



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: APRIL 11, 2018 REPORT NO. HO-18-029

HEARING DATE: APRIL 18, 2018

SUBJECT: SAVANNAH STREET RESIDENCES Process Three Decision

PROJECT NUMBER: 535391

OWNER/APPLICANT: William Rabello, Owner, and Savannah Development LLC, Applicant

SUMMARY

Issue(s): Should the Hearing Officer approve the demolition of an existing single dwelling unit and the creation of four lots, each with a new single dwelling unit, at 5053 Savannah Street within the Linda Vista Community Planning Area, along with the waiver of the requirement to underground existing overhead utilities?

Staff Recommendation:

1. Approve Site Development Permit 1929280 and Tentative Map 1929283, waiving the requirement to underground existing overhead utilities.

Community Planning Group Recommendation: On May 22, 2017, the Linda Vista Community Planning Group voted 11-0-0 to recommend approval of the proposed project without conditions or recommendations.

Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures) and 15315 (Minor Land Divisions) of the CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 7, 2018, and the opportunity to appeal that determination ended March 21, 2018.

BACKGROUND

The 0.29-acre project site is located at 5053 Savannah Street, on the corner of Savannah Street and Buenos Avenue in the Linda Vista Community Planning Area. The property is zoned RM-1-1 and

designated Low-Medium Density (9-15 du/ac) in the Linda Vista Community Plan. Properties to the west, south, and east are located within the same zone and land use designation, and are developed with a mix of smaller single dwelling units and multiple dwelling units. Properties to the north are single dwelling unit residential, zoned RS-1-7 and designated Low Density (5-9 du/ac). The site is also located within a Transit Priority Area. The neighborhood is accessed via Tecolote Road to the west, and Morena Boulevard, West Morena Boulevard, and Buenos Avenue to the south.

The site is currently developed with one single dwelling unit. This house was constructed in 1914, but was determined to not be a historic resource by Planning Department staff.

The project requires a Site Development Permit to create a small-lot subdivision pursuant to SDMC 126.0502(b)(5), 142.0365, and 143.0302, and a Tentative Map to create four lots pursuant to SDMC 125.0410 and 125.0430. Per SDMC 112.0103, both actions will be consolidated and processed according to Process Three, with the Hearing Officer as the decision maker.

DISCUSSION

Project Description

The project proposes the demolition of an existing single dwelling unit, and the subdivision of the existing four legal lots into four new lots. One dwelling unit is proposed on each lot, for a total of four. The proposed units would range in size from 2,190 to 2,488 square feet and would be two stories tall with a roof deck.

Parking areas for each unit will be accessed from Buenos Avenue via a shared driveway. Each unit also has pedestrian access to an adjacent street. Landscaping will be provided along the Savannah Street and Buenos Avenue frontages. New sidewalk, curb and gutter will also be provided.

Community Plan Analysis

The project is located in the Overlook Heights neighborhood of the Linda Vista Community Plan. The Plan describes this area as "a single-family neighborhood overlooking the Morena area with outstanding views of the coast." The proposed project maintains this "single-family" character by providing the required zone and plan densities using detached single-dwelling units on individual lots.

The project has a residential density of 14.07 du/ac, which complies with the RM-1-1 zone (maximum allowable density of 14.5 du/ac) and the Low-Medium Density land use designation (maximum allowable density of 15 du/ac). In addition, the project promotes multiple Community Plan goals and policies, including the provision of a wide variety of dwelling unit types for all ages, income, and social groups, the need to improve the appearance and quality of deteriorating housing stock and encourage the redevelopment of unsound structures, and enhancing residential neighborhoods by planting street trees.

Conclusion

The project complies with the requirements of the RM-1-1 zone, the Supplemental Site Development Permit Regulations for Small Lot Subdivisions (SDMC 143.0365), and all applicable sections of the Land Development Code and the Linda Vista Community Plan, with no deviations requested. Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Site Development Permit 1929280 and Tentative Map 1929283.
Staff

ALTERNATIVES

1. Approve Site Development Permit 1929280 and Tentative Map 1929283, with modifications.
2. Deny Site Development Permit 1929280 and Tentative Map 1929283, if the findings required to approve the project cannot be affirmed.

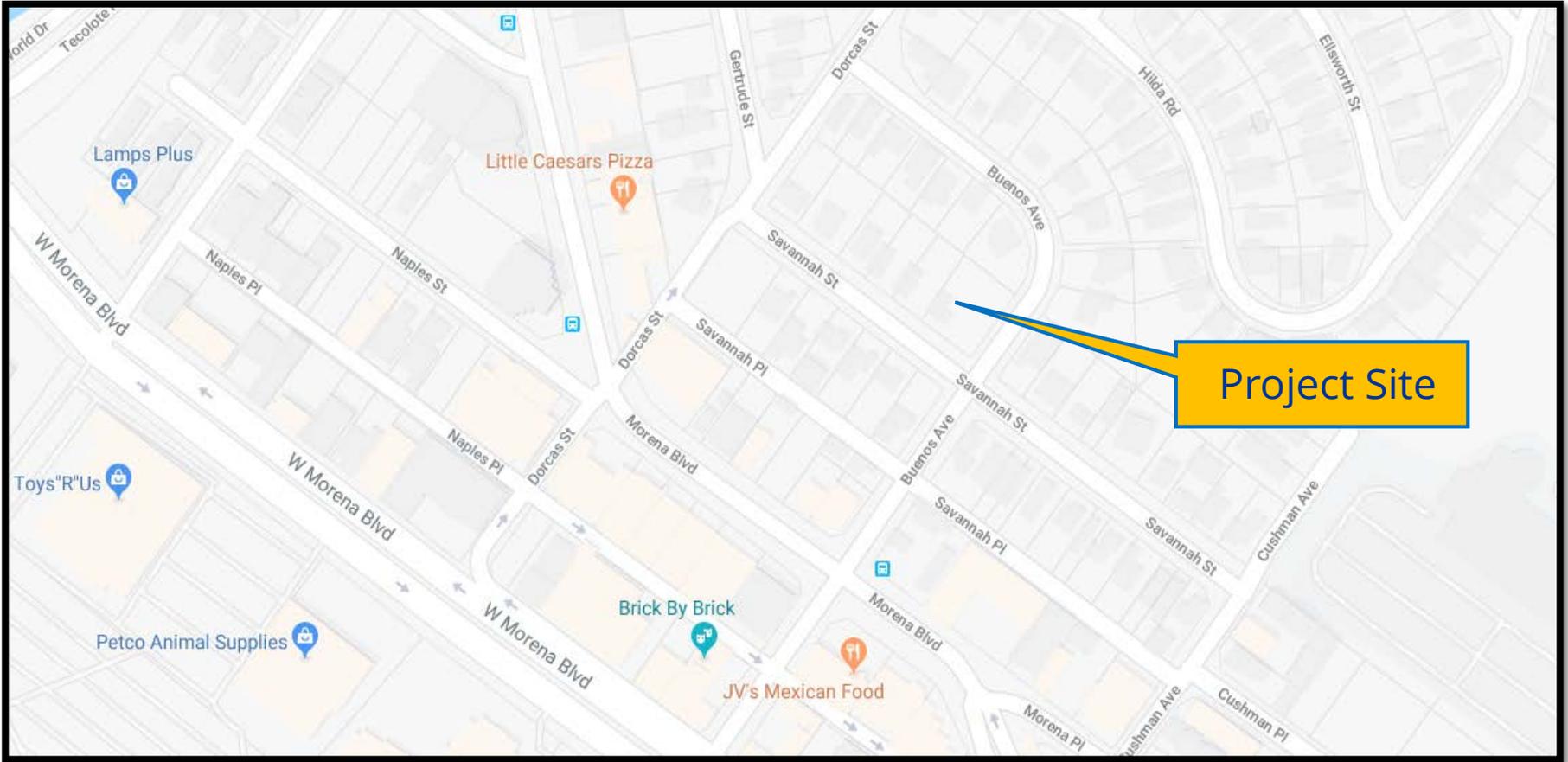
Respectfully submitted,



Martha Blake, Development Project Manager

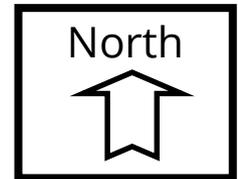
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Resolution
7. Draft Map Conditions
8. Environmental Exemption
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Plans (Include as appropriate/relevant)
12. Map Exhibit-Tentative/Vesting Tentative Map/Map Waiver



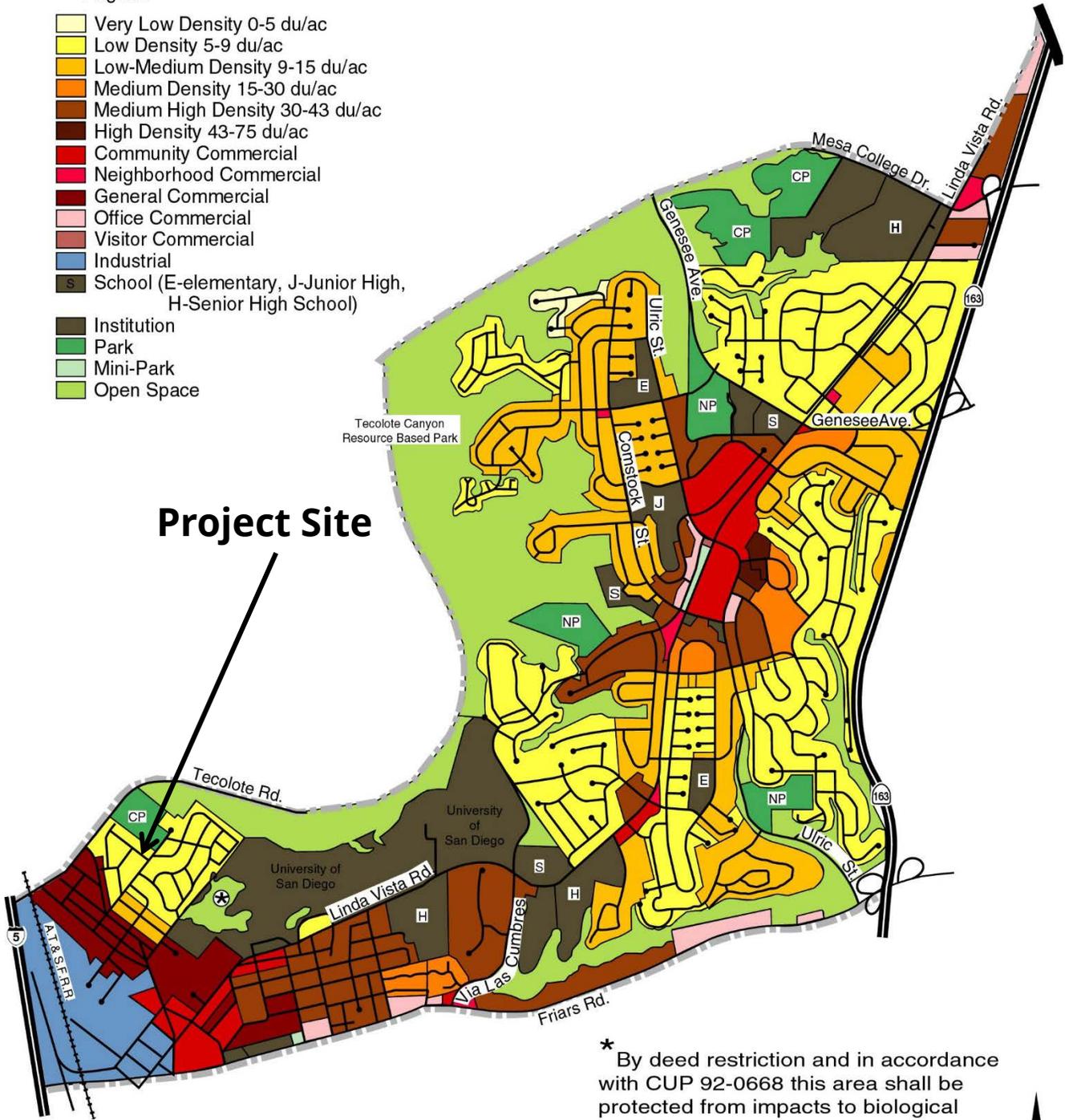
Project Location Map

Savannah Street SDP TM / 5053 Savannah Street
PROJECT NO. 535391



Legend

- Very Low Density 0-5 du/ac
- Low Density 5-9 du/ac
- Low-Medium Density 9-15 du/ac
- Medium Density 15-30 du/ac
- Medium High Density 30-43 du/ac
- High Density 43-75 du/ac
- Community Commercial
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Visitor Commercial
- Industrial
- School (E-elementary, J-Junior High, H-Senior High School)
- Institution
- Park
- Mini-Park
- Open Space



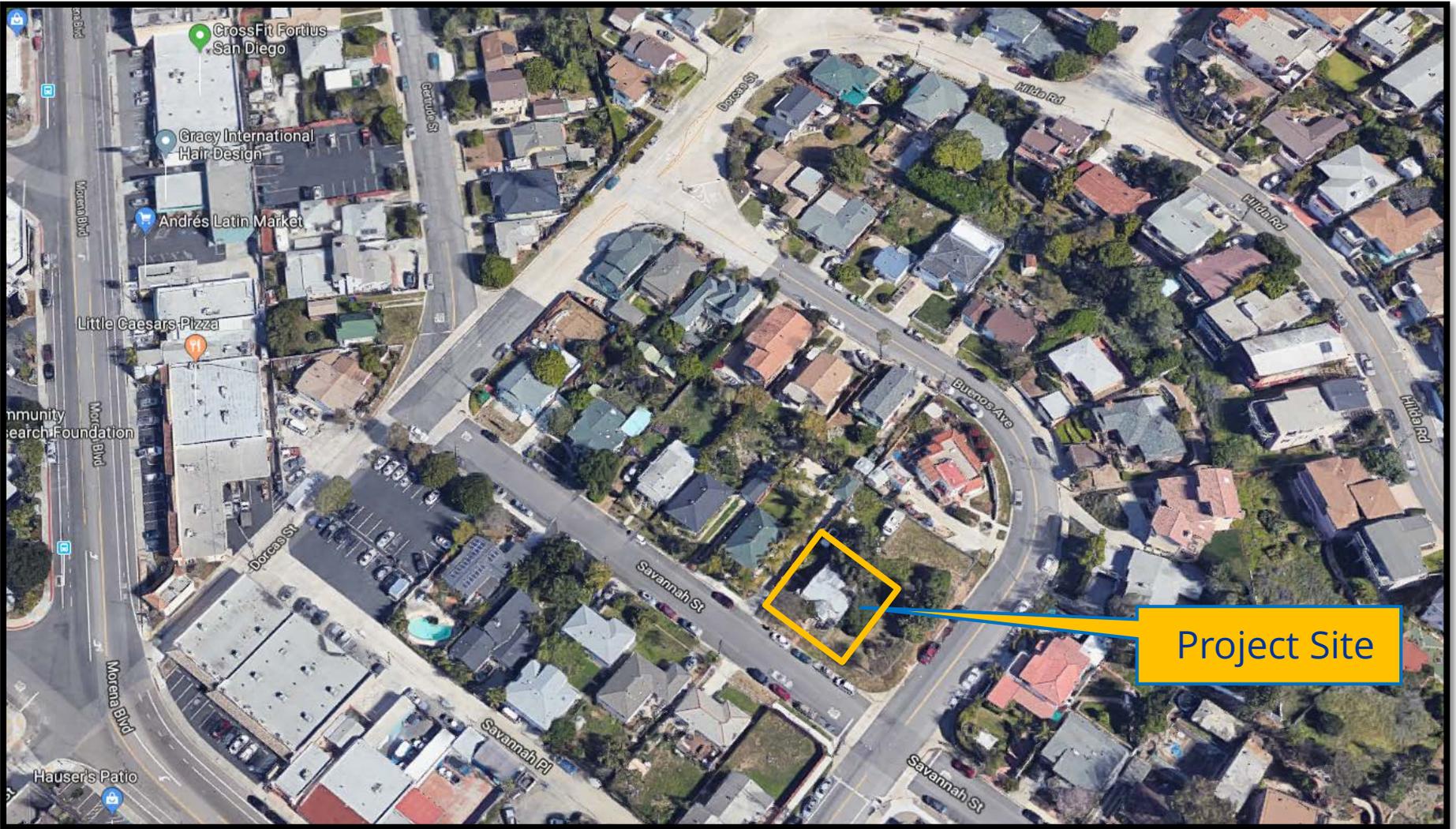
* By deed restriction and in accordance with CUP 92-0668 this area shall be protected from impacts to biological or hillside resources



Land Use Map

Savannah Street SDP/TM / 5053 Savannah Street
PROJECT NO. 535391



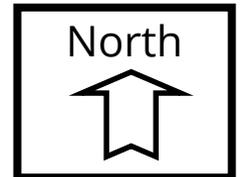


Project Site



Aerial Photo

Savannah Street SDP/TM / 5053 Savannah Street
PROJECT NO. 535391



HEARING OFFICER RESOLUTION NO. XXXXXX
SITE DEVELOPMENT PERMIT 1929280
SAVANNAH STREET RESIDENCES - PROJECT NO. 535391

WHEREAS, WILLIAM RABELLO, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single dwelling unit and create a four-lot subdivision developed with four houses (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1929280), on portions of a 0.29-acre lot; and

WHEREAS, the project site is located at 5053 Savannah Street, in the RM-1-1 zone of the Linda Vista Community Planning Area; and

WHEREAS, the project site is legally described as Lots 1, 2, 3, and 4 in Block C of Weeks' Addition, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 123, filed in the Office of the County Recorder of San Diego County, June 10, 1887; and

WHEREAS, on March 7, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction) and 15315 (Minor Land Divisions); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on April 18, 2018, the Hearing Officer of the City of San Diego considered Site Development Permit 1929280 pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated April 18, 2018.

A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. The proposed development will not adversely affect the applicable land use plan.

The 0.29-acre project site is located at 5053 Savannah Street in the Linda Vista Community Planning Area. The property is zoned RM-1-1 and designated Low-Medium Density (9-15 du/ac) in the Linda Vista Community Plan.

The project is located in the Overlook Heights neighborhood of the Linda Vista Community Plan. The Plan describes this area as "a single-family neighborhood overlooking the Morena area with outstanding views of the coast." The proposed project maintains this "single-family" character by providing the required zone and plan densities using detached single-dwelling units on individual lots.

The project has a residential density of 14.07 du/ac, which complies with the property's Low-Medium Density land use designation (maximum allowable density of 15 du/ac). In addition, the project promotes multiple Community Plan goals and policies, including the provision of a wide variety of dwelling unit types for all ages, income, and social groups, the need to improve the appearance and quality of deteriorating housing stock and encourage the redevelopment of unsound structures, and enhancing residential neighborhoods by planting street trees. Therefore, the proposed development will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The 0.29-acre project site is located at 5053 Savannah Street in the Linda Vista Community Planning Area. The property is zoned RM-1-1 and designated Low-Medium Density (9-15 du/ac) in the Linda Vista Community Plan.

The project site is located in a developed, urban area that is already served by utilities and emergency services. It will be developed in accordance with existing zoning and Community Plan densities for the site. The project was determined to be categorically exempt from CEQA pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15315 (Minor Land Divisions) of the CEQA Guidelines.

The development has been designed in full accordance with the Land Development Code and will enhance the existing streetscape by providing new landscaping, curb, gutter, and sidewalk. Construction of dwelling units and public improvements will be required to observe all local, state, and federal laws related to building safety, fire safety, and water quality. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The 0.29-acre project site is located at 5053 Savannah Street in the Linda Vista Community Planning Area. The property is zoned RM-1-1 and designated Low-Medium Density (9-15 du/ac) in the Linda Vista Community Plan.

The project has a residential density of 14.07 du/ac, which complies with the RM-1-1 zone. The project complies with the requirements of the RM-1-1 zone as modified by the Supplemental Site Development Permit Regulations for Small Lot Subdivisions (SDMC 143.0365), as well as the requirements for Tentative Maps (SDMC 125.0410 and 125.0430). No deviations are requested. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit 1929280 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1929280, a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: April 18, 2018

IO#: 24007174

DRAFT

4
RECORDING REQUESTED BY
 CITY OF SAN DIEGO
 DEVELOPMENT SERVICES
 PERMIT INTAKE, MAIL STATION
 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007173

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT 1929280
SAVANNAH STREET RESIDENCES - PROJECT NO. 535391
 HEARING OFFICER

This Site Development Permit 1929280 is granted by the Hearing Officer of the City of San Diego to William Rabello, Owner/Permittee pursuant to San Diego Municipal Code [SDMC] sections 126.0502(b)(5), 142.0365, and 143.0302. The 0.29-acre site is located at 5053 Savannah Street in the RM-1-1 Zone of the Linda Vista Community Plan. The project site is legally described as: Lots 1, 2, 3, and 4 in Block C of Weeks' Addition, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 123, filed in the Office of the County Recorder of San Diego County, June 10, 1887;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single dwelling unit and create a four-lot subdivision developed with four houses described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 18, 2018, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing single dwelling unit, a Tentative Map to create four new lots ranging in size from 2,696 square feet to 3,452 square feet, and construction of four single dwelling units (one per lot) totaling 9,286 sf;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by May 2, 2021.
2. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
6. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
8. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

9. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

10. This Permit shall comply with all Conditions of Tentative Map No.1929283.

11. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

12. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

13. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrains/curb outlets in the Savannah Street Right-of-Way.

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 20 ft wide driveway, adjacent to the site on Buenos Avenue, satisfactory to the City Engineer.

15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Savannah Street, and Buenos Avenue, satisfactory to the City Engineer.

16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing curb with City Standard curb and gutter, adjacent to the site on Savannah Street and Buenos Avenue.

17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing curb ramp at the northwest corner of Savannah Street and Buenos Avenue, with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with Detectable/Tactile Warning Tile, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

19. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Development Services Department.

21. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-sq.ft. area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

22. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-sq.ft. area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

23. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

24. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged, or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Occupancy.

PLANNING/DESIGN REQUIREMENTS:

25. Owner/Permittee shall maintain a minimum of nine (9) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

26. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

27. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

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

AFFORDABLE HOUSING REQUIREMENTS:

29. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

30. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, 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.

31. Prior to the issuance of any building permits, the Owner/Permittee 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.

32. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on April 18, 2018 and [Approved Resolution Number].

Permit Type/PTS Approval No.: Site Development Permit No. 1929280
Date of Approval: April 18, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Savannah Development LLC
Owner/Permittee

By _____
Justin Ruthenbeck
TITLE

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

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

RESOLUTION NO. _____
DATE OF FINAL PASSAGE APRIL 18, 2018

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP NO. 1929283
SAVANNAH STREET RESIDENCES - PROJECT NO. 535391

WHEREAS, WILLIAM RABELLO, Subdivider, and CIVIL ENGINEERING CONSULTING SERVICES, Engineer, submitted an application to the City of San Diego for a tentative map , Tentative Map No. 1929283 for the creation of four new residential lots, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 5053 Savannah Street, in the RM-1-1 zone within the Linda Vista Community Planning Area. The property is legally described as Lots 1, 2, 3, and 4 in Block C of Weeks' Addition, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 123, filed in the Office of the County Recorder of San Diego County, June 10, 1887; and

WHEREAS, the Map proposes the Subdivision of a 0.29-acre-site into four lots for four single dwelling units; and

WHEREAS, on March 7, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guidelines Sections 15301, 15303 and 15315; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, on April 18, 2018, the Hearing Officer of the City of San Diego considered Tentative Map No. 1929283, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code sections 125.0440 and 144.0240, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1929283:

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

The 0.29-acre parcel is located at 5053 Savannah Street, within the Linda Vista Community Plan area, which designates the site for Low-Medium Density (9-15 du/ac). This density allows for the four dwelling units created by this project. Therefore, the four single-unit lots proposed are consistent with the density specified by the Community Plan. The subdivision of this site, which is surrounded by existing residential development, for single-unit residential development is also consistent with the residential policies of the Linda Vista Community Plan, which encourages a wide variety of dwelling unit types for all ages, income, and social groups, the need to improve the appearance and quality of deteriorating housing stock and encourage the redevelopment of unsound structures, and enhancing residential neighborhoods by planting street trees.

Therefore, the proposed subdivision is consistent with the policies, goals, and objectives of the applicable land use plan.

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

The subdivision would result in four lots ranging in size from 2,696 to 3,452 square feet. This complies with the requirements of the RM-1-1 zone as modified by the Supplemental Site Development Permit Regulations for Small Lot Subdivisions (SDMC 143.0365), which allow the subdivision of multi-family zoned land, consistent with the density of the zone, for the construction of single dwelling units. All lots would front on and take access from the existing, developed public rights-of-way. The subdivision complies with all development regulations and no deviations are

proposed. The construction of the proposed single dwelling units would be required to comply with Land Development Code Regulations and construction permit requirements.

The project includes a request to waive the requirement to underground the existing offsite overhead utilities. The requested waiver of the requirement to Underground the existing overhead utility facilities in the public right-of-way qualifies under the guidelines of Municipal Code Section 144.0242, Waiver of the Requirements to Underground Privately Owned Utility Systems and Service Facilities, in that the project 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 project has been conditioned to underground any new service run to any new or proposed structures within the subdivision.

Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The infill project site is located in a developed, residential area that is zoned RM-1-1 and designated for Low-Medium Density (9-15 du/ac) residential development in the Linda Vista Community Plan.

The proposed subdivision meets the density requirements of the zone and designation. The site topography is generally level, approximately 41 feet above mean sea level. All lots would front on and take access from the existing, developed street rights-of-way with all required public utilities and services located adjacent to the site. Future single dwelling units would be required to comply with Land Development Code Regulations and construction permit requirements. The site is located in a developed, urban neighborhood with no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site.

Therefore, the subdivision to create four lots and a remainder parcel is physically suitable for the type and density of development.

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

This urban infill project is located in a developed, urban neighborhood. There are no watercourses, ESL or MHPA lands located on or adjacent to the site, which is surrounded by existing development. The project was determined to be exempt from CEQA pursuant to CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures) and 15315 (Minor Land Divisions). Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife 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 Tentative Map was reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals, including utility undergrounding, installation of public improvements, and payment of applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. Future development would be required to comply with Land Development Code Regulations and Building Permit requirements, which would ensure that the project is not detrimental to the public health, safety, and welfare.

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

No such adverse impacts were identified during project review. The site will continue to be accessed from the existing public streets (Savannah Street and Buenos Avenue) which are developed with curb, gutter, and sidewalk. Future development would be required to comply with Land Development Code Regulations and Building Permit requirements and there are no existing access easements through the property.

Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The proposed subdivision of a 0.29-acre parcel into four lots for residential development will not impede or inhibit passive or natural heating and cooling opportunities. The design of the subdivision and placement of proposed dwelling units has taken into account the best use of the land to minimize grading, and complies with Land Development Code Regulations and Building Permit requirements, which include setback and height limitations to ensure adequate natural light and air movement between the future structures.

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

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

The subdivision creates four lots for single dwelling unit residential development on a site is designated and zoned for such. At the time of construction, dwelling units will be subject to the underlying zone regulations at the time of the application, including the City's Inclusionary Affordable Housing requirements and payment of all applicable Developer Impact Fees (DIF). The site is served by existing public infrastructure, including the developed road rights-of-way and water, sewer, electrical and gas lines. Impacts to environmental resources would be avoided in that the site is located in a developed, urban neighborhood and does not contain nor is adjacent to such resources.

ATTACHMENT 6

(R-[Reso Code])

The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of three residential lots (four proposed lots minus the one existing dwelling unit) for private development is consistent with the housing needs anticipated for the Linda Vista Community Planning area.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map 1929283, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to William Rabello subject to the attached conditions which are made a part of this resolution by this reference.

By

Martha Blake
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007174

Revised: 5/19/2014 by WJZ

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 1929283,
SAVANNAH STREET RESIDENCES - PROJECT NO. 535391
ADOPTED BY RESOLUTION NO. R-_____ ON APRIL 18, 2018

GENERAL

1. This Tentative Map will expire May 2, 2021.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the expiration of the Tentative Map, a Parcel Map to resubdivide Lots shall be recorded in the office of the County Recorder.
4. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office along with the associated \$34.00 tax compliance fee to avoid delaying the recordation of the Parcel Map.
5. The Tentative Map shall conform to the provisions of Site Development Permit 1929280.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

8. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
9. The Subdivider shall grant an Easement to the City of San Diego for Water and Sewer purposes.
10. 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. 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

11. "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].
12. "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."
13. The Tentative 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 DEPARTMENT

14. The Owner/Permittee shall grant private water and sewer easements for all cross-lot private water and sewer services from one lot to another as shown on the approved Exhibit "A".
15. Prior to the recording of the final Map, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24007174

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project No.: 535391

Project Title: SAVANNAH ST SDP TM

Project Location-Specific: 5053 Savannah Street, San Diego, CA 92110

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

Description of nature and purpose of the Project: Site Development Permit (SDP) and Tentative Map (TM) for a small lot subdivision to demolish a single dwelling unit on four lots and subdivide. Four new dwelling units would be constructed on the subdivided lots. The project is located at 5053 Savannah Street. The 0.284-acre site is located within the Linda Vista Community Plan, RM-1-1 Zone, Campus Impact Parking Overlay Zone, FAA Part 77 Noticing Area for SDIA Lindbergh Filed (130-145 AMSL), and Airport Influence Areas for SDIA Lindbergh Field. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the residences.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Justin Ruthenbeck, Savannah Development, LLC
 9871 Carmel Mountain Rd.
 San Diego, CA 92129
 858-375-4442

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: 15301 (Existing Facilities), 15303 (New Construction), 15315 (Minor Land Divisions)
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities), 15303 (New Construction), and 15315 (Minor Land Divisions). The exemptions are appropriate because 15301 allows for demolition of a single family residence, 15303 allows for the construction of limited numbers of new, small facilities and 15315 allows for the division of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer parcels. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

Lead Agency Contact Person: Courtney Holowach Telephone: (619) 446-5187

If filed by applicant:

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

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

 / SENIOR PLANNER
 Signature/Title

4/9/2018
 Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Savannah St - SDP / TM	Project Number: 535391	Distribution Date: 4/14/2107
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Project Scope/Location:

LINDA VISTA (Process 3) Site Development Permit and Tentative Map for the demolition of an existing single family dwelling and the subdivision of 4 single family lots for the development of 4 single dwelling units totaling 9,200 sq-ft at 5053 Savannah Street. The 0.29-acre site is located in the RM-1-1 zone(s) of the Linda Vista Community Plan Area within Council District 2.

Applicant Name: Fisher, Brad	Applicant Phone Number: 619-301-2870
--	--

Project Manager: Blake, Martha	Phone Number: (619) 446-5375	Fax Number: (619) 321-3200	E-mail Address: MBlake@sandiego.gov
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Committee Recommendations (To be completed for Initial Review):

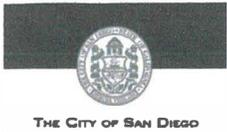
	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve	11	0	0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below			
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below			
<input type="checkbox"/> Vote to Deny			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued

CONDITIONS:

NAME: Noli Zosa	TITLE: Chairman
SIGNATURE: <i>[Signature]</i>	DATE: 5/22/17

Attach Additional Pages If Necessary.

Please return to:
 Project Management Division
 City of San Diego
 Development Services Department
 1222 First Avenue, MS 302
 San Diego, CA 92101



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

Ownership Disclosure Statement

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 Savannah St Residences **Project No. For City Use Only** 635 391
Project Address:
 5053 Savannah St, San Diego CA 92110

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached Yes No

Name of Individual (type or print):
 William James Rabello, Trustee of the Rabello Family Trust
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 4347 Voltaire
 City/State/Zip:
 San Diego, CA 92107
 Phone No: 619-846-1114 Fax No:
 Signature: [Signature] Date: 2/1/07

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Project Title: _____	Project No. (For City Use Only) _____
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____

Owner Tenant/Lessee

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): _____

Title (type or print): _____

Signature : _____ Date: _____

GENERAL NOTES

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL *A PERMIT/ *A NOTICE TO PROCEED HAS BEEN ISSUED.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER 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 AMENDMENTS THERETO (16 USC SECTION 1531 ET.SEQ.).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. 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 THE CONSTRUCTION.
- IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS BEFORE YOU DIG.
- CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE CITY OF SAN DIEGO MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.
- "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT- ISSUING AUTHORITY.
- ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 144.0240 OF THE MUNICIPAL CODE.
- PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (858) 627-3200.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
- AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
- AN AS-GRADED GEOTECHNICAL REPORT AND A SET OF THE REDLINE GRADING PLANS SHALL BE SUBMITTED AT AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE FIELD ENGINEERING DIVISION AT 9485 AERO DR.
- THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
- CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK. DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SOG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT (FRICTION FACTOR >= 0.50) AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.

GRADING NOTES

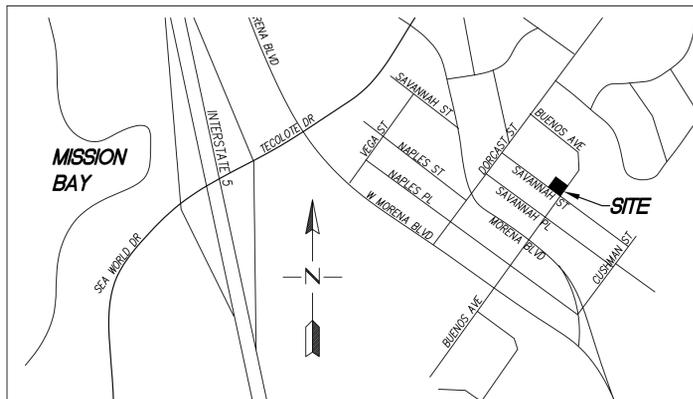
- GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
- PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OF THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE SHEET ____ FOR MIX AND SPECIFICATIONS.

GROUND WATER DISCHARGE NOTES

- ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES CAG919003.
- THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.
- ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES NO. CAG919003.

SITE DESIGN, SOURCE CONTROL AND POLLUTANT CONTROL BMP OPERATION + MAINTENANCE PROCEDURE						
STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.:						
O&M RESPONSIBLE PARTY DESIGNEE: PROPERTY OWNER / HOA / CITY / OTHER						
BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	QUANTITY	INCLUDED IN O&M MANUAL	SHEET NUMBER(S)
SITE DESIGN ELEMENTS					YES NO	
DESCRIPTION:						
SOURCE CONTROL ELEMENTS					YES NO	
DESCRIPTION:						
POLLUTANT CONTROL BMP(S)					YES NO	
DESCRIPTION:						
HMP FACILITY (IF SEPARATE)					YES NO	
DESCRIPTION:						
HMP EXEMPT						

**CONCEPTUAL GRADING PLANS FOR:
SAVANNAH HOMES**



VICINITY MAP

NO SCALE

GRADING + GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND, IF REQUIRED, BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION ENTITLED

GEOLOGICAL INVESTIGATION, SAVANNAH HOMES, 5053 SAVANNAH ST. SAN DIEGO, CA
DECEMBER 26, 2016, PROJECT NO. 1019-2016

2. ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.

3. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED SOILS REPORT, OR IF REQUIRED, AN AS-GRADED GEOTECHNICAL REPORT WILL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO TECHNICAL GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT WILL BE SUBMITTED TO THE FIELD ENGINEERING SECTION OF ENGINEERING AND CAPITAL PROJECTS DEPARTMENT AND A SECOND COPY TO THE GEOLOGY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT OR PROJECT PLANS, REPORTS OR SPECIFICATIONS, THE FINAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A CALIFORNIA CERTIFIED ENGINEERING GEOLOGIST.

4. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THE RESPONSIBILITY WITHIN THE AREA OF THEIR TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITEE TO NOTIFY THE CITY ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.

5. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.



706 10-31-18 DATE
MICHAEL W. HART C.E.G. NO. EXP. DATE
P.O. BOX 261227 SAN DIEGO, CA 92196
PHONE: 658-578-4672

*IF THE SOILS ENGINEER (R.C.E. OR G.E.) AND CERTIFIED ENGINEERING GEOLOGIST (C.E.G.) SIGNING THIS STATEMENT ARE NOT FROM THE SAME COMPANY, BOTH COMPANY NAMES AND PHONE NUMBERS MUST BE PROVIDED.

6. FOR SOIL FILE SEE CITY RECORD S - XXXXXX

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

SIGNED:
G.E./P.E. NO.: 56710
DATE: 8/14/17
LICENSE EXPIRATION DATE: 06/30/19



OWNER/APPLICANT

SAVANNAH HEIGHTS LLC
4907 MORENA BLVD #1402,
SAN DIEGO, 92117
805-509-4262

REFERENCE DRAWINGS

MAP 123 - WEEKS ADDITION
ROS 18703
MAP 1828 - OVERLOOK HEIGHTS
SEWER MAP 1348 -D
KNOXVILLE/BIANCA ACCELERATED WATER REPLACEMENT 31326-05-D
WATER GROUP 922 SAVANNAH ST 922 36595-02-D

SITE ADDRESS

5053 SAVANNAH STREET
SAN DIEGO, CA 92110

TOPOGRAPHY SOURCE

FIELD SURVEY BY CIEMELE SURVEYING, INC.
164 S. ESCONDIDO BLVD ESCONDIDO CA 92025
PHONE: (760) 489-2200
DATED: 10/31/16

BENCHMARK

CITY OF SAN DIEGO BENCH MARK NO. 17573,
BRASS PLUG LOCATED ON THE EASTERLY CURB
RETURN AT THE INTERSECTION OF SAVANNAH ST.
AND BUENOS AVE.

ELEVATION: 34.011 FEET

TOTAL DISTURBED AREA

0.27 ACRES (12,384 SF)

GRADING QUANTITIES

GRADED AREA	0.00 CYD	MAX. CUT DEPTH:	3 FT
FILL QUANTITIES	100.00 CYD	MAX CUT SLOPE RATIO (2:1MAX)	0.0 FT
CUT QUANTITIES	0.27 ACRES	MAX FILL SLOPE RATIO (2:1MAX)	2.0 FT
IMPORT	100 CYD	MAX. FILL DEPTH:	2 FT

ASSESSOR'S PARCELS NUMBER

APN 436-303-09-00

EXISTING LEGAL DESCRIPTION

LOT 1, 2, 3 AND 4, IN BLOCK C OF WEEKS' ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 123, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 10, 1887.

PROPOSED LEGAL DESCRIPTION

TO BE DETERMINED.

SHEET INDEX

TITLE SHEET/VICINITY MAP 1-D
GRADING PLAN 2-D

PRIVATE WATER AND WASTEWATER

THE PRIVATE WATER/SEWER SYSTEM IS DESIGNED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND IS SHOWN ON THESE PLANS AS "INFORMATION ONLY". A SEPARATE PLUMBING PERMIT IS REQUIRED FOR CONSTRUCTION AND INSPECTION OF THE SYSTEM.
APPROVAL NO.:

CONSTRUCTION STORM WATER PROTECTION NOTES

- TOTAL SITE DISTURBANCE AREA (ACRES) _____
HYDROLOGIC UNIT / WATERSHED HYDROLOGIC: _____
HYDRAULIC SUB AREA NAME AND NUMBER: _____
- THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE
 WPCP
THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND SUBSEQUENT AMENDMENTS.
 SWPPP
THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND CONSTRUCTION GENERAL PERMIT ORDER NUMBER 2009-009-DWQ AS AMENDED BY ORDER 2010-0014 DWQ AND 2012-0006-DWQ
TRADITIONAL: RISK LEVEL 1 2 3
LUP RISK LEVEL 1 2 3
- CONSTRUCTION SITE PRIORITY
 ASBS HIGH MEDIUM LOW
WDID NO: _____

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

TO DEMOLISH EXISTING STRUCTURE, GRADE THE AREA AND SUBDIVIDE LOT INTO FOUR PARCELS IN ACCORDANCE WITH THE SMALL LOT SUBDIVISION GUIDELINES AND BUILD 4 NEW HOMES.

STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
PWP1070116-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2015 EDITION
PWP1070116-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLICWORKS CONSTRUCTION (WHITEBOOK), 2015 EDITION
PWP1092816-04	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2016 EDITION
PWP1092816-07	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2014 EDITION
PWP1082816-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2015 EDITION
STANDARD DRAWINGS:	DESCRIPTION
DOCUMENT NO.	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2016 EDITION
PWP1070116-03	
PWP1092816-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2015 EDITION

LEGEND

PROPERTY LINE/TM BOUNDARY	----
EASEMENT LINE	----
EXISTING OVERHEAD UTILITIES	—OH—
EXISTING WATERLINE	—W—
EXISTING SEWER MAIN	—S—
EXISTING GAS LINE	—G—
EXISTING GROUND CONTOUR	~ 440 ~
FUTURE BUILDING LIMIT	
FUTURE SPOT ELEVATIONS	400.50TC 400.00P
6" DRAIN PVC PIPE	
ENERGY DISSIPATER (RIP-RAP)	
DIRECTION OF DRAINAGE	→
EXISTING SPOT ELEV.	98.0
EXIST. FIRE HYDRANT	
6" SEWER LATERAL WITH CLEAN OUT PER CITY STD DWG SDS 103 & 105	
PER CITY STD DWG SDW-134 & SDW-150 1" WATER SERVICE INSTALLATION	

ENGINEERING PERMIT NO.: _____
DISCRETIONARY PERMIT NO.: _____
RETAINING WALL PROJECT NO.: _____
CONSTRUCTION SITE
STORM WATER PRIORITY: _____

CIVIL ENGINEERING DESIGN BY:

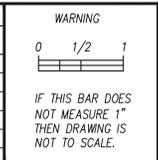
CIVIL ENGINEERING
Consulting Services
P.O. BOX 2158 VALLEY CENTER, CA 92082
PHONE: (760) 235-1176 FAX: (866) 313-8908

PRIVATE CONTRACT

TITLE SHEET FOR:				5053 SAVANNAH STREET		BRIEF LEGAL DESCRIPTION	
CITY OF SAN DIEGO CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 2 SHEETS				I.O. NO. _____ PROJECT NO. _____		FOR CITY ENGINEER _____ DATE _____	
DESCRIPTION	BY	APPROVED	DATE	FILMED	V.T.M. _____		
ORIGINAL	xxx				1860-6267 NAD83 COORDINATES		
PLAN REVIEW CORRECTIONS	8-11-17				218 -1707 LAMBERT COORDINATES		
PLAN REVIEW CORRECTIONS	11-3-17						
AS-BUILTS							
CONTRACTOR	DATE STARTED				535391 1-D		
INSPECTOR	DATE COMPLETED						

CONSTRUCTION CHANGE TABLE

CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.	PROJECT NO.

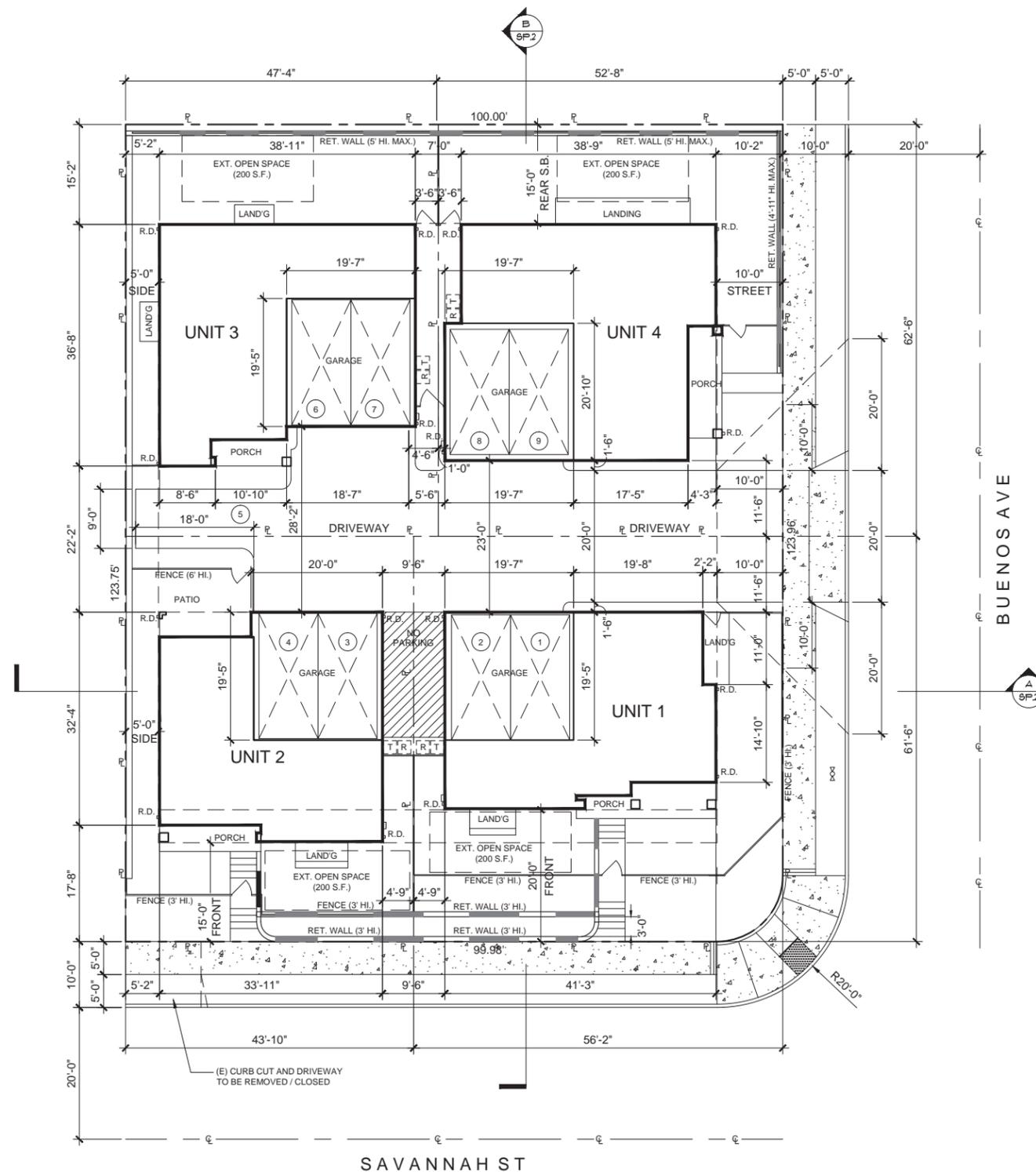


The City of
SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

STREET DATA TABLE

STREET NAME	CLASSIFICATION	SPEED (MPH)	ADT (VEHICLES)	R/W (FT)



PROJECT SUMMARY:

ADDRESS: 5053 SAVANNAH ST. SAN DIEGO, CA 92110

APN: 436-303-09-00

LOT SIZE: 12,384 S.F. (.29 AC.)

ZONING: RM-1-1 MULTI-FAMILY

DENSITY: 1 UNIT PER 3,000 S.F. OF LOT AREA (4 UNITS)

NO. OF UNITS PROPOSED: 4 UNITS PROPOSED

F.A.R.: .75 = 9,288 S.F.

F.A.R. PROPOSED: 9,286 S.F. 4 UNITS, 2,300 S.F. EACH APPROX.

SETBACKS:
 FRONT: 15' / 20'
 STREET SIDE: 10'
 SIDE: 5'
 REAR: 15'

HEIGHT LIMIT: 30'

PARKING CALCS:
 (PER SMALL LOT SUB-DIV. ORD. TABLE 142-05C)
 PARKING REQ'D: 4 UNITS, 3 BEDROOMS EA. AT 2.25 STALLS PER UNIT (CAMPUS IMPACT ZONE) = 9 STALLS REQ'D
 PARK'G PROV'D: 9 STALLS

LEGEND:

R.D. ROOF DRAIN
 T TRASH BIN
 R RECYCLE BIN
 P.L. PROPERTY LINE
 R.W. RETAINING WALL

NOTE:
 1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS.

Project Title:
 SAVANNAH ST. RESIDENCES
 5053 Savannah St.
 San Diego, CA

New Single Family Residences

SITE DEVELOPMENT PERMIT

Developer:
 SAVANNAH DEVELOPMENT, LLC
 9871 CARMEL MTN. RD.
 SAN DIEGO, CA 92129
 TEL. (858) 375-4442

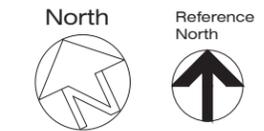
Revisions:

PLAN REVIEW CORRECTIONS 08.11.2017	1
PLAN REVIEW CORRECTIONS 11.03.2017	2
PLAN/CHECK CORRECTIONS 01.05.2018	3

Sheet Title:
 Site Plan

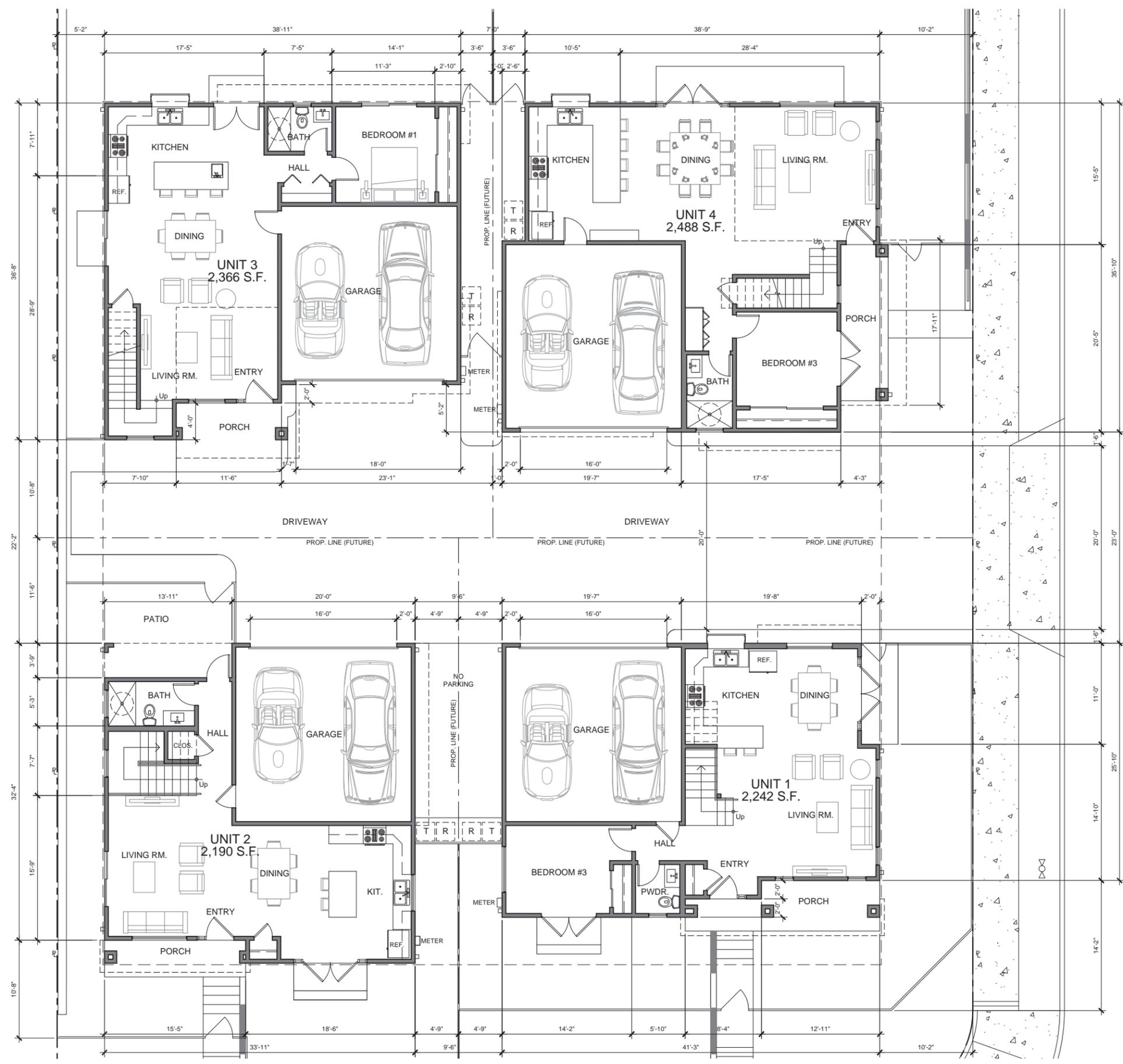
Signatures:

Project No.: 16011
 Drawn By: DB Checked By: DB
 Date: 04.07.2017
 Sheet No.:



Site Plan SCALE 1" = 10'-0" 1

SP.1



Floor Plans - 1st Floor

SCALE
3/16"=1'-0"

1

BALLERINO DESIGN ASSOCIATES, LLC
P.O. BOX 122689
SAN DIEGO, CA 92112-2689
619.216.2411
WWW.BALLERINODESIGN.COM

Project Title:
SAVANNAH ST. RESIDENCES
5053 Savannah St.
San Diego, CA

New Single Family Residences

SITE DEVELOPMENT PERMIT

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SAN DIEGO, CA 92129
TEL. (858) 375-4442

- Revisions:
- PLAN REVIEW CORRECTIONS 08.11.2017 ▲
 - PLAN REVIEW CORRECTIONS 11.03.2017 ▲
 - PLANCHECK CORRECTIONS 01.05.2018 ▲

Sheet Title:
Floor Plans 1st Floor

Signatures:

Project No.: 16011
Drawn By: DB Checked By: DB
Date: 04.07.2017
Sheet No.:

Project Title:
SAVANNAH ST. RESIDENCES
 5053 Savannah St.
 San Diego, CA

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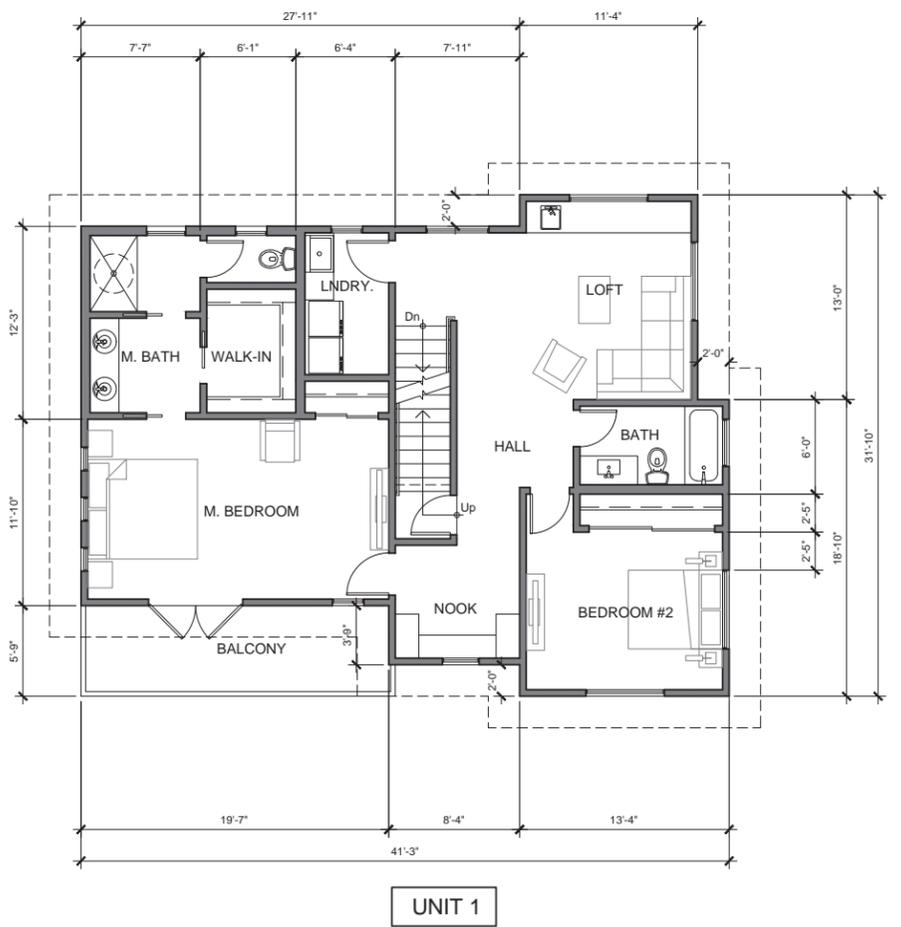
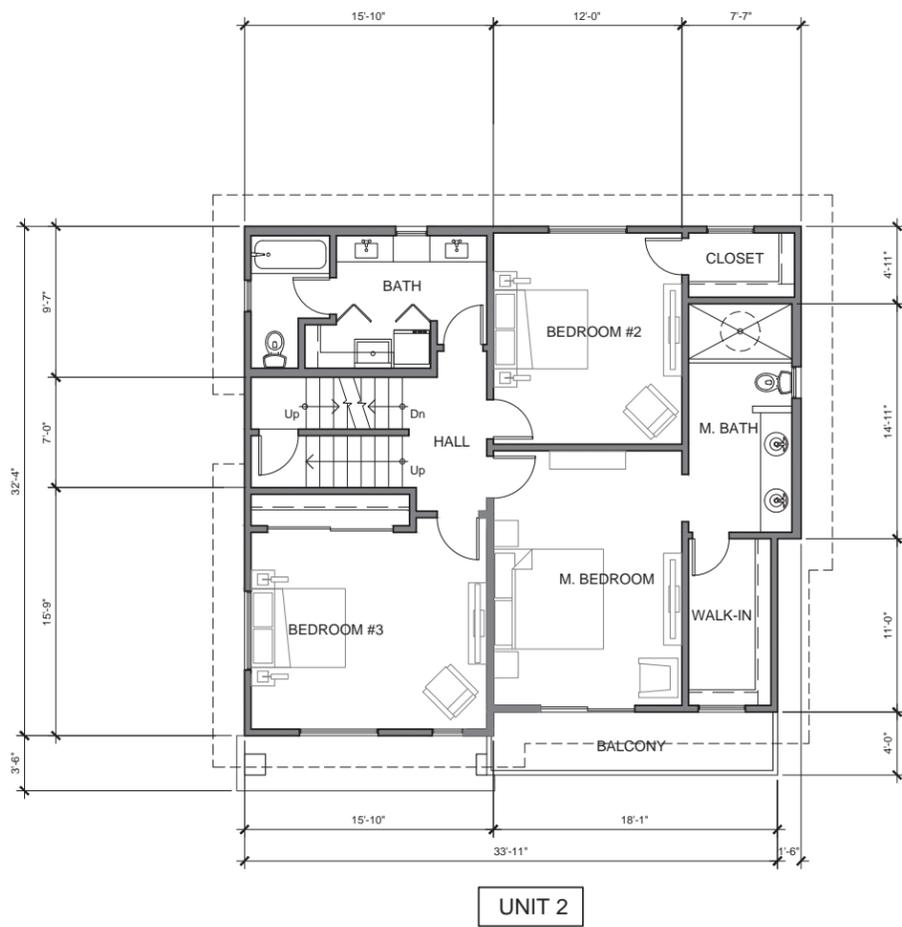
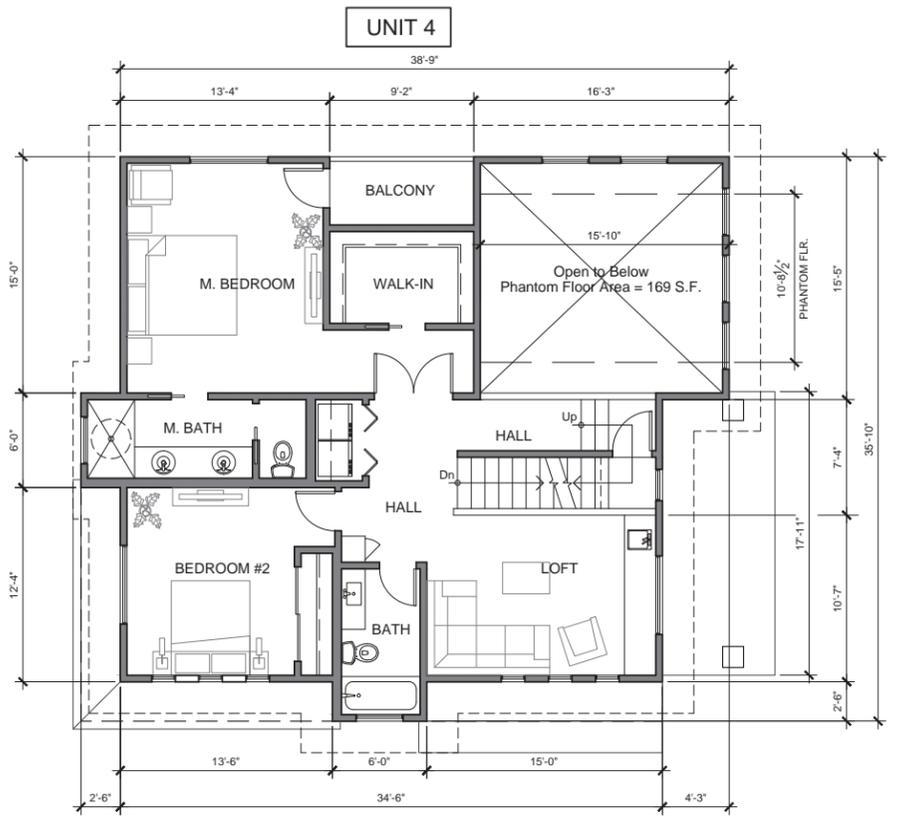
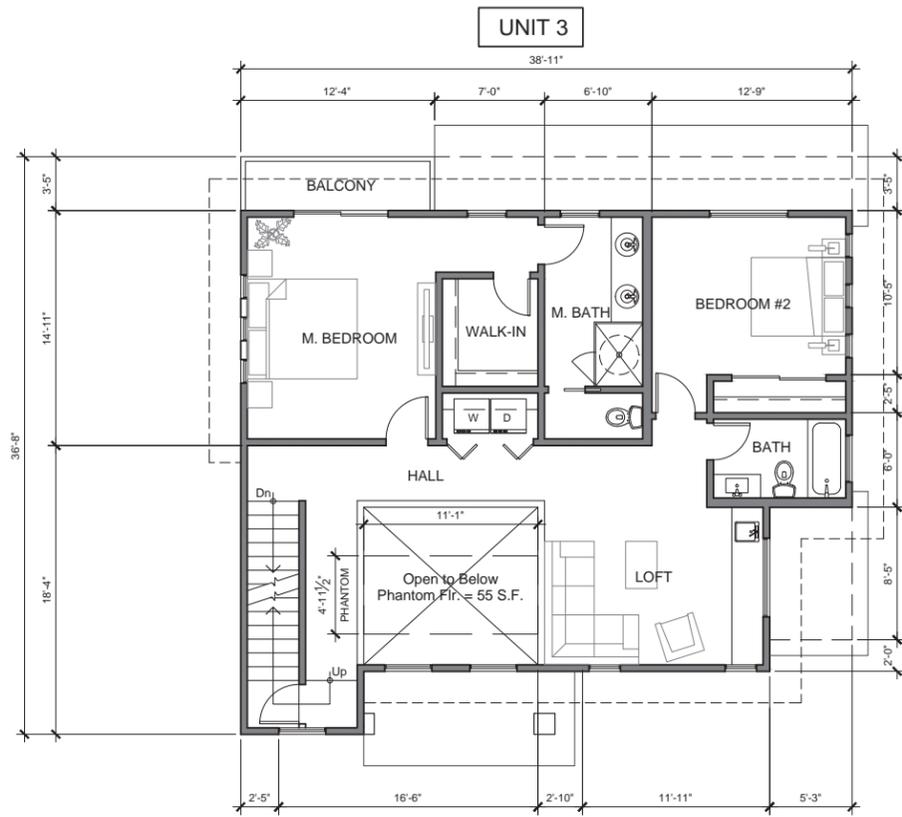
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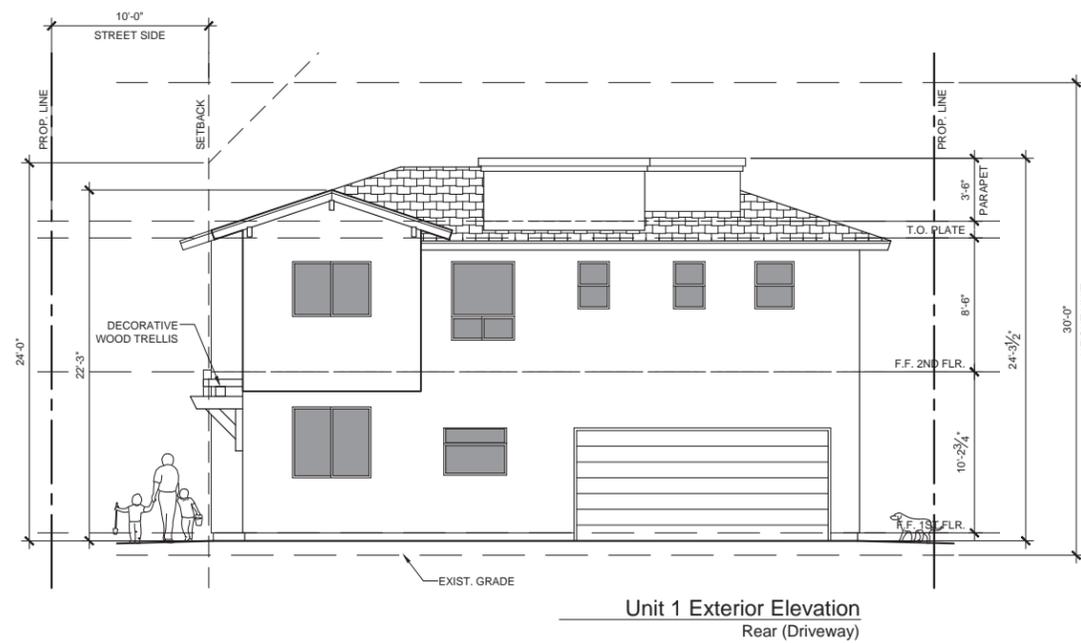
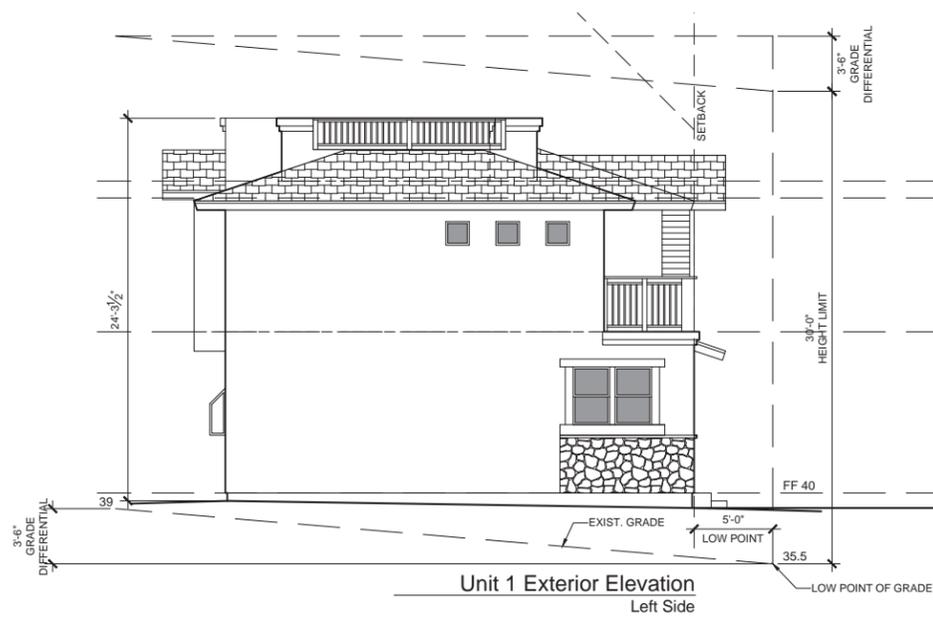
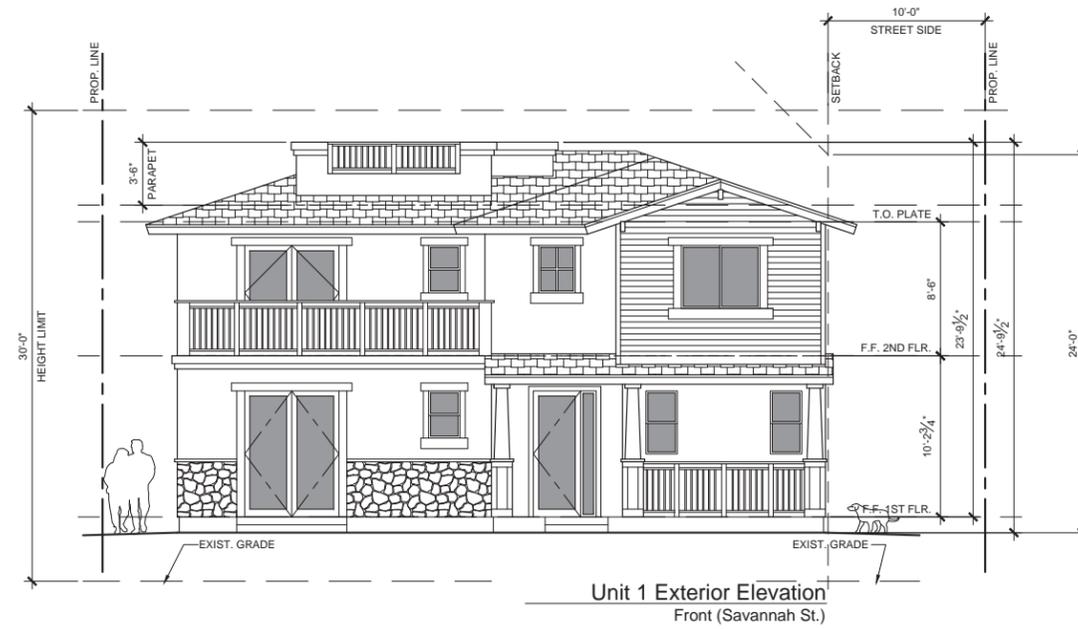
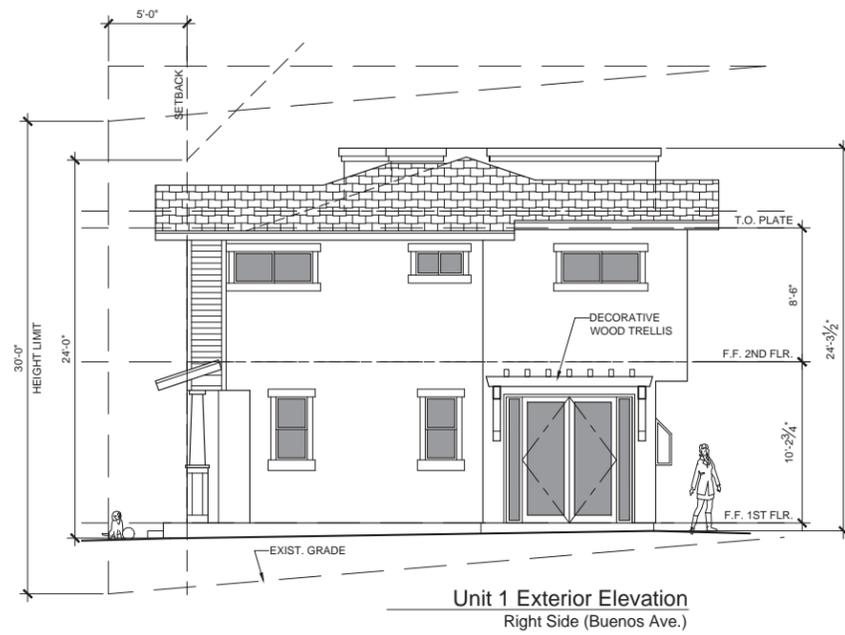
PLAN REVIEW CORRECTIONS	08.11.2017	1
PLAN REVIEW CORRECTIONS	11.03.2017	2
PLAN CHECK CORRECTIONS	01.05.2018	3

Sheet Title:
Floor Plans 2nd Floor

Signatures:

Project No.: 16011
 Drawn By: DB
 Checked By: DB
 Date: 04.07.2017
 Sheet No.:





Project Title:
SAVANNAH ST. RESIDENCES
 5053 Savannah St.
 San Diego, CA

New Single Family Residences

SITE DEVELOPMENT PERMIT

Developer:
 SAVANNAH DEVELOPMENT, LLC
 9871 CARMEL MTN. RD.
 SAN DIEGO, CA 92129
 TEL. (858) 375-4442

Revisions:

PLAN REVIEW CORRECTIONS	08.11.2017	1
PLAN REVIEW CORRECTIONS	11.03.2017	2
PLAN CHECK CORRECTIONS	01.05.2018	3

Sheet Title:
Exterior Elevations

Signatures:

Project No.: 16011
 Drawn By: DB
 Checked By: DB
 Date: 04.07.2017
 Sheet No.:

Project Title:
SAVANNAH ST. RESIDENCES
 5053 Savannah St.
 San Diego, CA

New Single Family Residences

SITE DEVELOPMENT PERMIT

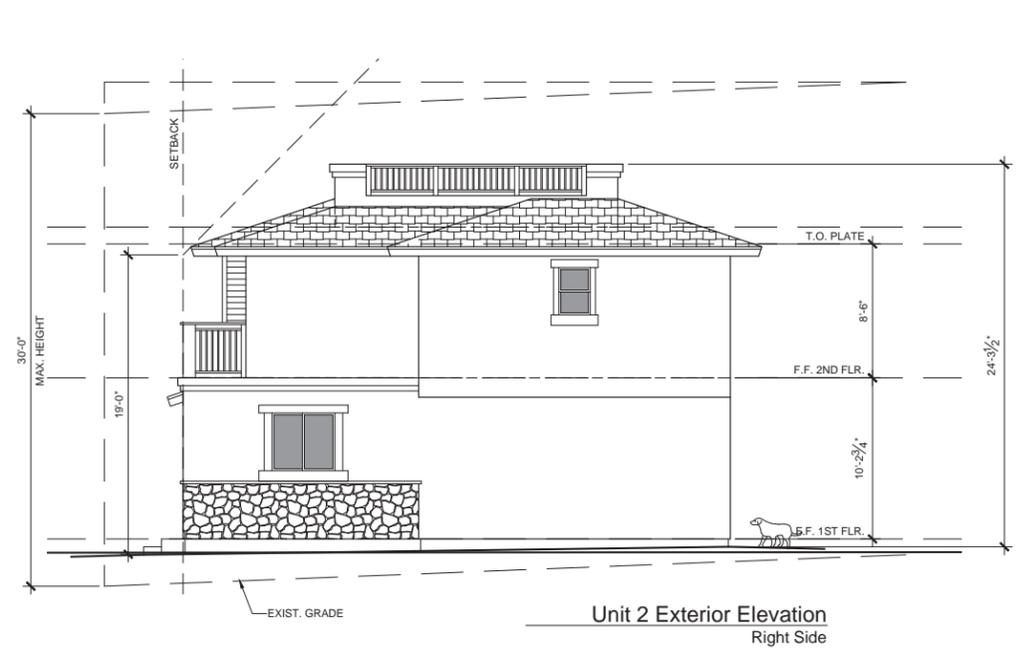
Developer:
 SAVANNAH DEVELOPMENT, LLC
 9871 CARMEL MTN. RD.
 SAN DIEGO, CA 92129
 TEL. (858) 375-4442

- Revisions:
- PLAN REVIEW CORRECTIONS 08.11.2017 1
 - PLAN REVIEW CORRECTIONS 11.03.2017 2
 - PLAN CHECK CORRECTIONS 01.05.2018 3

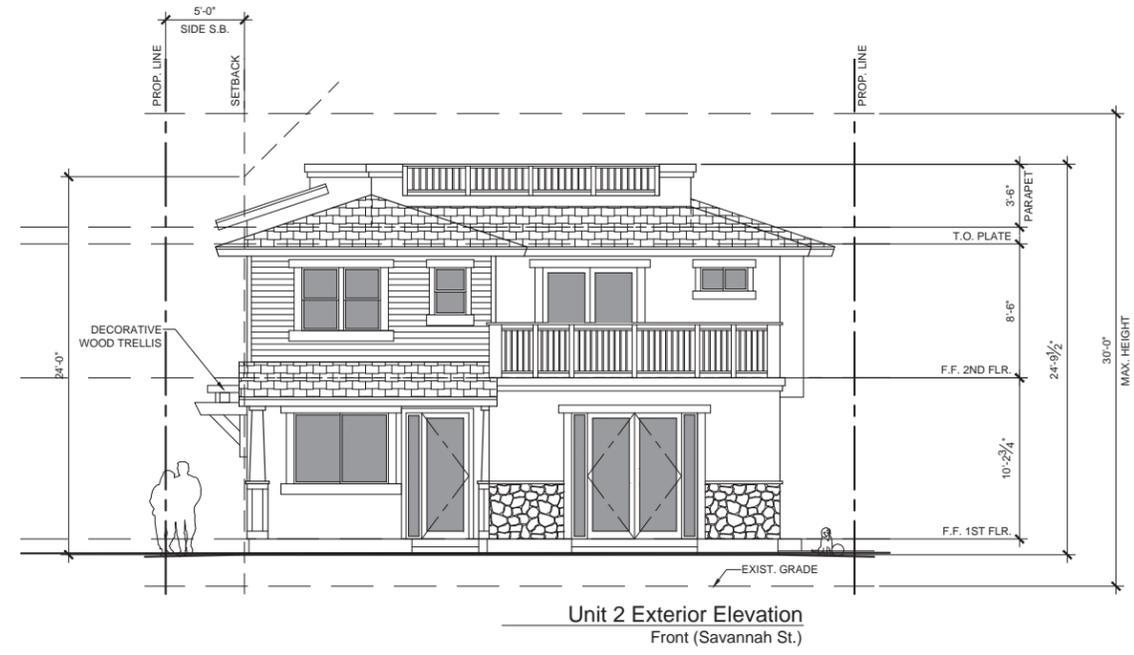
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Exterior Elevations

Signatures: _____

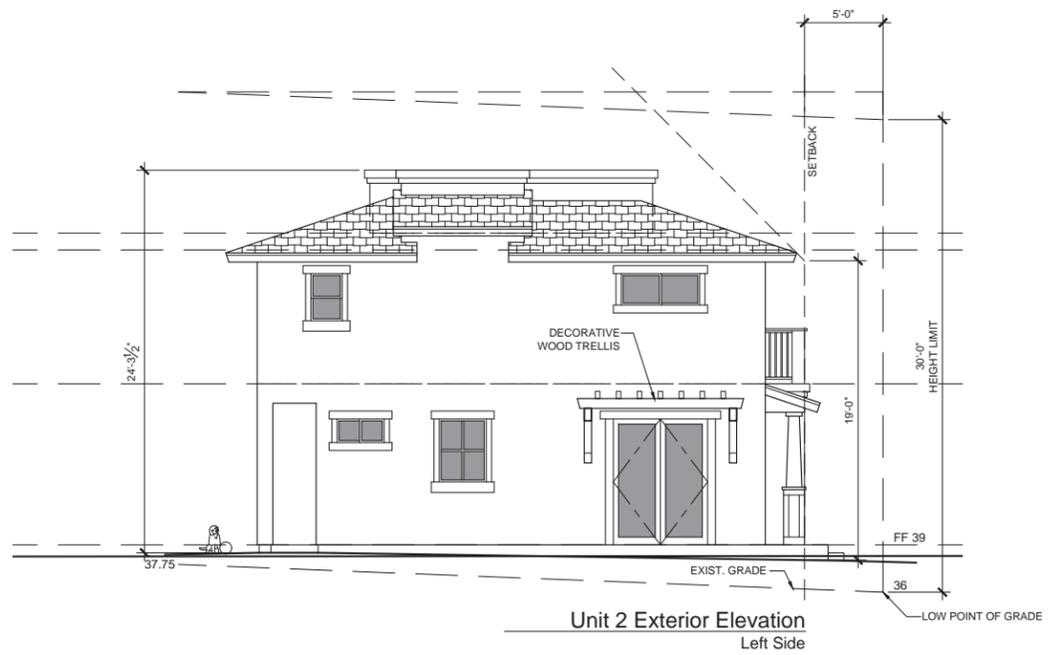
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 Drawn By: DB Checked By: DB
 Date: 04.07.2017
 Sheet No.:



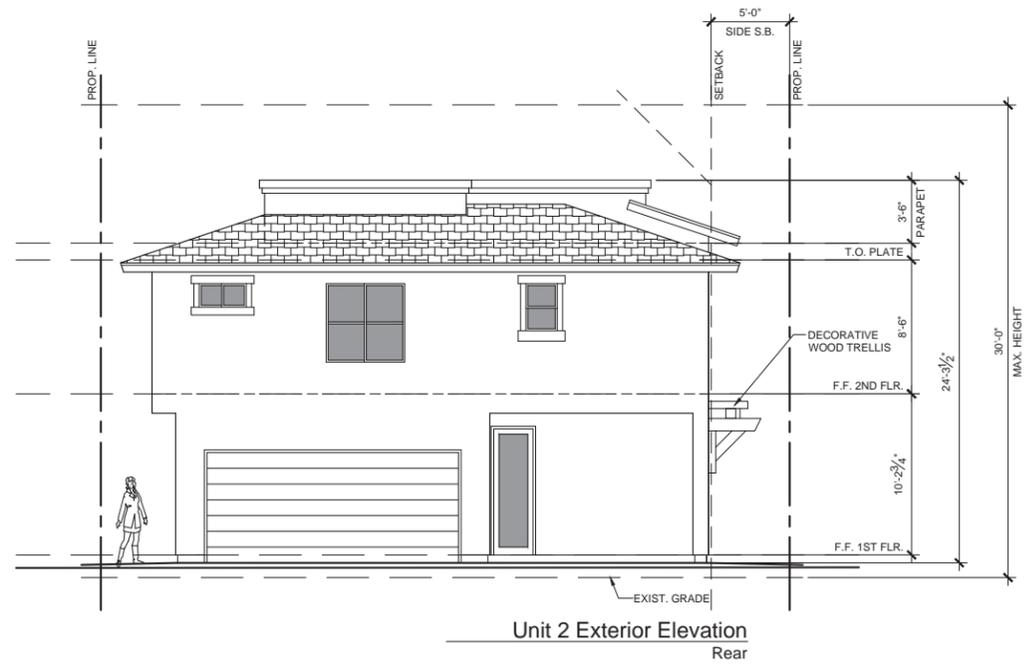
Unit 2 Exterior Elevation
 Right Side



Unit 2 Exterior Elevation
 Front (Savannah St.)



Unit 2 Exterior Elevation
 Left Side



Unit 2 Exterior Elevation
 Rear

Project Title:
SAVANNAH ST. RESIDENCES
 5053 Savannah St.
 San Diego, CA

New Single Family Residences

SITE DEVELOPMENT PERMIT

Developer:
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 9871 CARMEL MTN. RD.
 SAN DIEGO, CA 92129
 TEL. (858) 375-4442

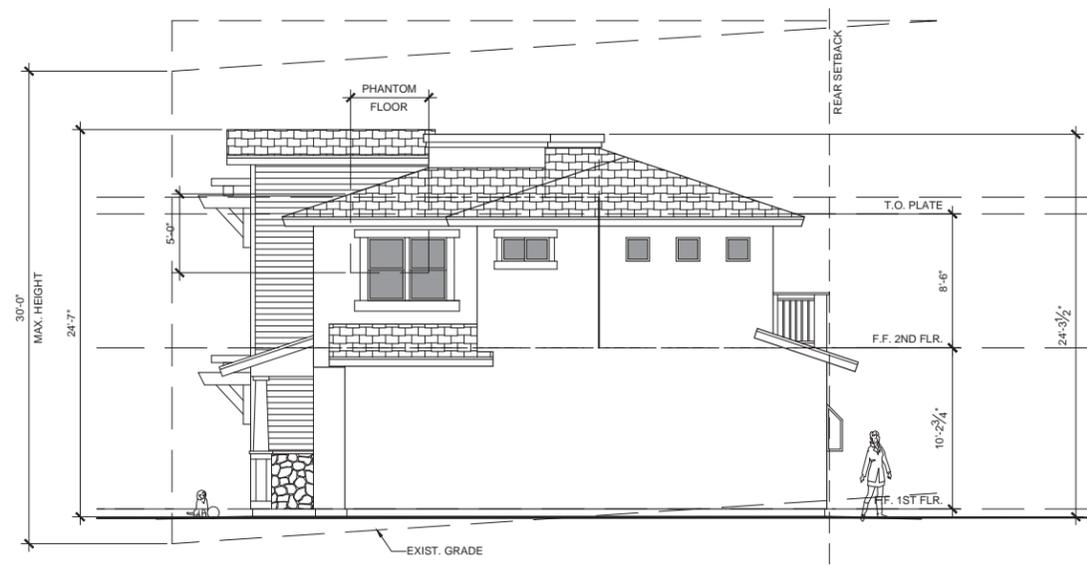
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PLANCHUCK CORRECTIONS	01.05.2018	3

Sheet Title:
Exterior Elevations

Signatures:

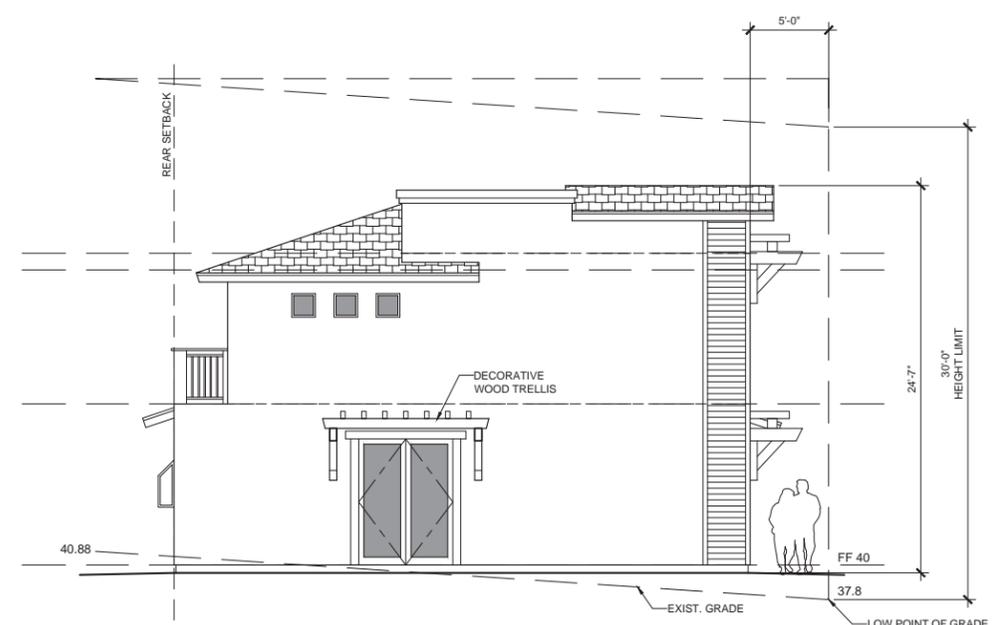
Project No.: 16011
 Drawn By: DB
 Checked By: DB
 Date: 04.07.2017
 Sheet No.:



Unit 3 Exterior Elevation
 Right Side



Unit 3 Exterior Elevation
 Front (Driveway)



Unit 3 Exterior Elevation
 Left Side



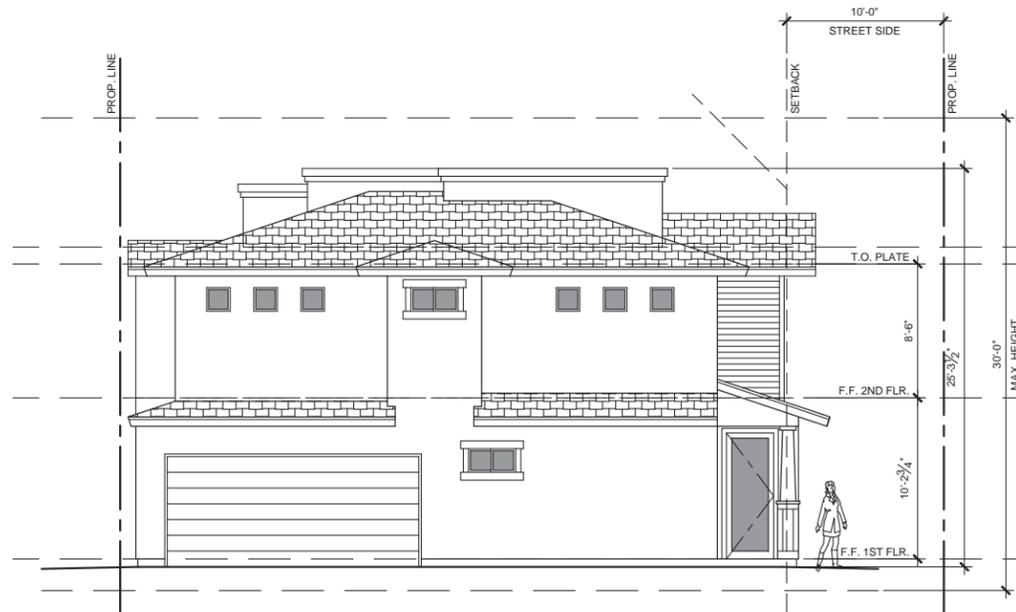
Unit 3 Exterior Elevation
 Rear



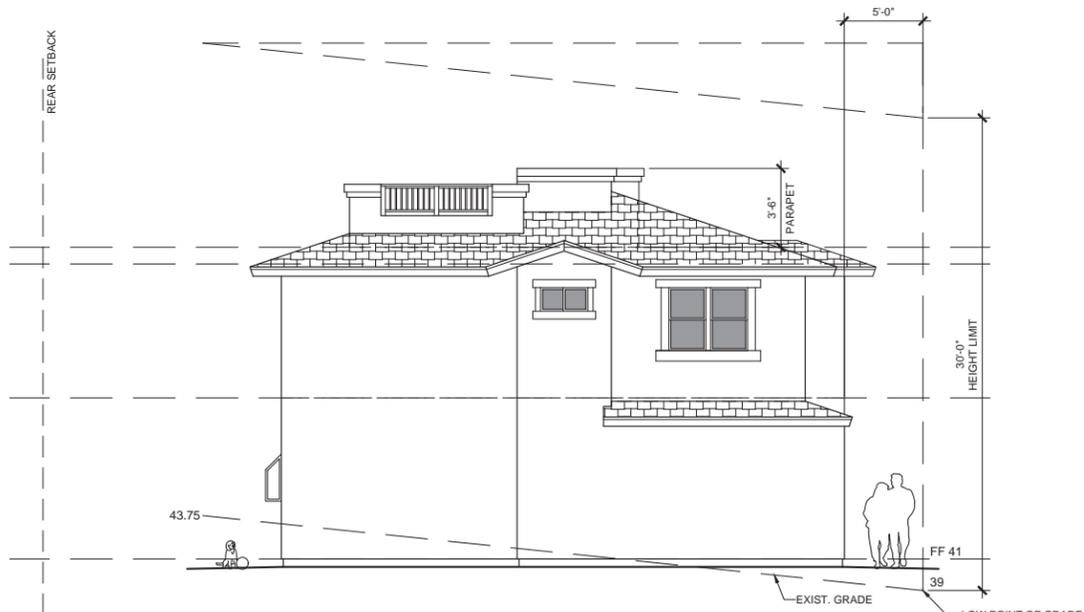
Unit 4 Exterior Elevation
 Right Side



Unit 4 Exterior Elevation
 Front (Buenos Dr.)



Unit 4 Exterior Elevation
 Left Side



Unit 4 Exterior Elevation
 Rear

Project Title:
 SAVANNAH ST.
 RESIDENCES
 5053 Savannah St.
 San Diego, CA

New Single
 Family
 Residences

SITE
 DEVELOPMENT
 PERMIT

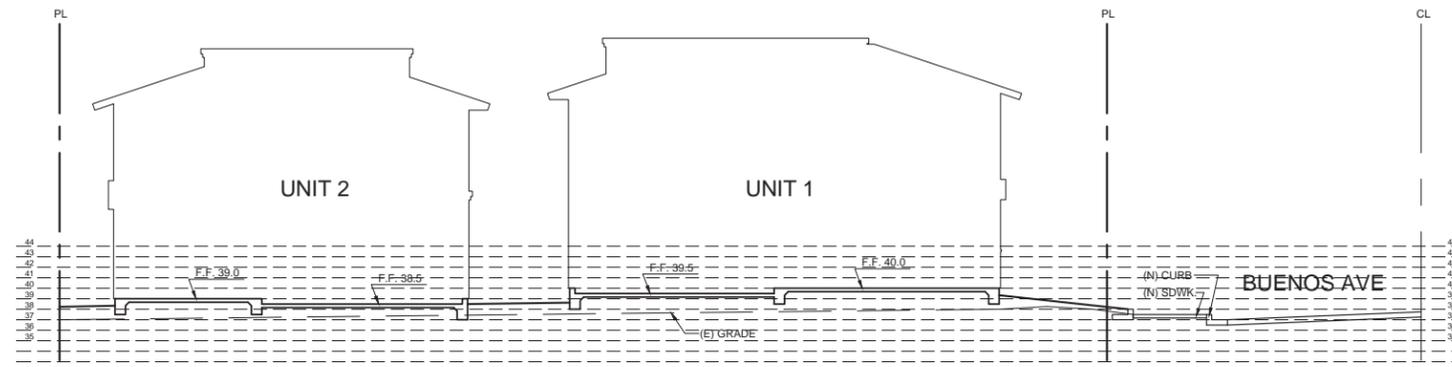
Developer:
 SAVANNAH DEVELOPMENT, LLC
 9871 CARMEL MTN. RD.
 SAN DIEGO, CA 92129
 TEL. (858) 375-4442

- Revisions:
- PLAN REVIEW CORRECTIONS 08.11.2017 1
 - PLAN REVIEW CORRECTIONS 11.03.2017 2
 - PLANCHECK CORRECTIONS 01.05.2018 3

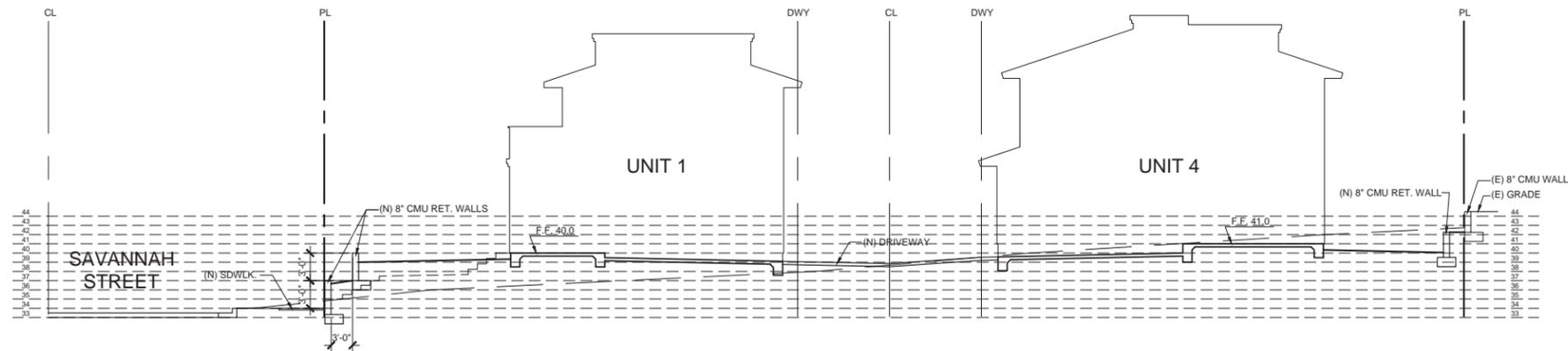
Sheet Title:
 Exterior
 Elevations

Signatures:

Project No.: 16011
 Drawn By: DB Checked By: DB
 Date: 04.07.2017
 Sheet No.:



Site Section A



Site Section B

Project Title:
 SAVANNAH ST.
 RESIDENCES
 5053 Savannah St.
 San Diego, CA

New Single
 Family
 Residences

SITE
 DEVELOPMENT
 PERMIT

Developer:
 SAVANNAH DEVELOPMENT, LLC
 9871 CARMEL MTN. RD.
 SAN DIEGO, CA 92129
 TEL. (858) 375-4442

Revisions:

PLAN REVIEW CORRECTIONS 08.11.2017	1
PLAN REVIEW CORRECTIONS 11.03.2017	2
PLAN CHECK CORRECTIONS 01.05.2018	3

Sheet Title:
 Site Sections

Signatures:

Project No.: 16011
 Drawn By: DB Checked By: DB
 Date: 04.07.2017

Sheet No.:

IRRIGATION LEGEND

SYMBOL	MAKE	MODEL	NOZZLE	PSI	GPM	RADIUS	NOTES
1	RAINBIRD	1806-SAM-PFS	52/90	30	0.1-0.28	5'-8"	Install 1806-SAM pop-up bodies. Install PCS screens and adjustable nozzle as required to reduce radius. Sheet P-2 see Detail D4.
2	RAINBIRD	1806-SAM-PFS	52/90	30	0.2-0.82	6'-8"	
3	RAINBIRD	1806-SAM-PFS	52/90	30	0.19-0.26	6'-8"	
4	RAINBIRD	1806-SAM-PFS	52/90	30	0.4-1.08	6'-8"	
5	RAINBIRD	1806-SAM-PFS	100/120	30	0.86-0.85	10'-12"	
6	RAINBIRD	1806-SAM-PFS	100/120	30	0.78-1.30	10'-12"	
7	RAINBIRD	1806-SAM-PFS	157/127	30	0.83-3.87	10'-12"	
8	RAINBIRD	1806-SAM-PFS	16 SST	30	.30	8" X 12"	RWS-root watering system for tree. See Sheet P-2 for Bubble Detail 07.
9	RAINBIRD	RWS-30	1400	30	.28	FULL	

IRRIGATION EQUIPMENT					
SYMBOL	MAKE	MODEL	SIZE	DESCRIPTION	DETAIL
W	WATER METER	VERIFY ON SITE PER CONTRACTOR	PER SITE	APPROXIMATE LOCATION OF EXISTING WATER METER PER CONTRACTOR.	N/A
R	PERCO 825 Y	VERIFY ON SITE PER CONTRACTOR	PER SITE	BACKFLOW PREVENTER-LINE SIZE VERIFY IN FIELD, LOCATION PER CONTRACTOR.	D18SEE SHEET, IP-2
V	RAINBIRD	ASVF SERIES	3/4"	IRRIGATION VALVE	D38SEE SHEET, IP-2
D	RAINBIRD	XDAZ-375-PRF-8"	3/4"	DRIP IRRIGATION VALVE	D38SEE SHEET, IP-2
B	RAINBIRD	BALL VALVE	PER LINE	BALL VALVE	D28SEE SHEET, IP-2
F	RAINBIRD	AIR/VACUUM RELIEF VALVE KIT	PER LINE	DRIPLINE FLUSH VALVE TO BE INSTALLED AT THE END OF THE DRIPLINE RUNS.	N/A
E	RAINBIRD	LD-26-12-100	16MM	DRIPLINE WITH TUBE EMITTER	D88SEE SHEET, IP-2
M		SCH. 40 PVC	PER CONTRACTOR	PVC PRESSURE MAINLINE (*mainline shown on Hardscape for identification purpose ONLY Contractor verify in field)	D58SEE SHEET, IP-2
L		CL 200 PVC	PER PLAN	PVC LATERAL LINE	D68SEE SHEET, IP-2
G		SCH. 80 PVC	PER DETAIL	PVC SLEEVE	D88SEE SHEET, IP-2
I	RAINBIRD	ESP MODULE SERIES	PER CONTRACTOR	IRRIGATION CONTROLLER	D98SEE SHEET, IP-2

PIPE SIZING	
PIPE SIZE	ADDITIONAL COMMENTS
3/4"	ALL PIPE SIZE PER PLAN. PIPE SIZE CONTINUES DOWN STREAM UNTIL YOU REACH SECTION WITH DIFFERENT SIZE SYMBOL. ALL CONNECTIONS FROM CONTROL VALVE TO LATERAL LINES MUST BE INSTALLED PER PLAN OR FIELD CHANGE BY A LICENSED CONTRACTOR.

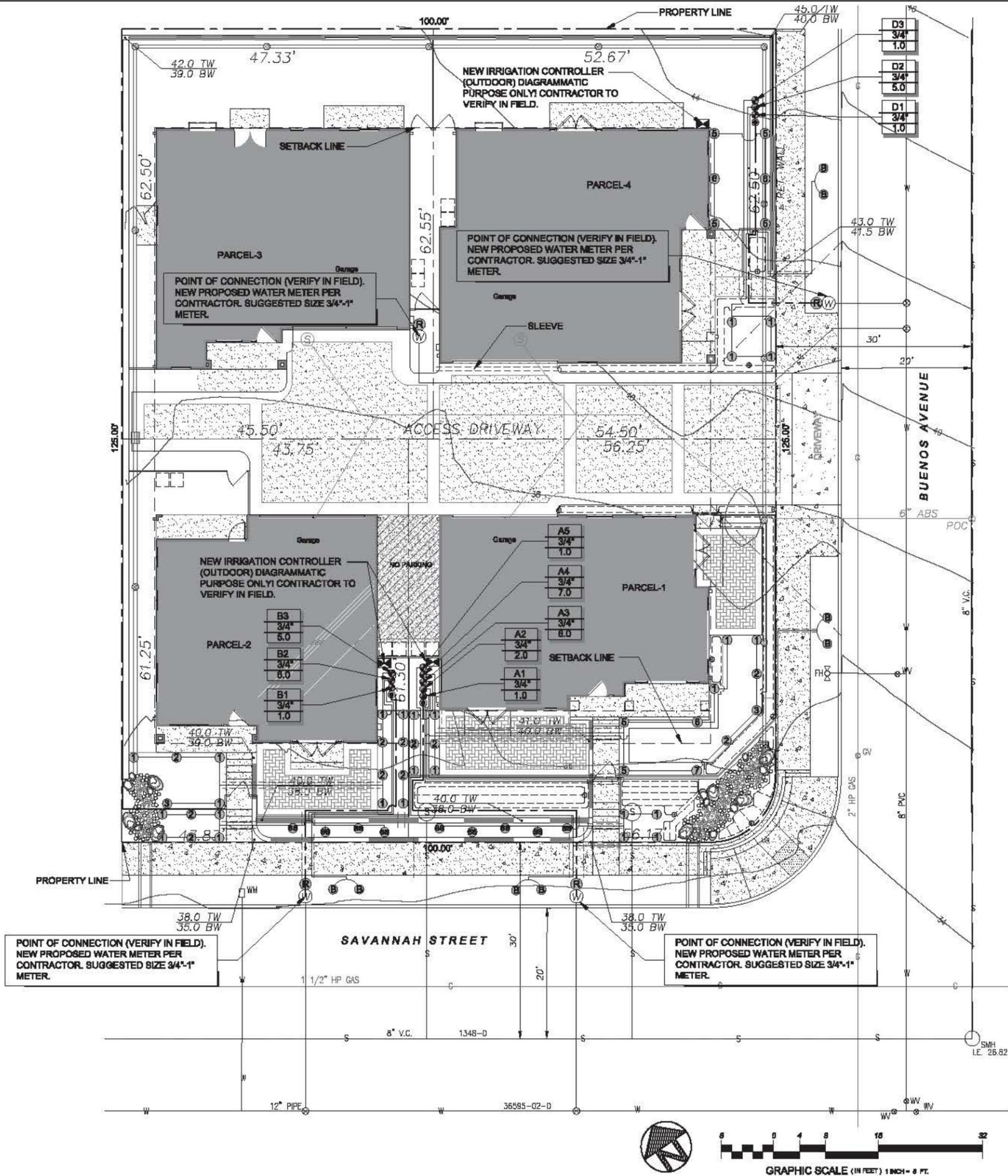
- IRRIGATION NOTES:**
- 1) THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
 - 2) THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
 - 3) THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS AS NECESSARY.
 - 4) DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR FIELD CHANGES DEEMED NECESSARY TO ACCOMPLISH THE PROPER INSTALLATION.
 - 5) ALL PIPE PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING. ALL SLEEVES TO BE AS SHOWN ON THE PLANS.
 - 6) ALL VALVE BOXES TO BE GREEN IN COLOR, SIZED AS INDICATED BY DETAILS, AND HOT BRANDED AS INDICATED IN THE PLANS OR DETAILS.
 - 7) ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLE WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
 - 8) CONTRACTOR SHALL INSTALL CHECK VALVES WHERE NECESSARY TO PREVENT LOW HEAD DRAINAGE.
 - 9) P.O.C. SHALL BE FROM AN EXISTING WATER METER LOCATED PER PLAN WITH PSI STATIC WATER PRESSURE AVAILABLE VERIFY IN FIELD PER CONTRACTOR.
 - 10) VERIFY EXISTING STATIC PRESSURE PRIOR TO BEGINNING ANY WORK.
 - 11) IRRIGATION CONTROLLER SHALL BE PROGRAMMED TO RUN NO MORE THAN (1) VALVE AT TIME IN ORDER TO MINIMIZE WATER FLOW.
 - 12) IRRIGATION CONTRACTOR TO VERIFY IN FIELD WATER SOURCE ALTERNATIVE FOR IRRIGATION SYSTEM, IF POSSIBLE. IF RECLAIMED WATER IS AVAILABLE, PLEASE MARK VALVE WITH A PURPLE TAG FOR RECLAIMED WATER.

PIPE SIZE SCHEDULE

GALLONS PER MINUTE	PIPE SIZE	GALLONS PER MINUTE	PIPE SIZE
SCHEDULE 40 PRESSURE MAIN			
0-8 (GPM)	3/4"	0-10 (GPM)	3/4"
9-12 (GPM)	1"	11-16 (GPM)	1"
CLASS 200 NON-PRESSURE LATERAL			
0-8 (GPM)	3/4"	0-10 (GPM)	3/4"
9-12 (GPM)	1"	11-16 (GPM)	1"

VALVE STATION ID:

AX	STATION #
XX"	(PVC PIPE) SIZE
0.0	GPM



Bdda
 BALLERINO DESIGN ASSOCIATES, LLC
 P.O. BOX 122888
 SAN DIEGO, CA 92112-2888
 (619) 584-1111
 WWW.BALLERINODESIGN.COM

Project Title:
FOURPLEX RESIDENCES
 5053 Savannah St.
 San Diego, CA 92110

BOTANICA
 LANDSCAPE DESIGN
 PHONE: 619.379.8044
 pelson@botanicalandscape.com
 WWW.BOTANICALANDSCAPE.COM

Revisions:

Sheet Title:
IRRIGATION PLAN/LEGEND

Signatures:

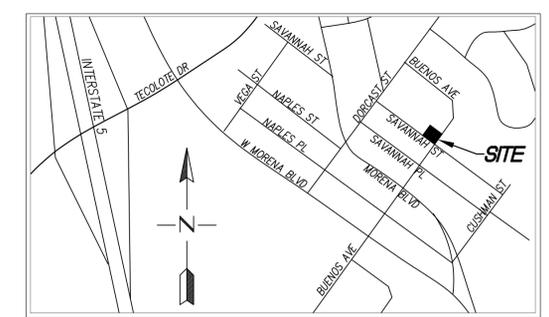
Project No.: **LANDSCAPE # 2162**
 Drawn By: _____ Checked By: _____
PL
 Date: **08.26.2017**

Sheet No.: **IP-1**

TENTATIVE PARCEL MAP NO. 1929283

ABBREVIATIONS

Table of abbreviations for symbols used in the map, including AC (Asphalt Concrete), ANC (Anchor), BW (Bottom of Wall), etc.



VICINITY MAP NOT TO SCALE

LAND DIVISION STATEMENT OWNER CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP AND THAT SAID MAP SHOWS MY ENTIRE CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS).

SIGNED: RABELLO FAMILY TRUST c/o WILLIAM RABELLO 4347 VOLTAIRE ST SAN DIEGO, 92107 619-846-1114

AREAS CALCULATION

Table with columns: PARCEL (NEW), AREA (GROSS), ACCESS DRIVE, STREET DEDICATION, AREA (NET). Totals: 12,400 SF Gross, 2,472 SF Access, 21.0 SF Street, 9,907 SF Net.

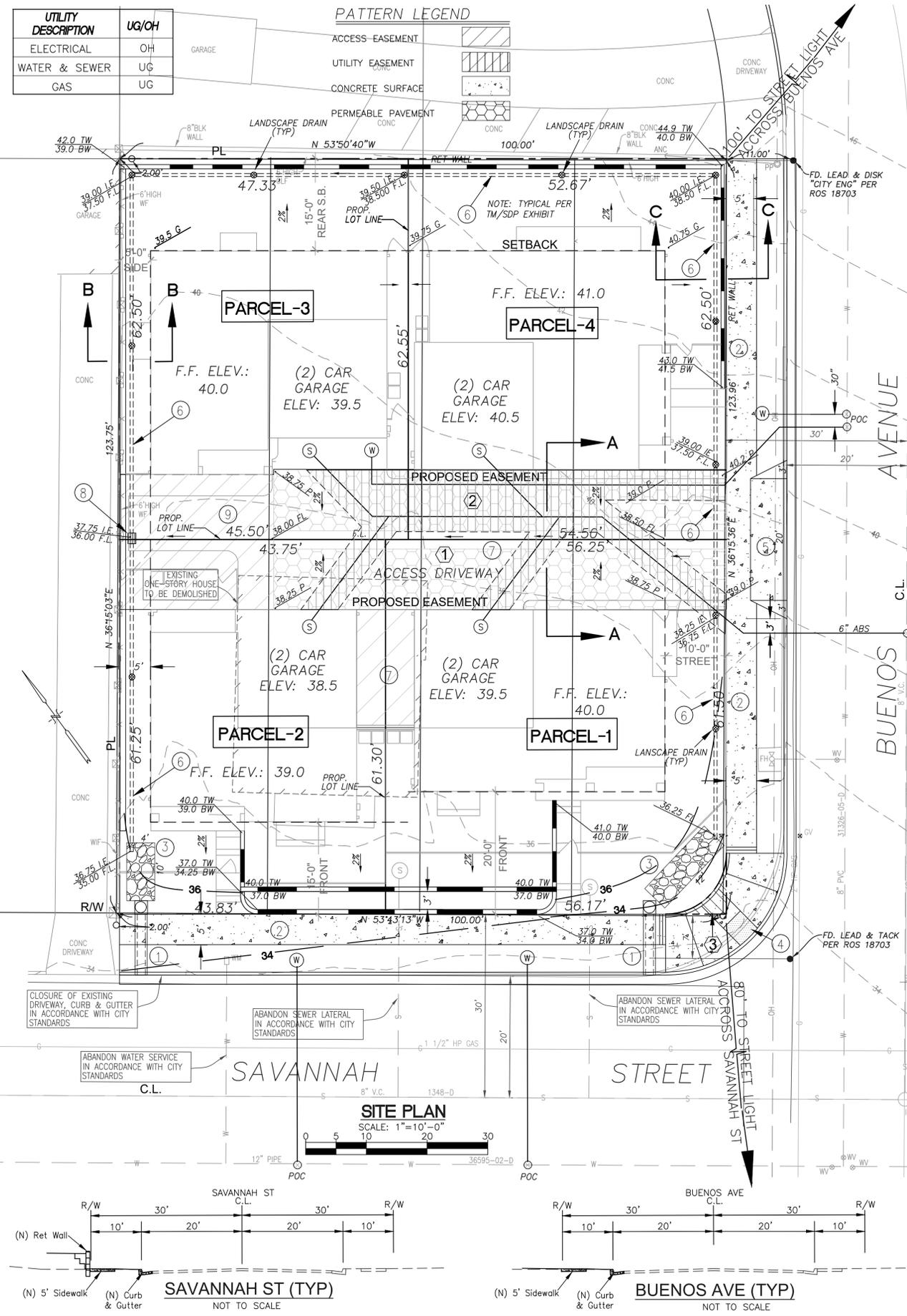
ITEMS OF WORK

- 1 CURB OUTLET D-25
2 CONCRETE SIDEWALK, CURB & GUTTER SDG-155
3 ENERGY DISSIPATER (RIP-RAP) SDD-104
4 CURB RAMP SDG-133
5 PCC DRIVEWAY SDG-160
6 6" DRAIN PIPE
7 ACCESS DRIVEWAY SECTION A-A
8 DRAINAGE INLET (PRIVATE) SDD-119
9 CONCRETE SLAB (PARKING)

NOTE: THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE FOUR PROJECT SITES CURRENTLY HELD BY THE SAME OWNER.

OWNER: RABELLO FAMILY TRUST c/o WILLIAM RABELLO ENGINEER: MARCO A LIMON P.E. LIC#56710

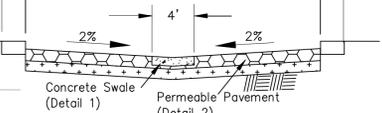
NOTE: THE SUBDIVIDER SHALL PROVIDE CC&R'S FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER FACILITIES THAT SERVE OR TRAVERSE MORE THAN A SINGLE CONDOMINIUM UNIT OR LOT



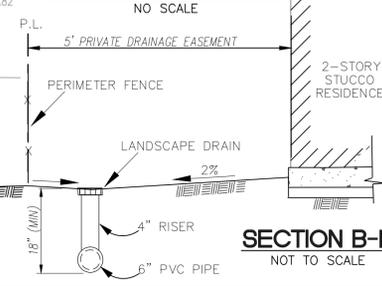
LEGEND

- PROPERTY LINE/TM BOUNDARY
EASEMENT LINE
EXISTING OVERHEAD UTILITIES
EXISTING WATERLINE
EXISTING SEWER MAIN
EXISTING GAS LINE
EXISTING GROUND CONTOUR
FUTURE BUILDING LIMIT
FUTURE SPOT ELEVATIONS
6" DRAIN PVC PIPE
ENERGY DISSIPATER (RIP-RAP)
DIRECTION OF DRAINAGE
EXIST. FIRE HYDRANT
6" SEWER LATERAL WITH CLEAN OUT PER CITY STD DWG SDS 103 & 105
1" WATER SERVICE INSTALLATION PER CITY STD DWG SDW-134 & SDW-150
FOUND MONUMENT AS NOTED
SET 3/4" IRON PIPE AND CAP STAMPED "LS 5267"

SECTION A-A (TYP) ACCESS DRIVEWAY



SECTION B-B



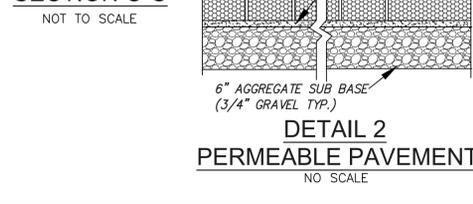
DETAIL 1 CONCRETE SWALE



SECTION C-C



DETAIL 2 PERMEABLE PAVEMENT



PATTERN LEGEND

Table of patterns for Access Easement, Utility Easement, Concrete Surface, Permeable Pavement, and Landscape Drain.

BENCH MARK

CITY OF SAN DIEGO BENCH MARK NO. 17573, BRASS PLUG LOCATED ON THE EASTERLY CURB RETURN AT THE INTERSECTION OF SAVANNAH ST. AND BUENOS AVE.

TOPOGRAPHY SOURCE

FIELD SURVEY BY CIREMELE SURVEYING, INC. 164 S. ESCONDIDO BLVD ESCONDIDO CA 92025 PHONE: (760) 489-2200 DATED: 10/31/16

WATER NOTES

- 1. PIPE SHALL BE PORTABLE RATED
2. SERVICE LINE SHALL MEET PASSIVE PURGE
3. NO STAGNANT WATER ALLOWED

APPLICANTS:

SAVANNAH DEVELOPMENT LLC c/o JUSTIN RUTENBECK 9871 CARMEL MOUNTAIN RD, SAN DIEGO, 92129 858.375.4442

SITE ADDRESSES:

5053 SAVANNAH STREET SAN DIEGO, CA 92110

SCOPE OF WORK

TO RESUBDIVIDE EXISTING (4) LOTS INTO FOUR PARCELS IN ACCORDANCE WITH THE SMALL LOT SUBDIVISION GUIDELINES.

ASSESSOR'S PARCELS NUMBER

APN 436-303-09-00

LEGAL DESCRIPTION:

LOT 1, 2, 3 AND 4, IN BLOCK C OF WEEKS' ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 123, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 10, 1987.

PROPOSED EASEMENTS:

- 1 INGRESS AND EGRESS EASEMENT GRANTED TO RECORDED IN BOOK PAGE OF OFFICIAL RECORDS.
2 PRIVATE WATER AND SEWER EASEMENT GRANTED TO RECORDED IN BOOK PAGE OF OFFICIAL RECORDS.

STREET DEDICATION

- 3 IRREVOCABLE INTENT OF STREET DEDICATION GRANTED TO THE CITY OF SAN DIEGO RECORDED IN BOOK PAGE OF OFFICIAL RECORDS.

REFERENCE DRAWINGS

MAP 123 - WEEKS' ADDITION ROS 18703
MAP 1828 - OVERLOOK HEIGHTS SEWER MAP 1348 -D

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS ALONG DORCAS STREET N36 13'36"E PER RECORD OF SURVEY 18703.

EARTHWORK TABULATION:

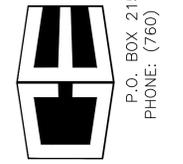
PROPOSED GRADING PLAN IS AS SHOWN. CUT = APPROX. 100 C.Y. FILL = APPROX. 100 C.Y.

GENERAL NOTES:

- 1. WATER SERVICE TO BE PROVIDED BY THE CITY OF SAN DIEGO WATER DEPARTMENT.
2. SEWER SERVICE TO BE PROVIDED BY THE CITY OF SAN DIEGO SEWER DEPARTMENT.
3. ALL ON SITE WATER AND SEWER FACILITIES WILL BE PRIVATE AND SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
4. GAS AND ELECTRIC SERVICE TO BE PROVIDED BY SAN DIEGO GAS & ELECTRIC COMPANY.
5. TELEPHONE SERVICE TO BE PROVIDED BY AT&T COMPANY.
6. CABLE TELEVISION SERVICE TO BE PROVIDED BY COX CABLE TELEVISION COMPANY.
7. FIRE SERVICE TO BE PROVIDED BY THE SAN DIEGO FIRE DEPARTMENT.
8. SCHOOL FACILITIES TO BE PROVIDED BY SAN DIEGO UNIFIED SCHOOL DISTRICT.
9. TOTAL GROSS AREA: 0.27 AC, 12,384 S.F.
STREET DEDICATION AREA: 0.01 AC, 21.0 S.F.
PRIVATE DRIVEWAY EASEMENT AREA: 0.04 AC, 1,992 S.F.
TOTAL NET AREA: 0.25 AC, 10,671 S.F.
10. EACH PARCEL: DENSITY: 1 DU/3,000 SF
11. TOPOGRAPHY SOURCE: FIELD SURVEY BY CIREMELE SURVEYING INC DATED 10/31/16
12. TOTAL NUMBER OF PROPOSED PARCELS: 4
13. GENERAL PLAN: RESIDENTIAL
14. SPECIAL DISTRICTS:
- CAMPUS PARKING IMPACT OVERLAY ZONE
- LINDA VISTA COMMUNITY PLAN
- FAA PART 77 NOTICING AREA FOR SDIA LINDBERGH FIELD
- AIRPORT INFLUENCE AREAS FOR SDIA LINDBERGH FIELD
15. ZONING: RM-1-1
16. PARKING: EXISTING TWO CAR GARAGE
17. THOMAS BROTHERS REFERENCE: PAGE 1270 7E
18. CALIFORNIA COORDINATES: CCS 83 1860-6267 L.C. 220-1707
19. A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR THE EXPIRATION ON THE TENTATIVE MAP. IF APPROVED, A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.
20. INSTALLATION OF NFPA 13D RESIDENTIAL FIRE SPRINKLERS IN ALL NEW CONSTRUCTION WILL BE REQUIRED AND A SPRINKLER PLAN MUST BE SUBMITTED AS PART OF A PROPOSED CONSTRUCTION PERMIT.

SMALL LOT SUBDIVISION ASSESSOR'S PARCEL NUMBER 436-303-09-00

CIVIL ENGINEERING Consulting Services



P.O. BOX 2158 VALLEY CENTER, CA 92082 PHONE: (760) 235-1176 FAX: (866) 313-8908

REVISIONS PLAN REVIEW CORRECTIONS 8-11-17 PLAN REVIEW CORRECTIONS 11-3-17

PTS NO. 535391 IO NO. 24007174

SCALE AS NOTED

APRIL 7, 2017

PROJECT NO.

SHEET NO.

TM-1929283