



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: February 9, 2022 REPORT NO. PC-22-006

HEARING DATE: February 17, 2022

SUBJECT: LAMONT VTM, Process Four Decision

PROJECT NUMBER: [686666](#)

REFERENCE: Coastal Development Permit 2278851, Project No. 634073

OWNER/APPLICANT: Hornblend and Lamont Apartments, LLC

SUMMARY

Issue: Should the Planning Commission approve a Vesting Tentative Map and Coastal Development Permit amendment for the consolidation and subdivision of six existing lots into one lot for a 28-unit multi-family residential and 2-unit commercial development, currently under construction at 4455 Lamont Street and 1920 Hornblend Street within the Pacific Beach Community Plan?

Staff Recommendation: APPROVE Vesting Tentative Map No. 2530822 and Coastal Development Permit No. 2520823.

Community Planning Group Recommendation: On July 14, 2021, the Pacific Beach Community Planning Group voted 11-0-1 to recommend approval of the project with no conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations to Land Use). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 12, 2022, and the opportunity to appeal that determination ended January 27, 2022.

Fiscal Impact Statement: Costs to process this project are paid for by applicant deposit.

BACKGROUND

The project site is located at 4455 Lamont Street and 1920 Hornblend Street in the CC-4-2 and CO-1-2 Zones within the Pacific Beach Community Plan Area, the Coastal Overlay Zone (Non-Appealable

Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impacts), and the Transit Priority Area.

The site is the subject of a previous approval, Coastal Development Permit 2278851, approved by the Development Services Department as Project No. 634073 on January 16, 2020. That approval was for 28 residential units and two commercial spaces and is currently under construction.

DISCUSSION

Project Description:

The proposed project is a Vesting Tentative Map (VTM) and amendment to Coastal Development Permit 2278851 (required for the VTM) for the consolidation and subdivision of six existing lots into one lot for a 28-unit multi-family residential and two-unit commercial development, which is currently under construction. No new physical development is proposed by the current project.

The project requires the approval of a Process Four Vesting Tentative Map per [SDMC 125.0430](#), and a Process Two amendment to Coastal Development Permit (CDP) 2278851 per [SDMC 126.0114\(c\)](#) and [SDMC 126.0707\(a\)](#). The two approvals are consolidated for a Process Four Planning Commission decision per [SDMC 112.0103](#).

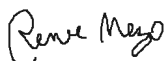
Conclusion:

Staff did not identify any significant issues during project review. The project is a mapping action for a building that is currently under construction, and it does not propose additional physical development. Staff has determined that the project complies with the [General Subdivision Procedures](#), the [Tentative Map regulations](#) of the Municipal Code, and the lot size and dimension requirement of the [CC-4-2 and CO-1-2 zones](#), and recommends approval of Vesting Tentative Map No. 2530822 and Coastal Development Permit No. 2520823.

ALTERNATIVES

1. Approve Vesting Tentative Map No. 2530822 and Coastal Development Permit No. 2520823, with modifications.
2. Deny Vesting Tentative Map No. 2530822 and Coastal Development Permit No. 2520823, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Renee Mezo
Assistant Deputy Director



Martha Blake
Development Project Manager

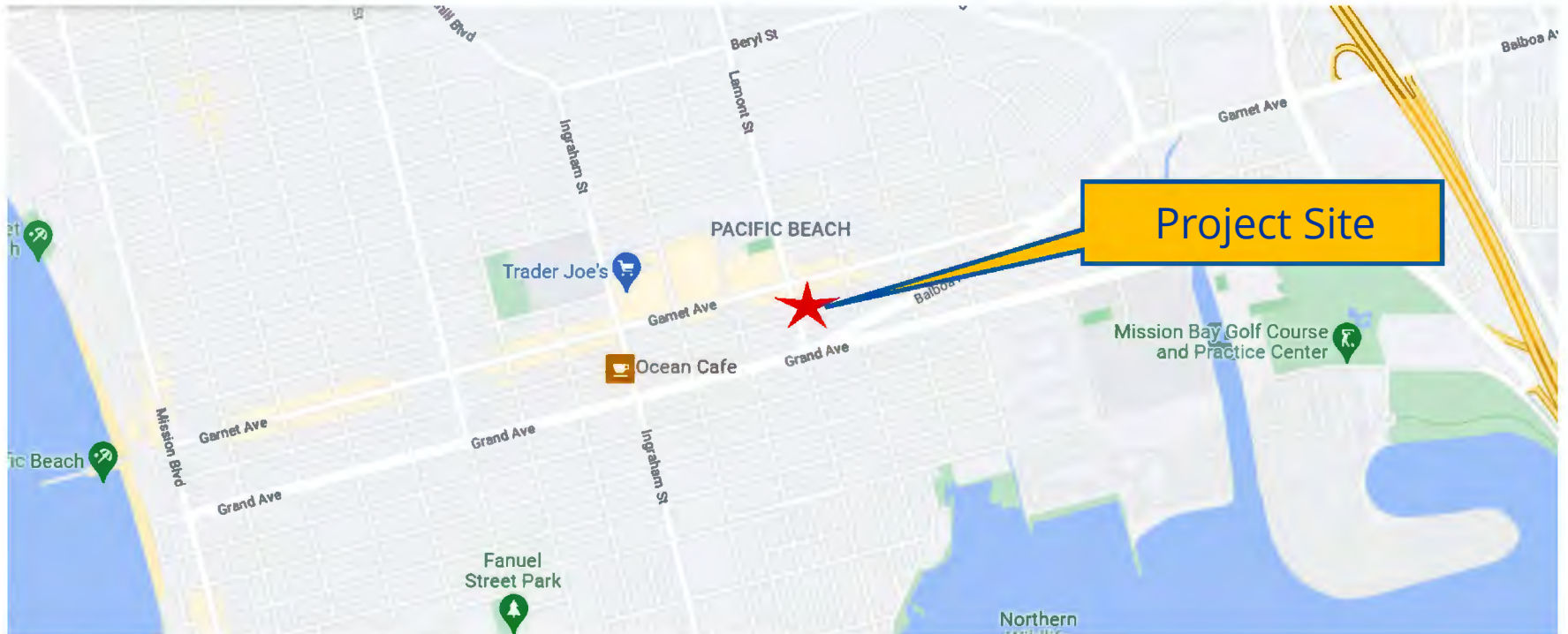
Development Services Department

Development Services Department

Mezo/MKB

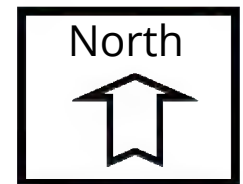
Attachments:

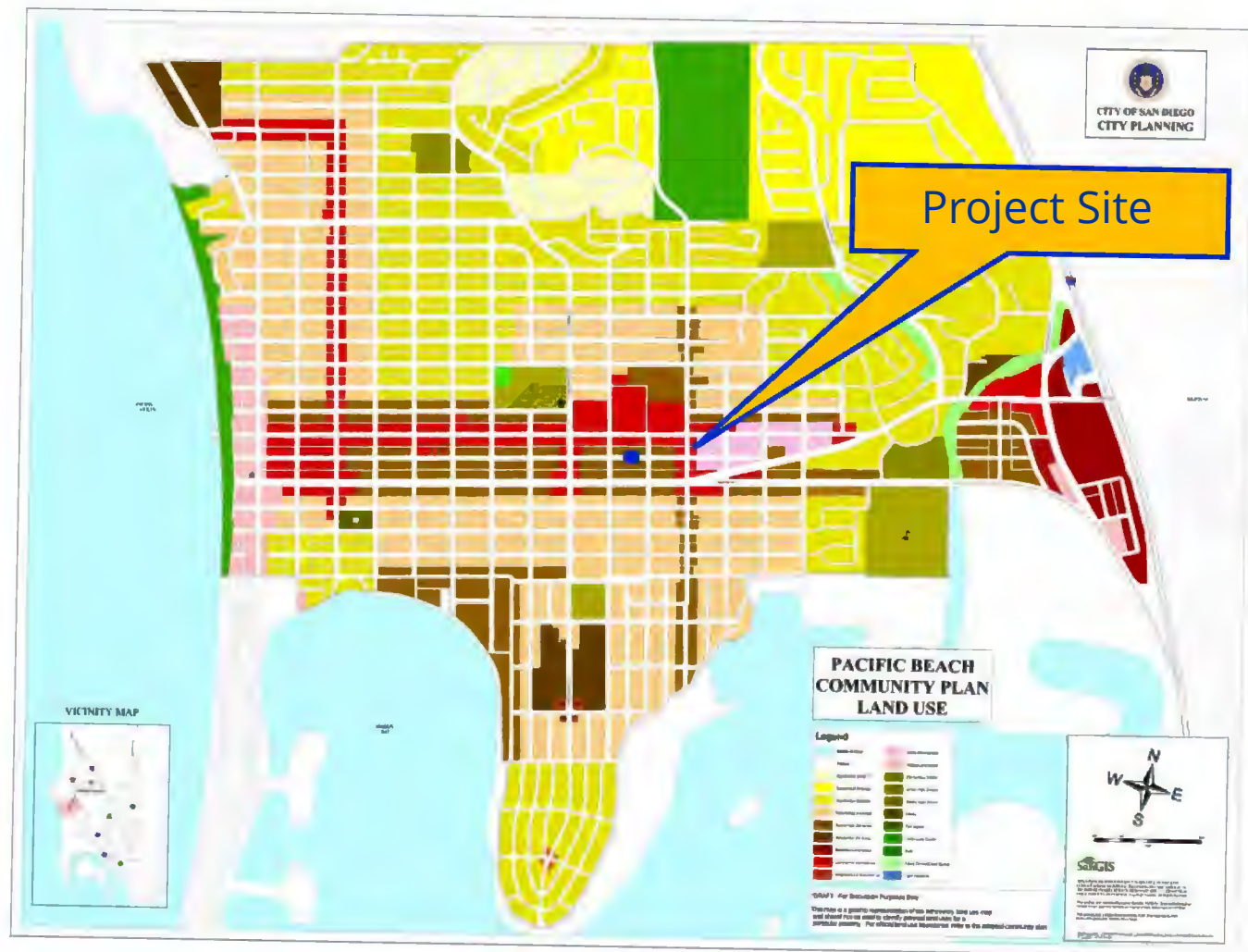
1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Resolution with Findings
7. Draft Map Conditions
8. Environmental Exemption
9. Community Planning Group Recommendation
10. Coastal Development Permit 2278851
11. Vesting Tentative Map Exhibit
12. Ownership Disclosure Statement



Project Location Map

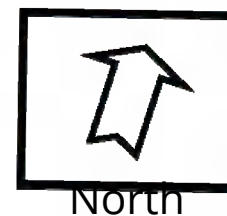
Lamont VTM
PROJECT NO. 686666

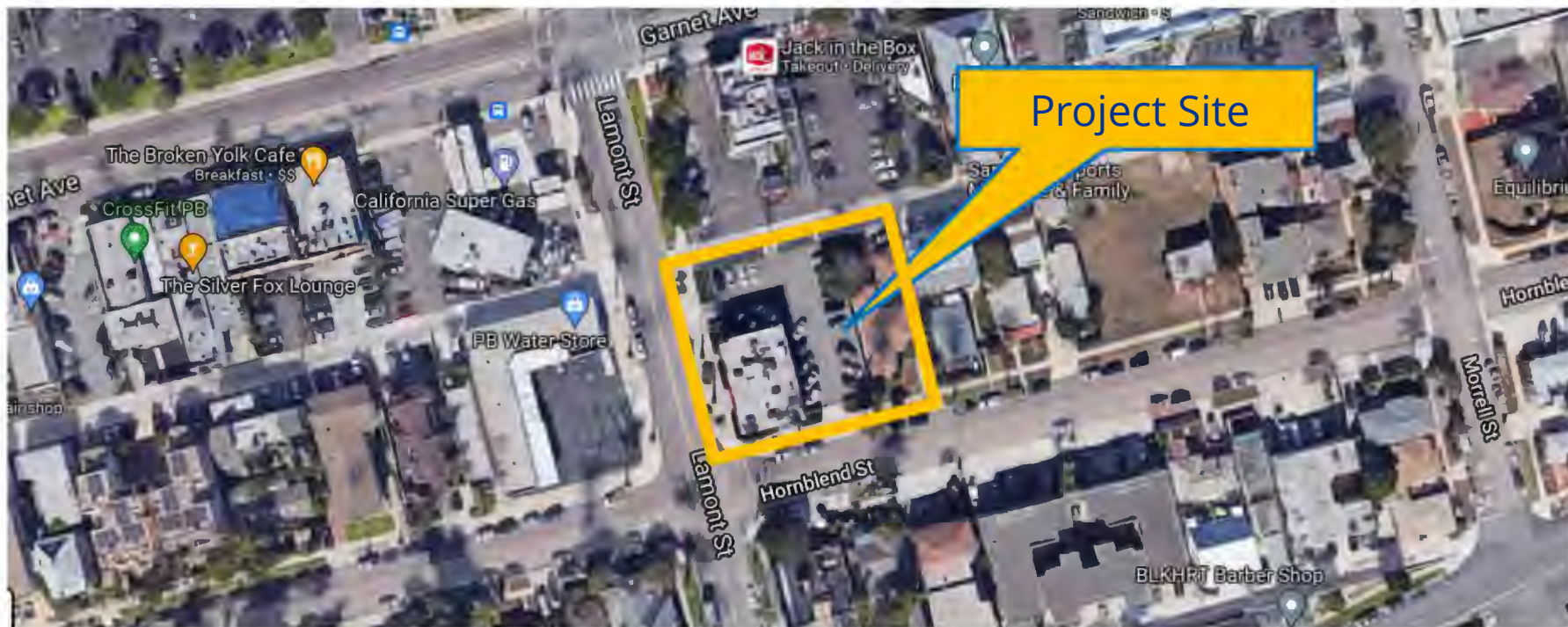




Land Use Map

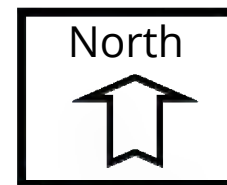
Lamont VTM
PROJECT NO. 686666





Aerial Photo

Lamont VTM
PROJECT NO. 686666



PLANNING COMMISSION RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2530823
LAMONT VTM - PROJECT NO. 686666
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 2778851

WHEREAS, HORNBLEND AND LAMONT APARTMENTS, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to consolidate and subdivide six existing lots into one lot for a 28-unit residential and two-unit commercial development, which is already under construction (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2520823) on portions of a 0.43-acre site;

WHEREAS, the project site is located at 4455 Lamont Street and 1920 Hornblend Street in the CC-4-2 and CO-1-2 Zones within the Pacific Beach Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impacts), and the Transit Priority Area;

WHEREAS, the project site is legally described as Parcel 1- Lots 37 through 40, inclusive, in Block 214 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 697 and 854, filed in the Office of the County Recorder of the San Diego County, on January 8, 1892 and September 28, 1898, respectively; and Parcel 2- Lots 35 and 36, in Block 214 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 697 and 854, filed in the Office of the County Recorder of the San Diego County, on January 8, 1892 and September 28, 1898, respectively;

WHEREAS, on January 12, 2022, 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 13505 (Minor Alterations to Land Use) and

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

WHEREAS, on February 17, 2022, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 2520823 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2520823:

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.07081]

1. Findings for all Coastal Development Permits:

- a. 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 project site is located at 4455 Lamont Street and 1920 Hornblend Street in the CC-4-2 and CO-1-2 Zones within the Pacific Beach Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impacts), and the Transit Priority Area. The project proposes to consolidate and subdivide six existing lots into one lot for a 28-unit residential and two-unit commercial development, which is already under construction.

The project does not propose any new physical development different than Coastal Development Permit No. 2278851. The physical development for this project currently under construction on the site is fully addressed in Coastal Development Permit No. 2278851 for the physical development, incorporated herein by this reference. The creation of one lot from six legal lots underlying a building that is already under construction will not have the possibility to 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. As it does not facilitate additional physical development, the proposed coastal development will continue to 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 as determined in the findings of Coastal Development Permit No. 2278851.

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

The project site is within a developed, urban environment and does not contain sensitive biological resources. The project does not propose any new physical development different from CDP 2278851. The subject property is approximately 1.33-miles from the Pacific Ocean and 0.45-miles (2,388 feet) from Mission Bay, 64.1 feet above Mean Sea Level and is located above the 100-year floodplain. The site is not within or adjacent to the Multiple Species Conservation Program (MSCP)/Multi Habitat Planning Area (MHPA) and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in SDMC Section 113.0103. The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines Section 15305. Therefore, the proposed coastal development will not adversely affect Environmentally Sensitive Lands.

c. 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.

The project does not propose any new physical development, and this finding is addressed in Coastal Development Permit No. 2278851 for the physical development currently under construction on the site. The Pacific Beach Community Plan and Local Coastal Program Land Use Plan (PBCP) designates the site as both Community Commercial and Office Commercial. The Commercial Element of the PBCP does not specifically address subdivisions, nor does any other part of the Plan. However, because the project it does not facilitate additional physical development, it does not affect the residential building's conformance with the LCLUP. The created lot meets the lot size requirements of the CC-4-2 and CO-1-2 Zones. The lot meets the lot size and dimension requirements of both zones: CC-4-2 and CO-1-2 requirements both being 50' lot width, 100' lot depth, and a minimum lot area of 5,000 square feet, where the proposed lot dimensions are approximately 125' of lot width, 150' lot depth, and an area of approximately 18,750 square feet. No deviations are requested for the project. The building onsite was previously approved in accordance with the Land Development Code and the requirements of the CC-4-2 and CO-1-2 zones. 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.

d. 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 site is a previously improved lot located approximately 1.33-miles from the Pacific Ocean and 0.45-miles (2,388 feet) from Mission Bay. The project site is not

located between the first public roadway and the sea. Therefore, this coastal development is in conformity with the public access and public recreation policies of the Coastal Act.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 2520823 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2520823, a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: February 17, 2022

IO#: 24008853

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008853

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2520823

LAMONT VTM - PROJECT NO. 686666

AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 2278851

PLANNING COMMISSION

This Coastal Development Permit No. 2520823 is granted by the Planning Commission of the City of San Diego to HORNBLEND AND LAMONT APARTMENTS, LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section SDMC 126.0114(c) and SDMC 126.0707(a). The 0.43-acre site is located at 4455 Lamont Street and 1920 Hornblend Street in the CC-4-2 and CO-1-2 Zones within the Pacific Beach Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impacts), and the Transit Priority Area. The project site is legally described as: Parcel 1- Lots 37 through 40, inclusive, in Block 214 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 697 and 854, filed in the Office of the County Recorder of the San Diego County, on January 8, 1892 and September 28, 1898, respectively; and Parcel 2- Lots 35 and 36, in Block 214 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 697 and 854, filed in the Office of the County Recorder of the San Diego County, on January 8, 1892 and September 28, 1898, respectively.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the consolidation and subdivision of six existing lots into one lot for a 28-unit multi-family residential and two-unit commercial development, which is currently under construction, with no new physical development proposed, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 17, 2022, on file in the Development Services Department. Amending previously approved CDP No. 22778851 by Development Services Staff on January 16, 2020 (Project No. 634073, the Lamont – San Diego County Recorded Document No. 2020-0080492; Recorded February 18, 2020).

The project shall include:

- a. Vesting Tentative Map No. 2530822 to consolidate and subdivide six existing lots into one lot for a 28-unit multi-family residential and two-unit commercial development; and

- b. 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 March 3, 2025.
2. All conditions of Coastal Development Permit 2278851, approved by the Development Services Department on January 16, 2020, recorded February 18, 2020 as San Diego County Recorder Document No. 2020-0080492, remain in full force and effect.
3. The project shall also fulfill the conditions of Vesting Tentative Map No. 2530822, approved by the Planning Commission of the City of San Diego on February 17, 2022, on file at the Development Services Department.
4. 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.
5. 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.
6. 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. 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.).

9. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

10. Construction plans shall be in substantial conformity to Exhibit "A", on file with the Development Services Department. Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

11. 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.

12. 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.

CLIMATE ACTION PLAN REQUIREMENTS:

13. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A", on file with the Development Services Department. Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on February 17, 2022 and [Approved Resolution Number].

ATTACHMENT 5

Permit Type/PTS Approval No.: Coastal Development Permit 2520823
Date of Approval: February 17, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
Development Project Manager

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

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

HORNBLEND AND LAMONT APARTMENTS, LLC
Owner/Permittee

By _____
NAME
TITLE

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

PLANNING COMMISSION RESOLUTION NUMBER R-_____
VESTING TENTATIVE MAP NO. 2530822
LAMONT VTM
PROJECT NO. 686666

WHEREAS, HORNBLEND AND LAMONT APARTMENTS, LLC, a California Limited Liability Company, Subdivider, and CHRISTENSEN ENGINEERING AND SURVEYING, Engineer, submitted an application to the City of San Diego for a vesting tentative map Vesting Tentative Map No. 2530822 for the Lamont VTM to consolidate and subdivide six existing lots into one lot for a 28-unit multi-family residential and two-unit commercial development, located at 4455 Lamont Street and 1920 Hornblend Street in the CC-4-2 and CO-1-2 Zones within the Pacific Beach Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impacts), and the Transit Priority Area. The property is legally described as: Parcel 1- Lots 37 through 40, inclusive, in Block 214 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 697 and 854, filed in the Office of the County Recorder of the San Diego County, on January 8, 1892 and September 28, 1898, respectively; and Parcel 2- Lots 35 and 36, in Block 214 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 697 and 854, filed in the Office of the County Recorder of the San Diego County, on January 8, 1892 and September 28, 1898, respectively; and

WHEREAS, the Map proposes the Subdivision of a 0.43-acre site into one (1) lot for 28 residential and two commercial condominiums; and

WHEREAS, on January 12, 2022, 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 13505 (Minor Alterations to Land Use) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of residential condominium dwelling units is 28, the total number of commercial condominium units is two; and

WHEREAS, on February 17, 2022, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 2530822, and pursuant to San Diego Municipal Code section 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 Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 2530822:

- 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 site is located at 4455 Lamont Street and 1920 Hornblend Street in the CC-4-2 and CO-1-2 Zones within the Pacific Beach Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impacts), and the Transit Priority Area. The project proposes to consolidate and subdivide six existing lots into one lot for a 28-unit residential and two-unit commercial development, which is already under construction.

The Pacific Beach Community Plan and Local Coastal Program Land Use Plan (PBCP) designates the site as both Community Commercial and Office Commercial. The Commercial Element of the PBCP does not specifically address subdivisions, nor does any other part of the Plan. Because the project does not facilitate additional physical development, it does not constitute a land use action that affects the PBCP. The building on the site was previously determined to comply with the PBCP. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project site is located at 4455 Lamont Street and 1920 Hornblend Street in the CC-4-2 and CO-1-2 Zones. The lot meets the lot size and dimension requirements of both zones: CC-4-2 and CO-1-2 requirements both being 50' lot width, 100' lot depth, and a minimum lot area of 5,000 square feet, where the proposed lot dimensions are approximately 125' of lot width, 150' lot depth, and an area of approximately 18,750 square feet. No deviations are requested for the project. The project provides public improvements in accordance with the Municipal Code and state law. Therefore, proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

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

The project does not physically affect the site because it does not propose or facilitate additional physical development beyond that which has already occurred. The subdivision creates one lot from six lots but does not change the overall size of the premises as defined by the Municipal Code, which ensures it does not change the lot area, setbacks, height, density, or related development characteristics of the building currently under construction at the site, which was previously determined to be physically suitable for the type and density of development. Therefore, the site is physically suitable for the type and density of development.

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

The project site is within a developed, urban environment and does not contain sensitive biological resources. The project does not propose any new physical development. The subject property is approximately 1.33-miles from the Pacific Ocean and 0.45 miles (2,388 feet) from Mission Bay, 64.1 feet above Mean Sea Level and is located above the 100-year floodplain. The site is not within or adjacent to the Multiple Species Conservation Program (MSCP)/Multi Habitat Planning Area (MHPA) and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in San Diego Municipal Code (SDMC) Section 113.0103. The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines Section 15305.

Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife 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.

As mentioned in finding 2 above, incorporated herein by this reference, the project creates a lot that meets the applicable development requirements of the zones onsite. The building currently under construction will provide public improvements required to access the site. This Vesting Tentative Map is further conditioned to underground existing onsite utilities, and to complete public improvements already initiated by the project currently under construction. The project does not conflict with the Community Plan or General Plan or any applicable development regulations designed to protect the public health, safety, and welfare. Therefore, the design of the subdivision or the type of improvement 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.

No such conflicts were identified during review. The project does not conflict with any known easements that would preclude lot consolidation of a lot with a building currently under construction. Therefore, 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.

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

The size, shape, and location of the consolidated lot do not preclude future such opportunities as they do not change the size and shape of the premises, or the use of the land, a building which is already under construction. Applicable setback and other development regulations are designed to preserve access to light, air, and open space, which the current building takes advantage of to the extent feasible. This building can be modified, remodeled, rebuilt or demolished at any time to avail the property of future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The proposed project does not facilitate additional new physical development at the site beyond that which has already occurred. The building currently being constructed at the site will provide 28 residential units, three of which will be affordable density bonus units with

rents of no more than 30% of 50% of AMI for no fewer than 55 years. In facilitating the possible future sale of these units as condominiums, the project provides unique homeownership opportunities for lower-income residents. In addition, the subdivision of the site into 28 residential and two commercial condominiums is likely to increase property tax revenue from the site, which provides a public benefit. The physical development of the site is already underway and is not a part of the current project; therefore, no additional environmental effects are anticipated. The project will install a streetlight, which provides a public benefit. The Planning Commission 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.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. 2530822 is hereby granted to HORNBLEND AND LAMONT APARTMENTS, LLC, a California Limited Liability Company, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Martha Blake
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008853

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE MAP NO. 2530822
LAMONT VTM
PROJECT NO. 686666

ADOPTED BY RESOLUTION NO. R-_____ ON FEBRUARY 17, 2022

GENERAL

1. This Vesting Tentative Map will expire February 17, 2025.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map unless otherwise noted.
3. Prior to the expiration of the Vesting Tentative Map, if approved, a Final Map to consolidate and subdivide the 0.43-acre properties into 28 residential condominium units and two commercial condominium units shall be recorded at the County Recorder's office.
4. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

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

5. The Vesting Tentative Map shall conform to the provisions of Coastal Development Permit No. 2520823, approved by the Planning Commission of the City of San Diego on February 17, 2022, on file at the Development Services Department.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

7. The Subdivider shall complete construction of Improvement Plan Approval No. 2517410.

8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
9. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider will be required to upgrade existing streetlight on the southwest corner of Lamont and Hornblend Street to current City Standards.
10. 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.
11. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the 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

12. "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].
13. "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."
14. 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.
 - c. Be based on field survey, and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Code and Subdivision Map Act Section 66495.

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

PUBLIC UTILITIES (WATER AND WASTEWATER)

15. The Subdivider shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and abandonment of the existing unused water and sewer service adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
16. The Subdivider shall apply for and obtain a plumbing permit for the installation of appropriate private back flow prevention device(s) [BFPDs], 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.
17. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
18. The Subdivider shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the

imposition within ninety days of the approval of 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. 24008853

DRAFT

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project Name/Number: Digital Lamont VTM / 686666

SCH No.: N.A.

Project Location-Specific: 4455 Lamont Street, San Diego, CA 92109

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

Description of nature and purpose of the Project: Vesting Tentative Map to Amend Coastal Development Permit No. 2278851 for the consolidation and subdivision of six existing lots into one lot for a 28 unit multi-family residential and 2 unit commercial development, currently under construction at 4455 Lamont Street. The 0.43-acre site is located in the CC-4-2 zone and the Coastal (non-appealable) Overlay zone within the Pacific Beach Community Plan and Council District 2.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Michael Turk, Hornblend and Lamont Apartment, 4641 Ingraham St., San Diego, CA 92109, 858-274-5995

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- ☒ Categorical Exemption: Section 15305, MINOR ALTERATIONS IN LAND USE LIMITATIONS, SECTION 15315, MINOR LAND DIVISIONS
- ☐ Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15305 Existing Facilities and Section 15315, New Construction or Conversion of Small Structures; and where the exceptions listed in Section 15300.2 would not apply.

Lead Agency Contact Person: C. Holowach

Telephone: 619-446-5187

If filed by applicant:

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

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

ATTACHMENT 8



Associate Planner
Signature/Title

1/26/22


Date

Check One:

☒ (X) Signed By Lead Agency

☐ () Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Page 3		City of San Diego • Information Bulletin 620		May 2020						
		City of San Diego Development Services		Community Planning Committee Distribution Form						
Project Name: 4455 Lamon St Lot Consolidation TM			Project Number: 686666							
Community: Pacific Beach										
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>										
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny										
# of Members Yes 11		# of Members No 0		# of Members Abstain 1						
Conditions or Recommendations:										
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)										
NAME: Ed Gallagher										
TITLE: Development Subcommittee, Chair				DATE: July 14, 2021						
<i>Attach additional pages if necessary (maximum 3 attachments).</i>										

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

DOC# 2020-0080492



Feb 18, 2020 12:51 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$53.00 (SB2 Atkins: \$0.00)

PAGES: 14

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2278851

THE LAMONT - PROJECT NO. 634073

DEVELOPMENT SERVICES DEPARTMENT

This Coastal Development Permit No. 2278851 is granted by the Development Services Department of the City of San Diego to HORNBLEND AND LAMONT APARTMENTS, LLC, a California Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0708. The 0.43-acre site is located at 4455 Lamont Street and 1920 Hornblend Street in the CC-4-2 and CO-1-2 Zones within the Pacific Beach Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impacts), and the Transit Priority Area. The project site is legally described as: Parcel 1- Lots 37 through 40, inclusive, in Block 214 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 697 and 854, filed in the Office of the County Recorder of the San Diego County, on January 8, 1892 and September 28, 1898, respectively; and Parcel 2- Lots 35 and 36, in Block 214 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 697 and 854, filed in the Office of the County Recorder of the San Diego County, on January 8, 1892 and September 28, 1898, respectively.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a three-story mixed-use building containing a total of two (2) commercial units on grade and twenty-eight (28) residential dwelling units, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 16, 2020, on file in the Development Services Department.

The project shall include:

- a. Demolition of two (2) existing commercial building and one (1) single dwelling unit, and the construction of a new three-story mixed-use building containing a total of two (2) commercial units on grade and twenty-eight (28) residential dwelling units;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and

- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by January 31, 2023.
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.

CLIMATE ACTION PLAN REQUIREMENTS:

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

AFFORDABLE HOUSING REQUIREMENTS:

12. Prior to issuance of any building permit associated with this Project the Owner/Permittee shall demonstrate compliance with the provisions of the Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project, which contains a 47% density bonus (9 units in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 3 affordable density bonus units with rents of no more than 30% of 50% of AMI for no fewer than 55 years.

13. The Agreement referenced in the preceding paragraph will satisfy the requirements of SDMC Section 143.1303(g) and therefore, exempt the Project from the Inclusionary Affordable Housing Regulations in Chapter 14, Article 2, Division 13 of the SDMC.

GEOLOGY REQUIREMENTS:

14. Prior to the issuance of any construction permits (either grading or building), the Owner/Permittee shall submit a geotechnical investigation report or update letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" 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.

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the curb outlet, private landscape and private walkways located in the City's right-of-way, in a manner 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 all existing driveways, on Lamont Street and Hornblend Street, with City standard curb, gutter and sidewalk, in a manner satisfactory to the City Engineer.

17. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the replacement of the existing alley apron with City standard alley apron, at the alley entrance on Lamont Street, in a manner satisfactory to the City Engineer.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb with City standard curb and gutter, along project frontage on Lamont Street and Hornblend Street, in a manner satisfactory to the City Engineer.

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

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

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 applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

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

LANDSCAPE REQUIREMENTS:

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

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

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

27. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the

approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

28. 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.

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

30. 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:

31. A minimum of 28 parking spaces (29 provided) including 1 van accessible space and 1 EV space plus 14 bike spaces, 3 motorcycle space for residential use and a minimum of 5 automobile spaces, 1 van accessible space, 1 motorcycle spaces, 2 short term bicycle spaces for the commercial use are required by the Land Development Code as shown on the project's Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City Decision maker in accordance with the SDMC.

32. The Owner/Permittee shall provide and maintain a 15 feet x 15 feet visibility triangle area measured along the property line at the northeast corner of the intersection of Lamont Street and Hornblend Street. No obstacles higher than 36 inches shall be located within this area (e.g. shrubs, landscape, walls, columns, signs etc.).

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Development Services Department of the City of San Diego on January 16, 2020, pursuant to Resolution No. CM-6929.

Permit Type/PTS Approval No.: CDP No. 2278851
Date of Approval: January 16, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT



Jeffrey A. Peterson
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.

HORNBLEND AND LAMONT APARTMENTS, LLC,
a California Limited Liability Company
Owner/Permittee

By 

Name: **MICHAEL E. TURK**
Title: **MANAGING MEMBER**

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Diego)

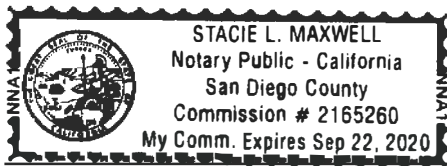
On February 13, 2020 before me, Stacie L. Maxwell, Notary Public,
 Date Here Insert Name and Title of the Officer

personally appeared -- Jeffrey A. Peterson --
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: The Lamont - Project No. 634073

Document Date: January 16, 2020 Number of Pages: 8

Signer(s) Other Than Named Above: -- Michael E. Turk --

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

ORIGINAL

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego S.S.

On Feb. 7th, 2020 before me, Brianna A. Eyraud, Notary Public
 personally appeared Michael E. Turk

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Brianna A. Eyraud
 Notary Public



OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other _____

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

ORIGINAL

DEVELOPMENT SERVICES DEPARTMENT
RESOLUTION NO. CM-6929
COASTAL DEVELOPMENT PERMIT NO. 2278851
THE LAMONT - PROJECT NO. 634073

WHEREAS, HORNBLEND AND LAMONT APARTMENTS, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a three-story mixed-use building containing a total of two (2) commercial units on grade and twenty-eight (28) residential dwelling units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2278851), on portions of a 0.43-acre site;

WHEREAS, the project site is located at 4455 Lamont Street and 1920 Hornblend Street in the CC-4-2 and CO-1-2 Zones within the Pacific Beach Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impacts), and the Transit Priority Area;

WHEREAS, the project site is legally described as: Parcel 1- Lots 37 through 40, inclusive, in Block 214 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 697 and 854, filed in the Office of the County Recorder of the San Diego County, on January 8, 1892 and September 28, 1898, respectively; and Parcel 2- Lots 35 and 36, in Block 214 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 697 and 854, filed in the Office of the County Recorder of the San Diego County, on January 8, 1892 and September 28, 1898, respectively;

WHEREAS, on December 20, 2019, the Environmental Analysis Section of the Development Services Department made the determination that the Project was exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guideline section 15332, and a Notice of

Right to Appeal was prepared and posted pursuant to San Diego Municipal Code section 112.0310; and

WHEREAS, on January 16, 2020, the Development Services Department of the City of San Diego considered Coastal Development Permit No. 2278851 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Development Services Department of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2278851:

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

1. Findings for all Coastal Development Permits:

- a. 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 project site is located at 4455 Lamont Street and 1920 Hornblend Street in the CC-4-2 and CO-1-2 Zones within the Pacific Beach Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impacts), and the Transit Priority Area. The project proposes the demolition of two (2) existing commercial building and one (1) single dwelling unit, and the construction of a new three-story mixed-use building containing a total of two (2) commercial units on grade and twenty-eight (28) residential dwelling units.

The property is a corner lot, and is located approximately 1.33-miles from the Pacific Ocean and 0.45-miles (2,388 feet) from Mission Bay, and is not located between the sea and the first public roadway paralleling the sea. Lamont and Hornblend Streets at this location are not designated as a physical accessway or view corridor within the adopted Pacific Beach Community Plan. However, Lamont Street does have public views of the water looing south until Grand Avenue (one block south of the site). The project will protect public views through an overall structure height of 29-feet, 11-inches, which is below the maximum 30-foot height limit allowed by the Coastal Height Limitation Overlay Zone. Therefore, the project does not impact or encroach on any existing or proposed public accessway vista, or view shed and enhances and protects public views through design features, parkways, and setbacks consistent with the with the goals and policies of the certified Local Coastal Program Land Use Plan.

- b. The proposed coastal development will not adversely affect environmentally sensitive lands.** The project site is within a developed, urban environment and does not contain sensitive biological resources. The subject property is approximately 1.33-miles from the Pacific Ocean and 0.45-miles (2,388 feet) from Mission Bay, 64.1 feet above Mean Sea Level and is located above the 100-year floodplain. The site is not within or adjacent to the Multiple Species Conservation Program (MSCP)/Multi-Habitat Planning Area (MHPA) and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in San Diego Municipal Code (SDMC) Section 113.0103. The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guideline section 15332. Therefore, the proposed coastal development will not adversely affect ESL.
- c. 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.** The project site is located at 4455 Lamont Street and 1920 Hornblend Street in the CC-4-2 and CO-1-2 Zones within the Pacific Beach Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impacts), and the Transit Priority Area. The project proposes the demolition of two (2) existing commercial building and one (1) single dwelling unit, and the construction of a new three-story mixed-use building containing a total of two (2) commercial units on grade and twenty-eight (28) residential dwelling units.

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The project is not requesting nor does it require any deviations or variances from the applicable regulations. Therefore, the development is in conformity with the Certified Local Coastal Program land use plan and certified implementation program.

- d. 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 site is a previously improved lot located approximately 1.33-miles from the Pacific Ocean and 0.45-miles (2,388 feet) from Mission Bay. The project site is not located between the first public roadway and the sea. Therefore, this coastal development is in conformity with the public access and public recreation policies of the Coastal Act.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Development Services Department, Coastal Development Permit No. 2278851 is hereby GRANTED by the Development Services Department to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2278851, a copy of which is attached hereto and made a part hereof.



Jeffrey A. Pelt
Project Manager
Development Services

Adopted on: January 16, 2020

IO#: 24008230

DEVELOPMENT SUMMARY

PROJECT SUMMARY:

THE VESTING TENTATIVE MAP PROPOSES THE CONSOLIDATION AND SUBDIVISION OF 8 EXISTING LOTS INTO ONE LOT FOR A 28 UNIT MULTI-FAMILY RESIDENTIAL AND 2 UNIT COMMERCIAL CONDOMINIUM DEVELOPMENT. THE PROJECT IS UNDER CONSTRUCTION. BUILDING PERMIT IS PTS NO. 652848, APPROVAL NO. 2372054, AND WORK IN THE RIGHT OF WAY IS CONSTRUCTION PLAN PERMIT PTS NO. 658345, APPROVAL NO. 2395452.

LEGAL DESCRIPTION:

LOTS 35 THROUGH 40, IN BLOCK 214 OF PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAPS THEREOF NOS. 697 & 854, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JANUARY 08, 1892 AND SEPTEMBER 28, 1898, RESPECTIVELY.

APN: 424-041-11-00 AND 424-041-12-00

OWNER:

HORNBLEND AND LAMONT APARTMENTS, LLC
4641 INGRAM STREET
SAN DIEGO, CA 92109

TYPE OF CONSTRUCTION/OCCUPANCY CLASSIFICATION:

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

OCCUPANCY CLASSIFICATION:

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

ZONING:

CC-4-2, CO-1-2

PACIFIC BEACH COMMUNITY PLAN

SETBACK:

FRONT: 10' MIN

STREET SIDE 10'/0

SIDE: 10/0

REAR: 10/0

OVERLAY ZONES:

COASTAL HEIGHT LIMIT

COASTAL - CITY (APPEALABLE)

PARKING IMPACT

TRANSIT PRIORITY AREA

AREA:

SITE AREA: 0.4306 ACRES (18,755 SQUARE FEET)

GROSS FLOOR AREA: 28,655 SQUARE FEET

1ST FLOOR 3,268 SF COMMERCIAL

(13,214 GARAGE NOT A PART OF GFA)

2ND FLOOR: 12,695 SF RESIDENTIAL

3RD FLOOR: 12,695 SF RESIDENTIAL

FAR: 2.33 ALLOWED (43,750 SF INCLUDES 1.5 BONUS)

1.53 ACTUAL (28,655 SF) APPROVED IN BUILDING PERMITTING

USES:

CURRENT USE:

COMMERCIAL AND SINGLE-FAMILY RESIDENTIAL (REMOVED)

PROPOSED USE:

MIXED USE (COMMERCIAL AND MULTI-FAMILY RESIDENTIAL (UNDER CONSTRUCTION))

BUILDING PERMIT PTS 652848

THIS PERMIT IS NOT FOR THE CONSTRUCTION OF THE UNITS

TITLE NOTES:

PRELIMINARY TITLE REPORT PROVIDED BY CHICAGO TITLE COMPANY, ORDER NO.00130993-996-S01-R14, DATED JANUARY 21, 2021.

THERE ARE NO EXISTING EASEMENTS

NO EASEMENTS ARE PROPOSED

UTILITY TABLE

TELE (AT&T): UNDERGROUND

CATV (COX): UNDERGROUND

ELEC (SDG&E): OVERHEAD

RESIDENTIAL UNIT TABULATION

UNIT (NO.)	LIVING AREA	DECK AREA	BEDROOMS	PARKING SPACES
A(4)	804 SF	104 SF	2	1
B(2)	659 SF	99 SF	2	1
C(12)	630 SF	96 SF	2	1
TOTAL:				
31SF FOR A UNITS				
33 SF FOR B AND C UNITS				

TOTAL OFF-STREET PARKING SPACES:

SPACES REQUIRED PER TABLE 142-05C (0.5 PER BDRM UNIT X 28 2 BDRM UNITS UNITS) = 28 SPACES

SPACES REQUIRED = 28 SPACES

SPACES PROVIDED = 28 SPACES

COMMERCIAL SPACES REQUIRED (2.1 SPACES PER 1,000; 2,340SF) = 5 SPACES REQUIRED

SPACES REQUIRED = 5 SPACES

SPACES PROVIDED = 5 SPACES

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

SPACES REQUIRED = 3 RESIDENTIAL (0.1 SPACES/UNIT; 28 UNITS * 0.1=3)

SPACES PROVIDED = 3 RESIDENTIAL

SPACES REQUIRED - COMMERCIAL = 2

SPACES PROVIDED - COMMERCIAL = 1

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

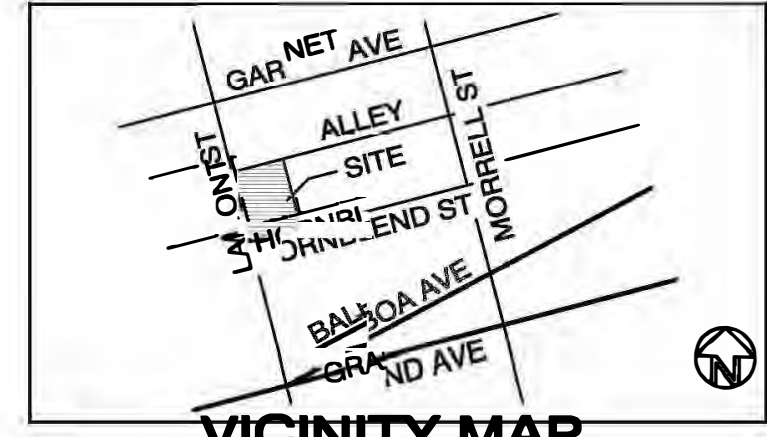
SPACES REQUIRED = 14 RESIDENTIAL (0.5 SPACES/UNIT; 28 UNITS * 0.5=14)

SPACES PROVIDED = 16 RESIDENTIAL

SPACES REQUIRED - COMMERCIAL = 3

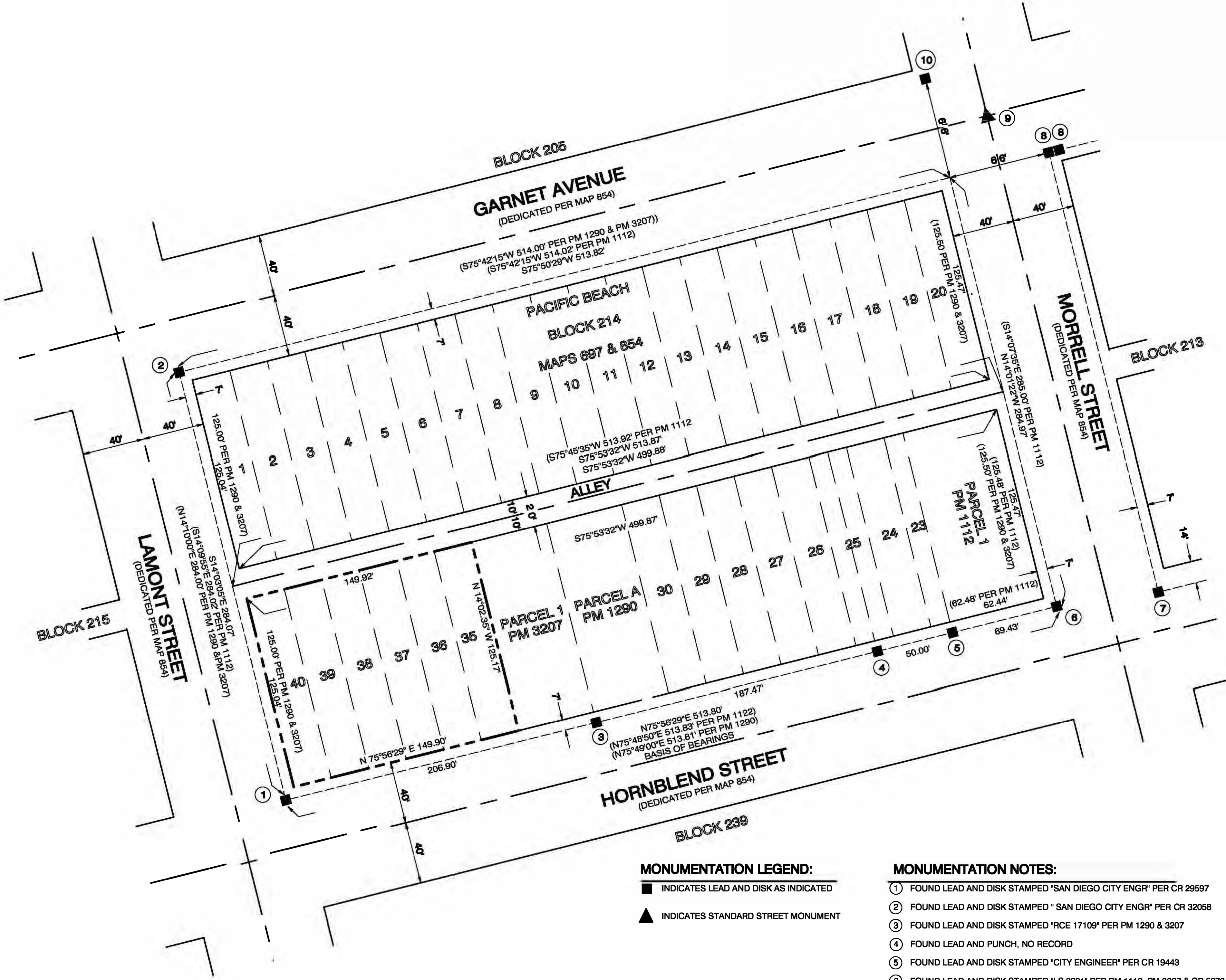
SPACES PROVIDED - COMMERCIAL = 4

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



VICINITY MAP
NOT TO SCALE

the LAMONT

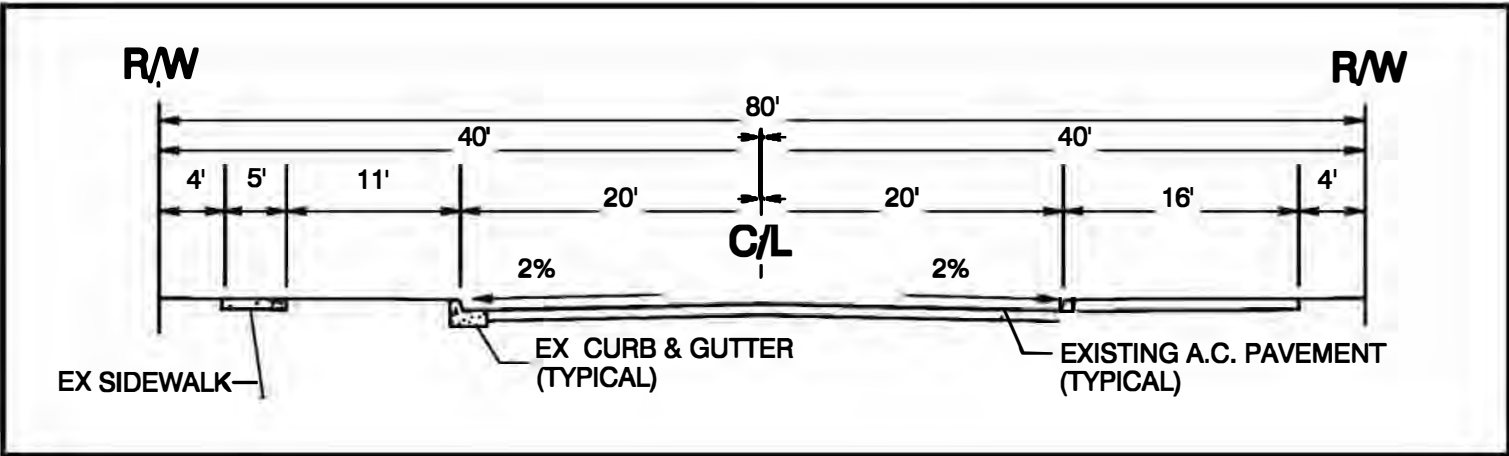


MONUMENTATION LEGEND:

- INDICATES LEAD AND DISK AS INDICATED
- INDICATES STANDARD STREET MONUMENT

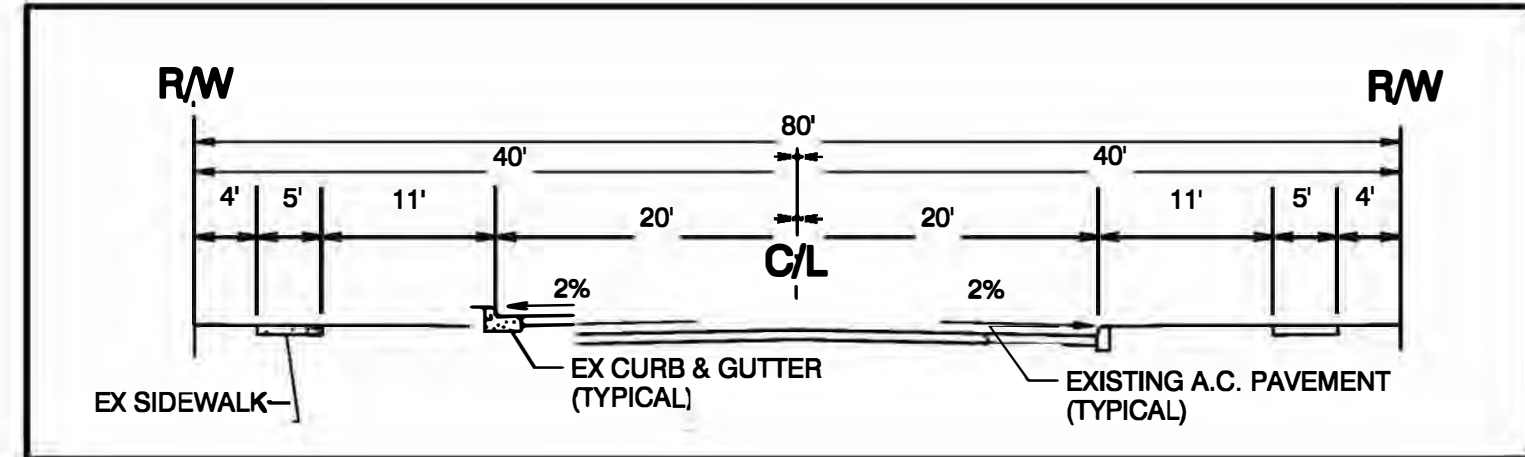
MONUMENTATION NOTES:

- FOUND LEAD AND DISK STAMPED "SAN DIEGO CITY ENGR" PER CR 29597
- FOUND LEAD AND DISK STAMPED "SAN DIEGO CITY ENGR" PER CR 32058
- FOUND LEAD AND DISK STAMPED "RCE 17109" PER PM 1290 & 3207
- FOUND LEAD AND PUNCH, NO RECORD
- FOUND LEAD AND DISK STAMPED "CITY ENGINEER" PER CR 19443
- FOUND LEAD AND DISK STAMPED "LS 2201" PER PM 1112, PM 3207 & CR 5873
- FOUND LEAD AND DISK STAMPED "LS 4863" PER CR 5873
- FOUND LEAD AND DISK STAMPED "SD CITY SURVEYOR"
- FOUND STANDARD CITY WELL MONUMENT PER MAP 15120, CR 7919, PM 20844
- FOUND LEAD AND DISK STAMPED "CITY ENGINEER" PER CR 7829, PM 12216 & MAP 15120



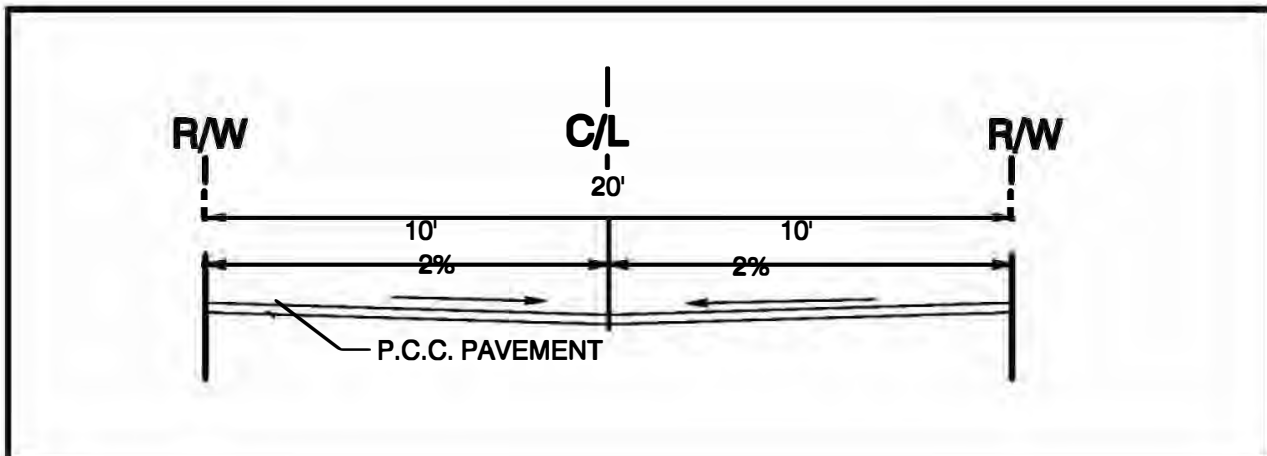
TYPICAL STREET SECTION: LAMONT STREET

NOT TO SCALE



TYPICAL STREET SECTION: HORNBLEND STREET

NOT TO SCALE



TYPICAL SECTION: UNNAMED ALLEY

NOT TO SCALE



SCALE: 1" = 40'



VESTING TENTATIVE MAP NO. 2530822
COASTAL DEVELOPMENT PERMIT 2530823
PTS NO. 686666
CONDOMINIUM CREATION

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS ASSUMED USING 1983 CALIFORNIA COORDINATE SYSTEM GRID BEARING BASED ON RTK GPS OBSERVATION, IN NOVEMBER 2016 FOR THE SOUTHERLY 7' OFFSET LINE OF BLOCK 214, PACIFIC BEACH, PER MAPS 697 & 854, I.E. NORTH 75°59'59" EAST.

FINAL MAP WILL BE TIED TO CITY OF SAN DIEGO HORIZONTAL CONTROL NETWORK.

BENCHMARK

CITY OF SAN DIEGO BRASS PLUG LOCATED AT THE NORTHWESTERLY CORNER OF HORNBLEND STREET AND MORRELL STREET. ELEVATION 60.642 MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

- THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED NOVEMBER 01, 2018.
- THE USE OF PROPOSED LOT 1 IS FOR 28 RESIDENTIAL AND 2 COMMERCIAL CONDOMINIUM UNITS.
- THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
- THE EXISTING NUMBER OF LOTS ARE SIX. THE PROPOSED NUMBER OF LOTS IN THIS SUBDIVISION IS 1.
- DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER PHPS POLICY P-00-6 (JFC 901.4.4)
- THE DEVELOPMENT PROPOSES TO PROVIDE 28 PARKING SPACES.
- NAD27 COORDINATES = 230-1697, NAD83 COORDINATES = 1850-6257.
- SUFFICIENT MONUMENTATION EXISTS TO RECREATE BOUNDARY OF PROJECT AND TO PERMIT A MAP PROCEDURE OF SURVEY.
- THE ASSESSOR PARCEL NUMBERS ARE: 424-041-11-00 AND 424-041-12-00
- CONSTRUCTION PLAN PTS 658345 / PERMIT NO. 2395452 PROVIDES FOR IMPROVEMENTS FRONTING THE SITE, INCLUDING NEW CURB, GUTTER AND SIDEWALK, DRIVEWAY, WATER, FIRE AND IRRIGATION SERVICES AND SEWER LATERAL.
- ONSITE CONSTRUCTION IS BY BUILDING PERMIT (PTS 652848 / APPROVAL NUMBER 2372054).
- NO TRANSIT STOPS ARE PROPOSED OR EXIST FRONTING PROJECT SITE
- A WAIVER OF UNDERGROUNDING OF OVERHEAD UTILITIES IS REQUESTED.
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL OTHER THAN TREES, WITHIN THE RIGHT OF WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
- ENGINEERING REVIEW HAS DETERMINED THE PROJECT IS IN COMPLIANCE WITH CURRENT STREET LIGHT STANDARDS ACCORDING TO THE CITY OF SAN DIEGO STREET DESIGN MANUAL AND COUNCIL POLICY 200-18

CONDOMINIUM NOTE:

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 28; 2 COMMERCIAL UNITS.

MAPPING NOTE:

A FINAL MAP FILED AT THE COUNTY RECORDERS OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP SHALL BE REQUIRED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE FINAL MAP.

OWNER'S CERTIFICATE

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

MICHAEL E. TURK FOR
HORNBLEND AND LAMONT APARTMENTS, LLC

ANTONY K. CHRISTENSEN, No. 54021
LS 7508

OCTOBER 18, 2021
DATE



Prepared By:

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

Project Address:
4455 LAMONT STREET
SAN DIEGO, CA 92109

Project Name:
the LAMONT

Sheet Title:

VESTING TENTATIVE MAP

Revision 6:

Revision 5:

Revision 4:

Revision 3:

Revision 2:

Revision 1: 06-09-21 ADDRESS CITY COMMENTS

Original Date: FEBRUARY 22, 2021

Sheet 1 of 3 Sheets

GRADING DATA FROM BUILDING PLAN
NO NEW GRADING PROPOSED

AREA OF SITE - 18,755 S.F. (0.430 AC)
AREA OF SITE TO BE GRADED - 18,755 SF
PERCENT OF SITE TO BE GRADED - 100%
AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA - 0 SF, PERCENT OF TOTAL SITE - 0%
AMOUNT OF SITE WITH SLOPES THAT ARE SUBJECT TO ESL REGS. (LDC SEC. 143.0110): 0%
AMOUNT OF CUT - 600 C.Y. (INCLUDING 5" SLAB AND 4" SAND)
AMOUNT OF FILL - 270 C.Y.
AMOUNT OF EXPORT - 330 C.Y.
MAXIMUM HEIGHT OF FILL SLOPE - NONE
MAXIMUM HEIGHT OF CUT SLOPE - NONE
MAXIMUM HEIGHT OF VERTICAL CUT: 2 FEET
MAXIMUM HEIGHT OF VERTICAL FILL: 2 FEET
RETAINING WALL: NO RETAINING WALLS, NOT A PART OF BUILDING
EXISTING IMPERVIOUS AREA = 0.350 AC (81.3%)
PROPOSED (CREATED/REPLACED) IMPERVIOUS AREA = 0.416 AC (96.7%)

the LAMONT

VESTING TENTATIVE MAP NO. 2530822
COASTAL DEVELOPMENT PERMIT 250823
PTS NO. 686666
CONDOMINIUM CREATION

CONSTRUCTION NOTES
FROM BUILDING PLAN - GRADING PLAN
(NO WORK PROPOSED BY THIS VTM)

- PROPOSED 4" FIRE SERVICE WITH BACKFLOW PREVENTER
SEE CONSTRUCTION PLAN APPROVAL NO. 2395452
- PROPOSED 1" IRRIGATION SERVICE WITH BACK FLOW PREVENTER
SEE CONSTRUCTION PLAN APPROVAL NO. 2395452
- EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH SIDEWALK
CURB & GUTTER PER CURRENT CITY STANDARD
SEE CONSTRUCTION PLAN APPROVAL NO. 2395452
- PROPOSED 4" CONCRETE WALKWAY WITHIN RIGHT OF WAY (TYPICAL)
SEE CONSTRUCTION PLAN APPROVAL NO. 2395452
SEE EMRA APPROVAL NO. 2395487
- EXISTING 2" WATER SERVICE TO BE PROTECTED AND USED FOR PROPOSED PROJECT
SEE CONSTRUCTION PLAN APPROVAL NO. 2395452
- AREA OF EXISTING IMPROVEMENT TO BE REMOVED AND REPLACED WITH LANDSCAPING (TYPICAL)
SEE CONSTRUCTION PLAN APPROVAL NO. 2395452
- EXISTING DRIVEWAY TO BE REMOVED. REPLACE WITH NEW CURB, GUTTER AND LANDSCAPING
SEE CONSTRUCTION PLAN APPROVAL NO. 2395452
- PORTION OF EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH LANDSCAPING (TYPICAL)
SEE CONSTRUCTION PLAN APPROVAL NO. 2395452
- PROPOSED CURB OUTLET PER CURRENT CITY STANDARDS
Q100 = 1.32 CFS, V100 = 3.3 FPS - 63.15 IE 10' PVC IN / 62.6 FL AT CURB
SEE CONSTRUCTION PLAN APPROVAL NO. 2395452
- PROPOSED 10' X 6' FILTERRA BIOFILTRATION UNIT (FTIP1006-10)
67.9 TOP OF BOX / 63.15 IE OUT
- PROPOSED LANDSCAPED SWALE TO MEET RETENTION REQUIREMENTS
- PROPOSED 6" SEWER LATERAL
- EXISTING 4" SEWER LATERAL TO BE ABANDONED AT P/L
SEE CONSTRUCTION PLAN APPROVAL NO. 2395452
- EXISTING 4" SEWER LATERALS TO BE ABANDONED AT P/L
SEE CONSTRUCTION PLAN APPROVAL NO. 2395452
- EXISTING WATER SERVICE TO BE KILLED
SEE CONSTRUCTION PLAN APPROVAL NO. 2395452
- PROPOSED 1212 BROOKS BOX TO CONVEY RUNOFF TO CURB OUTLET
64.5 TG / 63.42 IE - 13' - 4" PVC DRAIN
- LIMIT OF UPPER BUILDING
- DOWNSPOUT CONVEYING RUNOFF FROM PORTION OF ROOF AND DECK DRAINS TO
VEGETATED SWALE (ITEM 11)
- DOWNSPOUT CONVEYING RUNOFF FROM PORTION OF ROOF AND DECK DRAINS TO
FILTERRA UNIT (ITEM 10)
- VISIBILITY TRIANGLE
NO OBSTRUCTION, INCLUDING SOLID WALLS IN THE VISIBILITY AREA, SHALL EXCEED
FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY
AREAS OR ADJACENT PUBLIC RIGHT-OF-WAY, SHALL NOT EXCEED 36 INCHES IN HEIGHT,
MEASURED FROM THE LOWEST GRADE ADJUTING THE PLANT MATERIAL TO THE TOP
OF THE PLANT MATERIAL.
- TRANSFORMER
- SHORT TERM BICYCLE PARKING AREA WITH PERMEABLE PAD
- FOR LANDSCAPING, INCLUDING STREET TREES TO BE REMOVED OR RETAINED
SEE SEPARATE LANDSCAPE PLAN (TYPICAL)
- PROPOSED 1" COMMERCIAL WATER SERVICE WITH BACK FLOW PREVENTER
SEE CONSTRUCTION PLAN APPROVAL NO. 2395452
- PROPOSED REMOVE EX CURB AND SIDEWALK AND REPLACE WITH
CURB, GUTTER AND SIDEWALK PER CURRENT CITY STANDARDS
ALONG LAMONT STREET AND HORNBLAND STREET PROJECT FRONTAGE
SEE CONSTRUCTION PLAN APPROVAL NO. 2395452
- PROPOSED REMOVE AND REPLACE EXISTING ALLEY APRON PER
CURRENT CITY STANDARDS. SEE CONSTRUCTION PLAN APPROVAL NO. 2395452
- EXISTING CURB RAMP. PROTECT IN PLACE (TYPICAL)
SEE CONSTRUCTION PLAN APPROVAL NO. 2395452

NOTE:
DAMAGED CURB, GUTTER AND SIDEWALK WITHIN THE PUBLIC RIGHT OF WAY TO BE
REPLACED, IN KIND, AT THE DIRECTION OF THE RESIDENT ENGINEER. REPLACED
SIDEWALK SHALL BE IN SUBSTANTIAL CONFORMANCE WITH HISTORIC DESIGN ON
ADJACENT PROPERTY INCLUDING LOCATION, WIDTH, ELEVATION, SCORING PATTERN,
TEXTURE, COLOR AND MATERIAL. CONTRACTOR DATE STAMPS, IF ANY, ARE TO BE
PRESERVED IN PLACE OR RELOCATED AND SET NEARBY.

THERE ARE NO PUBLIC WATER, SEWER OR GENERAL UTILITY EASEMENTS WITHIN THE
PROPERTY UNDER REVIEW.

FOR WORK IN THE PUBLIC RIGHT OF WAY SEE CONSTRUCTION PLAN APPROVAL NO. 2395452

FOR PRIVATE WALKWAY AND CURB OUTLET IN THE RIGHT OF WAY SEE ENCROACHMENT
MAINTENANCE AND REMOVAL AGREEMENT NO. 2395487

SEE MECHANICAL PLANS FOR ROOF, DECK AND GARAGE DRAINAGE

SCOPE OF THIS PROJECT IS A MAPPING ACTION (NO DEVELOPMENT) THEREFORE
PROJECT IS EXEMPT FROM STORM WATER REQUIREMENTS.

Prepared By:

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

Project Address:

4455 LAMONT STREET
SAN DIEGO, CA 92109

Project Name:

the LAMONT

Sheet Title:

VESTING TENTATIVE MAP
SITE PLAN

Revision 6:

Revision 5:

Revision 4:

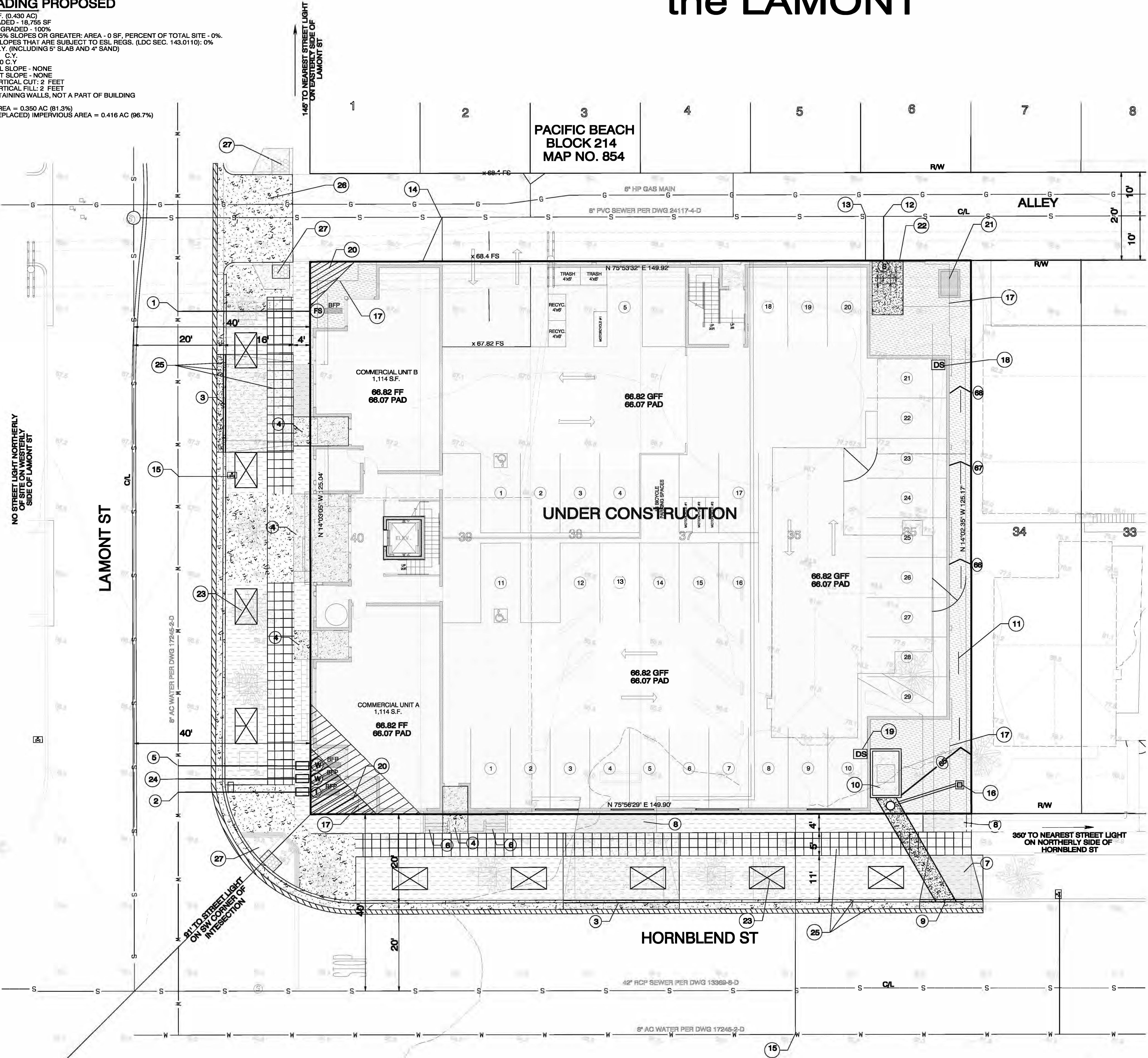
Revision 3:

Revision 2: 10-18-21 ADDRESS COMMENTS

Revision 1: 06-09-21 ADDRESS CITY COMMENTS

Original Date: FEBRUARY 22, 2021

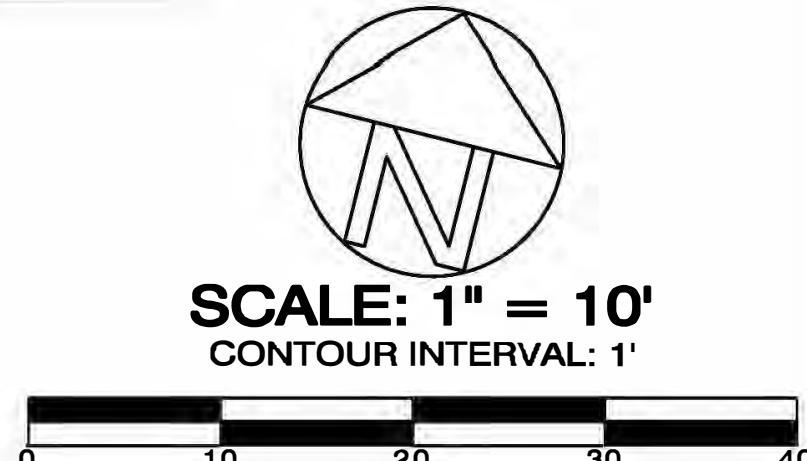
Sheet 2 of 3 Sheets



EXISTING STREET LIGHT TO BE UPGRADED TO LED FIXTURE
SEE CONSTRUCTION CHANGE (PRJ 0697903).

NO STREET LIGHT EASTERLY
OF SITE ON SOUTHERLY
SIDE OF HORNBLAND ST

ANTONY K. CHRISTENSEN, P.E. 54021
LS 7508
OCTOBER 18, 2021
Date



FIRE NOTES CONT.

23. ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND 300' RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT. SD ORDINANCE 17927.
24. ALL FIRE ACCESS ROADS WILL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF AT LEAST 75,000 LBS. AND WILL NOT EXCEED 10% GRADE. ALL FEATURES OF THE FIRE ACCESS ROADS INCLUDING TURNING RADIUS AND DEAD END DESIGN WILL BE IN ACCORDANCE WITH CFC 503 AND APPENDIX D.
25. ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF CBC SECTION 3002.4b. *EXCEPTION FOR AN UNDER-SIZED GURNEY ELEVATOR SHALL NOT BE CONSIDERED APPROVED BY THE FIRE PLAN REVIEWER IF ONLY ONE GURNEY ELEVATOR WILL BE PROVIDED. **FAILURE TO COMPLY WITH THIS REQUIREMENT MAY LEAD TO A NON-APPROVED CONDITION BY THE STATE FIRE MARSHALL; LOCAL JURISDICTION WILL NOT PROVIDE RELIEF.
26. AERIAL FIRE ACCESS ROAD(S) ADJACENT TO BUILDINGS THAT ARE GREATER THAN 30 FEET IN HEIGHT FROM GRADE PLAN, SHALL HAVE A MINIMUM WIDTH OF 26 FEET. THE PROXIMAL EDGE OF AERIAL FIRE ACCESS SHALL BE A MINIMUM OF 15-30 FEET FROM THE BUILDING FACADE(S) AND/OR PLUMB LINE OF EAVES(S). AERIAL ACCESS SHALL BE PROVIDED ALONG ONE ENTIRE LONG SIDE(S) OF THE BUILDING(S). SHOW ALL PROPOSED LOCATIONS WHERE AERIAL ACCESS IS BEING PROVIDED. (SEE APPENDIX D/FPB POLICY A-14-1).
27. ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING(S) PER POLICY A-14-1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN THE FIRE ACCESS ROAD/LANE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/LANE. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR A SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 200'. FOR NON-SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATIONS MUST ALSO BE ACCOUNTED FOR.
28. CFC 507.5.5 - CLEAR SPACE AROUND HYDRANTS: A 9 FOOT RADIUS CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
29. SAN DIEGO MUNICIPAL CODE SECTION § 56.0507 ITEM (c) HYDRANTS LOCATIONS SHALL IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED IN ROAD/LANE AND/OR BETWEEN CURBS. THE MARKER(S) SHALL BE AT A RIGHT ANGLE TO THE HYDRANT.

FIRE PLAN KEYNOTES

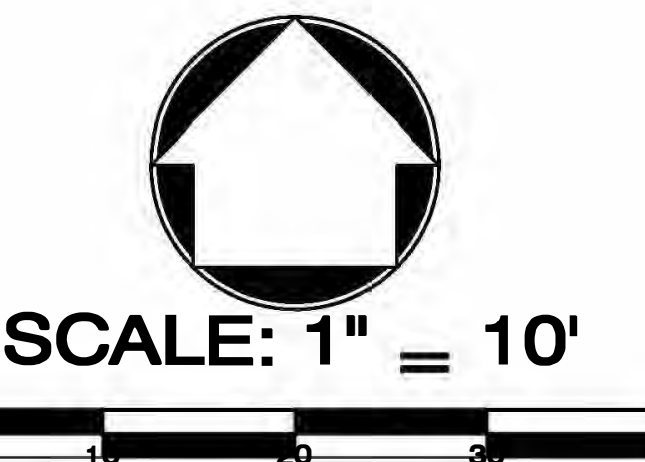
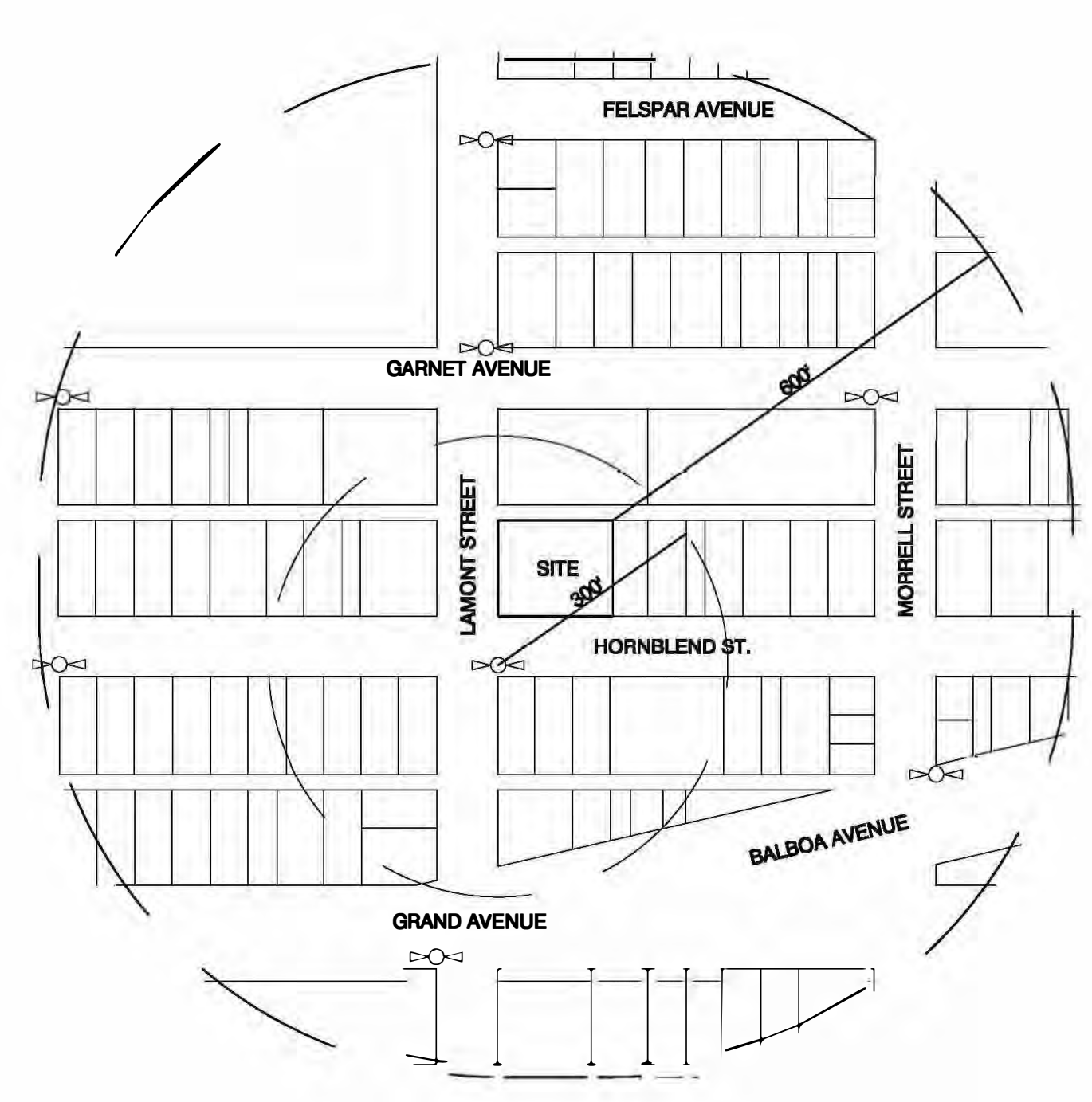
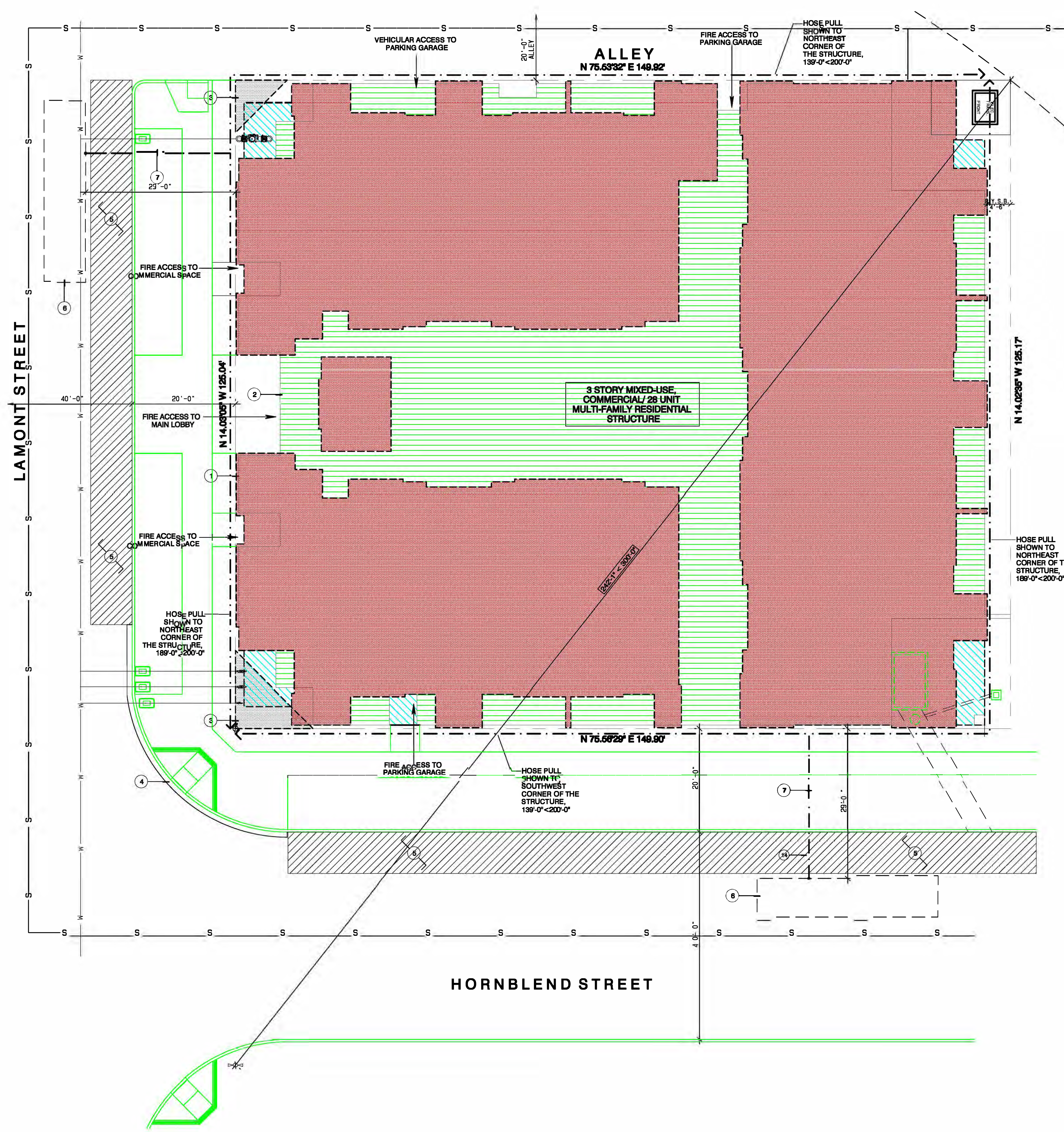
1. BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 95.0209.
2. KNOX BOX PER FIRE DEPARTMENT POLICY K-15-2
3. VISIBILITY TRIANGLE PER SAN DIEGO MUNICIPAL CODE SECTION 113.0273, NOTHING OVER 9'-0" PROPOSED
4. EXISTING RED CURB AT CORNER OF LAMONT STREET AND HORNBLEND STREET
5. PARALLEL PARKING AT CURB
6. FIRE TRUCK
7. HOSE PULL LINE FROM FIRE APPARATUS TO ALL POINTS OF THE EXTERIOR OF THE STRUCTURE AT THE GROUND FLOOR TO BE LESS THAN 200'-0" PER FFB POLICY A-14-1

SITE LEGEND:

- AREA OF PROPOSED 1ST FLOOR GARAGE, COMMERCIAL SPACE & RENTAL OFFICE
- AREA OF RESIDENTIAL FLOORS 1 THRU 2
- AREA OF PROPOSED UPPER LEVEL BALCONIES OUTSIDE THE FOOTPRINT OF THE 1ST FLOOR
- VISIBILITY TRIANGLE PER SAN DIEGO MUNICIPAL CODE SECTION 113.0273, NOTHING OVER 9'-0" PROPOSED
- EXISTING PARALLEL PARKING AT THE CURB AT LAMONT STREET AND HORNBLEND STREET

FIRE NOTES

1. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PER CFC SECTION 503.2.3.
2. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME CONSTRUCTION. PER CFC SECTION 501.4.
3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. PER SAN DIEGO MUNICIPAL CODE SECTION 95.0209.
4. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. PER CFC SECTION 912.2.1.
5. ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS. PER CBC SECTION 3002.4b.
6. THE REQUIRED WIDTH OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES, WHERE NO SPACE IS PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEY SHALL BE KEPT CLEAR BY POSTING OF SIGNS OR THE PAINTING OF CURBS. PER POLICY A-14-1.
7. PROVIDE AN APPROVED KEY (KNOX) BOX (IN AN APPROVED LOCATION. PER FIRE DEPARTMENT POLICY K-15-2.
8. AN APPROVED VEHICLE STROB DETECTOR SYSTEM, WITH KNOX KEYSWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHALL SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY AND EMERGENCY ENTRY POINTS TO THE PROJECT. PER CFC SECTION 506.
9. WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2000. PER CFC SECTION 503.6.
10. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10-BC SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OF PORTION THEREOF ON EACH FLOOR. PER CFC SECTION 906.
11. PER CFC SECTION 3315 - STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH CFC SECTION 908 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD (2A10BC) AS FOLLOWS:
1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
2. IN EVERY STORAGE AND CONSTRUCTION AREA.
3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
12. PROVIDE STAIRWAY IDENTIFICATION SIGNS. PER CFC SECTION 1023.9-1023.9.1.
13. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. PER CFC SECTION 503.2.5.
14. NEW BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, EXCEPT THOSE WITH ROOF SLOPE GREATER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF IN ACCORDANCE WITH CFC 1011.12. SUCH STAIRWAY SHALL BE MARKED AT STREET AND FLOOR LEVELS WITH SIGN INDICATING THAT THE STAIRWAY CONTINUES TO THE ROOF. PER CFC SECTION 504.3.
15. EXTERIOR DOORS AND OPENINGS REQUIRED BY THE CFC OR THE CBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS TO THE FIRE DEPARTMENT. AN APPROVED WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL. PER CFC SECTION 504.
16. A CLASS I (OR I AND II OR III) STANDPIPE OUTLET CONNECTION IS REQUIRED AT EVERY FLOOR-LEVEL CONNECTION OF EVERY REQUIRED STAIRWAY ABOVE AND BELOW GRADE IN BUILDINGS OF 4 OR MORE STORIES. OUTLETS AT STAIRWAYS SHALL BE LOCATED WITHIN THE EXIT ENCLOSURE OR, IN CASE OF PRESSURIZED ENCLOSURES, WITHIN THE VESTIBULE OR EXIT BALCONY GIVING ACCESS TO THE STAIRWAY. THERE SHALL BE AT LEAST 1 OUTLET ABOVE THE ROOF LINE WHEN THE ROOF HAS A SLOPE OF LESS THAN 4 1/2 UNITS HORIZONTAL. IN BUILDINGS WHERE MORE THAN 1 STANDPIPE IS PROVIDED, THE STANDPIPES SHALL BE INTERCONNECTED. PER CFC SECTION 908.
17. EVERY BUILDING FOUR STORIES OR MORE IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION. STANDPIPE SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. PER CFC SECTION 3313.1.
18. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
19. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. PER CFC SECTION 804.
20. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH REQUIREMENTS OF CHAPTER 33 OF THE CFC.
21. CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE. PER CFC SECTION 106.4.4.
22. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ROAD TO EXTERIOR OPENINGS REQUIRED BY THE FIRE OR BUILDING CODE SHALL BE PROVIDED. PER CFC SECTION 504.1



ANTHONY K. CHRISTENSEN, NCE 24021 LS 7508
OCTOBER 18, 2021
Date

REGISTERED PROFESSIONAL ENGINEER
No. 54021
Exp. 12-31-21
CIVIL
STATE OF CALIFORNIA

LICENSED LAND SURVEYOR
No. 12759
Exp. 12-31-21
STATE OF CALIFORNIA

Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (658) 271-9901

Project Address:
4455 LAMONT STREET
SAN DIEGO, CA 92109


Project Name:
the LAMONT

Sheet Title:
VESTING TENTATIVE MAP
FIRE ACCESS PLAN

Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 10-18-21 ADDRESS COMMENTS

Original Date: JUNE 09, 2021

Sheet 3 of 3 Sheets

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☒ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☐ Tentative Map ☒ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment ☐ Other _____

Project Title: the la mont VTM **Project No. For City Use Only:** _____
Project Address: 4455 Lamont Street, San Diego, CA 92109

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. 201335110662
☐ Partnership ☒ Individual

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

Property Owner

Name of Individual: Hornblend and Lamont Apartments, LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 4611 Ingraham Street
 City: San Diego State: CA Zip: 92109
 Phone No.: (858) 274-5995 Fax No.: _____ Email: mike@ktdinc.com
 Signature: [Signature] Date: 2/23/21
 Additional pages Attached ☐ Yes ☒ No

Applicant

Name of Individual: Michael Turk ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 4641 Ingraham Street
 City: San Diego State: CA Zip: 92109
 Phone No.: (858) 274-5995 Fax No.: _____ Email: mike@ktdinc.com
 Signature: [Signature] Date: 2/23/21
 Additional pages Attached ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached ☐ Yes ☐ No

Print 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.