

BACKGROUND

The Crown Point Townhomes project site is located at 4055 Lamont Street, east of and adjacent to Lamont Street, south of Pacific Beach Drive, north of Fortuna Avenue and west of Honeycutt Street within the Pacific Beach Community Plan area (Attachment 1). The project premise currently contains one residential dwelling unit.

The project is designated for multifamily residential use, which allows a density range of 15-30 dwelling units per acre (du/ac), within the Pacific Beach Community Plan. The project site is zoned RM-2-5, within the Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone; Pacific Beach Community Plan and Local Coastal Program Area (Attachments 2 and 3).

A historic review of the existing site was conducted by staff during the review of the project. Staff determined that the structure located at 4055 Lamont Street is not an individually designated resource. The property is not located within a Historical District. The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board (HRB) Criteria.

DISCUSSION

Project Description:

The project proposes to demolish the existing dwelling unit on the site and construct a four (4) unit condominium building, totaling 7,259 square feet, with a basement garage providing eight (8) parking spaces, accessed from the adjacent alley, and two (2) parking spaces provided within a garage, at grade, for proposed Unit #3. The 5,377 square foot site is located within an urban developed area of Pacific Beach east of and adjacent to Lamont Street, south of Pacific Beach Drive, north of Fortuna Avenue and west of Honeycutt Street. The project premise is in the RM-2-5 zone and is designated multifamily residential land use within the Pacific Beach Community Plan.

The proposed condominium building will provide a total of four (4) residential units. Unit One is proposed to be 1,791 square feet providing the following: on the first floor – dining room, living room, kitchen, pantry, laundry room, and one bathroom. The second floor will contain two bedrooms and one bathroom and the third floor will contain one bedroom, one bathroom, storage area and an exterior deck. Unit One will have three (3) parking spaces assigned within the basement garage. Unit Two is proposed to be 1,552 square feet providing the following: on the first floor – one bedroom and one bathroom. The second floor will contain a living room, dining room, laundry room, kitchen, pantry, storage and one bathroom and the third floor will contain one bedroom, one bathroom, storage and an exterior deck. Unit Two will have two (2) parking spaces assigned within the basement garage. Unit Three is proposed to be 1,561 square feet providing the following: on the first floor – one bedroom and one bathroom and an attached two-car garage. The second floor will contain a living room, a dining room, storage, kitchen, pantry,

laundry room, and one bathroom and the third floor will contain one bedroom, one bathroom, storage and an exterior deck. Unit Three will have two (2) parking spaces contained within the attached garage and no assigned spaces within the basement garage. Unit Four is proposed to be 1,861 square feet providing the following: on the first floor – dining room, living room, kitchen, pantry, laundry room, and one bathroom. The second floor will contain two bedrooms and one bathroom and the third floor will contain one bedroom, one bathroom, storage area and an exterior deck. Unit Four will have three (3) parking spaces assigned within the basement garage.

The proposed condominium building will be three stories in height, but will not exceed the Coastal Height Limit of 30 feet. The proposed exterior of the building will have tan colored stucco, with dark brown accents, rust colored clay roof tiled areas above each entry area, decorative black metal railings, flat roof, glass windows, and sliding glass doors to exterior deck areas. The entire site will have dark brown fencing delineating each unit's exterior area at grade. Additionally, the building will install photovoltaic panels, on the roof, consistent with the City's sustainable policies.

A Coastal Development Permit is required for the proposed demolition and construction for the project site located within the Coastal Overlay Zone (Attachment 5 and 6) and a Tentative Map is required to create the proposed four (4) residential condominium units (Attachments 7 and 8).

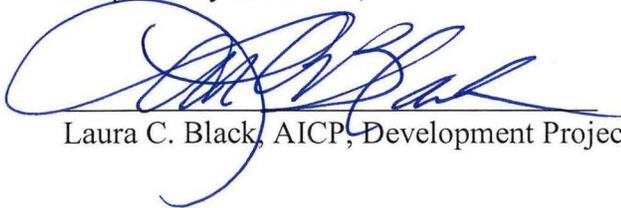
CONCLUSION

Staff has determined the proposed Crown Point Townhomes project complies with the applicable sections of the Municipal Code and adopted City Council policies. Staff has determined the required findings would support the decision to approve the proposed project's Coastal Development Permit and Tentative Map.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1292704 and Tentative Map No. 1292703, with modifications.
2. Deny Coastal Development Permit No. 1292704 and Tentative Map No. 1292703, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Laura C. Black, AICP, Development Project Manager

Attachments:

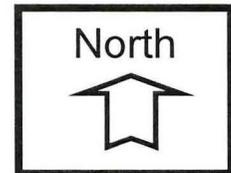
1. Aerial Photograph
2. Community Plan Land Use Map

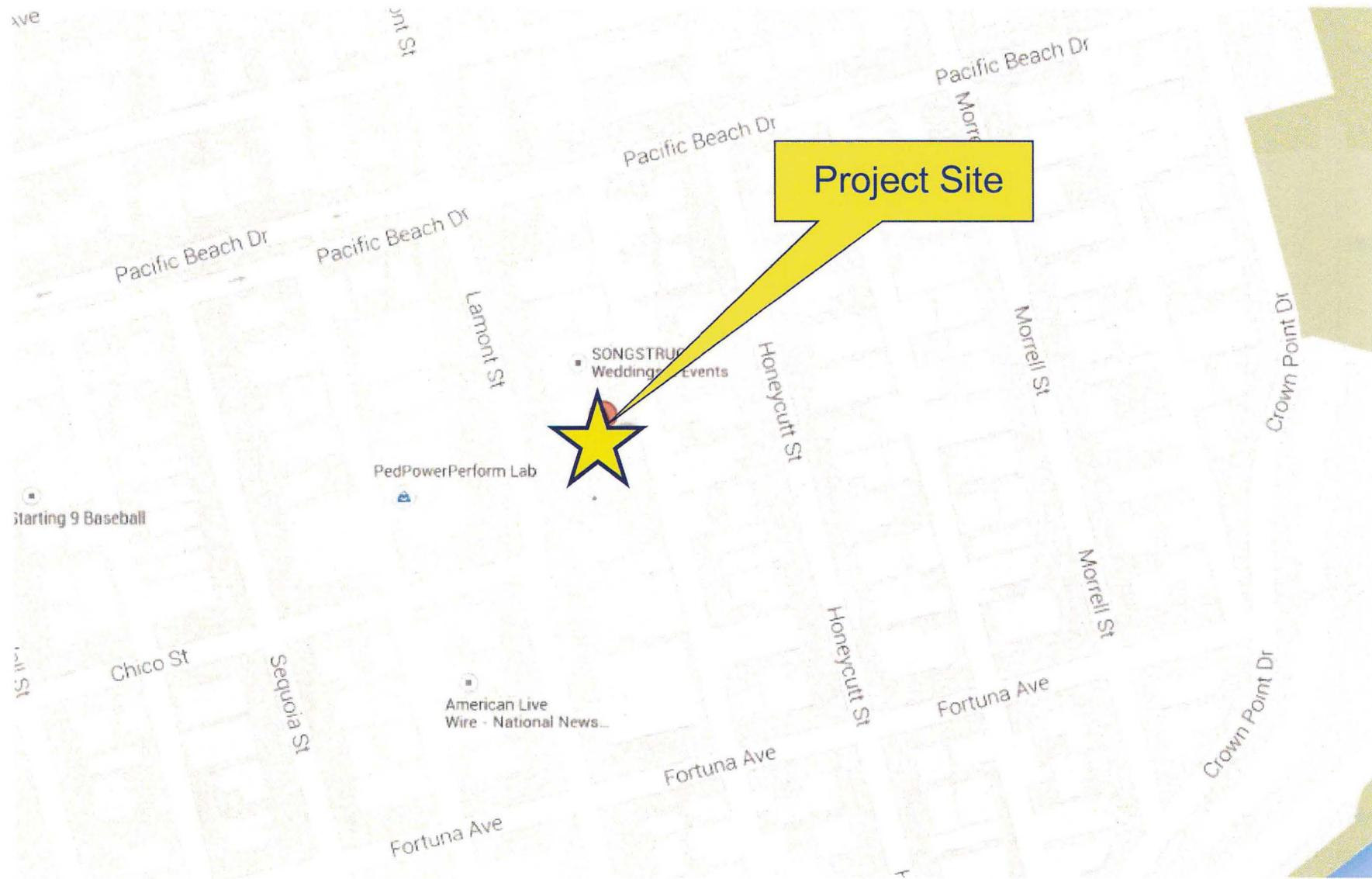
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution
8. Draft Map Conditions
9. Environmental Exemption
10. Project Site Plans – including Tentative Map Exhibit
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology



Aerial Photo

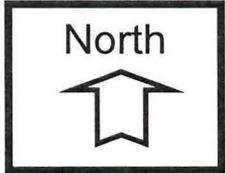
CROWN POINT TOWNHOMES – 4055 Lamont Street
PROJECT NO. 368717





Project Location Map

CROWN POINT TOWNHOMES – 4055 Lamont Street
PROJECT NO. 368717



PROJECT DATA SHEET

PROJECT NAME:	Crown Point Townhomes	
PROJECT DESCRIPTION:	Demolition of an existing dwelling unit and construction of a four (4) unit condominium building located at 4055 Lamont Street.	
COMMUNITY PLAN AREA:	Pacific Beach	
DISCRETIONARY ACTIONS:	Coastal Development Permit and Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
<p style="text-align: center;">ZONE: RM-2-5 (Residential-Multiple Unit Zone that allows for multiple dwelling units development at varying densities)</p> <p style="text-align: center;">HEIGHT LIMIT: 40-foot maximum / 30-foot coastal height limit overlay zone</p> <p style="text-align: center;">LOT SIZE: 5,377 square foot site</p> <p style="text-align: center;">FRONT SETBACK: 15 foot minimum / 20 foot standard</p> <p style="text-align: center;">SIDE SETBACK: 5 foot minimum or 10 percent of the premise width, whichever is greater</p> <p style="text-align: center;">REAR SETBACK: 15 foot minimum</p> <p style="text-align: center;">PARKING: 10 parking spaces required / 10 parking spaces provided</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RM -2-5	Single and Multi-family residential
SOUTH:	Residential ; RM-2-5	Single and Multi-family residential
EAST:	Residential; RM -1-1	Single and Multi-family residential
WEST:	Residential; RM -2-5	Single and Multi-family residential
DEVIATIONS OR VARIANCES REQUESTED:	None requested.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On September 14, 2014, the Pacific Beach Community Planning Group made a motion to recommend approval of the project. The motion failed by a vote of 3-8-1. Therefore, there is no recommendation of approval from the Pacific Beach Community Planning Group.	

HEARING OFFICER RESOLUTION NO. XXXX-HO

COASTAL DEVELOPMENT PERMIT NO. 1292704
CROWN POINT TOWNHOMES - PROJECT NO. 368717

WHEREAS, Christopher Hickman, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish the existing single family residence and construct a four unit condominium building, (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1292704) on portions of a 5,377 square foot site;

WHEREAS, the project site is located at 4055 Lamont Street within the RM-2-5 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone; Pacific Beach Community Plan and Local Coastal Program Area;

WHEREAS, the project site is legally described as Lots 11 and 12 in Block 1 of Venice Park, Map No. 991, filed on May 24, 1906;

WHEREAS, on April 15, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1292704 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 19, 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 Guideline Section 15303 (New Construction or Conversion of Small Structures); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; 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 15, 2015.

FINDINGS:

Coastal Development Permit - Section 126.0708

A. Findings for all Coastal Development Permits

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan;**

The proposed development will demolish the existing single family residence and construct a four unit condominium building. The 5,377 square foot site is located at 4055 Lamont Street within the RM-2-5 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone

(Non-Appealable), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone; Pacific Beach Community Plan and Local Coastal Program Area.

The proposed project is located at 4055 Lamont Street, approximately 1.5 miles from the Pacific Ocean, and approximately 800 feet from Mission Bay, within an urbanized and fully developed residential neighborhood in the Pacific Beach Community Plan and the Local Coastal Program. The site is not located on the ocean and does not include any existing physical access way or proposed access way to the coast. The Pacific Beach Community Plan identifies an intermittent public view along Lamont Street looking south to Mission Bay (Figure 16). Due to the jog in the road, the project does not affect the existing framed view of the bay from Lamont Street. Furthermore, no see-through or public views to the ocean exist through the site and the proposed development is providing consistent setbacks with the existing developed areas adjacent to the project premise. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

2. The proposed coastal development will not adversely affect environmentally sensitive lands;

The proposed development will demolish the existing single family residence and construct a four unit condominium building. The 5,377 square foot site is located at 4055 Lamont Street within the RM-2-5 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone; Pacific Beach Community Plan and Local Coastal Program Area. The project premise is within a developed urban setting and is surrounded by residential development. The surrounding land uses include residential to the north, south, east and west. The project premise has been previously developed and there are no sensitive habitats on the site, nor is it adjacent to the City of San Diego's Multi-Habitat Planning Area. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified implementation Program; and

The proposed development will demolish the existing single family residence and construct a four unit condominium building. The 5,377 square foot site is located at 4055 Lamont Street within the RM-2-5 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone; Pacific Beach Community Plan and Local Coastal Program Area.

The proposed development has been designed with bulk and scale that is in harmony with the adjacent structures in the area while embracing the surrounding residential uses. The project site is located adjacent to a three-story multi-dwelling unit building to the north, a one story single dwelling unit to the south, a two-story multi-dwelling unit building across Lamont St to the west and a two-story single dwelling unit across the alley to the east. Other development

along the block is mostly comprised of two story multi dwelling unit buildings of varied architectural styles, a three-story multi dwelling unit building on the southeast corner of the block and a few one story single dwelling units. The project is consistent with the community goals and is in conformity with the certified Local Coastal Program Land Use Plan. In addition, the project complies with all applicable regulations of the Land Development Code. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified implementation Program.

- 4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The project premise is not between the first public road and the shoreline. The project premise is located approximately 1.5 miles from the Pacific Ocean, and approximately 800 feet from Mission Bay, within an urbanized and fully developed residential neighborhood in the Pacific Beach Community Plan and the Local Coastal Program. The proposed development would provide the required number of onsite parking spaces and would not impact public beach parking along Lamont Street. The proposed development conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1292704 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 1292704, a copy of which is attached hereto and made a part hereof.

Laura C. Black, AICP
Development Project Manager
Development Services

Adopted on: April 15, 2015

Job Order No. 24004670

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004670

Coastal Development Permit No. 1292704
CROWN POINT TOWNHOMES - PROJECT NO. 368717
Hearing Officer

This Coastal Development Permit is granted by the Hearing Officer of the City of San Diego to Christopher Hickman, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 5,377 square foot site is located at 4055 Lamont Street within the RM-2-5 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone; Pacific Beach Community Plan and Local Coastal Program Area. The project site is legally described as: Lots 11 and 12 in Block 1 of Venice Park, Map No. 991, filed on May 24, 1906.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the existing single family residence and construct a four unit condominium building, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 15, 2015, on file in the Development Services Department.

The project shall include:

- a. Demolition of the existing single family residence;
- b. Construction of a 7,259 square foot, 4-unit residential condominium building, with basement garage;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;

- e. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with Council Policy 900-14; and
- f. 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 April 29, 2018.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. 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.
4. 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.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).

7. The Owner/Permittee shall secure all necessary building 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.

8. 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.

9. 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" condition(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.

10. 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.

AFFORDABLE HOUSING REQUIREMENTS:

11. 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.).

ENGINEERING REQUIREMENTS:

12. Coastal Development Permit No. 1292704 shall comply with all conditions of Tentative Map No.1292703.
13. The project proposes to export 985 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
14. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
15. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit 'A', satisfactory to the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of the non-utilized driveway, adjacent to the site on Lamont Road, with current City Standard curb and gutter, satisfactory to the City Engineer.
17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard full width concrete alley, along property frontage, satisfactory to the City Engineer.
18. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of an additional 2.5 feet of the adjacent alley, along property frontage, satisfactory to the City Engineer.
19. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. Owner/Permittee must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by obtaining documentation that a SDG & E job package has been issued to the SDG&E Construction Department, the relocation of the existing power pole in the alley adjacent to the site, to a location approved by SDG&E, and satisfactory to the City Engineer.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

22. 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 San Diego Municipal Code, into the construction plans or specifications.

23. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP), satisfactory to the City Engineer. The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

GEOLOGY REQUIREMENTS:

24. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

25. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

LANDSCAPE REQUIREMENTS:

26. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents 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 show, label, and dimension a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

27. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

28. 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.

29. 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.

PLANNING/DESIGN REQUIREMENTS:

30. 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.

31. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in accordance with Council Policy 900-14.

32. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

33. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.

34. 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:

35. Owner/Permittee shall maintain a minimum of ten (10) 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.

36. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of the non-utilized driveway along the project's frontage on Lamont Street with current City Standard curb and gutter, satisfactory to the City Engineer.

37. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard full width concrete alley, along property frontage, satisfactory to the City Engineer.

38. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate and improve an additional 2.5 feet along the project's frontage in the alley, satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

39. All proposed public water and sewer facilities, including services and meters, shall be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

40. All proposed private sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

41. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

42. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate above ground 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. BFPD's are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

43. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten (10) feet of any sewer and five (5) feet of any water facilities.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 15, 2015 and Resolution No. HO-XXXX.

Coastal Development Permit No. 1292704
Date of Approval: April 15, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Laura C. Black, AICP
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.**

Owner/Permittee

By _____
Christopher Hickman

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

HEARING OFFICER
RESOLUTION NUMBER XXXX-HO

TENTATIVE MAP NO. 1292703
CROWN POINT TOWNHOMES - PROJECT NO. 368717

WHEREAS, Christopher Hickman, Subdivider, and Civil Landworks Corporation, Engineer, submitted an application to the City of San Diego for a vesting tentative map for the construction of a four (4) unit condominium building, known as the Crown Point Townhomes project, and to waive the requirement to underground existing offsite overhead utilities. The 5,377 square foot project site is located at 4055 Lamont Street within the RM-2-5 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone; Pacific Beach Community Plan and Local Coastal Program Area. The property is legally described as Lots 11 and 12 in Block 1 of Venice Park, Map No. 991, filed on May 24, 1906; and

WHEREAS, the Map proposes the Subdivision of a 5,377 square foot site into one lot for 4 unit residential condominium development; and

WHEREAS, on February 19, 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 Guideline Section 15303 (New Construction or Conversion of Small Structures); 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, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is four (4) residential condominium units; and

WHEREAS, on April 15, 2015, the Hearing Officer of the City of San Diego considered Tentative Map No. 1292703, and pursuant to San Diego Municipal Code section(s) 125.0440 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 Vesting Tentative Map No. 1292703:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).

The proposed development will demolish the existing single family residence and construct a four unit condominium building. The 5,377 square foot site is located at 4055 Lamont Street within the RM-2-5 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone; Pacific Beach Community Plan and Local Coastal Program Area.

The proposed development is located on two parcels that are designated Medium Density residential use, which allow up to a density range of 15-30 dwelling units per acre (du/ac). This designation is characterized by four-plexes or four-unit condominiums and is implemented by the applicable RM-2-5 zone. The proposal for four (4) new residential condominium units is consistent with the Pacific Beach Community Plan. The facades, bulk and scale of the proposed buildings are consistent with the Pacific Beach Community Plan. The street tree selection is consistent with the Community Street Tree Plan. Therefore, the proposed development is consistent with the General Plan and the Pacific Beach Community 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 proposed development will demolish the existing single family residence and construct a four unit condominium building. The 5,377 square foot site is located at 4055 Lamont Street within the RM-2-5 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone; Pacific Beach Community Plan and Local Coastal Program Area.

The proposed development is located on two parcels that are designated Medium Density residential use, which allow up a density range of 15-30 dwelling units per acre (du/ac). This designation is characterized by four-plexes or four-unit condominiums and is implemented by the applicable RM-2-5 zone. The proposal for four (4) new residential condominium units is consistent with the Pacific Beach Community Plan and would comply with the applicable development regulations of the RM-2-5 zone. Therefore, the proposed subdivision conforms to the overall policies and regulations of the City of San Diego, including any allowable deviations pursuant to the land development code.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act § 66474(c) and 66474(d)).

The proposed development will demolish the existing single family residence and construct a four unit condominium building. The 5,377 square foot site is located at 4055 Lamont Street within the RM-2-5 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone; Pacific Beach Community Plan and Local Coastal Program Area.

The proposed development is consistent with the recommended residential land use of the Pacific Beach Community Plan and would comply with the applicable development regulations of the RM-2-5 zone. Several technical reports have been submitted and evaluated regarding the suitability of the site for the proposed development including a geotechnical study, a drainage report, and a water quality technical report. These reports, prepared by licensed professionals in these technical fields, conclude that the site is physically suitable for the type and density of development proposed.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The proposed development will demolish the existing single family residence and construct a four unit condominium building. The 5,377 square foot site is located at 4055 Lamont Street within the RM-2-5 zone, Coastal Height Limitation Overlay Zone, Coastal

Overlay Zone (Non-Appealable), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone; Pacific Beach Community Plan and Local Coastal Program Area.

The site is currently developed with residential use within an urban developed area, with no presence of fish, wildlife or their habitat within the project boundary. The project site is located adjacent to a three-story multi-dwelling unit building to the north, a one story single dwelling unit to the south, a two-story multi-dwelling unit building across Lamont Street to the west and a two-story single dwelling unit across the alley to the east. Other development along the block is mostly comprised of two story multi dwelling unit buildings of varied architectural styles, a three-story multi dwelling unit building on the southeast corner of the block and a few one story single dwelling units. The project will subdivide a fully developed site into four (4) residential condominium units. There are no environmentally sensitive lands present on the project site. The proposed development has been determined to be exempt from CEQA pursuant to Sections 15303 (New Construction or Conversion of Small Structures). Therefore, the design of the subdivision will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The proposed development will demolish the existing single family residence and construct a four unit condominium building. The 5,377 square foot site is located at 4055 Lamont Street within the RM-2-5 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone; Pacific Beach Community Plan and Local Coastal Program Area. The proposed development is compatible with the surrounding residential uses and would not be detrimental to the public health, safety and welfare of the surrounding community. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code requirements will be met with the proposed development. Therefore, the proposed project does will not be detrimental to the public health, safety and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The proposed development will demolish the existing single family residence and construct a four unit condominium building. The 5,377 square foot site is located at 4055 Lamont Street within the RM-2-5 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone; Pacific Beach Community Plan and Local Coastal Program Area. The project premise contains no public easements for access or use of the property. Therefore, the design of the subdivision will 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 (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The proposed development will demolish the existing single family residence and construct a four unit condominium building. The 5,377 square foot site is located at 4055 Lamont Street within the RM-2-5 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone; Pacific Beach Community Plan and Local Coastal Program Area.

The project premise is surrounded by residential development. The project site is located adjacent to a three-story multi-dwelling unit building to the north, a one story single dwelling unit to the south, a two-story multi-dwelling unit building across Lamont Street to the west and a two-story single dwelling unit across the alley to the east. Other development along the block is mostly comprised of two story multi dwelling unit buildings of varied architectural styles, a three-story multi dwelling unit building on the southeast corner of the block and a few one story single dwelling units. The proposed building orientation and overall building height will allow for future passive or natural heating and cooling opportunities. Additionally, the proposed building will install features consistent with the City's Sustainable Policies. 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 (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The proposed development will demolish the existing single family residence and construct a four unit condominium building. The 5,377 square foot site is located at 4055 Lamont Street within the RM-2-5 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone; Pacific Beach Community Plan and Local Coastal Program Area.

The project premise is surrounded by residential development within an urban developed neighborhood. The project site is located adjacent to a three-story multi-dwelling unit building to the north, a one story single dwelling unit to the south, a two-story multi-dwelling unit building across Lamont Street to the west and a two-story single dwelling unit across the alley to the east. Other development along the block is mostly comprised of two story multi dwelling unit buildings of varied architectural styles, a three-story multi dwelling unit building on the southeast corner of the block and a few one story single dwelling units. The proposed subdivision of a 5,377 square foot parcel into four (4)

residential condominium units will provide an additional three (3) residential units above the current one residential unit on the project premise. The subdivision of this parcel into condominium units is consistent with the Pacific Beach Community Plan and the RM-2-5 Zone. The Hearing Officer 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.

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 No. 1292703, is hereby granted to Christopher Hickman, Subdivider, subject to the attached conditions which are made a part of this resolution by this reference.

By

Laura C. Black, AICP
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24004670

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 1292703
CROWN POINT TOWNHOMES - PROJECT NO. 368717
ADOPTED BY RESOLUTION NO. XXXX-HO on April 15, 2015

GENERAL

1. This Vesting Tentative Map will expire April 29, 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 Final Map, unless otherwise noted.
3. Prior to the Vesting Tentative Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Vesting Tentative Map shall conform to the provisions of Coastal Development Permit No. 1292704.
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.

Project No. 368717
TM No. 1292703

ENGINEERING

7. 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.
8. 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.
9. 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.
10. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
11. 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.
12. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

13. "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].

14. "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."
15. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

WASTEWATER

16. All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
17. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
18. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten (10) feet of any sewer and five (5) feet of any water facilities.

GEOLOGY

19. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to 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 Vesting Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24004670

Project No. 368717
TM No. 1292703



THE CITY OF SAN DIEGO

Date of Notice: February 19, 2015

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004670

PROJECT NAME/NUMBER: CROWN POINT TOWNHOMES / 368717

COMMUNITY PLAN AREA: Pacific Beach

COUNCIL DISTRICT: 2

LOCATION: 4051 - 4057 Lamont Street, San Diego, CA 92109

PROJECT DESCRIPTION: TENTATIVE MAP and COASTAL DEVELOPMENT PERMIT to demolish an existing single-dwelling residence and subsequent construction of a 7,259 square-foot, four multi-dwelling residences with a basement garage. Various site improvements would also be constructed, which include associated hardscape and landscaping. The project would incorporate a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The 5,377-square-foot project site is located at 4051 - 4057 Lamont Street. The project site is Medium-Density Residential use (with a density range of 15 -30 dwelling units/acre) and within the RM-2-5 zone; in addition, the project is within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone and the Pacific Beach Community Plan and Local Coastal Program Area. (LEGAL DESCRIPTION: Lots 11 and 12, Block 1, of Map No. 911 of Venice Park).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction or Conversion of Small Structures)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

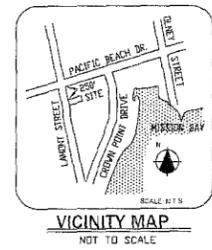
STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 that allows for new construction, one single-family residence in a residential zone. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Laura Black
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER: (619) 236-6327

On February 19, 2015 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (March 5, 2015). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

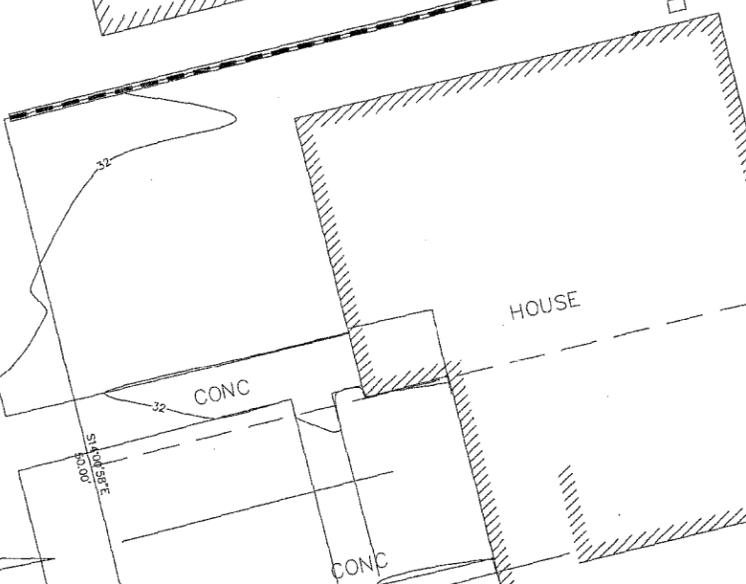


PARCEL 1 PARCEL MAP
NO. 20990 CONDOMINIUMS

ALLEY

LAMONT STREET
CURB & GUTTER

CONC



LOT 11

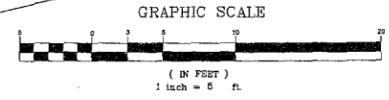
LOT 12
CONC

LOT 13

LOT 14

TOPOGRAPHIC MAP OF 4055 LAMONT STREET, SAN DIEGO
CA SURVEY PERFORMED 02/06/14
WOOD LOTS 11 & 12 BLOCK 1, VENICE PARK, MAP 991

BENCHMARK=BRASS PIN TOP OF CURB AT NE CORNER OF
LAMONT ST AND PACIFIC BEACH DRIVE BEING 40.809'
1929 DATUM PER CITY OF SAN DIEGO BENCHMARK BOOK
NO. 11457.



PP785994H

GUY ANCHOR

SMH

SIEFKEN & ASSOC.
7126 HYATT STREET
SAN DIEGO, CA 92111



GS DEVELOPMENT INC.

CROWN POINT TOWNHOMES
4051-4057 LAMONT STREET
SAN DIEGO, CA 92109

DESIGN BY
ED SIEFKEN
DRAWN
ES
CHECKED

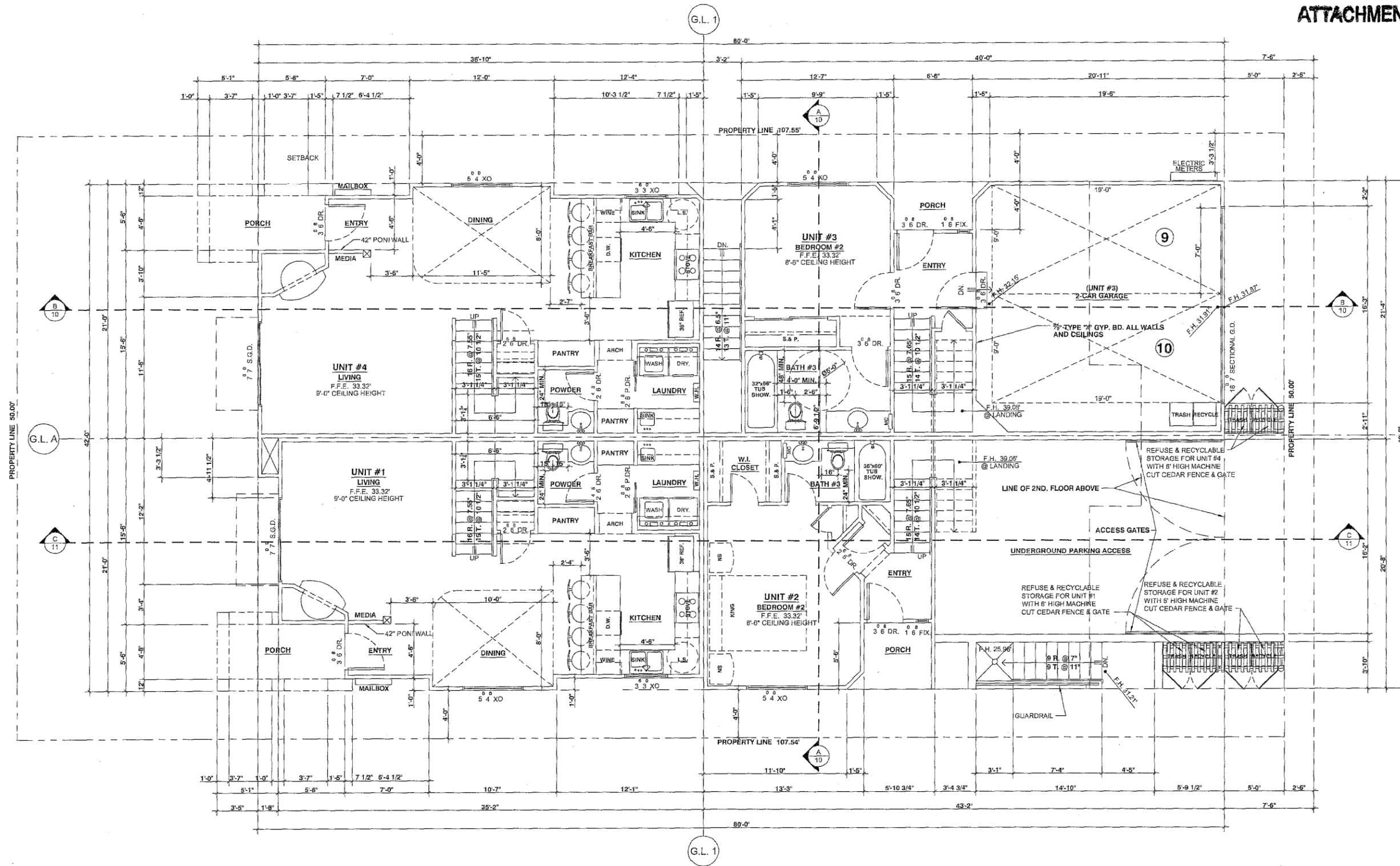
DATE
1/4/14
SCALE
NOTED

JOB NO.

SHEET

2

SHEET: OF:



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

PREPARED BY:

ED SIEFKEN
SIEFKEN & ASSOCIATES
7126 HYATT STREET
SAN DIEGO, CA 92111
619-778-9780

PROJECT ADDRESS:

4051-4057 LAMONT STREET
SAN DIEGO, CALIFORNIA 92109

PROJECT NAME:

CROWNPOINT TOWNHOMES

SHEET TITLE:

FIRST FLOOR PLAN

REVISION 13:

REVISION 12:

REVISION 11:

REVISION 10:

REVISION 9:

REVISION 8:

REVISION 7:

REVISION 6:

REVISION 5:

REVISION 4:

REVISION 3:

REVISION 2: 9-1-14

REVISION 1: 7-2-14

ORIGINAL DATE:

1-4-14

SHEET 4 OF 14

PROJECT # 368717

SIEFKEN & ASSOC.

7126 HYATT STREET
SAN DIEGO, CA 92111



GS DEVELOPMENT INC.

CROWN POINT TOWNHOMES

4051-4057 LAMONT STREET
SAN DIEGO, CA 92109

DESIGN BY
ED SIEFKEN

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CHECKED

DATE
1/4/14

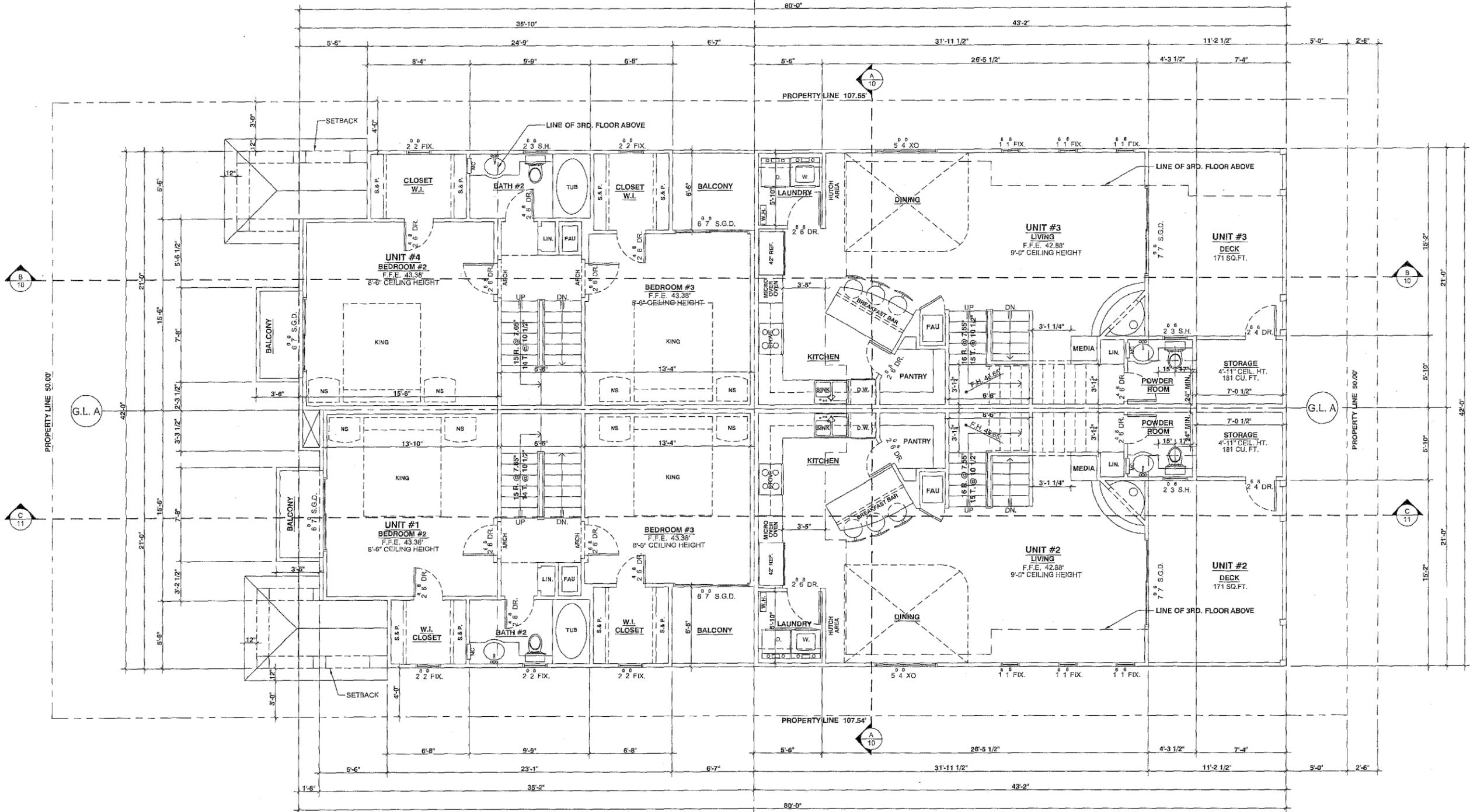
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JOB NO.

SHEET
4

SHEET: OF:

G.L. 1



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

G.L. 1

PREPARED BY:

ED SIEFKEN
SIEFKEN & ASSOCIATES
7126 HYATT STREET
SAN DIEGO, CA 92111
619-778-9750

PROJECT ADDRESS:

4051-4057 LAMONT STREET
SAN DIEGO, CALIFORNIA 92109

PROJECT NAME:
CROWNPOINT TOWNHOMES

SHEET TITLE: SECOND FLOOR PLAN PROJECT # 368717

REVISION 13:	_____
REVISION 12:	_____
REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	_____
REVISION 6:	_____
REVISION 5:	_____
REVISION 4:	_____
REVISION 3:	9-1-14
REVISION 2:	7-2-14
REVISION 1:	7-2-14

ORIGINAL DATE:
1-4-14

SHEET 5 OF 14

SIEFKEN & ASSOC.

7126 HYATT STREET
SAN DIEGO, CA 92111



GS DEVELOPMENT INC.

CROWN POINT TOWNHOMES

4051-4057 LAMONT STREET
SAN DIEGO, CA 92109

DESIGN BY
ED SIEFKEN

DRAWN
ES

CHECKED

DATE
1/4/14

SCALE
NOTED

JOB NO.

SHEET

5

SHEET: OF

NO.	REVISION DESCRIPTION	BY

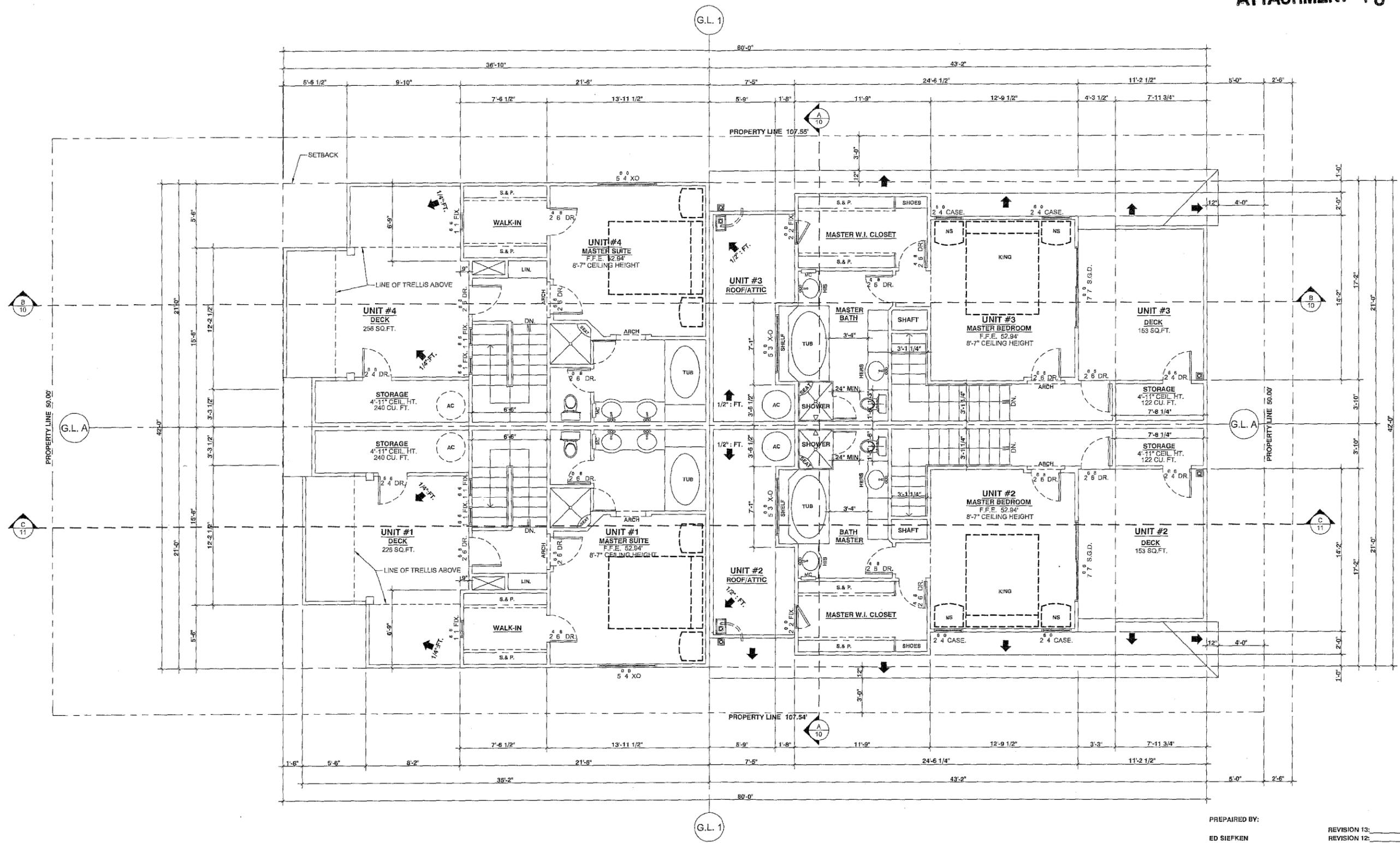
SIEFKEN & ASSOC.
 7126 HYATT STREET
 SAN DIEGO, CA 92111



GS DEVELOPMENT INC.

CROWN POINT TOWNHOMES
 4051-4057 LAMONT STREET
 SAN DIEGO, CA 92109

DESIGN BY	ED SIEFKEN
DRAWN	ES
CHECKED	
DATE	1/4/14
SCALE	NOTED
JOB NO.	
SHEET	6



THIRD FLOOR PLAN
 SCALE: 1/4"=1'-0"



PREPARED BY:
 ED SIEFKEN
 SIEFKEN & ASSOCIATES
 7126 HYATT STREET
 SAN DIEGO, CA 92111
 619-778-9750

PROJECT ADDRESS:
 4051-4057 LAMONT STREET
 SAN DIEGO, CALIFORNIA 92109

PROJECT NAME:
 CROWNPOINT TOWNHOMES

SHEET TITLE:
 THIRD FLOOR PLAN

REVISION 13: _____
 REVISION 12: _____
 REVISION 11: _____
 REVISION 10: _____
 REVISION 9: _____
 REVISION 8: _____
 REVISION 7: _____
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: _____
 REVISION 3: _____
 REVISION 2: _____
 REVISION 1: 9-1-14

ORIGINAL DATE:
 1-4-14

SHEET 6 OF 14
 PROJECT # _____

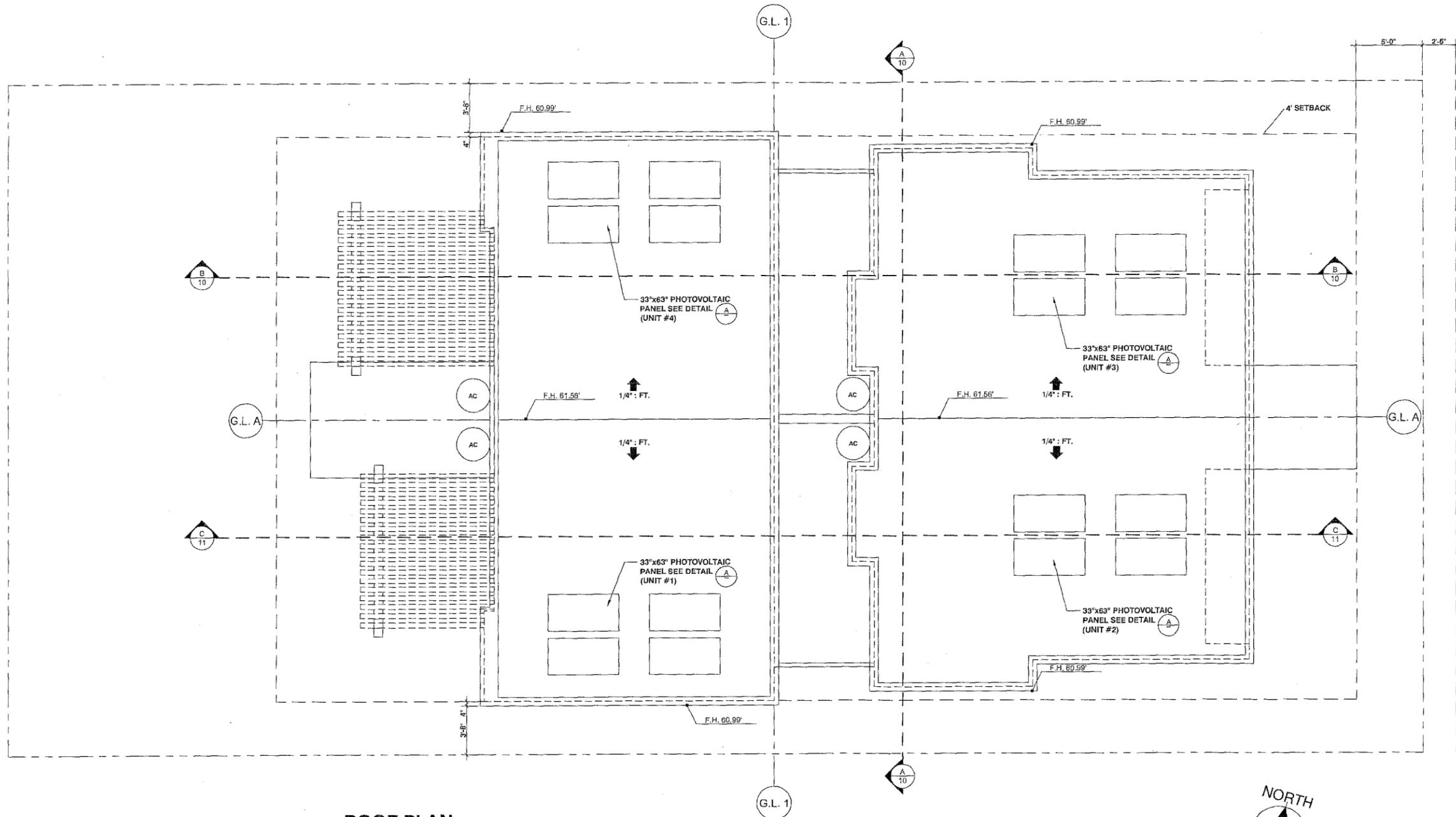
NO.	REVISION	DESCRIPTION	BY

SIEFKEN & ASSOC.
 7126 HYATT STREET
 SAN DIEGO, CA 92111

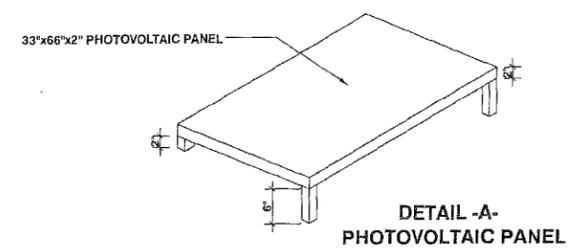


GS DEVELOPMENT INC.

CROWN POINT TOWNHOMES
 4051-4057 LAMONT STREET
 SAN DIEGO, CA 92109



ROOF PLAN
 SCALE: 1/4"=1'-0"



PREPARED BY:
 ED SIEFKEN
 SIEFKEN & ASSOCIATES
 7126 HYATT STREET
 SAN DIEGO, CA 92111
 619-778-9750

PROJECT ADDRESS:
 4051-4057 LAMONT STREET
 SAN DIEGO, CALIFORNIA 92109

PROJECT NAME:
 CROWNPOINT TOWNHOMES

SHEET TITLE:
 ROOF PLAN

REVISION 13: _____
 REVISION 12: _____
 REVISION 11: _____
 REVISION 10: _____
 REVISION 9: _____
 REVISION 8: _____
 REVISION 7: _____
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: _____
 REVISION 3: _____
 REVISION 2: 9-1-14
 REVISION 1: 5-6-14

ORIGINAL DATE:
 1-4-14

SHEET 7 OF 14
 PROJECT # 368717

DESIGN BY ED SIEFKEN
DRAWN ES
CHECKED
DATE 1/4/14
SCALE NOTED
JOB NO.
SHEET 7
SHEET: _____ OF: _____

NO.	REVISION DESCRIPTION	BY

SIEFKEN & ASSOC.
 7126 HYATT STREET
 SAN DIEGO, CA 92111



GS DEVELOPMENT INC.

CROWN POINT TOWNHOMES
 4051-4057 LAMONT STREET
 SAN DIEGO, CA 92109

DESIGN BY
ED SIEFKEN

DRAWN
ES

CHECKED

DATE
 1/4/14

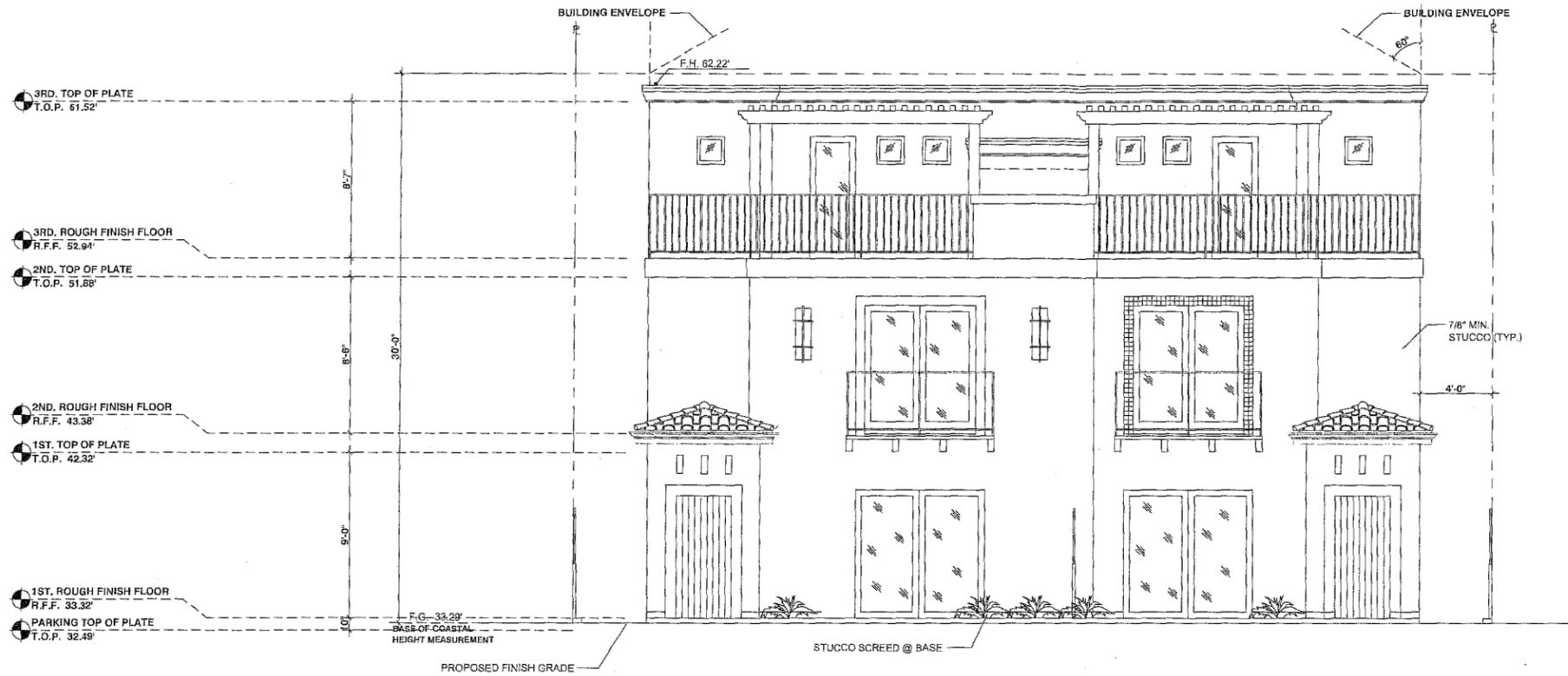
SCALE
 NOTED

JOB NO.

SHEET

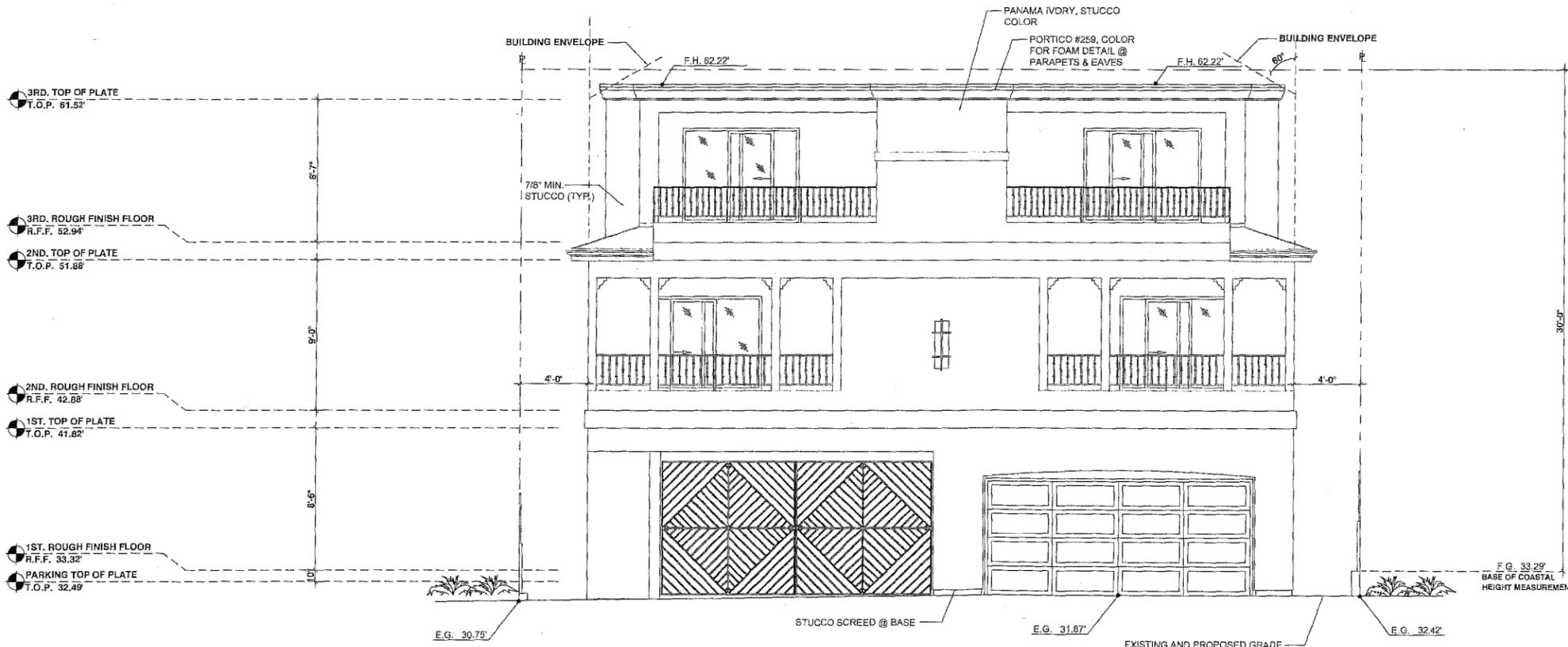
8

SHEET: OF:



WEST ELEVATION

SCALE: 1/4"=1'-0"



EAST ELEVATION

SCALE: 1/4"=1'-0"

PREPARED BY:

ED SIEFKEN
 SIEFKEN & ASSOCIATES
 7126 HYATT STREET
 SAN DIEGO, CA 92111
 619-778-9750

PROJECT ADDRESS:
 4051-4057 LAMONT STREET
 SAN DIEGO, CALIFORNIA 92109

PROJECT NAME:
 CROWNPOINT TOWNHOMES

SHEET TITLE:
 ELEVATIONS

- REVISION 13: _____
- REVISION 12: _____
- REVISION 11: _____
- REVISION 10: _____
- REVISION 9: _____
- REVISION 8: _____
- REVISION 7: _____
- REVISION 6: _____
- REVISION 5: _____
- REVISION 4: 9-1-14
- REVISION 3: 7-2-14
- REVISION 2: 7-2-14
- REVISION 1: 5-6-14

ORIGINAL DATE:
 1-4-14

SHEET 8 OF 14

PROJECT # 368717

NO.	REVISION DESCRIPTION	BY

SIEFKEN & ASSOC.
 7126 HYATT STREET
 SAN DIEGO, CA 92111



GS DEVELOPMENT INC.

CROWN POINT TOWNHOMES
 4051-4057 LAMONT STREET
 SAN DIEGO, CA 92109

DESIGN BY
ED SIEFKEN

DRAWN
ES

CHECKED

DATE
1/4/14

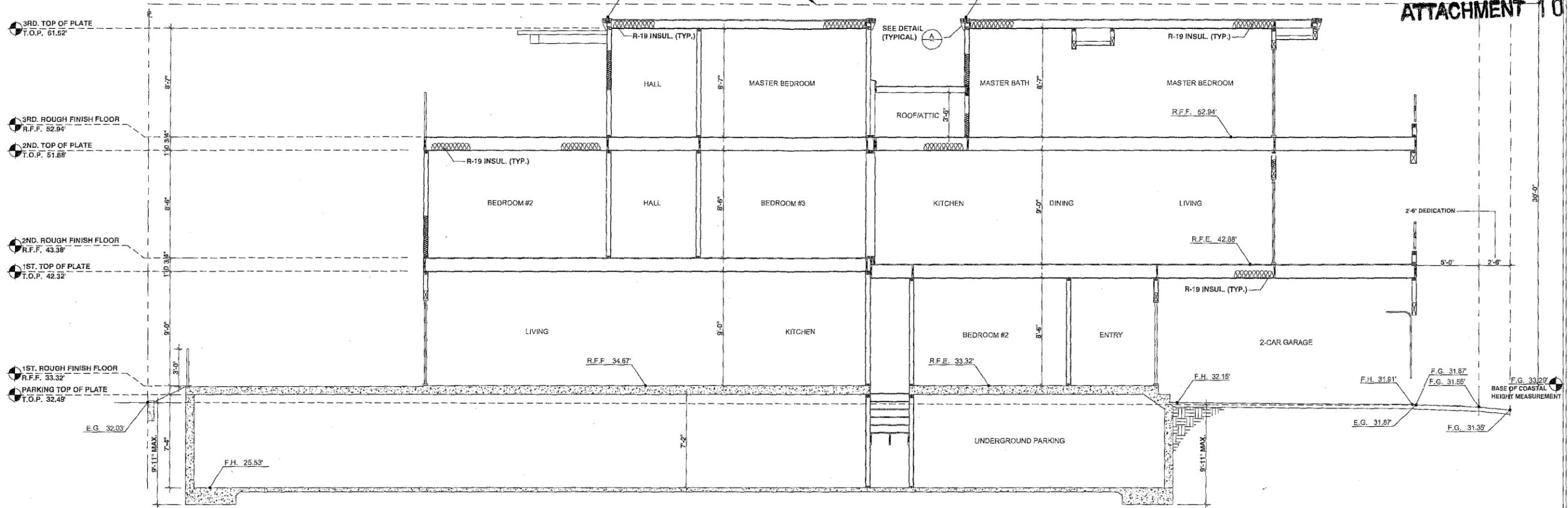
SCALE
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JOB NO.

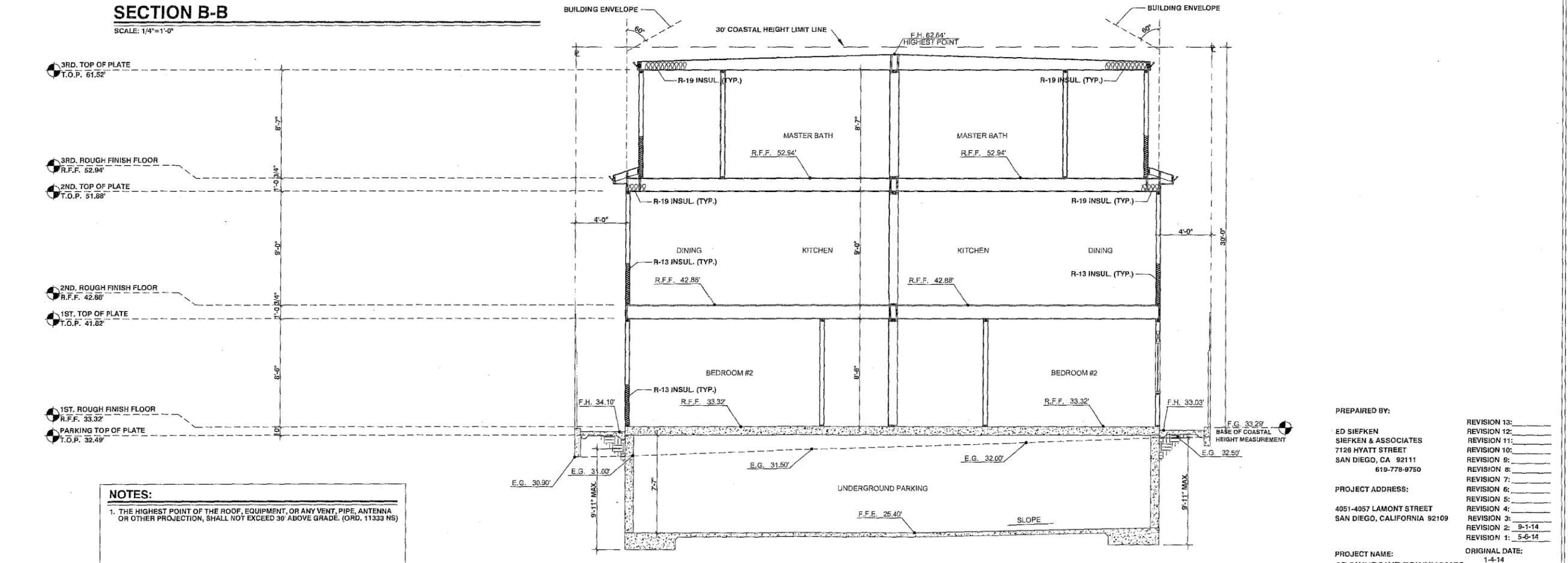
SHEET

10

SHEET: OF:



SECTION B-B
 SCALE: 1/4"=1'-0"



NOTES:
 1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE. (ORD. 11333 NS)

SECTION A-A
 SCALE: 1/4"=1'-0"

PREPARED BY:
 ED SIEFKEN
 SIEFKEN & ASSOCIATES
 7126 HYATT STREET
 SAN DIEGO, CA 92111
 619-778-9750

PROJECT ADDRESS:
 4051-4057 LAMONT STREET
 SAN DIEGO, CALIFORNIA 92109

PROJECT NAME:
 CROWNPOINT TOWNHOMES

SHEET TITLE:
 SECTIONS A-A, B-B

REVISION 13: _____
 REVISION 12: _____
 REVISION 11: _____
 REVISION 10: _____
 REVISION 9: _____
 REVISION 8: _____
 REVISION 7: _____
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: _____
 REVISION 3: 9-1-14
 REVISION 2: 9-1-14
 REVISION 1: 5-6-14

ORIGINAL DATE:
 1-4-14

SHEET 10 OF 14
 PROJECT # 368717

LEGAL DESCRIPTION:

A.P.N. : 424-431-07
 MAP 991, VENICE PARK, BLK. 1
 LOTS 11 & 12

SITE ADDRESS:

4051-4057 LAMONT STREET
 SAN DIEGO, CA 92109

SITE AREA:

TOTAL SITE AREA (GROSS): 107.54' x 50.00' 0.1235 ACRE 5,377 SQ. FT.

ZONE:

ZONING RM-2-5 ZONE

PROPOSED LOTS:

ONE

OWNER:

CHRISTOPHER HICKMAN
 6128 WAVERLY AVENUE
 LA JOLLA, CALIFORNIA 92037

**PROPOSED FOUR(4)
 RESIDENTIAL CONDOMINIUM UNITS:**

UNIT #1 (3 BR./2.5 BA.)
 UNIT #2 (2 BR./2.5 BA.)
 UNIT #3 (2 BR./2.5 BA.)
 UNIT #4 (3 BR./2.5 BA.)

NUMBER OF STORIES: 3

TOPOGRAPHIC SURVEY:

TOPOGRAPHIC MAP OF 4055 LAMONT STREET, SAN DIEGO CA.
 SURVEY PERFORMED 02/06/14
 LOTS 11 & 12 BLOCK 1, VENICE PARK, MAP 991

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS A PORTION OF THE 7' OFFSET LINE TO THE EASTERLY LINE OF LAMONT STREET PER R.O.S. 14032. I.E. N14°29'46"W

MSL DATUM:

BENCHMARK=BRASS PIN TOP OF CURB AT NE CORNER OF LAMONT ST AND PACIFIC BEACH DRIVE BEING 40.809' 1929 DATUM PER CITY OF SAN DIEGO BENCHMARK BOOK NO. 11457.

CALIFORNIA COORDINATE INDEX: 1868-6257

LAMBERT COORDINATES 228-1697

NOTES:

- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE SHALL ASSURE, BY OBTAINING DOCUMENTATION AN SDG&E JOB PACKAGE HAS BEEN ISSUED TO THE SDG&E CONSTRUCTION DEPARTMENT, TO RELOCATE OR REMOVE THE EXISTING POWER POLE IN THE ALLEY ADJACENT TO THE SITE, TO A LOCATION APPROVED BY SDG&E, AND SATISFACTORY TO THE CITY ENGINEER

CONSTRUCTION NOTES:

- SUBDIVIDER SHALL CONSTRUCT A CURRENT CITY STANDARD FULL WIDTH CONCRETE ALLEY

EASEMENT NOTES:

- THERE ARE NO EASEMENTS ON THE PROPERTY
- THE PROJECT DOES NOT PROPOSE ANY EASEMENTS

ELECTRICAL UTILITY NOTES:

- THERE ARE NO OVERHEAD ELECTRICAL UTILITIES ON LAMONT STREET
- OVERALL ELECTRICAL UTILITIES FRONT THE PROJECT ALONG THE EXISTING ALLEY (SEE PLAN FOR LOCATION)

MAPPING AND MONUMENTATION NOTES:

- ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT PARCEL MAP WILL BE FILED UPON APPROVAL OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP.

ENGINEER

CIVIL LANDWORKS CORP.
 110 COPPERWOOD WAY, SUITE P
 OCEANSIDE, CA 92058
 760-908-8745

DAVID V. CARON 11-04-14

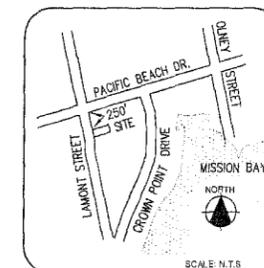


Civil Landworks

110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058
 PH: 760-908-8745 • info@civillandworks.com

**COASTAL DEVELOPMENT PERMIT NO. 368717
 AND TENTATIVE PARCEL MAP NO. 1292703**

ATTACHMENT 10

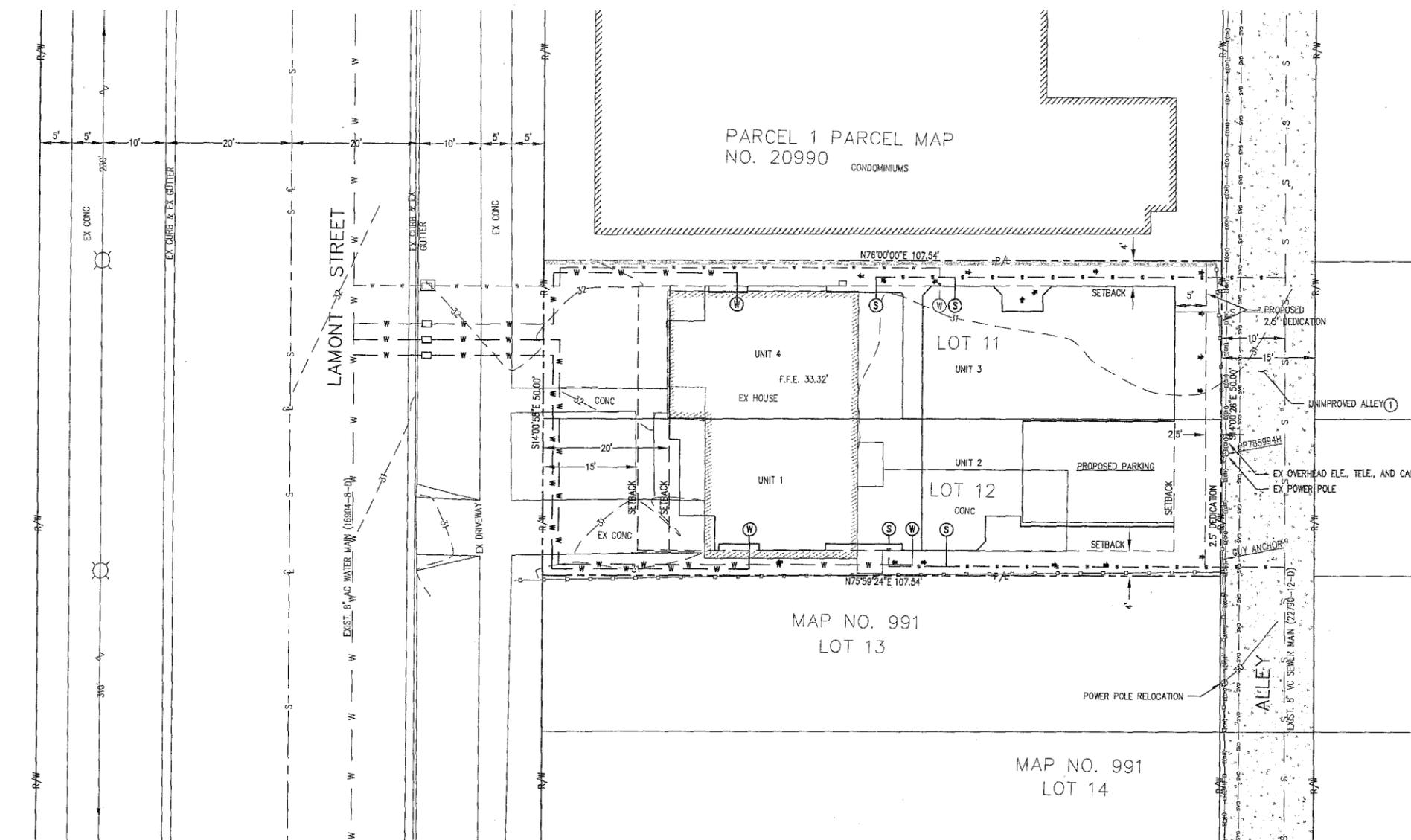
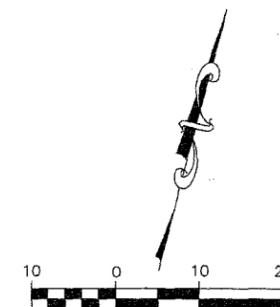


VICINITY MAP
 NOT TO SCALE

LEGEND:

PROPERTY LINE/TM BOUNDARY	---
RIGHT OF WAY	---
CENTERLINE	---
PROPOSED WATER	W
PROPOSED SEWER	S
EX. OVERHEAD ELECTRICAL	E(OH)

UTILITIES	LOCATION	STATUS
TELEPHONE	ALLEY	OVERHEAD
CABLE	ALLEY	OVERHEAD
POWER	ALLEY	OVERHEAD
WATER	LAMONT STREET	UNDERGROUND
GAS	ALLEY	UNDERGROUND
SEWER	ALLEY	UNDERGROUND
SEWER	LAMONT STREET	UNDERGROUND



PROJECT DATA:

THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 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 4

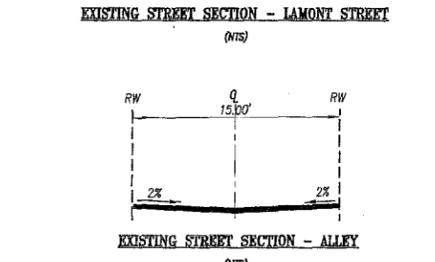
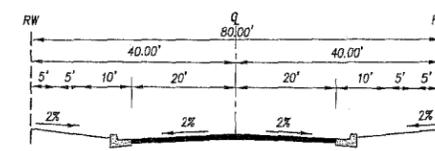
OCCUPANCY	R-2, S-2
TYPE OF CONSTRUCTION	TYPE VB
ZONE	RM-2-5
PACIFIC BEACH COMMUNITY PLAN	
COASTAL DEVELOPMENT PERMIT OVERLAY	
COASTAL HEIGHT LIMIT OVERLAY	
PARKING IMPACT OVERLAY	
GEOLOGIC HAZARD CATALOGY	52
LOT AREA:	5,377 S.F.
MAX. HEIGHT ALLOWED	30'
LOT AREA (ACRES)	0.12
MAX. FAR ALLOWED = 1.35	7,259 S.F.
TOTAL PROPOSED LIVING AREA:	6,787 S.F.
PROPOSED COMMON STAIRWELL:	60 S.F.
PROPOSED TWO-CAR GARAGE AREA:	432 S.F.
PROPOSED UNDERGROUND PARKING AREA (EXEMPT FROM FAR)	3,212 S.F.
TOTAL PROPOSED GFA:	7,259 S.F.
REQUIRED SETBACKS	
FRONT YARD:	15' & 20'
INTERIOR YARDS:	4'
REAR YARD:	5'

PROPOSED LIVING AREA/NO. OF BEDROOMS:

UNIT #	PROPOSED FIRST FLOOR LIVING AREA	PROPOSED SECOND FLOOR LIVING AREA	PROPOSED THIRD FLOOR LIVING AREA	TOTAL PROPOSED LIVING AREA	PROPOSED PORCH AREA	PROPOSED DECK & BALCONY AREA	PROPOSED OPEN SPACE AREA
#1 (3 BR./2.5 BA.)	689 S.F.	661 S.F.	436 S.F.	1,786 S.F.	27 S.F.	214 S.F.	464 S.F.
#2 (2 BR./2.5 BA.)	369 S.F.	696 S.F.	493 S.F.	1,558 S.F.	24 S.F.	364 S.F.	364 S.F.
#3 (2 BR./2.5 BA.)	378 S.F.	896 S.F.	493 S.F.	1,567 S.F.	26 S.F.	364 S.F.	364 S.F.
#4 (3 BR./2.5 BA.)	724 S.F.	696 S.F.	436 S.F.	1,856 S.F.	27 S.F.	214 S.F.	454 S.F.

PROPOSED PARKING PROVIDED:

UNIT 1:	3
UNIT 2:	2
UNIT 3:	2
UNIT 4:	3
TOTAL PARKING SPOTS:	10





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

THE CITY OF SAN DIEGO

Community Planning Committee Distribution Form Part 2

Project Name: Crown Point Townhomes		Project Number: 368717	Distribution Date: 5/14/2014
Project Scope/Location: PACIFIC BEACH *SUSTAINABLE BLDG EXPEDITE* (Process 3) Tentative Parcel Map and Coastal Development Permit to demolish an existing residence and construct a 7,259 sq ft, 4-unit residential condominium building with basement garage on a 0.123 acre site. The site is located at 4055 Lamont Street in the RM-2-5 zone of the Pacific Beach Community Plan area and Coastal (non-appealable) Overlay Zone. Council 2. Notice cards=1.			
Applicant Name: Greg Goertzen		Applicant Phone Number: 858.449.8419	
Project Manager: Laura C. Black	Phone Number: (619) 236-6327	Fax Number: (619) 321-3200	E-mail Address: lblack@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 3	Members No 0	Members Abstain 1
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: 3-story design & bulk/scale resulted in denial.			
NAME: Brian J. Curry		TITLE: Chair	
SIGNATURE:		DATE: 10-23-14	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



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

THE CITY OF SAN DIEGO

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

Crown Point Townhomes

Project No. For City Use Only

368717

Project Address:

4055 Lamont ST. San Diego, CA. 92109

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):

Christopher Hickman

Owner Tenant/Lessee Redevelopment Agency

Street Address:

6128 Waverly Ave

City/State/Zip:

La Jolla, California, 92037

Phone No:

Fax No:

Signature:

Date:

04/16/2014

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:

DEVELOPMENT SERVICES
Project Chronology
Crown Point Townhomes – Project No. 368717

Date	Action	Description	City Review Time (Working Days)	Applicant Response (Working Days)
05/14/2014	First Submittal	Project Deemed Complete		
06/17/2014	First Assessment Letter		23 days	
08/04/2014	Second Submittal			33 days
08/20/2014	Second Assessment Letter		12 days	
10/02/2014	Third Submittal			30 days
10/22/2014	Third Assessment Letter		14 days	
12/17/2014	Fourth Submittal			38 days
02/05/2015	Fourth Assessment Letter		29 days	
02/10/2015	Fifth Submittal			3 days
02/17/2015	Fifth Assessment Letter		4 days	
02/19/2015	Environmental Determination – Exempt		2 days	
04/15/2015	Planning Commission – Hearing Officer		38 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	122 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		104 days
TOTAL PROJECT RUNNING TIME			226 days = 7.5 months	