



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: March 18, 2015 REPORT NO. HO-15-039
ATTENTION: Hearing Officer
SUBJECT: MISSISSIPPI STREET MAP WAIVER
PTS PROJECT NUMBER: 366687
LOCATION: 4162-66 Mississippi Street
APPLICANT: Beth Reiter

SUMMARY

Issue(s): Should the Hearing Officer approve a Map Waiver to convert three residential detached apartments into condominiums within the Greater North Park Community Plan area?

Staff Recommendation(s) – APPROVE Map Waiver No. 1299314.

Community Planning Group Recommendation - On November 3, 2014, the North Park Planning Committee voted 7-2-1 to recommend denial of the Map Waiver (Attachment 6). See Community Planning Group discussion below.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(k). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 5, 2015 and the opportunity to appeal that determination ended February 20, 2015 (Attachment 7).

BACKGROUND/DISCUSSION

A Map Waiver is required for the conversion of three residential condominiums as defined in San Diego Municipal Code section 125.0120. The project proposes a Map Waiver to convert three detached residential apartment units to a three-unit residential condominium complex on a 0.121 acre site located at 4162-66 Mississippi Street in the Mid-City Communities Planned District (MCCPD) MR-1250B Zone within the Greater North Park Planning Area. The site is located in the Transit Area Overlay Zone and has been identified as a potential historic site in the North Park Historical Survey.

The site is surrounded by residential dwellings. The purpose and intent of the Mid-City Residential (MR) zones are multi-family residential zones which are designed to provide for development compatible with the pattern of the existing neighborhoods. Standards are tailored to the density of the individual zones and are intended to provide a variety of attractive, functional and affordable housing types and styles. The current zone (MR-1250B), allows one dwelling unit for every 1,250 square feet of lot area. The project site would therefore be allowed to have a maximum of 4 dwelling units built on the site under the current zoning regulations

The existing landscape and proposed parking meets the requirements of the zone and all other requirements regulating condominium conversions as required by San Diego Municipal Code section 144.0501. The three detached units are single bedroom units on one lot. The Map Waiver application does not include any new construction and is being processed strictly to convert three residential dwelling units into condominiums.

Inclusionary Affordable Housing

As a condition of approval, the Subdivider is required to pay the Condominium Conversion Inclusionary Affordable Housing Fee, in accordance with SDMC Chapter 14, Article 2, Division 13 (*Inclusionary Affordable Housing Regulations*).

Undergrounding Waiver Request

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined the undergrounding waiver request qualifies, in that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

Community Planning Group

On November 3, 2014, the Greater North Park Planning Group reviewed the project and voted 7-2-1 to recommend denial of the Map Waiver due to the lack of pertinent information and the community's desire to maintain apartment stock (Attachment 6).

Staffs response is that the current project scope, a Map Waiver to convert three units to condominium, is consistent with the LDC Section 144.0501 requirements.

This Map Waiver project is subject to the condominium conversion regulations effective June 13, 2006, based on the City Council's specific adoption language for the "new" condominium conversion regulations. At the June 13, 2006 hearing, the City Council adopted regulations for additional requirements for landscaping, a building conditions report, on-site inclusionary housing, noticing, and parking. Based on the adopted language and project timing, all of these new regulations apply to this project. Accordingly, this project has been reviewed against the new regulations. The existing development will remain in compliance with the MCCPD-MR-1250B zone.

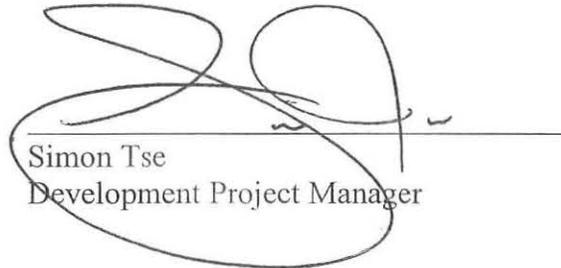
CONCLUSION

Staff has determined that the project complies with the development regulations of all applicable sections of the Land Development Code. Staff has determined that the required findings can be made as the project meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

ALTERNATIVE

1. **Approve** Map Waiver No. 1299314 with modifications; or
2. **Deny** Map Waiver No. 1299314 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Simon Tse
Development Project Manager

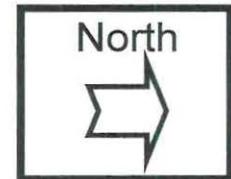
Attachments:

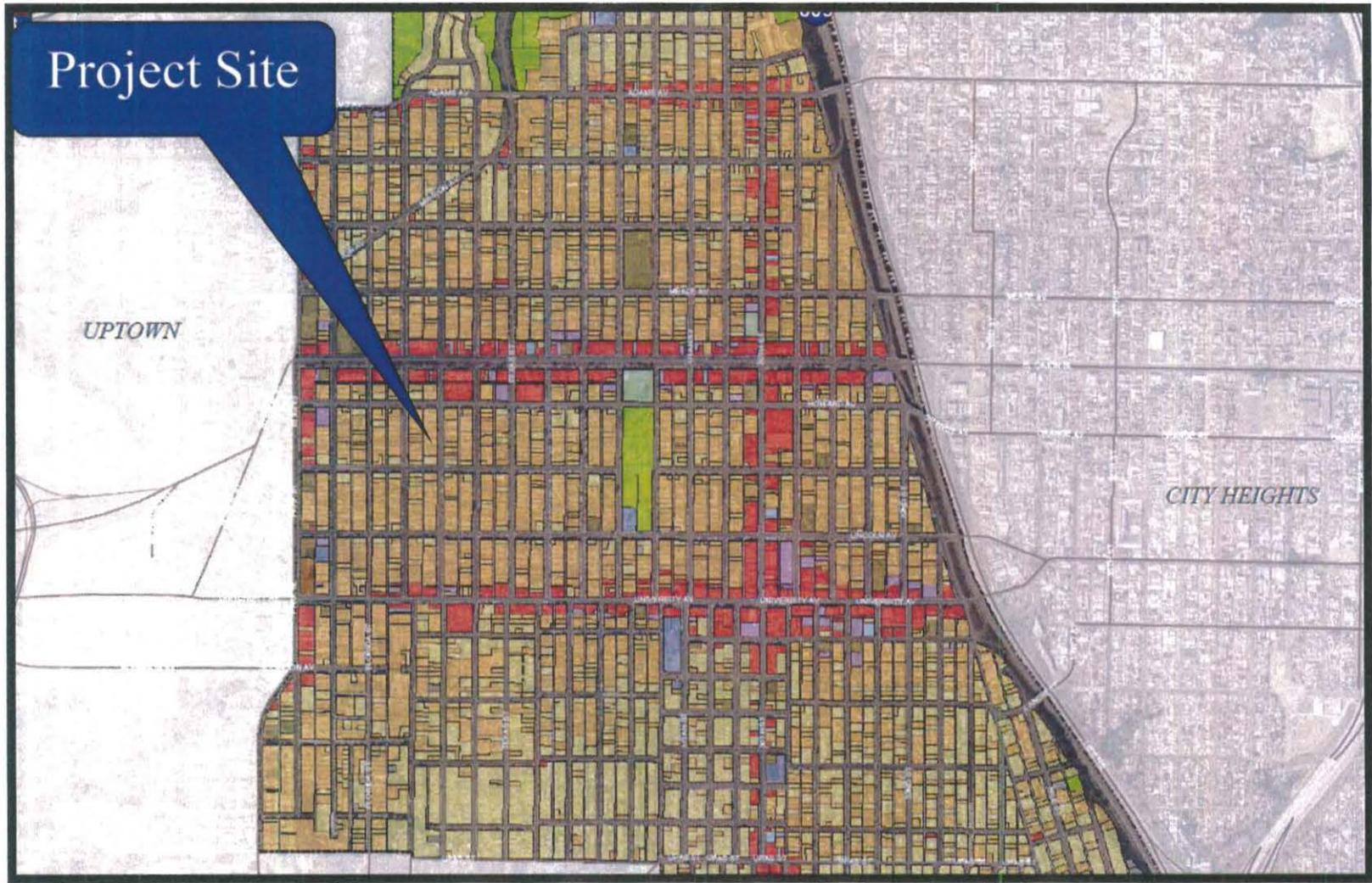
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Map Waiver Resolution
5. Draft Map Waiver Conditions
6. Community Planning Group Recommendation
7. Notice of Exemption
8. Project Plans
9. Ownership Disclosure Statement



Aerial Photo

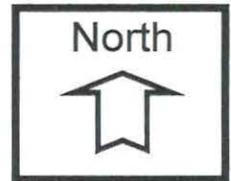
Mississippi Street Map Waiver – Project No. 366687
4162-4166 Mississippi Street, San Diego, CA 92104

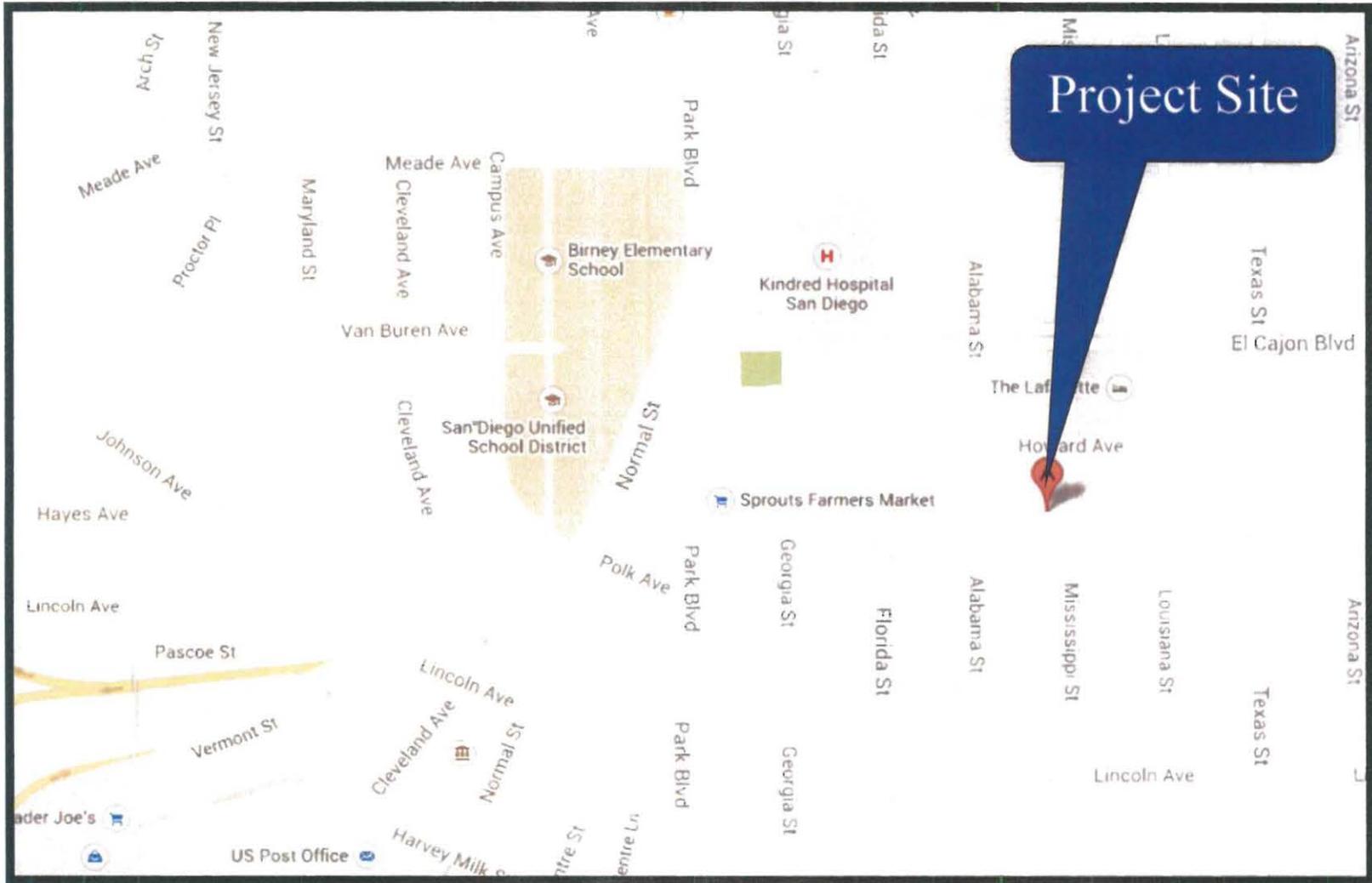




Community Land Use Plan

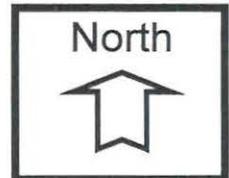
Mississippi Street Map Waiver – Project No. 366687
4162-4166 Mississippi Street, San Diego, CA 92104





Location Map

Mississippi Street Map Waiver – Project No. 366687
4162-4166 Mississippi Street, San Diego, CA 92104



RESOLUTION NO. **HO-XXXX**
DATE OF FINAL PASSAGE March 18, 2015

A RESOLUTION OF THE HEARING OFFICER
ADOPTING THE FINDINGS AND APPROVING MAP
WAIVER NO. 1299314 FOR MISSISSIPPI STREET
MAP WAIVER – PROJECT NO. 366687

WHEREAS, HENRY BELKIN, MICRO PLACE, LLC, Subdivider, and VON REITER GROUP, ENGINEER, submitted an application with the City of San Diego for Map Waiver No. 1299314, to waive the requirement for a Tentative Map to convert three detached apartment units into condominiums and a request to waive the requirement to underground existing offsite overhead utilities. The project site is located at 4162-66 Mississippi Street in the Mid-City Communities Planned District (MCCPD) MR-1250B zone of the Greater North Park Community Planning area. The property is legally described as Lot 39 and the south half of Lot 40, in block 145 of University Heights, in the City of San Diego, County of San Diego, State of California, according to map thereof made by G.A. d' Hemecourt in book 8, page 36, et seq., of Lis Pendens, in the Office of the County Recorder of San Diego County; and

WHEREAS, the Map proposes the subdivision of a 0.121 acre site into one (1) lot for a 3 unit residential condominium conversion; and

WHEREAS, on February 5, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines

Section 15301(k) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

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

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

WHEREAS, on March 18, 2015, the Hearing Officer of the City of San Diego considered Map Waiver No. 1299314, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 (map waiver), 125.0440 (tentative map), 125.0444 (condo conversion), and 144.0240 (underground) of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the 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 Map Waiver No. 1299314:

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

The project proposes to convert three existing detached apartments into condominiums on a 0.121-acre site located at 4162-66 Mississippi Street in the Mid-City Communities Planned District (MCCPD) MR-1250B zone of the Greater North Park Community Plan area.

The Greater North Park Community Plan designates for the area of the project site as "Medium High/Bonus" residential with a density range of 30 to 35 dwelling units per acre. The project has a density of 25 dwelling units per acre so is below the density range but is previously conforming to the community plan. The plan does not address condominiums conversions. The proposed condominium conversion will comply with the San Diego Municipal Code development regulations which include setbacks, parking, and public improvements. Therefore, the proposed subdivision and its design and improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project proposes to convert three existing detached apartments into condominiums on a 0.121-acre site located at 4162-66 Mississippi Street in the Mid-City Communities Planned District (MCCPD) MR-1250B zone of the Greater North Park Community Plan area.

The development will result in converting three detached one-bedroom apartments into condominiums containing 2 parking spaces where 2 are required. The three existing residential units were constructed in 1920, during which time the site was unzoned and permitted multiple unit residential development with unlimited density. The existing residential units were therefore allowed on the site at the time that they were built. The project does not propose any deviations from the regulations. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The project proposes to convert three existing detached apartments into condominiums on a 0.121-acre site located at 4162-66 Mississippi Street in the Mid-City Communities Planned District (MCCPD) MR-1250B zone of the Greater North Park Community Plan area.

The project site is flat, it has been previously graded, and contains three existing residential units. The site fronts Mississippi Street with alley access at the rear. The project site is surrounded with multi-family developments. The MCCPD-MR-1250B

zone allows one dwelling unit for every 1,250 square feet of lot area. The project site would therefore be allowed to have a maximum of 4 dwelling units on the site under the current zoning regulations. San Diego Municipal Code section 113.0222 indicates when measuring residential density if the quotient resulting from the calculation exceeds a whole number by 0.50 or more, the number of dwelling units may be increased to the next whole number. The number of units allowed on the site in accordance with the MCCPD-MR-1250B zone is 4.2 which if rounded accordingly is four units. Therefore, the site is physically suitable for the type and density of the development.

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

The project proposes to convert three existing detached apartments into condominiums on a 0.121-acre site located at 4162-66 Mississippi Street in the Mid-City Communities Planned District (MCCPD) MR-1250B zone of the Greater North Park Community Plan area.

The project is located within an urbanized environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on or adjacent to the site. Therefore, the subdivision will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat. The design of the subdivision will not be detrimental to the public health, safety, or welfare.

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

The project proposes to convert three existing detached apartments into condominiums on a 0.121-acre site located at 4162-66 Mississippi Street in the Mid-City Communities Planned District (MCCPD) MR-1250B zone of the Greater North Park Community Plan area.

No existing easements are located within the project boundaries illustrated on Map Waiver No. 1299314. As such, no conflict will occur with the recording of the subdivision and therefore no conflict would negatively affect any easements acquired by the public at large.

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

The project proposes to convert three existing detached apartments into condominiums on a 0.121-acre site located at 4162-66 Mississippi Street in the Mid-City Communities Planned District (MCCPD) MR-1250B zone of the Greater North Park Community Plan area.

The design of the subdivision conforms to the development regulations of the MR-1250B Zone of the Mid-City Communities Planned District and the Greater North Park Community Plan. The project is not requesting any deviations from the regulations, and therefore conforms with regulations regarding future passive or natural hearing and cooling opportunities. The project has been designed and conditioned to conform with all underlying San Diego Municipal Code and applicable building code regulations.

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

The project proposes to convert three existing detached apartments into condominiums on a 0.121-acre site located at 4162-66 Mississippi Street in the Mid-City Communities Planned District (MCCPD) MR-1250B zone of the Greater North Park Community Plan area.

The MR-1250B zone is a multiple family residential zone and the three existing dwelling units currently conform to the maximum allowed. The development complies with land use, setbacks, height, floor area ratio, off-street parking, and landscape regulation requirements of this zone and current Map Waiver regulations in accordance with San Diego Municipal Code (SDMC) section 144.0501. The Map Waiver will create three for sale units for the community. The current zoning and land use designation allow up to four units on the site. The subject subdivision is within the allowed residential density for the area. Currently there are commercial services, public transportation, and retail sales within a few blocks from the development which can offer assistance to the new owners and support to the business. Therefore, 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.

8. The notices required by San Diego Municipal Code section 125.0431 have been given in the manner required.

The project proposes to convert three existing detached apartments into condominiums on a 0.121-acre site located at 4162-66 Mississippi Street in the Mid-City Communities Planned District (MCCPD) MR-1250B zone of the Greater North Park Community Plan area.

A 60-Day Notice of Intent to Convert to Condominium and Notice of Tenants Rights have been provided to all tenants. Therefore, all applicable notices required by San Diego Municipal Code section 125.0431 have been given in the manner required.

9. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing.

The project proposes to convert three existing detached apartments into condominiums on a 0.121-acre site located at 4162-66 Mississippi Street in the Mid-City Communities Planned District (MCCPD) MR-1250B zone of the Greater North Park Community Plan area. All costs associated with the processing of this Map Waiver were paid by the applicant. Therefore, the project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing.

10. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed.

The project proposes to convert three existing detached apartments into condominiums on a 0.121-acre site located at 4162-66 Mississippi Street in the Mid-City Communities Planned District (MCCPD) MR-1250B zone of the Greater North Park Community Plan area. The Map Waiver was not processed to provide housing for the elderly, disabled or to provide low income housing.

That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. 1299314; is hereby granted to HENRY BELKIN, MICRO PLACE, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Simon Tse
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 24004594

Revised: May 19, 2014 by WJZ

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 1299314

MISSISSIPPI STREET MAP WAIVER - **PROJECT NO. 366687**

ADOPTED BY RESOLUTION NO. _____ ON MARCH 18, 2015

GENERAL

1. This Map Waiver will expire April 2, 2018.
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 Certificate of Compliance unless otherwise noted.
3. Prior to the Map Waiver expiration date, a Parcel Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
5. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
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 the Subdivider of any claim, action, or proceeding, or if the 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 bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

CONDOMINIUM CONVERSION

7. The Subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:
 - a. For existing tenants, within 10 days of the project application for the condominium conversion being deemed complete; or
 - b. For prospective tenants, upon application for the rental of a unit in the proposed condominium conversion.
8. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the Subdivision Map Act.
9. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Subdivision Map Act section 66427.1(a)(2)(E). The provisions of this condition shall neither alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Civil Code sections 1941, 1941.1 and 1941.2.
10. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days after approval of a Certificate of Compliance for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
11. The Subdivider shall give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (San Diego Municipal Code § 125.0431(a)(4)).
12. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Subdivision Map Act section 66427.1(a)(2)(F) and San Diego Municipal Code section 125.0431(a)(5). The right shall commence on the date the subdivision public report is issued, as provided in section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right. (San Diego Municipal Code § 125.0431(a)(5)).

13. The Subdivider shall provide a copy of the Building Conditions Report to a prospective purchaser prior to the opening of an escrow account. (San Diego Municipal Code § 144.0504(c)).
14. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

AFFORDABLE HOUSING

15. Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by paying the Condominium Conversion Inclusionary Affordable Housing Fee in one of the following, manners:
 - a. Deferring payment of the Condominium Conversion Inclusionary Affordable Housing Fee until the close of escrow of the first condominium sold at the development by entering into a written agreement with the San Diego Housing Commission securing payment of the Condominium Conversion Inclusionary Affordable Housing Fee, which shall be recorded against the development and secured by a recorded deed of trust in favor of the San Diego Housing Commission. If Owner/Permittee elects future payment of the Condominium Conversion Inclusionary Affordable Housing, the fee shall be calculated using the rate in effect at the close of escrow of the first condominium unit sold at the development; or
 - b. Pre-paying the Condominium Conversion Inclusionary Affordable Housing Fee to the City based upon the aggregate square footage of all residential units in the project. If Owner/Permittee pre-pays the Condominium Conversion Inclusionary Affordable Housing, the fee shall be calculated using the rate in effect on the date of pre-payment.
16. Relocation Requirements of the Condo Conversion Ordinance - Prior to filing a final map, or prior to receiving a parcel map/certificate of compliance, the applicant shall either show evidence that relocation assistance has been paid to eligible tenants or enter into an agreement with the San Diego Housing Commission to demonstrate conformance with the Municipal Code provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division 5, §144.0505).
17. In addition, applicant must pay the appropriate fees incurred by the Housing Commission for compliance monitoring (Chapter 14, Article 4, Division 5, §144.0503).

ENGINEERING

18. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
19. A Parcel Map shall to consolidate the existing lots into one lot shall be recorded in the Office of the County Recorder, prior to the Map Waiver expiration date.
20. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider shall install a new street light adjacent to the site on Mississippi Avenue at the south property line extended, to the satisfaction of the City Engineer.
21. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
22. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
23. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
24. 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.
25. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

26. A Parcel Map is required to consolidate the existing lots into one lot and to subdivide the ownership interest as a condition of the tentative map.
27. Prior to the recordation of the Parcel Map taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.
28. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
29. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true 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 shall be shown on the map.

LANDSCAPE/BRUSH MANAGEMENT

30. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards 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 in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.
31. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee

shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

INFORMATION:

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 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 Map Waiver 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 Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver 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. 24004594



NORTH PARK PLANNING COMMITTEE
Final Minutes: November 18, 2014 – 6:30 PM
www.northparkplanning.org
info@northparkplanning.org

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I. Call to order: 6:29 pm

II. Attendance Report:

Member	Robert Barry	Roger Morrison	Dionne Carlson	Daniel Gebreelassie	Vicki Granowitz	Peter Hill	Brandon Hilpert	Rachel Levin	Carl Moczydlowsky	Lucky Morrison	Dang Nguyen	Howard Blackson	Rick Pyles	Sarah McAlear	Steve Codraro
Attendance	1	2	3	4	5	6	7	8	9	10	11	12L	13 L	14	15
Late															
Absences		1	2				1	3	2			1		2	

III. Modifications to and Adoption of the 11/18/14 Agenda

- a. **Urgent Non-Agenda Action Items:** Items may be initiated by NPPC Board Member and added to the Agenda by a 2/3 vote of the Committee. Items must have come up after the Agenda went out & be of a time sensitive nature.
- b. **MOTION: Adopt 11/18/14 Agenda Carlson/Levin 13-0-0 (Blackson/Pyles Late)**

IV. Consent Agenda:

- a. **Deny 4162, 4164, 4166 Mississippi St. Vesting Tentative Map** (Process 3) Map Waiver to convert 3 existing residential dwelling units into condominiums on a 0.121 acre site located in the MCCPD-MR-1250B zone of the Greater North Park Community Plan area. **MOTION to deny due to lack of pertinent information & a desire to maintain apartments. Carlson/UDPR 13-0-0 (Blackson/Pyles Late) On Consent**
- b. **The UDPR Subcommittee finds the Urban Design Element of the NPCPU to be disorganized, lacking appropriate graphics (maps), includes items lacking explanation or context, among other issues and does not adequately reflect the Board or the public's vision. For these reasons the following motions was passed. MOTION to write a letter to the Planning Department regarding issues and concerns with the 2014 Draft Urban Design Element of the North Park Community Plan Update. Carlson/UDPR 13-0-0 (Blackson/Pyles Late) On Consent**
- c. **MOTION: to approve the consent agenda. Carlson/UDPR 13-0-0 (Blackson/Pyles Late)**

V. Approval of Previous Minutes

- a. **MOTION: Approve October 21' 2014 Minutes as modified for absences and typos. Hilpert/Ngyuen 12-0-1 (Carlson abstain, Blackson/Pyles Late)**

VI. Treasurer's Report, Brandon Hilpert

- a. Current balance \$739.77
- b. Update CPG Reimbursement – forward any reimbursements to Hilpert/Granowitz

VII. Social Media Report, Brandon Hilpert

- a. Email opt-in updated
- b. Please add address of the meeting to the email.

VIII. Chairs Report/CPC

- a. **CPC – Tuesday, November 25, 2014, 7-9 pm.** 9192 Topaz Way, Kearny Mesa Auditorium. Agenda Items include: (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
 - i. CP 600.24, Bylaws & 2015 Elections - A new bylaws shell will be coming out in Jan or thereafter. May want to wait for that however we can be making decisions now on the areas I know are going to affect the way we have operated, particularly regarding election procedure.
 - ii. 9th Update to the General Plan to be voted on at January 27, 2014 meeting – previously conforming rights will be bifurcated.
- b. Should we meet on December 16, 2014 to focus on the Community Plan Update? No
- c. Spoke with Nancy Bragado re letting us edit the UDE – NPPC edit to the element is welcomed.
- d. Ad Hoc Committee on the Urban Design Element, reestablished to include previous members: Barry, Blackson, Codraro, Hill & Gebreselassie to fill vacated seat.
- e. Bylaws Ad Hoc Committee reestablished to include Granowitz, Barry, L. Morrison
- f. Response to our letter re: Equivalences from the Planning Dept. - Denied all requests, believe existing rules cover everything we brought up.
- g. City of San Diego Bicycle Advisory Committee <http://www.sandiego.gov/city-clerk/boards-commissions/bicycleadvisoryboard.shtml>

IX. Planner's Report, Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov

- a. Plan update Feb. 2015 for the public draft in the cluster – NP, Golden Hill and Uptown. Review and elements schedule. Recreation and Economic development drafts coming soon. Park planning staff has identified some opportunities – other issues can be identified at a later date.

X. Non Agenda Public Comment

- a. **Lucky Morrison (ceded 2 minutes from Rick Pyles)** - increase in alcohol licenses over the last 5 years. 64 in 2009 and 126 today, with at least 3 more pending. Also will be passing out a recent UT article quoting Bob Vacchi of DSD on role of Community Plan on controlling licenses this in the future. Feels there is an oversaturation of licenses. Second highest crime area in San Diego.
- b. **Jeff Kirschbaum OLP Update** – Parking structure construction is on pace for end of December completion. OLP Christmas event Thursday December 11th 5-6:30 and candlelight procession at 7:00

XI. Announcements

- a. **Jack in the Box Court Hearing Update: On Friday, November 21, 2014 at 10:00 am. In Dept. 71 in the Superior Court** at 330 West Broadway 92101. The community will finally have their day in court regarding the city's request to have the Jack in the Box lawsuit dismissed. Community members will be meeting for coffee and pastries beginning at 8:30 am across Broadway (to the south of the courthouse), look for the "Care About NP Banner" & heading into court at 9:30 am. (The NPPC voted to oppose the drive through among other aspects of the JIB remodel)
 - i. For more info go to CareAboutNorthPark.com and the Facebook page, 'Do The Right Thing, Jack'.
- b. **North Park Historical Society new book- *Images of America San Diego's North Park*** is being sold at Pigment, North Park Hardware, SOHO, San Diego History Center, and The Grove
- c. **Utility Undergrounding Advisory Committee**, meets monthly on the 3rd Friday 8:30 am - 10:30 am 202 C St, 12 flr Committee Rm
- d. **CivicSD Community Benefits Consensus Project** - Building a collaborate network of stakeholders to inform the development of Civic San Diego's Community Benefits Goals - "What would benefit your community most?" Malin Burnham San Diego Center For Civic Engagement - The San Diego Foundation | Hoffman Room (First Floor) 2508 Historic Decatur Road | San Diego, CA 92106, Thursday, November 20, 2014, 5:30pm – Registration and Networking, 6pm to 8pm – Program and Discussion
- e. **C-3's A Century of Conserving San Diego's Natural Environment** Thursday, December 04, 2014, 7 AM - 9 AM Balboa Park ~ The Prado Restaurant ~ Loggia Room for more info & to register <http://citizenscoordinateforcentury3.wildapricot.org/event-1786115>
- f. **UHCA Survey on Community Interest** on the Facebook page.

XII. Elected Official's Report

- a. **Jason Wiesz, Hon. Toni Atkins, State Assembly District 76** – 619.645.3090 jason.weisz@asm.ca.gov – Covered California open enrollment is now open through February, penalty phase has gone into effect. November for Men's health. December 10th – Speaker Atkins joint gift raiser at the state building from 5-6:30 for Polinsky's Children center.
- b. **Hilary Nemchik, Hon. Marty Block, State Senate District 39** – 619.645.3133 hilary.nemchik@sen.ca.gov – Sen Block authored 12 bills and 11 signed into law. SB850 to allow community colleges to offer bachelors degree in high demand fields. SB911 protects seniors by raising training hours for care providers also prevents retaliation for 911 calls from facilities. Legislative idea gather phase underway.
- c. **Jessica Poole, Hon. Susan Davis, US Congressional District 53**, 619.208.5353
Jessica.Poole@mail.house.gov – absent
- a. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3**, AGranda@sandiego.gov
<http://sandiego.gov/cd3> - restricting zoning may be a way to restrict licensing. Inaugurating new council members. Housing first initiative may help up to 1500 homeless. 75 more affordable units for foster care and seniors as well as \$30M for homeless funding. Potable reuse program passed unanimously - \$3.5B program. Taxi cab changes to medallions. Gloria will be at SoNo and December nights.

XIII. Subcommittee Reports:

- a. **Urban Design/Project Review (UD/PR), Peter Hill-Rachel Levin – NP Adult Community Center, 6:00pm 1st Monday. Next meeting January 5, 2014**
 - i. Ministerial projects since October 21: applied for permit, not yet issued:
 - 1. 4411 Kansas Street (Kansas and Meade) - Five on Kansas Townhomes PTS 396490 | 5 new single dwelling units: two bedroom, three bath units with garages.
 - 2. 4224 Ohio Street (Ohio between El Cajon and Howard) Mixed-use building PTS 394357 | New four story mixed-use project with 17 residential units on a space previously occupied by a existing one story multi family home that has been converted to and used as a commercial office space (demolition under a separate permit)
 - ii. Discretionary projects since October 21: applied for permit, not yet issued:
 - 1. 3503-17 Indiana Street (Indiana and Myrtle) PTS 388089 | Site Development Permit (Process 3) to deviate from minimum setbacks and vehicular access and construct seven detached single dwelling units for a total of 16,920 sq ft on 0.517 acre site. 6 two bedroom, two bath; 1 one bedroom, one bath.
- b. **Public Facilities/Public Art, Dionne Carlson-Roger Morrison – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting January 14, 2014**
 - i. Discussed proposed changes to the LDC, in particular the Small Lot Ordinance. See Chair Granowitz handout for summary of the questions and points raised.
 - ii. There will be no PF Subcommittee meeting in December.
 - iii. **Future Agenda:** SANDAG & other bike issues

XIV. Liaisons Reports

- a. **Balboa Park Committee, Rob Steppke.** No meeting.
- b. **Maintenance Assessment District, Peter Hill.**
 - i. New resident homeowner member: Vicky Heithaus
 - ii. Benches on Ray Street will be turned around to face street
 - iii. Update on red sidewalks project. CIP ID S10040, Council District 3.
 - iv. Fiscal Year 2016 proposed MAD budget presented
- a. **North Park Main Street, Dang Nguyen.** Out of town, missed mtg.
 - v. Seated 4 new board members.
 - vi. Taste of North Park.
- b. **NP Mid-City Regional Bike Corridors, Dionne Carlson.**
 - vii. Will be talking about in January.
- c. **Adams Ave BIA, Dionne Carlson.**
 - i. World's Biggest Bottle share event on November 9th was a success.

- ii. AABA will be posting newly-designed Holiday banners all along Adams Ave and up the first block of 30th street this month
- iii. 3 new murals have been commissioned for Adams Ave. Look for them to show up in the next few months
- a. **El Cajon Business Improvement Association, Vicki Granowitz.** Developers Tour by ULI & ECBIA of nodes ripe for development. I have been invited to speak briefly on CPGs & developers.
- b. **Utility Undergrounding Advisory Committee, Vicki Granowitz.** Progress is being made, we will likely vote of a new CPG-driven process. The problem of the boxes that just pop out without warning are under the purview of DSD, Molly Chase CD3 trying to set up a meeting for community people to discuss the issue.

XV. Information Item

- a. **Building Frontage Types – Howard Blackson (HB)** – Gave brief presentation on different frontage types, and how planning can have a positive or negative effect on the integration of different frontages within a community.
 - i. Board Q&A: Biggest disconnect between how the City works with zoning and form-based code?
HB: City puts Land Use first instead of determining “what type of place?” (e.g., community center with neighboring single-family) to (in this presentation’s example) determine the frontages that can integrate well and maintain neighborhood character. Frontages should reinforce each other’s values (no side entrances overlooking other’s backyards), and this is not often easily accomplished when accommodating the zoning regulations.
 - ii. Board Q&A: Is there a way to overcome the disconnect between City zoning and the form-base code we prefer?
HB: We’ve identified our villages, which was vital. Now we need to identify what design we want in our villages, via the Urban Design Element. When the conversation about zoning starts, then edicts come down that aren’t giving appropriate consideration to the actual situation of buildings, traffic, and life in an area. We want to match our 1920’s streetcar neighborhood, but instead the zoning is creating situations reminiscent of 1970’s Mira Mesa.
 - iii. Board Q&A: Can we use CPIOZ?
HB: Yes, but they should not be applied community-wide. Can be used to protect or to build up. We can use the CPIOZ to try to overcome the zoning ordinances that look at places as only commercial or residential. We should put CPIOZ over community centers and corridors—block-wide for Placemaking.

XVI. Action Items

- a. **9th Update to the Land Development Code** – Specifically the Sections on Drive-thru’s & Previously Conforming Rights <http://www.sandiego.gov/development-services/industry/landdevcode/index.shtml#projectsOpen>
There is an CPC ad hoc meeting next Tuesday, November 25th at 5:30pm, 9192 Topaz Way, Kearny Mesa Auditorium. CPC will vote on the update in January (1 week after NPPC).
 - i. As currently written, the Previously Conforming Rights (PCR) ordinance not only allows but basically encourage poor design to be rebuilt. The NPPC wrote a letter outlining all major concerns and submitted to DSD on November 9.
 - ii. Amanda Lee (Planning) is attempting to give us more definitions on how the “50% of exterior walls of a structure” calculation would be made and enforced. Some people believe that you need both the 50% valuation (County Assessor value on parcel) as well as the 50% walls—50% valuation was effectively *removed* from existing Code via this revision.
 - iii. There are also concerns including the ability to rebuild “noxious” uses (i.e., auto body places), or allowing use that has been abandoned for <2 years (without construction or remodeling) to continue despite use “abandonment.”
 - iv. There is progress from the City being made as a result of the letter that we sent. We are hoping the CPC can bifurcate the Ordinance vote.

- v. We have requested that Adrian invite Amanda Lee to come to the January meeting to have a further discussion.

b. **Draft Small Lot Ordinance – Open Discussion**

<http://www.sandiego.gov/developmentservices/pdf/industry/2014/smallotordinance.pdf>

- i. Peter passed out an overview handout. Offshoot discussions of that handout mentioned: very wide curb cuts appear to be allowed, encouraging Huffman-style front parking; some language confusing regarding directional traffic in parking; buildings still forced to fit within multifamily envelope (development standards), but will mix up fronts and backs (i.e., the last units front is looking in the neighbors backyard and all the fronts are sides); by splitting the lots, you're not allowing for the centered entrance (bungalow courts); current setbacks don't actually encourage townhome-style infill.
- ii. Requests for clarification on:
 1. "Min. lot area" language in ordinance to gain clarity (see example Table 143-03C, "sf per DU of base zone maximum permitted density").
 2. Is the maximum structure height of 36' assuming covered parking (because we thought the max height was ordinarily lower than that, and there is no indication in the footnote of what the zoning allows).
 3. Confirm that a drive way is NOT open space (p7, section d)? Would grass-crete that you can drive over be considered open space?
MOTION: To make this ordinance applicable only in multi-family zones where there is an alley adjacent to property, or at a corner lot. Carlson/Blackson 14-0-0
MOTION: To allow a maximum curb cut of 12', only allowing a curb cut on a corner lot. Carlson/Blackson 14-0-0
MOTION: Recommend linking lot size to building footprint, not lot size to square footage. Codraro/Carlson 14-0-0
 4. Chair will send a letter to the City with our Motions & concerns.

- c. **Community Plan Update Urban Design Element** –While the content is pretty good, the formatting is problematic; including but not limited to: over use of icons, redundancies, at least one maps lacks context (there is no text explaining the map), the organization of the text lacks clarity... Element will be reviewed after editing by Ad Hoc Committee. See Chair's Report Items C & D. This will have to be done very quickly as the draft plan will be coming out in February 2015. Need to get the UDE in word to edit, Chair will make request. Hall will be in charge of the ad hoc committee, Blackson will take the lead on editing.

http://www.sandiego.gov/planning/community/profiles/greaternorthpark/pdf/npcpu_ude_full_version_oct2014.pdf

XVII. Unfinished and Future Agenda Items

- a. Park & Rec Element
- b. NPPC Bylaws Update
- c. January appoint Election Committee

XVIII. Next Meeting Date: Board Meeting January 20, 2014. 6:30pm

XIX. Adjourn 9 pm

Minutes submitted by Carl Moczydlowsky & Sarah McAlear

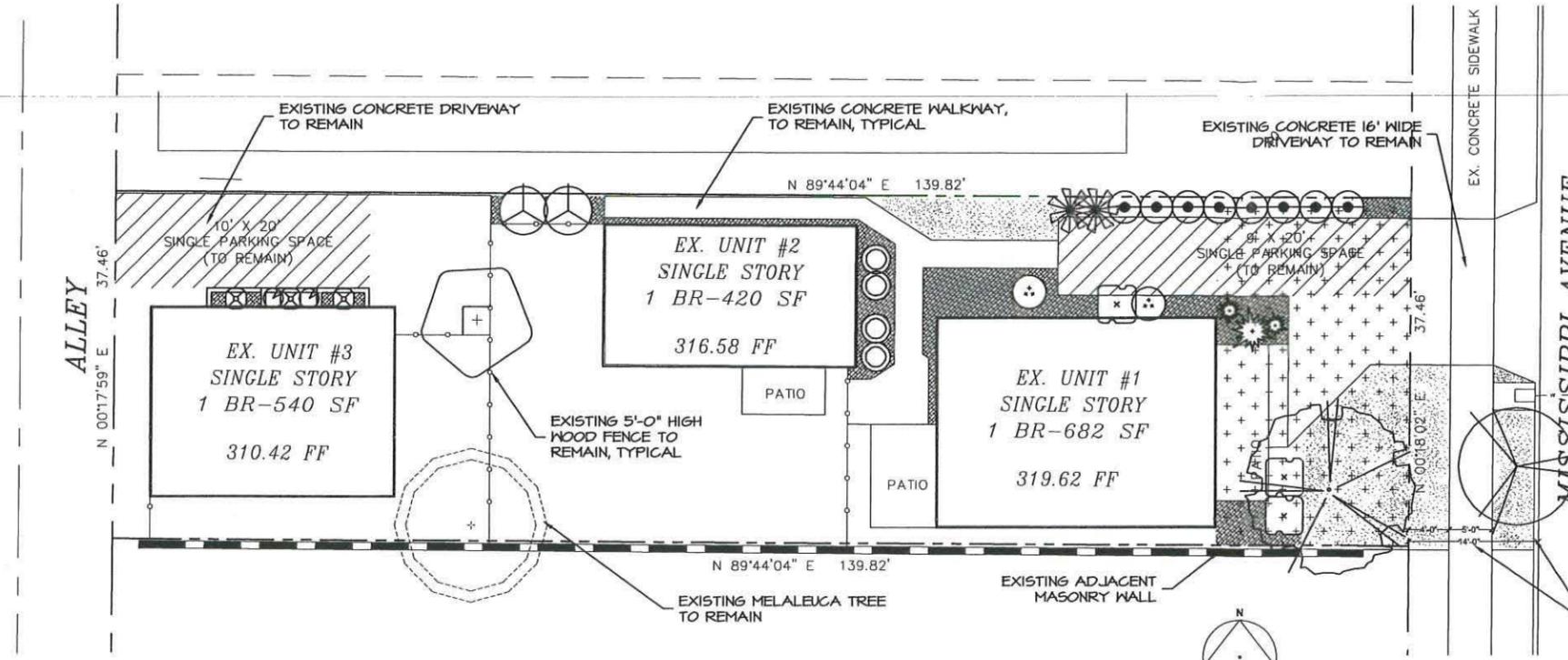


Landscape Architecture
11/1/1994
Phone: (805) 642-0452
Fax: (805) 642-2035
18 Weyman - Home
Ventura, California
93007



VICINITY MAP
NOT TO SCALE

These drawings are instruments of service and are the property of D&L Landscape Architecture. All design and other information on the drawings are for the use of the project and shall not be used elsewhere without the express written permission of D&L Landscape Architecture.



LANDSCAPE DEVELOPMENT PLAN

SCALE: 1/8" = 1'-0"

YARD LEGEND

- STREET YARD AREA
- VEHICULAR USE AREA

TREE PRESERVATION NOTES:

- A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
- STOCKPILING, TOPSOIL DISTURBANCE, CONSTRUCTION MATERIAL STORAGE, VEHICLE USE, FOOT TRAFFIC, AND STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
- ROOT SYSTEMS OF EXISTING TREES ON SITE WILL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE WETTING AND DRYING DURING DEWATERING.
- THE EXISTING GRADE WILL BE MAINTAINED WITHIN THE DRIP LINE OF EXISTING TREES ON SITE.
- ROOTS OF EXISTING TREES ON SITE WILL BE CUT APPROXIMATELY 6 INCHES BACK FROM NEW CONSTRUCTION AND ALL CUTS WILL BE SEALED WITH WOOD PAINT AS MANUFACTURED BY FLINTKOTE OR APPROVED EQUAL.
- MAINTAIN AND DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION.
- ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

SAN DIEGO CITY LANDSCAPE NOTES:

ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQ. FT. ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 5'.

- MINIMUM TREE SEPARATION DISTANCES - TRAFFIC SIGNAL, STOP SIGN - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET (SEWER - 10 FEET)
- ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.) - 10 FEET
- DRIVEWAYS - 10 FEET
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOTBALL. PROVIDE A BOLD SYMBOL FOR EACH ROOT BARRIER LOCATION AND IDENTIFY THE TYPE OF ROOT BARRIER ON THE PLAN.

ALL LANDSCAPE AND IRRIGATION SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE INDIVIDUAL HOMEOWNERS. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT STANDARDS. IRRIGATION SYSTEM SHALL BE MAINTAINED FOR PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

ANY REQUIRED PLANTING THAT DIES WITHIN 3 YEARS OF INSTALLATION SHALL BE REPLACED WITHIN 30 CALENDAR DAYS OF PLANT DEATH WITH THE SAME SIZE AND SPECIES OF THE PLANT MATERIAL SHOWN ON THE APPROVED PLAN. REQUIRED SHRUBS OR TREES THAT DIE 3 YEARS OR MORE AFTER INSTALLATION SHALL BE REPLACED WITH 15 GALLON SIZE OR 60-INCH BOX SIZE MATERIAL, RESPECTIVELY. DEVELOPMENT SERVICES MAY AUTHORIZE ADJUSTMENT OF THE SIZE AND QUANTITY OF REPLACEMENT MATERIAL WHERE MATERIAL REPLACEMENT WOULD OCCUR IN INACCESSIBLE AREAS OR WHERE THE EXISTING PLANT BEING REPLACED IS LARGER THAN A 15 GALLON SHRUB OR 60-INCH BOX TREE.

TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER SAN DIEGO MUNICIPAL CODE SECTION 142.0403(b)(10)

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

City of San Diego Development Services
1222 First Ave., MS-501
San Diego, CA 92101-4154
(619) 448-5000

Landscape Calculations Worksheet
Multiple Dwelling Unit Development in All Zones

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

Planting Area Required (142.0404)	Planting Area Provided	Excess Area Provided
Total Area 787 sq. ft. x 50% = 394 sq. ft.	355 sq. ft.	-39 sq. ft.

Planting Points Required (142.0405)	Plant Points Provided	Excess Points Provided
Total Area 787 sq. ft. x 0.05 = 40 points	502 points	462 points
Points achieved with trees: 400 points		

Planting Area allowable as landscape or unattached unit pavers (142.0435)(1)(B)	Provided
Total Area 432 sq. ft. x 10% = 43 sq. ft.	39 sq. ft.

Plant Points Required	Plant Points Provided	Points Achieved with trees (at least 50%)
60 points in the remaining yard	0 points	0 Points

Plant Points Required	Plant Points Provided	Points Achieved with trees (at least 50%)
60 points x 0 # of buildings	0 points	0 Points

VEHICULAR USE AREA (VUA) - See separate worksheet (05-5)

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met

EXISTING PLANT LEGEND

SYMBOL	BOTANICAL NAME VARIETY COMMON NAME	EXISTING DESIGNATION / SIZE	MATURE DIMENSIONS	FORM FUNCTION	QUANTITY	PLANT POINTS
TREE	BAUHINIA BLAKEANA HONG KONG ORCHID	2" CALIPER	20' HIGH 20' WIDE	SPREADING STREET TREE	1	N/A
TREE	CITRUS (GRAPEFRUIT) (SPECIES / VARIETY UNKNOWN) GRAPEFRUIT TREE	3" CALIPER	15' HIGH 20' WIDE	SPREADING FRUIT	1	N/A
TREE	EUCALYPTUS (SPECIES / VARIETY UNKNOWN) EUCALYPTUS TREE	16" CALIPER	80' HIGH 45' WIDE	UPRIGHT SHADE	1	400 STREET
TREE	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	2" B.T.F.	80' HIGH 10' WIDE	VERTICAL ACCENT	2	N/A
SHRUB	AGAVE ATTENUATA BLUE AGAVE	12" - 24" SPREAD & HEIGHT	3' TALL 5' WIDE	MOUNDING ACCENT	3	12 STREET
SHRUB	AZALEA INDICA (SPECIES / VARIETY UNKNOWN) AZALEA	12" - 24" SPREAD & HEIGHT	4' TALL 5' WIDE	MOUNDING FOUNDATION	3	N/A
SHRUB	DIETES IRIDIODES FORTNIGHT LILY	12" - 24" SPREAD & HEIGHT	3' TALL 4' WIDE	VASE PASSING	1	N/A
SHRUB	EURYOPIS PECTINATUS YIRIDIS GREEN-LEAFED EURYOPIS	12" - 24" SPREAD & HEIGHT	6' TALL 5' WIDE	MOUNDING FOUNDATION	2	N/A
SHRUB	NANDINA DOMESTICA HEAVENLY BAMBOO	24" - LARGER SPREAD & HEIGHT	8' TALL 4' WIDE	VERTICAL FOUNDATION	4	N/A
SHRUB	PRUNUS CAROLINIANA CAROLINA LAUREL CHERRY	24" - LARGER SPREAD & HEIGHT	20' TALL 10' WIDE	VERTICAL SCREEN	4	30 STREET
SHRUB	RHAPHIOLEPIS INDICA (SPECIES / VARIETY UNKNOWN) INDIAN HANTHORN	24" - LARGER SPREAD & HEIGHT	5' TALL 6' WIDE	MOUNDING FOUNDATION	2	60 STREET
SHRUB	PLUMBAGO AURICULATA CAPE PLUMBAGO	24" - LARGER SPREAD & HEIGHT	6' TALL 10' WIDE	MOUNDING FOUNDATION	2	N/A
COVER	TURF	N/A	4' TALL	SPREADING GROUNDCOVER	N/A	N/A
COVER	INTERMITTANT GROUNDCOVERS (VARIOUS SPECIES / VARIETIES)	N/A	N/A	SPREADING GROUNDCOVER	N/A	N/A

LANDSCAPE CALCULATIONS:

- ALL LANDSCAPE SHOWN IS EXISTING, TO REMAIN UNLESS OTHERWISE SPECIFIED.
- STREET TREE REQUIREMENTS - 1-24" BOX TREE PER 30' OF STREET FRONTAGE.
37.46 LINEAL STREET FRONTAGE = 1 TREE REQUIRED
1 TREE PROVIDED
- STREET YARD AREA - 787 SQ. FT. STREET YARD AREA
344 SQ. FT. LANDSCAPE AREA REQUIRED
355 SQ. FT. PROVIDED (89 SQ. FT. DEFICIENT)
43 SQ. FT. ADDITIONAL THROUGH EXTRA POINTS (10%)
40 STREET YARD POINTS REQUIRED
502 STREET YARD POINTS PROVIDED

REVIEW ONLY - NOT FOR CONSTRUCTION



10-4-14



L1.0

PROJECT APPLICANT:
HENRY BELKIN
MICRO PLACE, LLC.
2220 MICRO PLACE
ESCONDIDO, CA
92029

PROJECT:
MISSISSIPPI AVENUE MULTI-FAMILY
4162 MISSISSIPPI STREET
SAN DIEGO, CA

- LEGEND:**
- PROPERTY LINE / TM BOUNDARY
 - EXISTING SIDEWALK TO REMAIN
 - EXISTING CURB TO REMAIN
 - DIRECTION OF DRAINAGE FLOW
 - INDICATES EXISTING SURVEY MONUMENTS
 - EXISTING STREET LIGHT
 - EXISTING WATER SERVICE AND METER
 - EXISTING SEWER LATERAL
 - EXISTING SEWER MAIN
 - EXISTING WATER MAIN
 - EXISTING OVERHEAD ELECTRICAL
 - TRASH & RECYCLING BIN LOCATION (54 SF)

TRANSPORTATION:
 PER TABLE 142-05C OF THE SAN DIEGO MUNICIPAL CODE, THE RECOMMENDED PARKING REQUIREMENT FOR THIS PROJECT IS 0.75 PARKING SPACES PER 1 BEDROOM UNIT. FOR A TOTAL PARKING REQUIREMENT OF 2.25 PARKING SPACES, THE PROJECT PROPOSES A TOTAL OF 2 UNCOVERED PARKING SPACES.

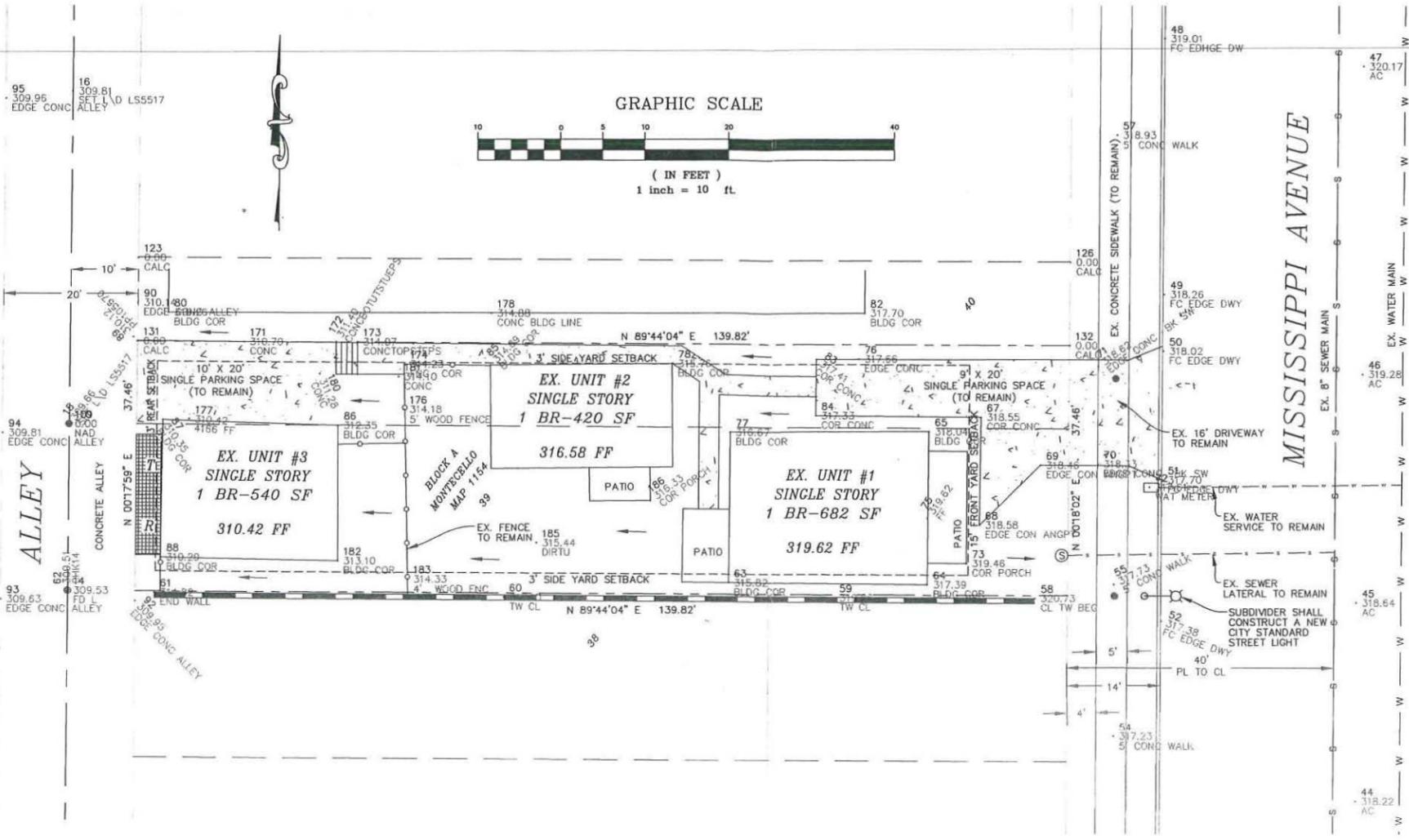
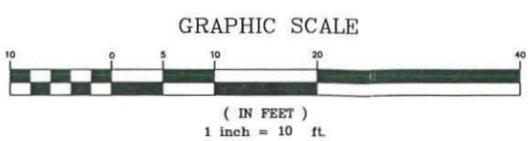
REFERENCE DRAWINGS:
 MAP NO. 558

LEGAL DESCRIPTION:
 LOT 39 AND THE SOUTH HALF OF LOT 40, IN BLOCK 145 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY G.A. D'HEMCOURT IN BOOK 8, PAGE 36 of LIS PENDENS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

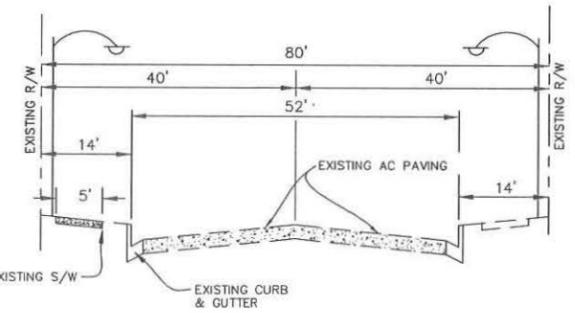
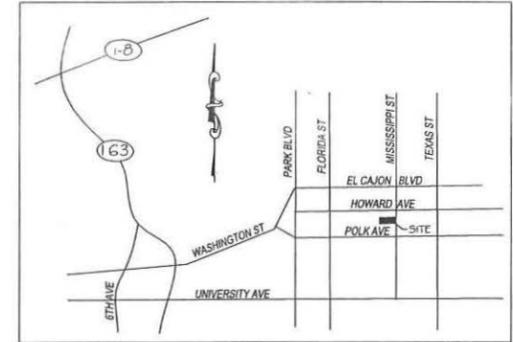
BENCH MARK:
 LOCATION: BRASS PLUG @ CURB RETURN, NORTHEAST CORNER OF ALABAMA & HOWARD
 ELEVATION: 299.154 MSL
 DATUM: CITY OF SAN DIEGO MSL

BASIS OF BEARINGS:
 CENTERLINE OF ALLEY BETWEEN MISSISSIPPI STREET AND ALABAMA STREET, PER MAP NO. 15403
 I.E. S 00°17'59" W

CONDOMINIUM STATEMENT:
 THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 3.
 PURSUANT TO SECTION 125.0431 OF THE SAN DIEGO MUNICIPAL CODE, THE FOLLOWING NOTICE:
 A) EACH TENANT OF, AND EACH PERSON APPLYING FOR THE RENTAL OF, A UNIT OF THE PROPOSED PROJECT SHALL RECEIVE ALL NOTICES REQUIRED IN CHAPTER 11, ARTICLE 2, DIVISION 3;
 B) EACH TENANT OF THE PROPOSED PROJECT SHALL BE GIVEN THE NOTICES REQUIRED IN THE SUBDIVISION MAP ACT, SECTION 66427.1;
 C) THE NOTICES REQUIRED IN SECTIONS 125.0431 (A) AND (B) SHALL INCLUDE A STATEMENT ADVISING THE TENANTS THAT SHOULD THE CONDOMINIUM PROJECT BE APPROVED, TENANTS MAY BE REQUIRED TO VACATE THE PREMISES.



- GENERAL NOTES:**
- EXISTING ZONING: RS-1-7, TRANSIT AREA OVERLAY ZONE, AIRPORT INFLUENCE AREA - SD INTERNATIONAL AIRPORT.
 - COMMUNITY PLAN: GREATER NORTH PARK
 - PROPOSED ZONING: SAME AS EXISTING
 - NUMBER OF EXISTING LOTS: 2, NUMBER OF PROPOSED LOTS: 1
 - ASSESSOR'S PARCEL NUMBER: 445-512-31-00
 - TOPOGRAPHY PER RICHARD TANNER, LS (JANUARY, 2014)
 - SEWER SERVICE: CITY OF SAN DIEGO
 - WATER SERVICE: CITY OF SAN DIEGO
 - FIRE PROTECTION: CITY OF SAN DIEGO
 - GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC COMPANY
 - TELEPHONE SERVICE: PACIFIC BELL
 - TOTAL SITE AREA: 5,250 S.F. (0.121 AC)
 - SQUARE FEET PER DWELLING UNIT:
 - EX. UNIT 1=682 SF (1 BDRM) - ORIGINAL CONSTRUCTION 1920
 - EX. UNIT 2=420 SF (1 BDRM) - ORIGINAL CONSTRUCTION 1920
 - EX. UNIT 3=540 SF (1 BDRM) - ORIGINAL CONSTRUCTION 1920
 - NAD 27 (LAMBERT) COORDINATE INDEX: 214-1725
 - CCSNAD 83 COORDINATE INDEX: 1854-6285
 - ON-SITE EASEMENTS: NONE PER TITLE REPORT.
 - MAPPING NOTE: A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE MAP.
 - NO OBSTRUCTION, INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREAS SHALL EXCEED 3 FEET IN HEIGHT.
 - THE NEAREST FIRE HYDRANT IS LOCATED AT THE SOUTHEAST CORNER OF MISSISSIPPI STREET AND HOWARD AVENUE, APPROXIMATELY 250' FROM THE PROJECT SITE.
 - THERE ARE NO EXISTING STREET LIGHTS WITHIN THE DIRECT PROJECT VICINITY. THE NEAREST STREET LIGHTS ARE LOCATED APPROXIMATELY 225 FEET SOUTH OF THE PROJECT SITE, AND AT THE SOUTHWEST CORNER OF MISSISSIPPI STREET AND HOWARD AVENUE, APPROXIMATELY 200 FT NORTH OF THE SITE. BOTH LIGHT STANDARDS ARE COBRA HEAD 250W HPS.



PARKING REQUIREMENTS PER SDMC TABLE 142.05C

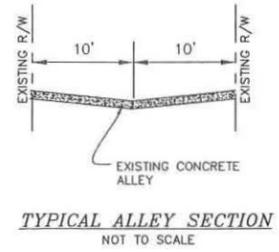
UNIT NUMBER	NUMBER OF BEDROOMS	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
UNIT 1	1	0.75	1.0
UNIT 2	1	0.75	0.0
UNIT 3	1	0.75	1.0
TOTAL		2.25 (2.0)	TOTAL = 2.0

ON-SITE UTILITY TABLE

UTILITY	EXISTING LOCATION	PROPOSED LOCATION
ELECTRICAL	ABOVE GROUND	ABOVE GROUND
GAS	UNDERGROUND	UNDERGROUND
WATER/SEWER	UNDERGROUND	UNDERGROUND
TELEPHONE	UNDERGROUND	UNDERGROUND
CABLE	UNDERGROUND	UNDERGROUND

PROJECT ADDRESS:
 4162-66 MISSISSIPPI STREET

PROJECT NAME:
 MISSISSIPPI MAP WAIVER



DECLARATION OF RESPONSIBLE CHARGE:
 I HEREBY DECLARE THAT I AM THE LAND SURVEYOR 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 LAND SURVEYOR OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.



Revision 3: _____
 Revision 2: 09/30/2014
 Revision 1: 06/03/2014
 PREPARED 03/15/2014

VON REITER GROUP
 Civil Engineering Consultants
 6400 miramar road # 200
 San Diego, CA 92131
 www.vonreiter.com
 phone (619) 232-4580
 fax (619) 297-0312

PROPERTY OWNER:
 HENRY BELKIN, MICRO PLACE, LLC
 2220 MICRO PLACE
 ESCONDIDO, CA 92029
 HENRY BELKIN DATE

RICHARD TANNER, LS DATE



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 **Project No. For City Use Only**
 Mississippi MW 306687
Project Address:
 4102 Mississippi St

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): _____
 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: _____

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

Project Title: <u>Mississippi MW</u>	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):	Corporate/Partnership Name (type or print):
---	---

<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <u>Micro Pble LLC</u>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: <u>4259 Calle Mejillones</u>	Street Address:
City/State/Zip: <u>San Diego CA 92130</u>	City/State/Zip:
Phone No: _____ Fax No: _____	Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print): <u>Henry Beikin, Manager</u>	Name of Corporate Officer/Partner (type or print):
Title (type or print): <u>HENRY BEIKIN</u>	Title (type or print):
Signature: <u>[Signature]</u> Date: <u>12-17-13</u>	Signature : _____ Date: _____

Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
---	---

<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: _____ Fax No: _____	Phone No: _____ Fax No: _____

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

Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
---	---

<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: _____ Fax No: _____	Phone No: _____ Fax No: _____

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