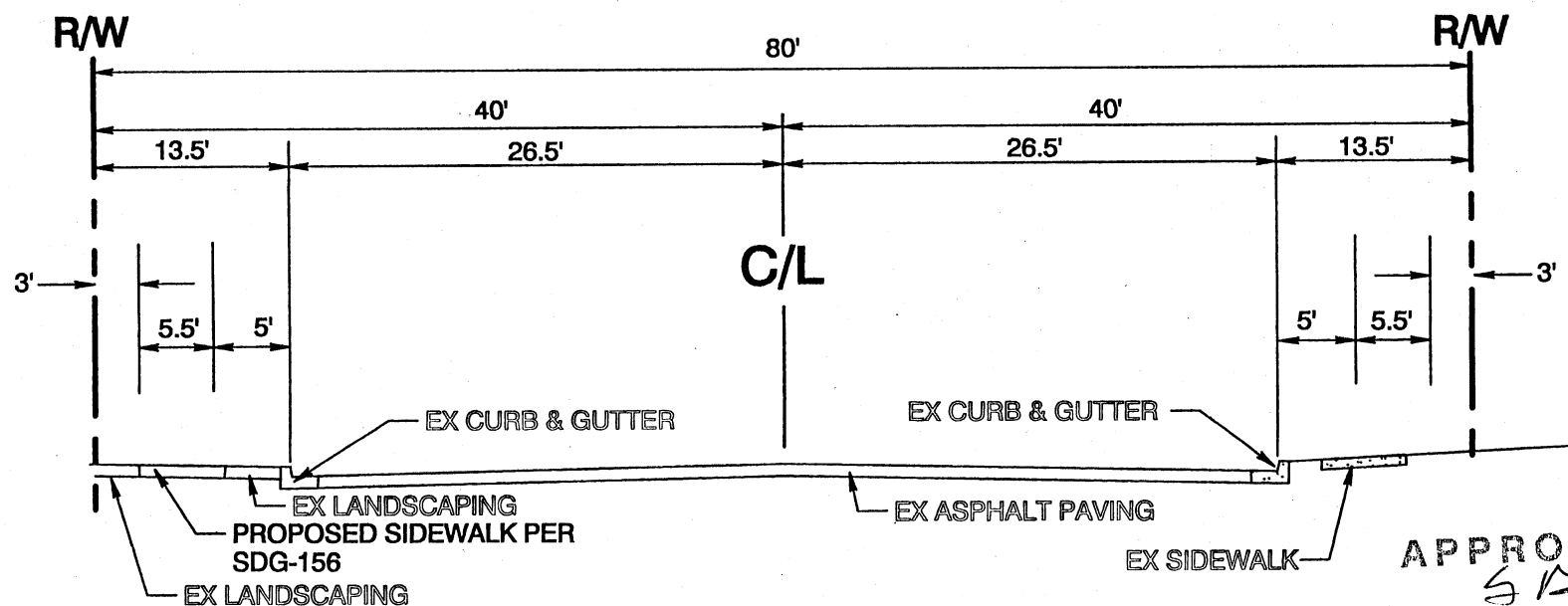
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 BUILDING PROJECT NO: _____
 INTERNAL ORDER NO: _____
 PROJECT TRACKING NO: 548614



WEST LAUREL STREET
 NOT TO SCALE



1ST AVENUE
 NOT TO SCALE



FRONT STREET
 NOT TO SCALE

APPROVED
SD
 AUG 01 2017
SVR
 LAND DEVELOPMENT REVIEW
 DRAINAGE & GRADES

PREPARED FOR:
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 SAN DIEGO, CA 92126 / 858-271-9901

PERMIT NUMBER:
1929384

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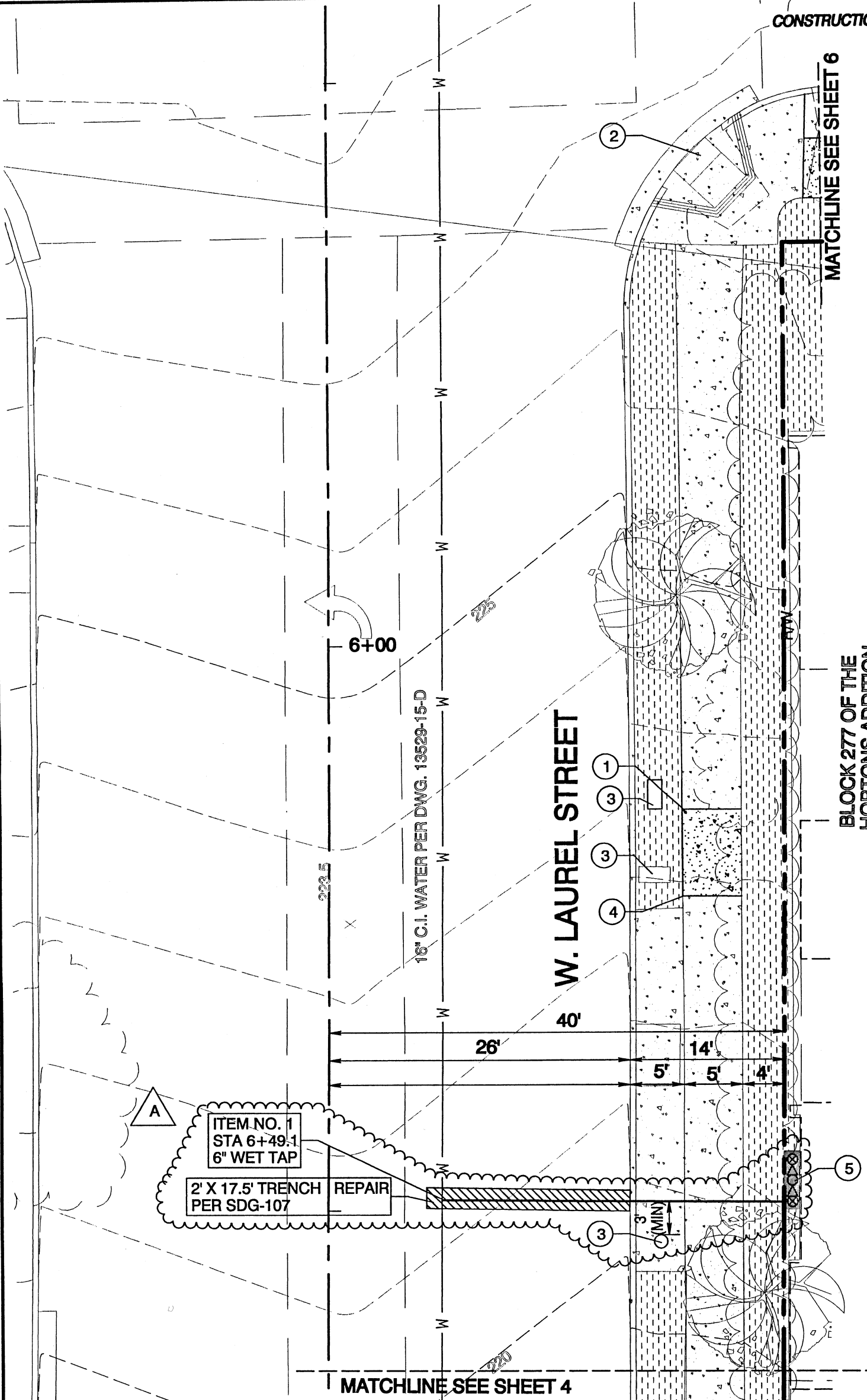


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DISCRETIONARY PROJECT NO: NONE
 BUILDING PROJECT NO: _____
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CONSTRUCTION CHANGE PTS: 577811



MATCHLINE SEE SHEET 6

BLOCK 277 OF THE HORTONS ADDITION

LOT L

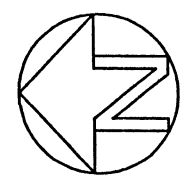
APPROVED
M. F. ...
 OCT 13 2017
 LAND DEVELOPMENT REVIEW
 DRAINAGE & GRADES

CONSTRUCTION NOTES

- ① STA 6+14.56
 BEGIN REMOVE AND REPLACE
 SIDEWALK PER SDG-156
 (MATCH EXISTING SCORING PATTERN)
 (PRESERVE CONTRACTOR STAMPS)
- ② EXISTING ADA COMPLIANT
 PED RAMP
 PROTECT IN PLACE

- ③ EXISTING UTILITY BOX
 PROTECT IN PLACE
- ④ STA 6+22.27
 END REMOVE AND REPLACE
 SIDEWALK PER SDG-156
 (MATCH EXISTING SCORING PATTERN)
 (PRESERVE CONTRACTOR STAMPS)

⑤ 6" ZURN-WILKINS MODEL 375ADA
 WITH FLANGED OS & Y GATES RPDA
 PER SDW-105 & SDW-118
 (REDUCED PRESSURE)



SCALE 1"=10'

SHEET 3 OF 9 SHEETS

PREPARED FOR:
 NAME: 1ST & LAUREL, LLC
 ADDRESS: 878 NEPTUNE AVE, ENCINITAS, CA 92024

PREPARED BY:
 NAME: CHRISTENSEN ENGINEERING & SURVEYING
 ADDRESS/PHONE: 7888 SILVERTON AVENUE, SUITE "J"
 SAN DIEGO, CA 92126 / 858-271-9901

PERMIT NUMBER:
1929384

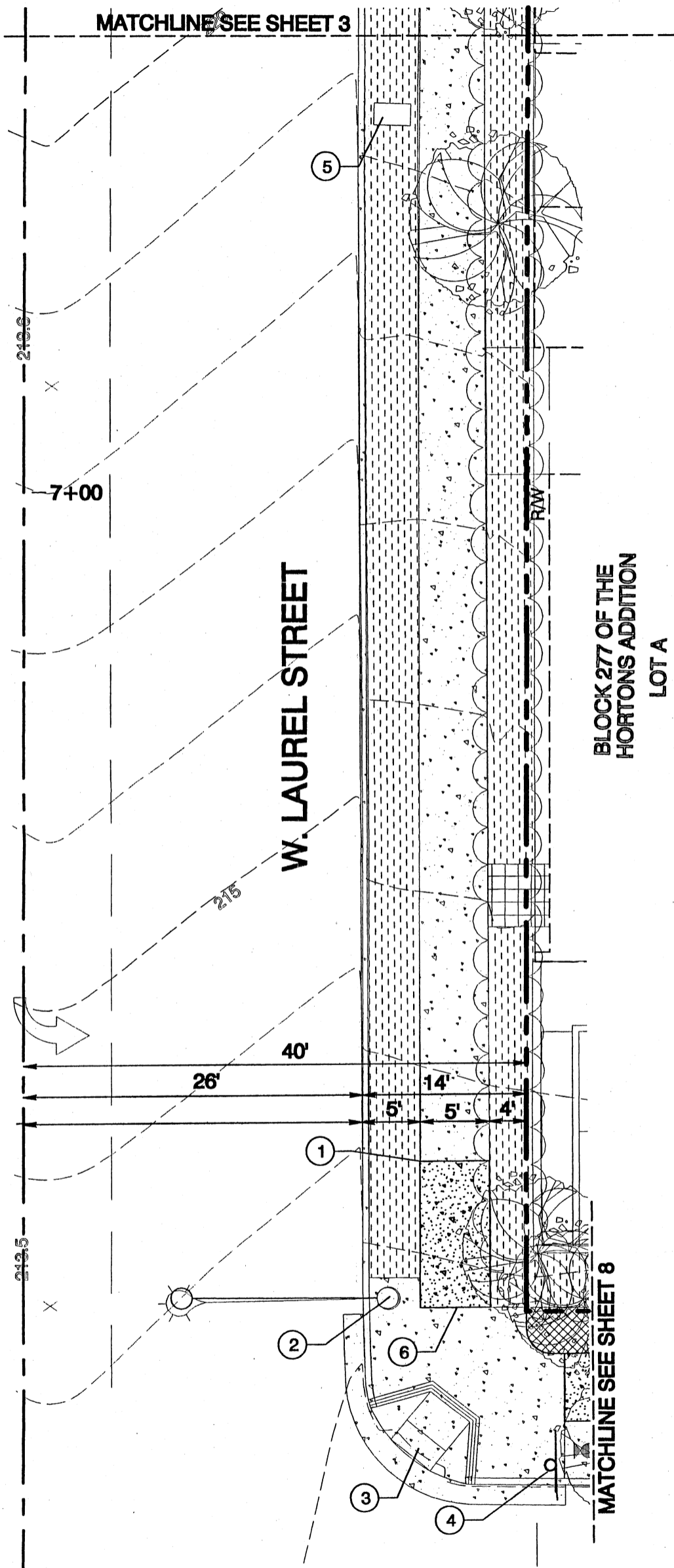
2031981



DEVELOPMENT SERVICES DEPARTMENT **CONSTRUCTION PLAN**
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 SAN DIEGO, CA 92101-4155
 619-446-5000

SITE ADDRESS: 2466 1ST AVENUE
SAN DIEGO, CA 92101

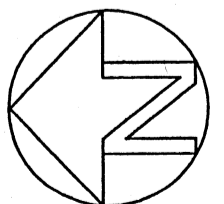
DISCRETIONARY PROJECT NO: NONE
 BUILDING PROJECT NO: _____
 INTERNAL ORDER NO: _____
 PROJECT TRACKING NO: 548614



CONSTRUCTION NOTES

- ① STA 7+53.19
 BEGIN REMOVE AND REPLACE EXISTING SIDEWALK PER SDG-156 (MATCH EXISTING SCORING PATTERN) (PRESERVE CONTRACTOR STAMPS)
- ② EXISTING STREET LIGHT
 PROTECT IN PLACE
- ③ EXISTING ADA COMPLIANT PED RAMP
 PROTECT IN PLACE
- ④ EXISTING STOP SIGN
 PROTECT IN PLACE
- ⑤ EXISTING UTILITY BOX
 PROTECT IN PLACE
- ⑥ STA 6+64.87
 END REMOVE AND REPLACE EXISTING SIDEWALK PER SDG-156 (MATCH EXISTING SCORING PATTERN) (PRESERVE CONTRACTOR STAMPS)

APPROVED
SVB
 AUG 01 2017
SVB
 LAND DEVELOPMENT REVIEW
 DRAINAGE & GRADES



SCALE 1"=10'

SHEET 4 OF 8 SHEETS

PREPARED FOR:
 NAME: 1ST & LAUREL, LLC
 ADDRESS: 878 NEPTUNE AVE, ENCINITAS, CA 92024

PREPARED BY:
 NAME: CHRISTENSEN ENGINEERING & SURVEYING
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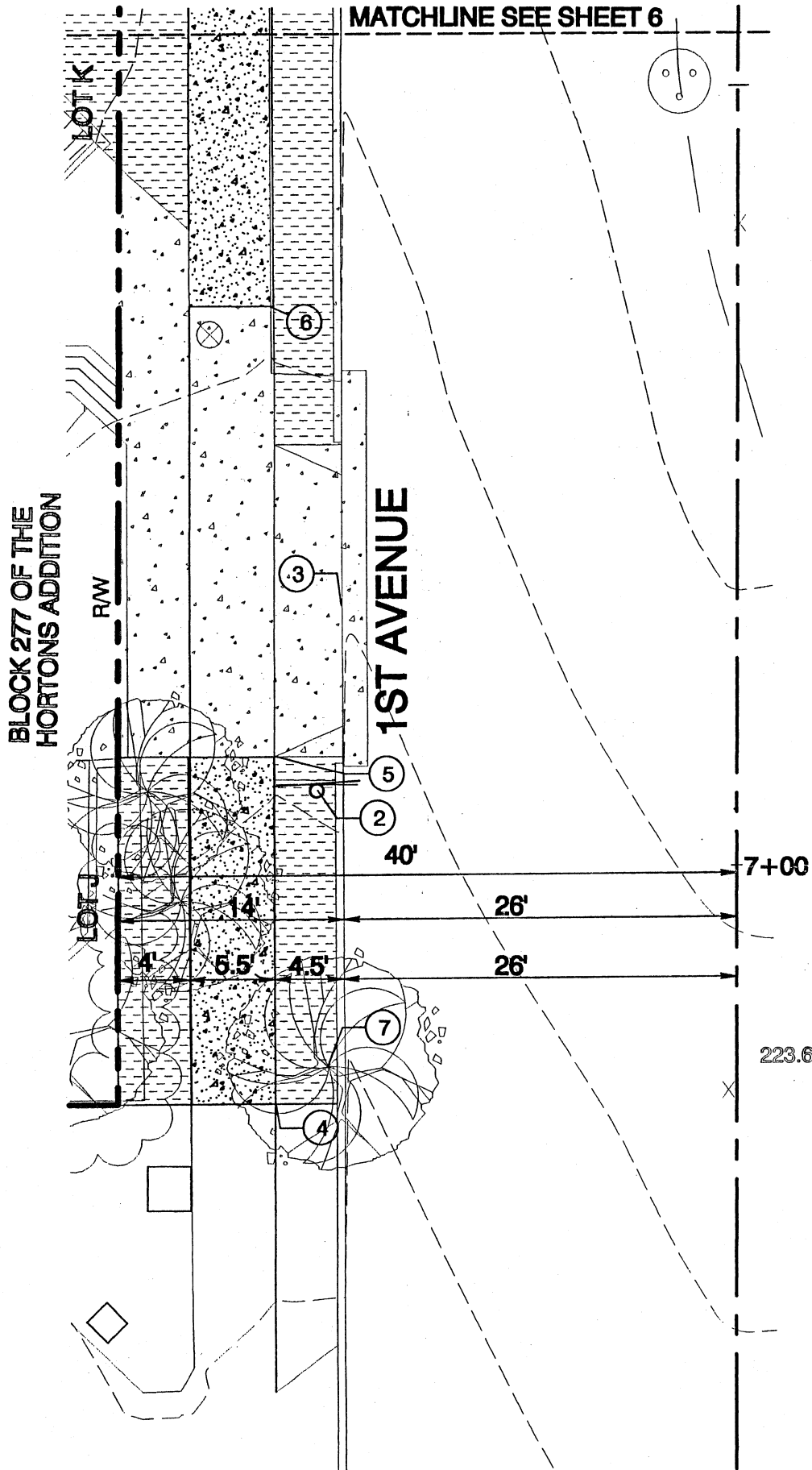
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 1222 FIRST AVENUE
 SAN DIEGO, CA 92101-4155
 619-446-5000

SITE ADDRESS: 2466 1ST AVENUE
SAN DIEGO, CA 92101

DISCRETIONARY PROJECT NO: NONE
 BUILDING PROJECT NO: _____
 INTERNAL ORDER NO: _____
 PROJECT TRACKING NO: 548614

CONSTRUCTION NOTES

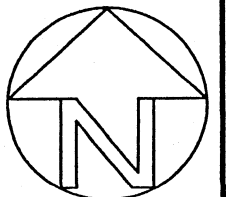
- ① STA 7+62.43
 END REMOVE AND REPLACE
 SIDEWALK PER SDG-156
 (MATCH EXISTING SCORING PATTERN)
 (PRESERVE CONTRACTOR STAMPS)
- ② EXISTING STOP SIGN
 PROTECT IN PLACE
- ③ STA 6+82.88
 EXISTING DRIVEWAY
 TO REMAIN
- ④ STA 7+15.21
 BEGIN REMOVE AND REPLACE
 EXISTING SIDEWALK PER SDG-156
 (MATCH EXISTING SCORING PATTERN)
 (PRESERVE CONTRACTOR STAMPS)
- ⑤ STA 6+92.85
 END REMOVE AND REPLACE
 EXISTING SIDEWALK PER SDG-156
 (MATCH EXISTING SCORING PATTERN)
 (PRESERVE CONTRACTOR STAMPS)
- ⑥ STA 6+63.93
 BEGIN REMOVE AND REPLACE
 EXISTING SIDEWALK PER SDG-156
 (MATCH EXISTING SCORING PATTERN)
 (PRESERVE CONTRACTOR STAMPS)
 (SEE END SHEET 6)
- ⑦ EXISTING STREET TREE
 PROTECT IN PLACE



APPROVED

AUG 01 2017

LAND DEVELOPMENT REVIEW
 DRAINAGE & GRADERS



SCALE 1"=10'

SHEET 5 OF 8 SHEETS

PREPARED FOR:
 NAME: 1ST & LAUREL, LLC
 ADDRESS: 878 NEPTUNE AVE, ENCINITAS, CA 92024

PREPARED BY:
 NAME: CHRISTENSEN ENGINEERING & SURVEYING
 ADDRESS/PHONE: 7888 SILVERTON AVENUE, SUITE "J"
 SAN DIEGO, CA 92126 / 858-271-9901

PERMIT NUMBER:
1929384

THIS CONSTRUCTION PLAN IS NOT VALID UNLESS AN ENGINEERING PERMIT IS ATTACHED



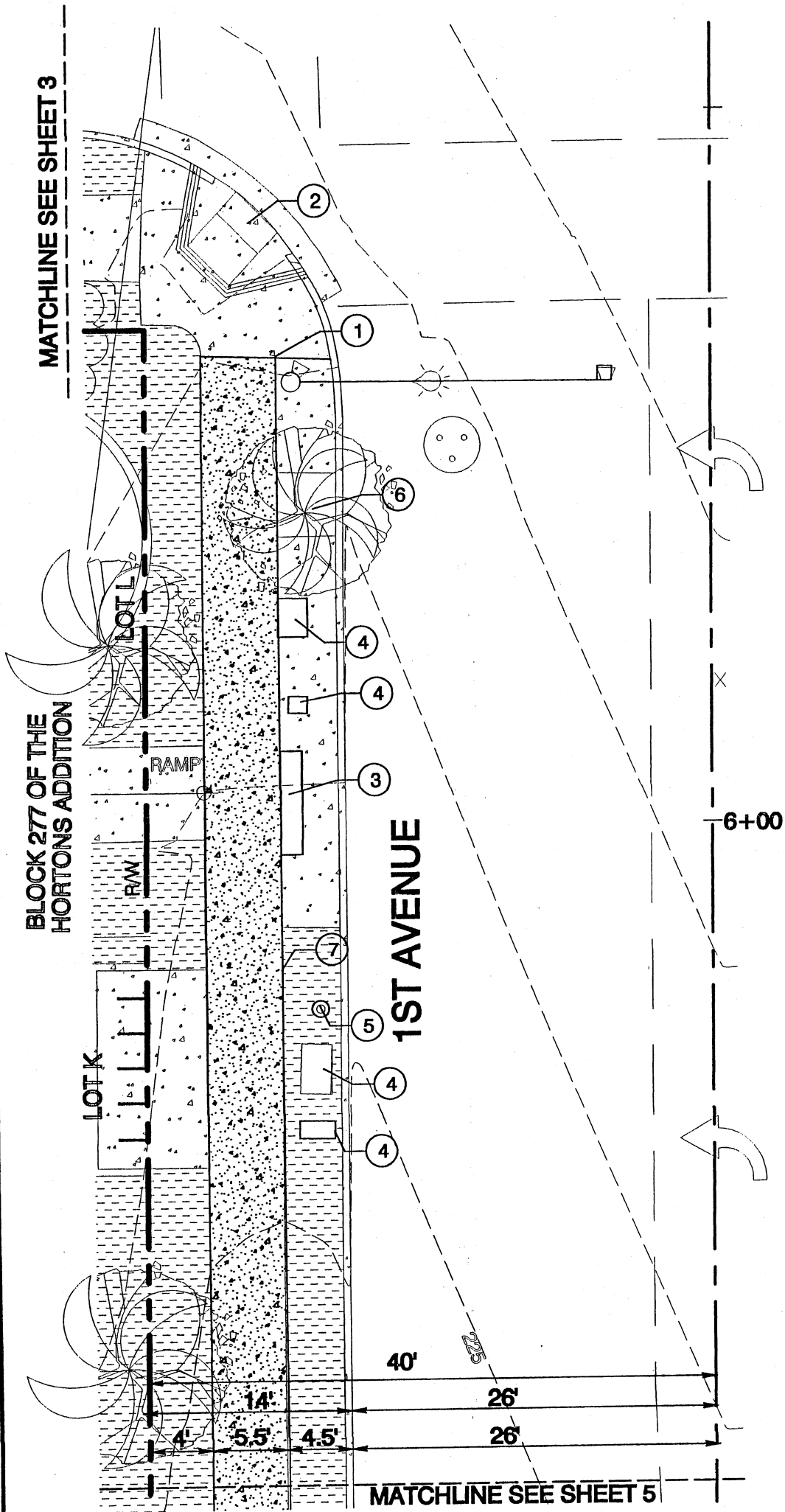
DEVELOPMENT SERVICES DEPARTMENT **CONSTRUCTION PLAN**
 1222 FIRST AVENUE
 SAN DIEGO, CA 92101-4155
 619-446-5000

SITE ADDRESS: 2466 1ST AVENUE
SAN DIEGO, CA 92101

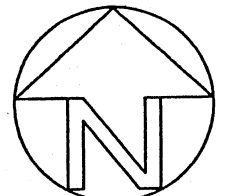
DISCRETIONARY PROJECT NO: NONE
 BUILDING PROJECT NO: _____
 INTERNAL ORDER NO: _____
 PROJECT TRACKING NO: 548614

CONSTRUCTION NOTES

- ① STA 5+67.17
 END REMOVE AND REPLACE
 EXISTING SIDEWALK PER SDG-156
 (MATCH EXISTING SCORING PATTERN)
 (PRESERVE CONTRACTOR STAMPS)
 (SEE BEGIN SHEET 5)
- ② EXISTING ADA COMPLIANT PED RAMP
 PROTECT IN PLACE
- ③ EXISTING BUS STOP BENCH
 PROTECT IN PLACE
- ④ EXISTING UTILITY BOX
 PROTECT IN PLACE
- ⑤ EXISTING BUS STOP SIGN
 PROTECT IN PLACE
- ⑥ EXISTING STREET TREE
 PROTECT IN PLACE



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SA
 AUG 01 2017
SVR
 LAND DEVELOPMENT SERVICES
 DRAINAGE & GEOTECH



SCALE 1"=10'
 SHEET 6 OF 8 SHEETS

PREPARED FOR:
 NAME: 1ST & LAUREL, LLC
 ADDRESS: 878 NEPTUNE AVE, ENCINITAS, CA 92024

PREPARED BY:
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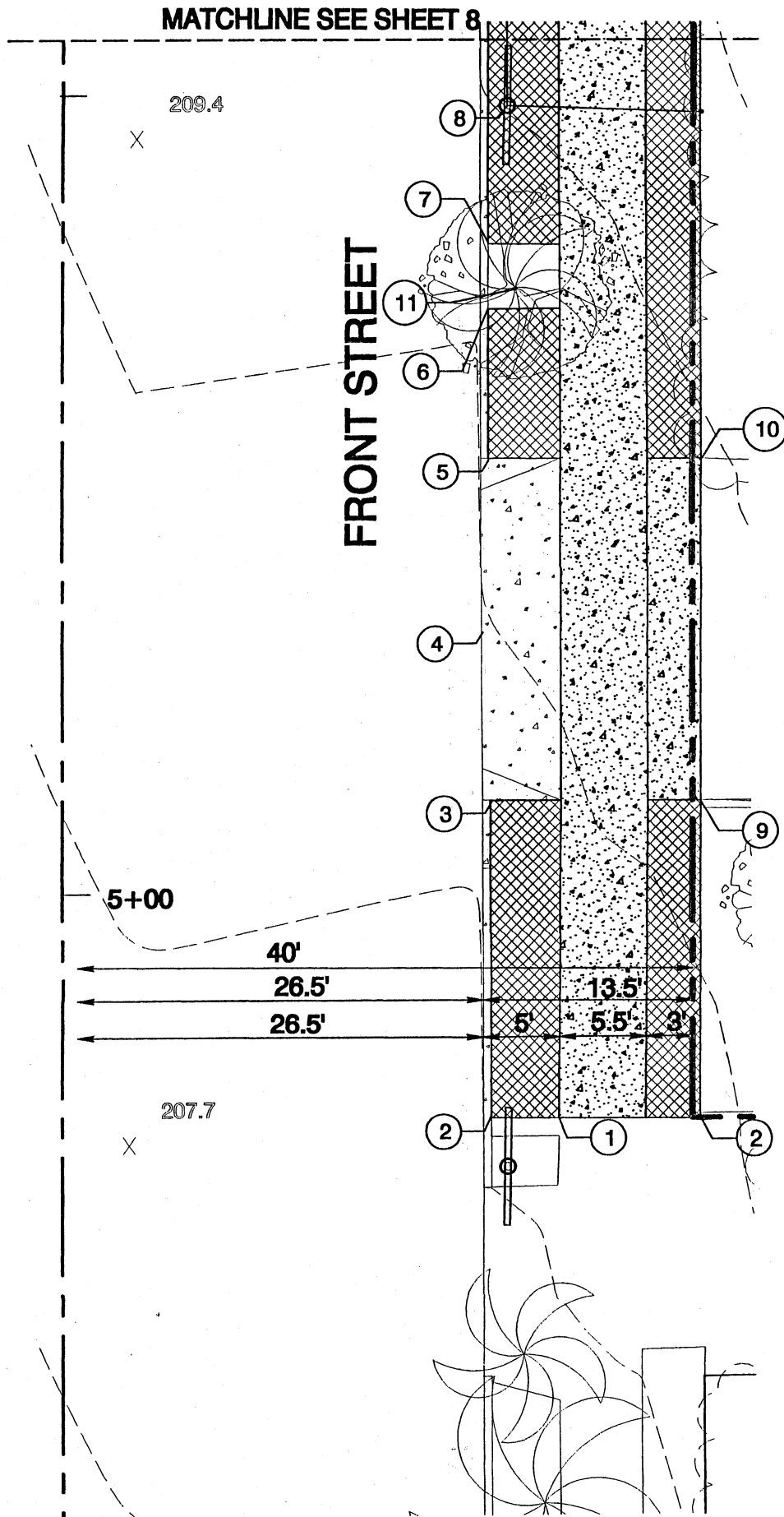
DEVELOPMENT SERVICES DEPARTMENT **CONSTRUCTION PLAN**
 1222 FIRST AVENUE
 SAN DIEGO, CA 92101-4155
 619-446-5000

SITE ADDRESS: 2466 1ST AVENUE
SAN DIEGO, CA 92101

DISCRETIONARY PROJECT NO: NONE
 BUILDING PROJECT NO: _____
 INTERNAL ORDER NO: _____
 PROJECT TRACKING NO: 548614

CONSTRUCTION NOTES

- ① STA 5+14.24
 BEGIN REMOVE AND REPLACE SIDEWALK PER SDG-156 (MATCH EXISTING SCORING PATTERN) (PRESERVE CONTRACTOR STAMPS) (SEE END SHEET 8)
- ② STA 5+14.24
 BEGIN REMOVE EXISTING CONCRETE REPLACE WITH LANDSCAPING
- ③ STA 4+94.25
 END REMOVE EXISTING CONCRETE REPLACE WITH LANDSCAPING
- ④ STA 4+83.36
 CL EXISTING DRIVEWAY TO REMAIN
- ⑤ STA 4+72.46
 BEGIN REMOVE EXISTING CONCRETE REPLACE WITH LANDSCAPING
- ⑥ STA 4+63.31
 END REMOVE EXISTING CONCRETE REPLACE WITH LANDSCAPING
- ⑦ STA 4+59.27
 BEGIN REMOVE EXISTING CONCRETE REPLACE WITH LANDSCAPING
- ⑧ EXISTING UTILITY POLE
 PROTECT IN PLACE
- ⑨ STA 4+94.25
 END REMOVE EXISTING CONCRETE REPLACE WITH LANDSCAPING
 BEGIN REMOVE AND REPLACE EXISTING CONCRETE BEHIND SIDEWALK
- ⑩ STA 4+72.46
 END REMOVE AND REPLACE EXISTING CONCRETE BEHIND SIDEWALK
 BEGIN REMOVE EXISTING CONCRETE REPLACE WITH LANDSCAPING
- ⑪ EXISTING STREET TREE
 PROTECT IN PLACE

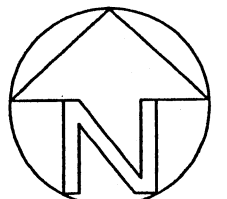


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AUG 01 2017

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LAND DEVELOPMENT REVIEW
 DRAINAGE & GRACES



SCALE 1"=10'

SHEET 7 OF 8 SHEETS

PREPARED FOR:
 NAME: 1ST & LAUREL, LLC
 ADDRESS: 878 NEPTUNE AVE, ENCINITAS, CA 92024

PREPARED BY:
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 ADDRESS/PHONE: 7888 SILVERTON AVENUE, SUITE "J"
 SAN DIEGO, CA 92126 / 858-271-9901

PERMIT NUMBER:
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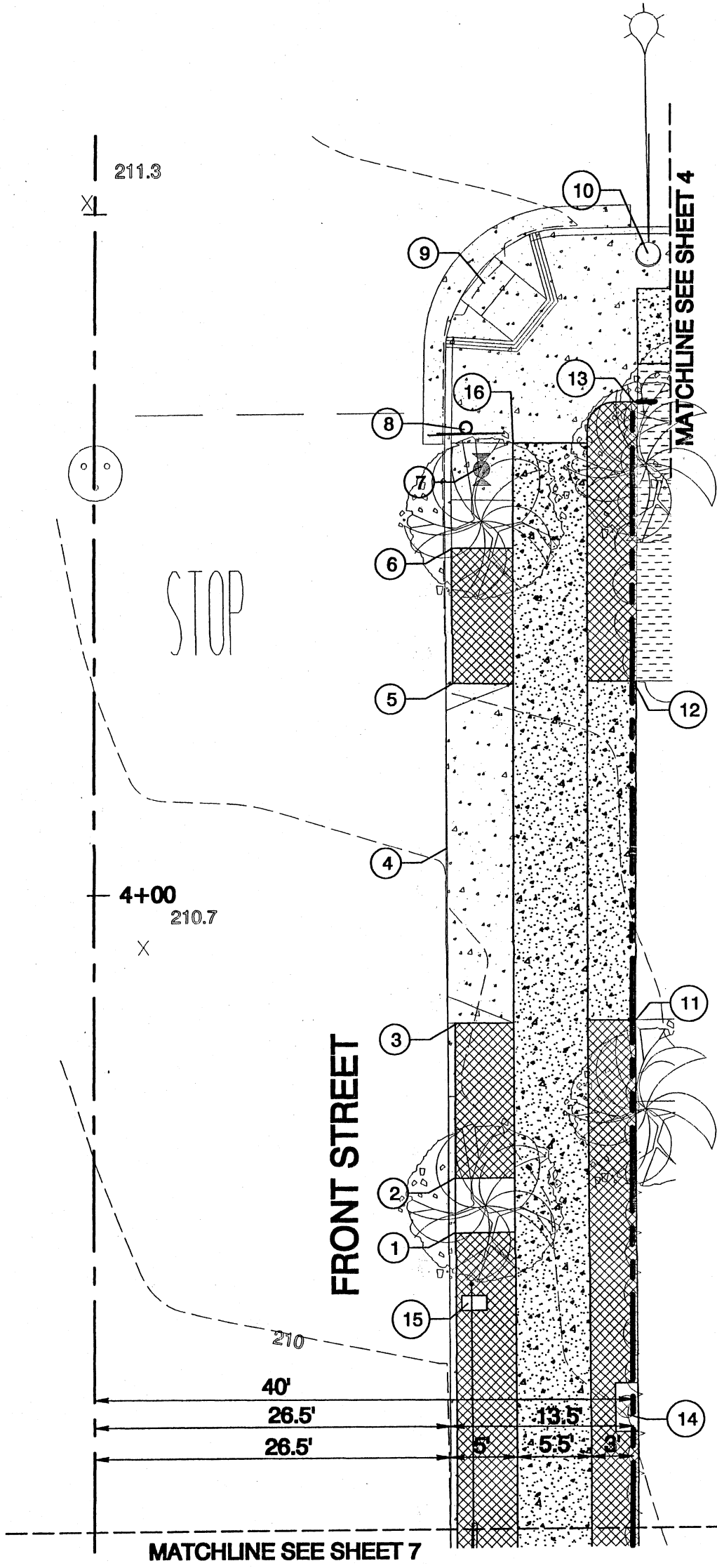
DEVELOPMENT SERVICES DEPARTMENT **CONSTRUCTION PLAN**
 1222 FIRST AVENUE
 SAN DIEGO, CA 92101-4155
 619-446-5000

SITE ADDRESS: 2466 1ST AVENUE
 SAN DIEGO, CA 92101

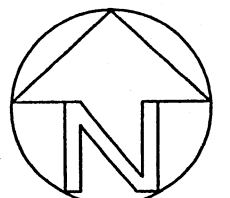
DISCRETIONARY PROJECT NO: NONE
 BUILDING PROJECT NO:
 INTERNAL ORDER NO:
 PROJECT TRACKING NO: 548614

CONSTRUCTION NOTES

- ① STA 4+25.15
END REMOVE EXISTING CONCRETE
REPLACE WITH LANDSCAPING
- ② STA 4+21.05
BEGIN REMOVE EXISTING CONCRETE
REPLACE WITH LANDSCAPING
- ③ STA 4+21.05
END REMOVE EXISTING CONCRETE
REPLACE WITH LANDSCAPING
- ④ STA 3+97.10
CL EXISTING DRIVEWAY
TO REMAIN
- ⑤ 3+84.57
BEGIN REMOVE EXISTING CONCRETE
REPLACE WITH LANDSCAPING
- ⑥ 3+74.58
END REMOVE EXISTING CONCRETE
REPLACE WITH LANDSCAPING
- ⑦ EXISTING FIRE HYDRANT
PROTECT IN PLACE
- ⑧ EXISTING STOP SIGN
PROTECT IN PLACE
- ⑨ EXISTING ADA COMPLIANT
PED RAMP
PROTECT IN PLACE
- ⑩ EXISTING STREET LIGHT
PROTECT IN PLACE
- ⑪ STA 4+09.59
END REMOVE EXISTING CONCRETE
REPLACE WITH LANDSCAPING
BEGIN REMOVE AND REPLACE
EXISTING CONCRETE BEHIND
SIDEWALK
- ⑫ STA 3+84.57
END REMOVE AND REPLACE
EXISTING CONCRETE BEHIND
SIDEWALK
BEGIN REMOVE EXISTING CONCRETE
REPLACE WITH LANDSCAPING
- ⑬ STA 3+66.98
END REMOVE EXISTING CONCRETE
REPLACE WITH LANDSCAPING
- ⑭ EXISTING GAS METER TO
PROTECT IN PLACE
- ⑮ EXISTING WATER METER
PROTECT IN PLACE
- ⑯ STA 3+66.98
END REMOVE AND REPLACE
SIDEWALK PER SDG-156
(MATCH EXISTING SCORING PATTERN)
(PRESERVE CONTRACTOR STAMPS)
(SEE BEGIN SHEET 7)



APPROVED
 SVB
 AUG 01 2017
 SVB
 LAND DEVELOPMENT REVIEW
 DRAINAGE & GRADES



SCALE 1"=10'

SHEET 8 OF 8 SHEETS

PREPARED FOR:
 NAME: 1ST & LAUREL, LLC
 ADDRESS: 878 NEPTUNE AVE, ENCINITAS, CA 92024

PREPARED BY:
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 ADDRESS/PHONE: 7888 SILVERTON AVENUE, SUITE 'J'
 SAN DIEGO, CA 92126 / 858-271-9901

PERMIT NUMBER:
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DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE
SAN DIEGO, CA 92101-4155
619-446-5000

CONSTRUCTION PLAN

SITE ADDRESS: 2466 1ST AVENUE
SAN DIEGO, CA 92101

DISCRETIONARY PROJECT NO: NONE
BUILDING PROJECT NO:
INTERNAL ORDER NO:
PROJECT TRACKING NO: 548614

WATER & SEWER NOTES

CONSTRUCTION CHANGE PTS: 577811

1. LOCATE WATER SERVICE (METER BOX) AND SEWER HOUSE CONNECTIONS (SEWER CLEANOUT) OUT OF DRIVEWAYS AND WALKWAYS (UNLESS OTHERWISE APPROVED BY THE RE). SEWER HOUSE CONNECTIONS SHALL BE LOCATED NO LESS THAN 5 FEET FROM DRIVEWAYS. THE SEWER LATERAL AND THE WATER SERVICE LINE SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 5 FEET AND A VERTICAL DISTANCE OF 1 FOOT (WITH WATER SERVICE AT THE HIGHER ELEVATION). THE SEWER LATERAL AND THE WATER SERVICE LINES SHALL BE INSTALLED IN A RELATIVE LOCATION SO THAT THE SEWER LATERAL IS LOCATED IN THE DOWNSTREAM DIRECTION OF THE STREET. IF THE ABOVE CRITERIA CANNOT BE MET, THE SEWER LATERAL AND THE WATER SERVICE LINE SHALL BE SEPARATED BY 10 FEET.

2. 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 BY MARCH 1, 2017. 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 LINEAL FEET OF PIPE.

ITEM NO. 1	(COST) \$318	(TYPE OF CONNECTION) 6" WET TAP	(SHEET) 3
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CONTRACTOR TO SET SADDLE/TAPPING SLEEVE AND CORPORATION STOP/TAPPING VALVE FOR ALL WET TAPS.

3. ALL VALVES WILL BE FLANGED TO CROSSES AND TEES. ONLY GATE VALVES SHALL BE USED IN FIRE HYDRANT INSTALLATIONS.

4. ALL BURIED DUCTILE AND GRAY CAST IRON PIPE, FITTINGS, VALVES AND APPURTENANCES SHALL HAVE CORROSION CONTROL MEASURES AS REQUIRED BY THE CITY OF SAN DIEGO'S SEWER AND WATER DESIGN GUIDES. IF CORROSION OF THE SOIL HAS NOT BEEN DETERMINED BY JOB-SPECIFIC TESTING, ALL BURIED DUCTILE IRON PIPE FITTINGS SHALL BE INSTALLED WITH A BONDED DIELECTRIC COATING AND CATHODIC PROTECTION. BONDED DIELECTRIC COATINGS SHALL BE 24 MIL DFT FUSION BONDED EPOXY (AWWA C213/C116), LIQUID EPOXY (AWWA C210), OR POLYURETHANE (AWWA C222). A COLD, FIELD APPLIED, THREE PART SYSTEM PETROLEUM WAX TAPE COATING SYSTEM (AWWA C-217) MAY BE SUBSTITUTED FOR THE BONDED DIELECTRIC COATING, IF APPROVED BY THE RESIDENT ENGINEER.

5. 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.

6. ALL HORIZONTAL SEPARATION DIMENSIONS SHOWN BETWEEN POTABLE WATER MAINS AND ALL OTHER WET UTILITIES, SUCH AS SEWER MAINS, STORM DRAINS, ETC. SHALL BE MEASURED FROM THE OUTSIDE EDGE OF EACH PIPELINE, PER STATE OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, BASIC SEPARATION STANDARDS.

7. ALL PROPOSED SEWERS SHOWN ON THE PLANS SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE SEWER DESIGN GUIDE OF THE CITY OF SAN DIEGO.

8. NO TREES ALLOWED WITHIN 10 FEET OF ANY SEWER MAIN OR SEWER LATERAL, FIRE HYDRANTS, WATER AND RECLAIMED WATER MAIN OR SERVICES.

9. ALL EXISTING UNUSED SEWER LATERALS SHALL BE PLUGGED AT THE PROPERTY LINE OR FACE OF SHORING BY CONTRACTOR.

10. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS ORDINANCES, CODES, ORDERS, AND REGULATIONS WHICH IN ANY MANNER AFFECT THE CONDUCT OF THE WORK, SPECIFICALLY AS IT RELATES TO SEWAGE SPILLS. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PREVENTING AND CONTAINING SEWAGE SPILLS, FOR RECOVERY AND LEGAL DISPOSAL OF ANY SPILLED SEWAGE, AND FOR ANY FINES, PENALTIES, CLAIMS AND LIABILITIES ARISING FROM CAUSING A SEWAGE SPILL AND FROM VIOLATION OF ANY LAW, ORDINANCE, CODE, ORDER OR REGULATION AS A RESULT OF THE SPILLS).

11. FOR WORK INVOLVING LIVE SEWER FACILITIES: AT LEAST FIFTEEN (15) DAYS PRIOR TO THE START OF CONSTRUCTION INVOLVING ANY EXISTING WASTEWATER FACILITY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING AND SUBMITTING A WASTEWATER FLOW DIVERSION PLAN THAT WILL ENSURE "ZERO SPILLS". THE PLAN SHALL BE SUBMITTED TO THE RESIDENT ENGINEER FOR REVIEW AND APPROVAL. THE DIVERSION PLAN SHALL INCLUDE AN EMERGENCY RESPONSE PLAN INDICATING THE PROCEDURES, EQUIPMENT, AND ACTIVITIES THAT WILL BE IMPLEMENTED IN THE EVENT OF AN EMERGENCY SHUTDOWN OR FAILURE OF THE FLOW DIVERSION EQUIPMENT USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE EMERGENCY PLAN IN ACCORDANCE WITH SECTION 805 OF THE 2009 CITY OF SAN DIEGO SUPPLEMENT AMENDMENTS (DOC. NO. PITS 050409-2) TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

Agustin Morales
OCT 13 2017
LAND DEVELOPMENT REVIEW
DRAINAGE & GRADES

STREET EXCAVATION TABLE (ASPHALT)

STREET NAME	INTERSECTING STREETS		STREET CLASSIFICATION (ARTERIAL, MAJOR, COLLECTOR, RESIDENTIAL)	UTILITY TYPE (WET OR DRY)	LATERAL OR MAIN	LAST STREET OVERLAY DATE	INFLUENCE AREA WIDTH (FT) PER SDMC 62.1208	TRENCH WIDTH (FT)	TRENCH LENGTH (FT)	STREET MORATORIUM (Y/N)
LAUREL ST.	FRONT ST.	1ST AVE.	COLLECTOR	WET	LATERAL	11/12/14	82"	2.0'	17.5'	YES

*PER "CLARIFYING REQUIREMENTS FOR RESURFACING ASPHALT CONCRETE AND CONCRETE STREET EXCAVATIONS AND SLURRY SEAL REQUIREMENTS IN PUBLIC RIGHT OF WAY" MEMO DATED 6/1/2015, TRENCH IN STREET WHICH IS NOT UNDER MORATORIUM REQUIRES SLURRY SEAL FROM CURB TO CURB AND THE WIDTH OF THE TRENCH.

EXCAVATION MORATORIUM (CHECK ONE):

- LOCATION OF EXCAVATION IS NOT ON A MORATORIUM STREET
- LAUREL ST. FROM FRONT ST. TO 1ST AVE. IS A MORATORIUM STREET AS DEFINED IN MUNICIPAL CODE SECTION 62.1203 FOR: OVERLAY SLURRY MORATORIUM EXPIRES ON 11/12/19, MORATORIUM IS WAIVED.

\$ 1,422.26 ⇒ SDF

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 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 THEN 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.



SHEET 9 OF 9 SHEETS

PREPARED FOR:
NAME: 1ST & LAUREL, LLC
ADDRESS: 878 NEPTUNE AVE, ENCINITAS, CA 92024

PREPARED BY:
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