



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 26, 2022 REPORT NO. PC-22-026
HEARING DATE: June 2, 2022
SUBJECT: HORNBLEND VTM Process Four Decision
PROJECT NUMBER: [PTS-690228](#)
OWNER/APPLICANT: PB Hornblend, LLC

SUMMARY

Issue: Should the Planning Commission approve a Vesting Tentative Map and Coastal Development Permit to create 14 residential condominium units (2 units for Affordable Housing) and the consolidation of 4.5 lots into one lot currently under construction at 1956 Hornblend St. within Pacific Beach Community Plan?

Staff Recommendation: APPROVE Vesting Tentative Map No. 2553335 and Coastal Development Permit (CDP) No. 2594773, Amending CDP No. 2268733.

Community Planning Group Recommendation: On August 11, 2021, the Pacific Beach Community Planning Group voted via unanimous consent (13-0) to recommend approval of the project with no conditions.

Environmental Review: The City, as Lead Agency, has completed a California Environmental Quality Act (CEQA) Section 15162 – Subsequent EIRs and Negative Declaration consistency evaluation for the proposed project. A consistency evaluation was performed to determine if conditions specified in CEQA Guidelines Sections 15162 would require preparation of additional CEQA review for the proposed amendments. The City has determined that the proposed project to consolidate lots and create 14 residential condominium units with no new construction is consistent with the 1956 Hornblend Street Project Mitigated Negative Declaration No. 632156 approved on May 21, 2020 and would not result in new impacts.

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

BACKGROUND

The project site is located at 1956 Hornblend St in the CO-1-2 Base Zone 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 2268733, approved by the Development Services Department as Project No. 632156 May 21, 2020. That approval was for 14 multi-family dwelling units within 2 three story buildings and is currently under construction.

DISCUSSION

Project Description:

The proposed project is a Vesting Tentative Map (VTM) and Coastal Development Permit for the consolidation of 4.5 lots into one lot and to create 14 residential condominium units, 2 of which are affordable. The units are currently under construction and were approved with a qualified development incentive to include residential uses with no commercial use, by providing the two affordable units. 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 Coastal Development Permit (CDP) per [SDMC 126.0707\(a\)](#). The two approvals are consolidated for a Process Four Planning Commission decision per [SDMC 112.0103](#).

The project, a mapping action for two buildings that are currently under construction, is consistent with the land use designation of Commercial Employment in the Pacific Beach Community Plan. The created lot meets the lot size and dimension regulations of the CO-1-2 Zone, and no deviations are requested for the project. The project conforms with the [General Subdivision Procedures](#), the [Tentative Map regulations](#) of the San Diego Municipal Code.

Environmental Analysis:

A Mitigated Negative Declaration (MND) No. 632156 was prepared and approved for the 1956 Hornblend Street Project No. 632156, Coastal Development Permit No. 2268733 as noted above. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162 (a); No substantial changes are proposed to the project which would require major revisions of the previous MND; (2) no substantial changes have occurred with respect to the circumstances under which the project is undertaken that would require any revisions to the previous MND; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous MND was certified. The City conducted a consistency evaluation and has determined the project, which proposes no new construction, is consistent with MND No. 632156.

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 [CO-1-2 zones](#), and recommends approval of Vesting Tentative Map No. 2553335

and Coastal Development Permit No. 2594773.

ALTERNATIVES

1. Approve Vesting Tentative Map No. 2553335 and Coastal Development Permit No. 2594773, with modifications.
2. Deny Vesting Tentative Map No. 2553335 and Coastal Development Permit No. 2594773, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Renee Mezo
Assistant Deputy Director
Development Services Department



Martha Blake
Development Project Manager
Development Services Department

Mezo/MKB

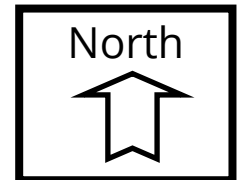
Attachments:

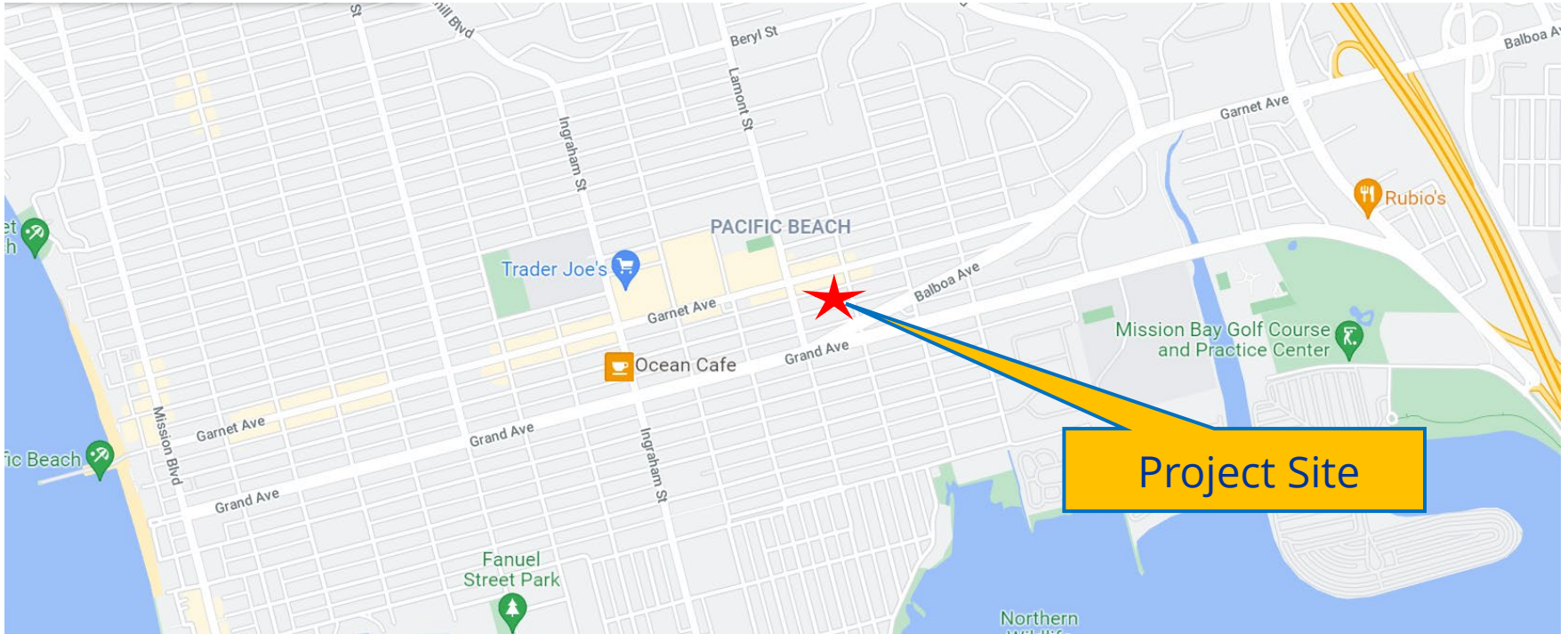
1. Aerial Photographs
2. Project Location Map
3. Draft Permit Resolution with Findings
4. Draft Permit with Conditions
5. Draft Map Resolution with Findings
6. Draft Map Conditions
7. Community Planning Group Recommendation
8. Coastal Development Permit 2268733
9. Vesting Tentative Map Exhibit
10. Ownership Disclosure Statement



Aerial Photo

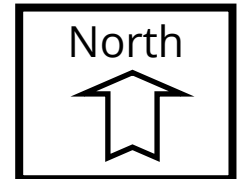
Hornblend VTM
PROJECT NO. 690228





Project Location Map

Hornblend VTM
PROJECT NO. 690228



PLANNING COMMISSION RESOLUTION NO. [REDACTED]
COASTAL DEVELOPMENT PERMIT NO. 2594773
HORNBLEND VTM PROJECT NO. 690228

WHEREAS, PB HORNBLEND, LLC Owner/Permittee, filed an application with the City of San Diego for a permit to create 14 residential condominium units (2 units for Affordable Housing) and the consolidation of 4.5 lots into one lot (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2594773), on portions of a 0.32-acre site;

WHEREAS, the project site is located at 1956 Hornblend Street in the CO-1-2 of 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 the west one-half of lot 25 and all of lots 26, 27, 28 and 29 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. 854, filed in the office of the County Recorder of San Diego County, California September 28, 1898; and

WHEREAS on May 21, 2020, the Development Services Department approved Coastal Development Permit No. 2268733 by Resolution No. CM-6964; and

WHEREAS, on April 20, 2022 the City of San Diego, as Lead Agency, through the Development Services Department, conducted a consistency evaluation and determined pursuant to CEQA Guidelines Section 15162 that the proposed project is consistent with the 1956 Hornblend Street Project Mitigated Negative Declaration No. 632156 approved on May 21, 2020 and would not result in new impacts;

WHEREAS, on June 2, 2022, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 2594773 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. 2594773:

A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code (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 1956 Hornblend Street in the 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 4.5 existing lots into one lot for a 14-unit residential condominium unit, which is already under construction.

The project does not propose any new physical development beyond what was approved under Coastal Development Permit No. 2268733. The physical development for this project currently under construction on the site is fully addressed in Coastal Development Permit No. 2268733, incorporated herein by this reference. The consolidation of 4.5 existing lots into one underlying building that is already under construction will not have the possibility to encroach upon any existing physical accessway 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. 2268733.

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

The project does not propose any new physical development beyond that approved under Coastal Development Permit No. 2268733. The City of San Diego determined that the original project could have a significant environmental effect in the Tribal Cultural Resources area. A Mitigated Negative Declaration (MND) No. 632156 was

prepared and certified for the original project Coastal Development Permit No. 2268733. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162 (a), the City of San Diego has performed a consistency evaluation and determined that: (1) No substantial changes are proposed to the project which would require major revisions of the previous MND; (2) no substantial changes have occurred with respect to the circumstances under which the project is undertaken that would require any revisions to the previous MND; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous MND was certified. The project as revised would not result in new impacts. 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 beyond what was approved under CDP No. 2268733, but a CDP is required for the mapping action. The Pacific Beach Community Plan and Local Coastal Program Land Use Plan (PBCP) designates the site as Community Commercial and Office Commercial.

The Commercial Element of the PBCP does not specifically address subdivisions or any other part of the Plan. However, because the project does not facilitate additional physical development, it does not affect the residential building's conformance with the Local Coastal Program Land Use Plan (LCP). The created lot meets the lot size requirements of the CO-1-2 zone, being 50' lot width, 100' lot depth, and a minimum lot area of 5,000 square feet, where the proposed lot dimensions are approximately 112' of lot width, 125' lot depth, and an area of approximately 14,000 square feet. No deviations are requested for the project.

The building onsite was previously approved under the Land Development Code and the requirements of the CO-1-2 zones. Therefore, the proposed coastal development conforms with the certified Local Coastal Program land use plan and complies with the certified Implementation Program regulations.

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 1.6-miles from the Pacific Ocean and 0.70-miles (3,696 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. 2594773 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. 2594773 a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: June 2, 2022

IO#: 24008913

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: 24008913

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2594773
HORNBLEND VTM - PROJECT NO. 690228
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 2268733
PLANNING COMMISSION

This Coastal Development Permit No. 2594773 is granted by the City of San Diego Planning Commission to PB Hornblend, LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section SDMC 126.0707(a). The 0.32 -acre site is located at 1956 Hornblend Street in the CO-1-2 Zone, Coastal overlay zone (Non-appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impacts), and the Transit Priority Area, within the Pacific Beach Community Plan area. The project site is legally described as: The west one-half of lot 25 and all of lots 26, 27, 28 and 29 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. 854, filed in the office of the County Recorder of San Diego County, California September 28, 1898.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to create 14 residential condominium units (2 units for Affordable Housing) and the consolidation of 4.5 lots into one lot with no new development proposed, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 2, 2022, on file in the Development Services Department.

The project shall include:

- a. Vesting Tentative Map No. 2553335 to consolidate 4.5 lots into one lot for a 14-unit residential condominium units;
- 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 June 16, 2025.
2. All conditions of Coastal Development Permit 2268733, approved by the Development Services Department on May 21, 2020, recorded July 22, 2020 as San Diego County Recorder Document No. 2020-0393653, remain in full force and effect.
3. The project shall also fulfill the conditions of Vesting Tentative Map No. 2553335, approved by the Planning Commission of the City of San Diego on June 2, 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 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.

10. 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.

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." 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

14. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

15. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

16. Prior to the issuance of any building permits, the Subdivider shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private sewer facilities encroaching into the Public 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 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 **June 2, 2022** and **[Approved Resolution Number]**.

Permit Type/PTS Approval No.: Coastal Development Permit 2594773
Date of Approval: June 2, 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.

PB HORNBLEND, 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. 2553335
HORNBLEND VTM
PROJECT NO. 690228

WHEREAS, PB HORNBLEND, 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 No. 2553335 for the Hornblend VTM project proposing the consolidation and subdivision of 4.5 lots into one lot to create 14 residential condominium units, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 1956 Hornblend Street in the CO-1-2 Zone 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 the west one-half of lot 25 and all of lots 26, 27, 28, and 29 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. 854, filed in the office of the County Recorder of San Diego County, California, September 28, 1898, respectively; and

WHEREAS, the Map proposes the Subdivision of a 0.32-acre site into one (1) lot for 14 residential condominium units; 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 condominium dwelling units is 14; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) based on Waiver of the Requirements to Underground Privately Owned Utility System and Services Facilities in that: The Conversion involves a short span of overhead facility (less than a full block in length) and would not represent logical extension to an underground facility; and

WHEREAS, on June 2, 2022, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 2553335 and pursuant to Resolution No. XXXX ; and

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. 2553335:

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 1956 Hornblend Street in the 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 four and a half existing lots into one lot for a 14-unit residential development, 2 units of which are affordable, which is already under construction.

The Pacific Beach Community Plan and Local Coastal Program Land Use Plan (PBCP) designates the site as 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 other than what was approved under CDP No. 2268733, it does not constitute a land use action that affects the PBCP. The construction on the site was previously determined to comply with the PBCP. Allowing for condominium ownership of the units, including two affordable, contributes to the goals of the community plan by providing ownership opportunities in the community to a range of income levels. 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 1956 Hornblend Street in the CO-1-2 Zones. The created lot meets the lot size requirements of the CO-1-2 zone of 50' lot width, 100' lot depth, and a

minimum lot area of 5,000 square feet, where the proposed lot dimensions are approximately 112' of lot width, 125' lot depth, and an area of approximately 14,000 square feet. No deviations are requested for the project. The requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code Section 144.0242(c) Waiver of the Requirements to Underground Privately Owned Utility System and Services Facilities in that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The project does not physically affect the site because it does not propose or facilitate additional physical development beyond that which has already been approved and is occurring under CDP No. 2268733. The subdivision creates one lot from four and a half lots, but does not change the overall size of the premises as defined by the Municipal Code. The lot area, setbacks, height, density, or related development characteristics of the building currently under construction at the site are consistent with the prior approval, which was 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 does not propose any new physical development beyond that which has already occurred under CDP No. 2268733. The City of San Diego determined that the original project could have a significant environmental effect in the Tribal Cultural Resources area. A Mitigated Negative Declaration (MND) No. 632156 was prepared and certified for the original project Coastal Development Permit No. 2268733. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162 (a); No substantial changes are proposed to the project which would require major revisions of the previous MND; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous MND; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous MND was certified. The project, as revised, now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required. Therefore, the design of the subdivision is 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 aforementioned under finding No. 2, the project creates a lot that meets the development requirements of the zones onsite. The building currently under construction will provide public improvements required to access the site in accordance with City

standards. The original project under CDP No. 2268733 shall install a new streetlight per City standards adjacent to the site on Hornblend Street. The project does not conflict with the Community Plan or General Plan or any applicable development regulations to protect public health, safety, and welfare.

Therefore, the subdivision design or the type of improvement will not be detrimental to 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.

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 already under construction. Applicable setbacks 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 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 under CDP No. 2268733. The building currently being constructed at the site will provide 14 residential units, two 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 14 residential condominium units is likely to increase property tax revenue from the site, which provides a public benefit. The physical development of the site has been approved under CDP No. 2268733 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.

ATTACHMENT 5

(R-[Reso Code])

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. 2553335 is hereby granted to PB HORNBLEND, 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. 24008913

DRAFT

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE MAP NO. 2553335
HORNBLEND VTM
PROJECT NO. 690228

ADOPTED BY RESOLUTION NO. R-_____ ON JUNE 2, 2022

GENERAL

1. This Vesting Tentative Map will expire June 2, 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 Vesting Tentative Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Vesting Tentative Map shall conform to the provisions of Coastal Development Permit No. 2594773, approved by the Planning Commission of the City of San Diego on June 2, 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.

AFFORDABLE HOUSING

7. Prior to the recordation of the Vesting Tentative Map, the Subdivider shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code §§ 143.0301 et seq.).

ENGINEERING

8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
9. 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.
10. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. 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

11. Prior to the expiration of the tentative map, if approved, a Final Map to consolidate and subdivide the properties into fourteen (14) residential condominium units shall be recorded at the San Diego County Recorder's Office.
12. 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.
13. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.
14. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
15. 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.
16. 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.
17. "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].

18. "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."
19. 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.

PUD- WATER AND SEWER

20. Tentative Map shall comply with the conditions of Coastal Development Permit No. 2268733 and Coastal Development Permit No. 2594773.

TRANSPORTATION

21. Tentative Map shall comply with the conditions of Coastal Development Permit No. 2268733 and Coastal Development Permit No. 2594773.

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.

ATTACHMENT 6

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24008913

DRAFT

Page 3		City of San Diego · Information Bulletin 620		May 2020
		City of San Diego Development Services		Community Planning Committee Distribution Form
Project Name: 1956 Hornblend Street Vesting Tentative Map			Project Number: 690228	
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	# of Members No	# of Members Abstain		
13	0	0		
Conditions or Recommendations: Motion to approve passed via unanimous consent, 13-0.				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Ed Gallagher				
TITLE: Chairs, Development Subcommittee			DATE: August 11, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

DOC# 2020-0393653



Jul 22, 2020 08:56 AM

OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$56.00 (SB2 Atkins: \$0.00)

PAGES: 15

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

WHEN RECORDED MAIL TO
WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008199

(SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2268733
1956 HORNBLEND STREET PROJECT NO. 632156 [MMRP]
DEVELOPMENT SERVICES DEPARTMENT

This Coastal Development Permit No. 2268733 is granted by the Development Services Department of the City of San Diego to ROBERT MEGDAL and SHERRY MEGDAL, Owners, and, Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.32-acre site is located at 1956 Hornblend Street in the CO-1-2 zone within the Pacific Beach Community Plan. Additionally, the site is located within the Coastal (Non-Appealable Area 2), Coastal Height Limitation, Parking Impact (PIOZ-Coastal Impact), and Transit Priority Overlay zones. The project site is legally described as: The west one-half of Lot 25 and all of Lot 26, 27, 28 and 29 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. 854, filed in the Office of the County Recorder of San Diego County on September 28, 1898;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees to demolish an existing single-family dwelling unit and for the construction of two (2) three-story multi-family buildings with fourteen (14) residential dwelling units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 21, 2020, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing single-family dwelling unit and construction of two (2) three-story multi-family buildings with fourteen (14) dwelling units ranging in size from 1,272-square-foot to 1,329-square-foot consisting of two (2) bedrooms and two (2) bathrooms where two (2) of the units will be affordable and rented to very-low income households with rents at 30 percent of 50 percent of Area Median Income [AMI] for a period of 55 years;
- b. Development Incentives for Affordable Housing Density Bonus as follows:
 - 1. Removal of the requirement to provide a commercial component to the residential development in accordance with SDMC Section 131.0540;

ORIGINAL

2. Removal of the requirement to provide common open space in accordance with SDMC Section 131.0456;
 3. An Increase in the maximum Floor Area Ratio [FAR] per SDMC Section 131.0431 and Table 131-04G to 1.58 for where the maximum FAR allowed for a residential only project is 0.75;
 4. Removal of the requirement to provide private open space in accordance with SDMC Section 131.0455(b) where at least 75 percent of the dwelling units shall provide at least 60 square feet of usable, private, exterior open space abutting the unit with a minimum dimension of 6 feet. The open space may be located in required front and rear yards; but shall be no closer than 9 feet to the front property line.
- c. Landscaping (planting, irrigation and landscape related improvements);
 - d. Off-street parking;
 - e. 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 **June 6, 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 Owners/Permittees 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.

ORIGINAL

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 Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall secure all necessary permits for the construction of structures. The Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owners/Permittees 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,

Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall not be required to pay or perform any settlement unless such settlement is approved by Owners/Permittees.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

1. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.
2. The mitigation measures specified in the MMRP and outlined in MITIGATED NEGATIVE DECLARATION, NO. 632156, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.
3. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION, NO. 632156, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: Tribal Cultural Resources.

CLIMATE ACTION PLAN REQUIREMENTS:

4. Owners/Permittees 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:

5. Prior to issuance of any permits for construction associated with this project the Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees, 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 40 percent density bonus (4 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 Owners/Permittees shall provide only density bonus units with rents of no more than 30 percent of 50 percent of AMI for no fewer than 55 years. The combined affordability provisions of the Density Bonus and Inclusionary Housing programs require the project to set aside two affordable rental units. These units must be provided

in a comparable mix to the total development. Comparability will be determined by the San Diego Housing Commission.

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

ENGINEERING REQUIREMENTS:

7. Prior to the issuance of any permits for construction, the Owners/Permittees shall obtain an Encroachment Maintenance Removal Agreement, for the curb outlet, private walkways, landscape, and irrigation in the Hornblend Street Right-of-Way, satisfactory to the City Engineer.

8. Prior to the issuance of any permits for the construction of structures, the Owners/Permittees shall assure, by permit and bond, the construction of the alley pavement adjacent to the site, satisfactory to the City Engineer

9. The drainage system proposed for this development, as shown on the site plan, is private and satisfactory to the City Engineer.

10. Prior to the issuance of any construction permit, the Owners/Permittees shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications, satisfactory to the City Engineer

11. 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.

12. Prior to the issuance of any construction permit the Owners/Permittees 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, satisfactory to the City Engineer

13. Prior to the issuance of any construction permit, the Owners/Permittees shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

14. Prior to issuance of any grading permit, the Owners/Permittees shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

15. Prior to issuance of any public improvement permit, the Owners/Permittees 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.
16. Prior to issuance of any permits for the construction of structures (including shell), the Owners/Permittees 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 SDMC 142.0403(b)(5).
17. In the event that a foundation-only permit is requested by the Owners/Permittees, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'
18. The Owners/Permittees 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.
19. 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 Owners/Permittees 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:

20. 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 Owners/Permittees.
21. 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

22. A minimum of 14 automobile spaces 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 by the appropriate City decision maker in accordance with the SDMC.

23. Prior to the issuance of any permits for the construction of structures, the Owners/Permittees shall assure, by permit and bond, the construction of curb, gutter and sidewalk to City standard along the project's frontage on Hornblend Street, satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

24. Prior to the issuance of any permits for the construction of structures, the Owners/Permittees shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

25. Prior to the issuance of any permits for the construction of structures, the Owners/Permittees shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

26. Prior to the issuance of any permits for the construction of structures, the Owners/Permittees shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private sewer facilities encroaching into the Public Right-of-Way.

27. 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.

28. The Owners/Permittees 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.

GEOLOGY REQUIREMENTS:

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

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

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 May 21, 2020 and Resolution No. CM-6964.

Coastal Development Permit No. 2268733
Date of Approval: May 21, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

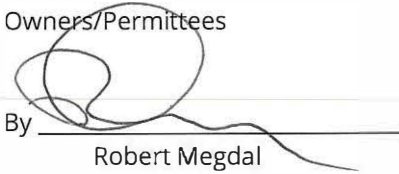


Martin R. Mendez
Development Project Manager

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

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

Owners/Permittees



Robert Megdal
AKA Robert J. Megdal

Owners/Permittees



Sherry Megdal
AKA Sherry S. Megdal

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

→ see attached
certificate for
Notary "

ORIGINAL

CALIFORNIA 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 July 9, 2020 before me, Stacie L. Maxwell, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared - - Martin R. Mendez, Development Project Manager - -
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/hers/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.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

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: 1956 Hornblend Street - Project No. 632156

Document Date: May 21, 2020 Number of Pages: 9

Signer(s) Other Than Named Above: - - Robert Megdal and Sherry Megdal - -

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

All-purpose Acknowledgment California

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 06/29/2020 before me, Emilia Naydi nRi vera, Notary Public (here insert name and title of the officer),

personally appeared Sherry S Megdal and Robert J Megdal

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.



Notary Seal

WITNESS my hand and official seal.

Signature *Emilia Rivera*

For Bank Purposes Only

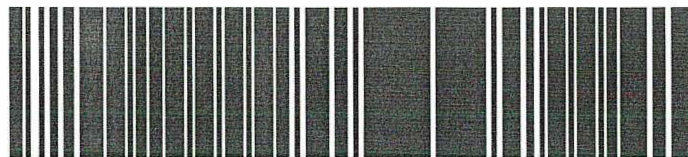
Description of Attached Document

Type or Title of Document Coastal Development Permit

Document Date 06/29/2020 Number of Pages 9

Signer(s) Other Than Named Above NA

Account Number (if applicable) NA



FO01-000DSG5350CA-01

DEVELOPMENT SERVICES DEPARTMENT
RESOLUTION NO. CM-6964
COASTAL DEVELOPMENT PERMIT NO. 2268733
1956 HORNBLEND STREET - PROJECT NO. 632156 [MMRP]

WHEREAS, ROBERT MEGDAL and SHERRY MEGDAL, Owners/Permittees, filed an application with the City of San Diego for a permit to demolish an existing single-family dwelling unit and for the construction of two (2) three-story multi-family buildings with fourteen (14) residential dwelling units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2268733), on portions of a 0.32-acre site;

WHEREAS, the project site is located at 1956 Hornblend Street in the CO-1-2 zone within the Pacific Beach Community Plan, Coastal (Non-Appealable Area 2), Coastal Height Limitation, Parking Impact (PIOZ-Coastal Impact), and Transit Priority Area Overlay zones;

WHEREAS, the project site is legally described as the west one-half of Lot 25 and all of Lot 26, 27, 28 and 29 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. 854, filed in the Office of the County Recorder of San Diego County on September 28, 1898;

WHEREAS, on May 6, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination pursuant to the California Environmental Quality Act (CEQA) that the project requires the implementation of specific mitigation identified in Section V of the Mitigated Negative Declaration (MND), the project as presented avoids or mitigates the potentially significant environmental effects identified, and the preparation of an Environmental Impact Report (EIR) would not be required. There was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on May 21, 2020, the Development Services Department of the City of San Diego considered Coastal Development Permit No. 2268733 pursuant to the Land Development Code of the City of San Diego;

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. 2268733

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 proposes to demolish an existing single-family dwelling unit for the construction of two (2) three-story multi-family buildings with fourteen (14) residential dwelling units totaling 22,194 square feet of gross floor area. The 0.32-acre site is located at 1956 Hornblend Street in the CO-1-2 zone, Coastal (Non-Appealable Area 2), Coastal Height Limitation, Parking Impact (PIOZ-Coastal Impact), and Transit Priority Area Overlay zones and the Pacific Beach Community Plan area.

The proposed development is contained within the existing legal lot area, on private property, and thereby will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in the Local Coastal Program Land Use Plan. There are no public access ways proposed for the project. The proposed development conforms to the maximum permitted 30-foot height limit of the Coastal Height Limitation Overlay Zone (CHLOZ) as outlined in the City of San Diego Technical Bulletin BLDG-5-4. The project meets the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site with the provisions of the Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code and the Inclusionary Housing Program.

Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program Land Use plan; and the proposed coastal development will enhance and protect public views to and along the ocean

and other scenic coastal areas as specified in the Local Coastal Program Land Use plan.

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

The project proposes to demolish an existing single-family dwelling unit for the construction of two (2) three-story multi-family buildings with fourteen (14) residential dwelling units totaling 22,194 square feet of gross floor area. The site has been previously developed and is neither located on or near any sensitive biologic resources or environmentally sensitive lands, thus it does not contribute to any alteration or disturbance of these natural landforms. 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 proposes to demolish an existing single-family dwelling unit for the construction of two (2) three-story multi-family buildings with fourteen (14) residential dwelling units totaling 22,194 square feet of gross floor area. The 0.32-acre site is located at 1956 Hornblend Street in the CO-1-2 zone, Coastal (Non-Appealable Area 2), Coastal Height Limitation, Parking Impact (PIOZ-Coastal Impact), and Transit Priority Area Overlay zones and the Pacific Beach Community Plan area.

The project is located within the Office Commercial land use designation within the Pacific Beach Community Plan. Commercial policy No. 4 on page 41 of the Pacific Beach Community Plan outlines that up to 30 dwelling units per acre is allowed, and although the project is proposing 42 dwelling units per acre, the project is consistent with the San Diego Municipal Code affordable density bonus regulations outlined in Section 143.0720. Based on the site's lot size of 14,091 square feet, the maximum density allowed is 15 dwelling units in accordance the underlying CO-1-2 zone and density bonus regulations in accordance with San Diego Municipal Code Section 143.0720. The project is proposing 14 units which is within the allowable density range. The Pacific Beach Community Plan commercial design standards outlines development should incorporate: The use of massing variations, varying setback and articulating the building façade; promote use of alley access to minimize curb cuts; and required entryways and windows at the street level. The project meets the design standards of the Office Commercial designation of the Pacific Beach Community Plan by minimizing curb cuts and using alley access; providing entryways and windows at street level; applying varying setbacks; and articulating the building façade. Additionally, the proposed development conforms to the maximum permitted 30-foot height limit of the Coastal Height Limitation Overlay Zone (CHLOZ) as outlined in the City of San Diego Technical Bulletin BLDG-5-4.

The project meets the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development

standards in effect for this site with the provisions of the Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code and the Inclusionary Housing Program. 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 not located between the first public road and sea or the shoreline. It is located approximately 1.3 miles east of the first public road (Mission Boulevard) and Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea. Therefore, the proposed coastal development will have no effect upon the public access and public recreation policies of Chapter 3 of the California 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. 2268733 is hereby GRANTED by the Development Services Department to the referenced Owners/Permittees, in the form, exhibits, terms and conditions as set forth in Permit No. 2268733 a copy of which is attached hereto and made a part hereof.



Martin R. Mendez
Development Project Manager
Development Services Department

Adopted on: May 21, 2020

IO#: 24008199

DEVELOPMENT SUMMARY

PROJECT SUMMARY:
 THE VESTING TENTATIVE MAP PROPOSES THE CONSOLIDATION AND SUBDIVISION OF 4.5 EXISTING LOTS INTO ONE LOT FOR A 14 UNIT MULTI-FAMILY RESIDENTIAL CONDOMINIUM DEVELOPMENT. THE PROJECT IS UNDER CONSTRUCTION. BUILDING PERMIT IS PTS NO. 668975, APPROVAL NO. 2446015, AND WORK IN THE RIGHT OF WAY IS CONSTRUCTION PLAN PERMIT PTS NO. 673434, APPROVAL NO. 246621. THE APPROVED COASTAL DEVELOPMENT PERMIT FOR THE DEVELOPMENT IS APPROVAL NO. 2268733, PTS NO. 632156.

LEGAL DESCRIPTION:
 THE WEST ONE-HALF OF LOT 25 AND ALL OF LOTS 26, 27, 28 AND 29 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. 854, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA SEPTEMBER 28, 1988.

APN: 424-041-07-00 AND 424-041-08-00

OWNER:
 PB HORNBLEND, LLC
 5580 LA JOLLA BOULEVARD, # 489
 LA JOLLA, CA 92037

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:
 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 (NON-APPEALABLE)
 PARKING IMPACT
 TRANSIT PRIORITY AREA

AREA:
 SITE AREA: 0.3235 ACRES (14,091 SQUARE FEET)
 GROSS FLOOR AREA: 22,123 SQUARE FEET

FAR: 1.5 ALLOWED (21365 SF)
 3.0 ALLOWED AS MIXED USE (42,273 SF)
 1.58 ACTUAL (22,123 SF) APPROVED IN BUILDING PERMITTING

USES:
 CURRENT USE:
 FORMER SINGLE-FAMILY RESIDENTIAL (REMOVED)
 PROPOSED USE:
 14 RESIDENTIAL CONDOMINIUM UNITS (UNDER CONSTRUCTION)
 BUILDING PERMIT PTS 668975
 THIS PERMIT IS NOT FOR THE CONSTRUCTION OF THE UNITS

TITLE NOTES:
 PRELIMINARY TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. NHC5-548247 (DLDG), DATED JANUARY 11, 2021.
 THERE ARE NO EXISTING EASEMENTS
 NO EASEMENTS ARE PROPOSED

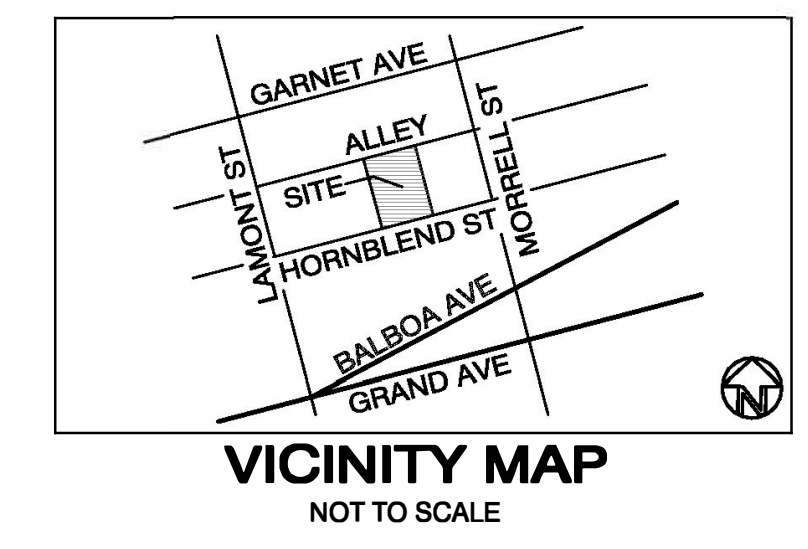
UTILITY TABLE	
TELE (AT&T):	UNDERGROUND
CATV (COX):	UNDERGROUND
ELEC (SDG&E):	OVERHEAD

RESIDENTIAL UNIT TABULATION						
UNIT (NO)	LIVING AREA	DECK AREA	ROOF DECK	BEDROOMS	GARAGE	PARKING SPACES
A(1)	1,329 SF	170 SF	0 SF	2	305 SF	1
B(15)	1,272 SF	76 SF	147 SF	2	291 SF	1
CR	1,346 SF	76 SF	0 SF	2	302 SF	1
A	1,329 SF	170 SF	0 SF	2	305 SF	1
B(15)	1,272 SF	76 SF	147 SF	2	291 SF	1
C	1,346 SF	76 SF	0 SF	2	302 SF	1

STORAGE:
 PROVIDED IN CAR GARAGES; A UNITS = 242 CF; B UNITS = 245 CF; C UNITS = 252 CF.

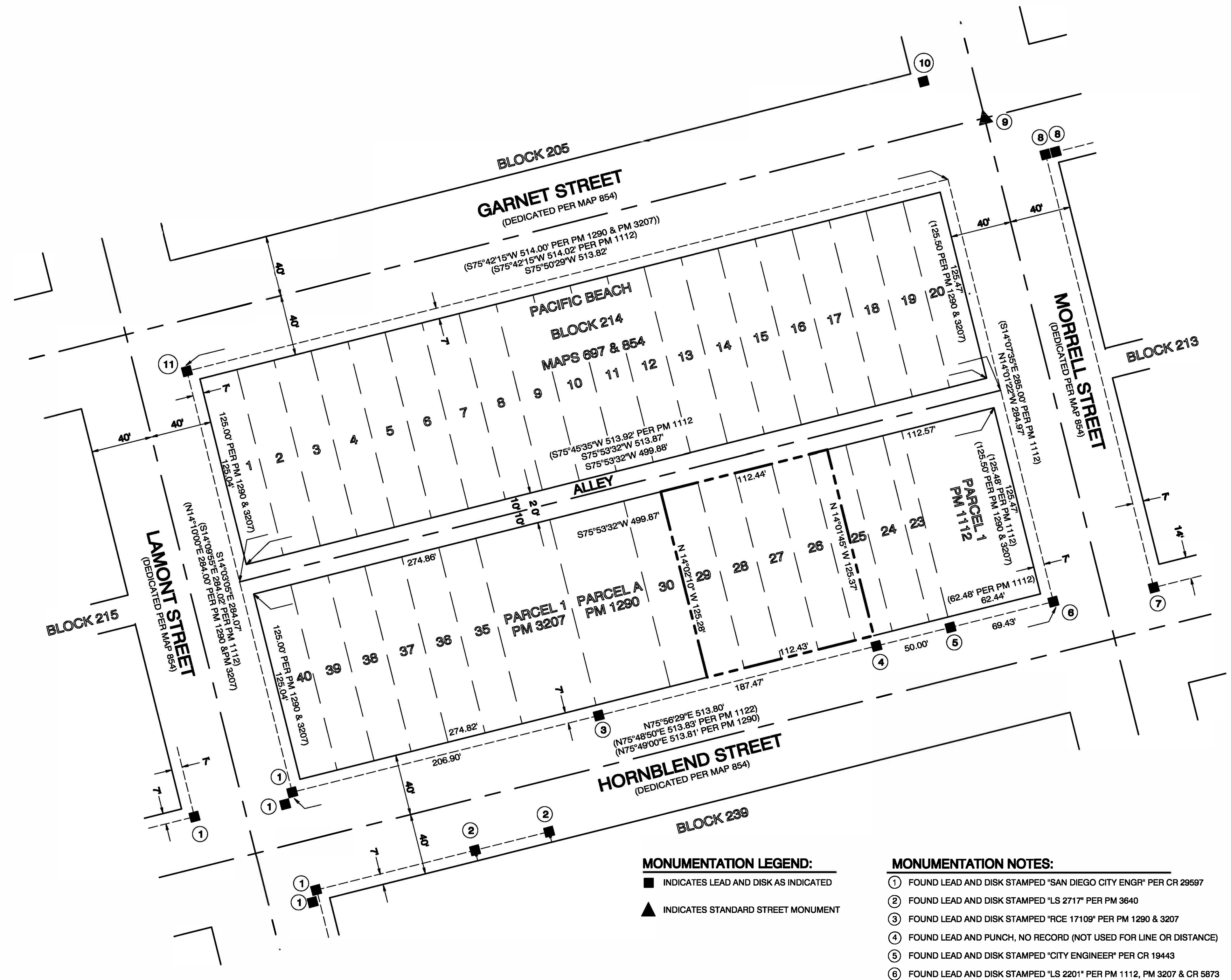
TOTAL OFF-STREET PARKING SPACES:
 SPACES REQUIRED PER TABLE 143-067D (0.5 PER BDRM UNIT X 0.5 2 BDRM UNITS UNITS) = 14 SPACES
 (AFFORDABLE HOUSING DEVELOPMENT)
 SPACES REQUIRED = 14 SPACES
 SPACES PROVIDED = 14 SPACES IN 1 CAR GARAGES

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. 126.0131)



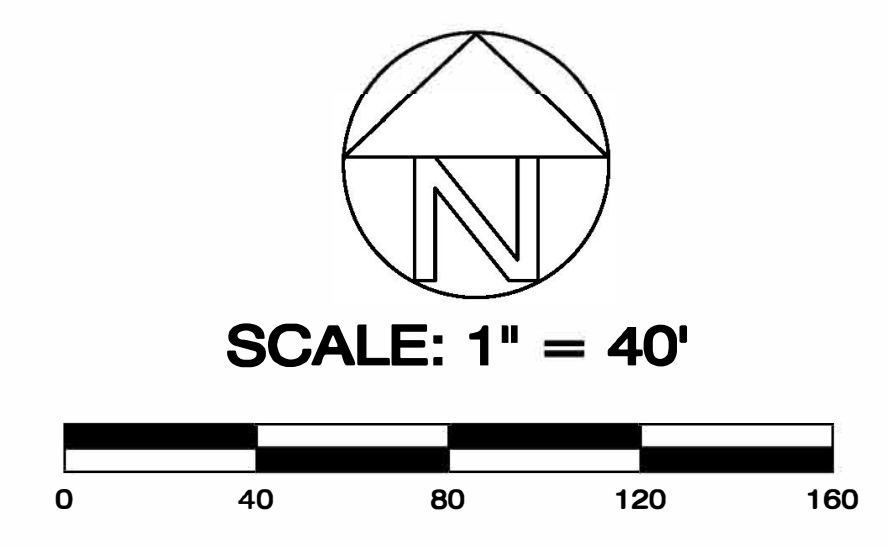
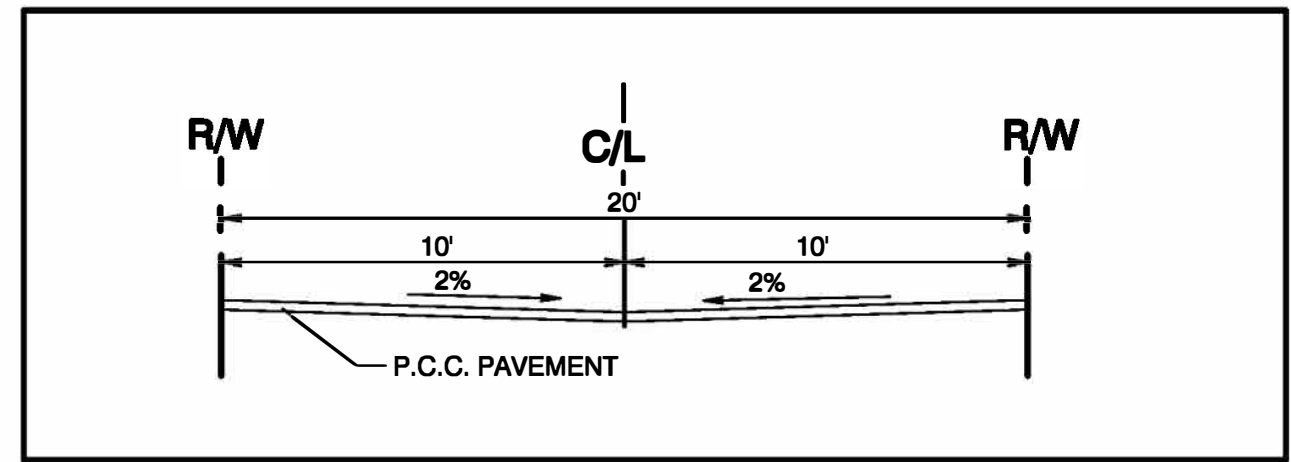
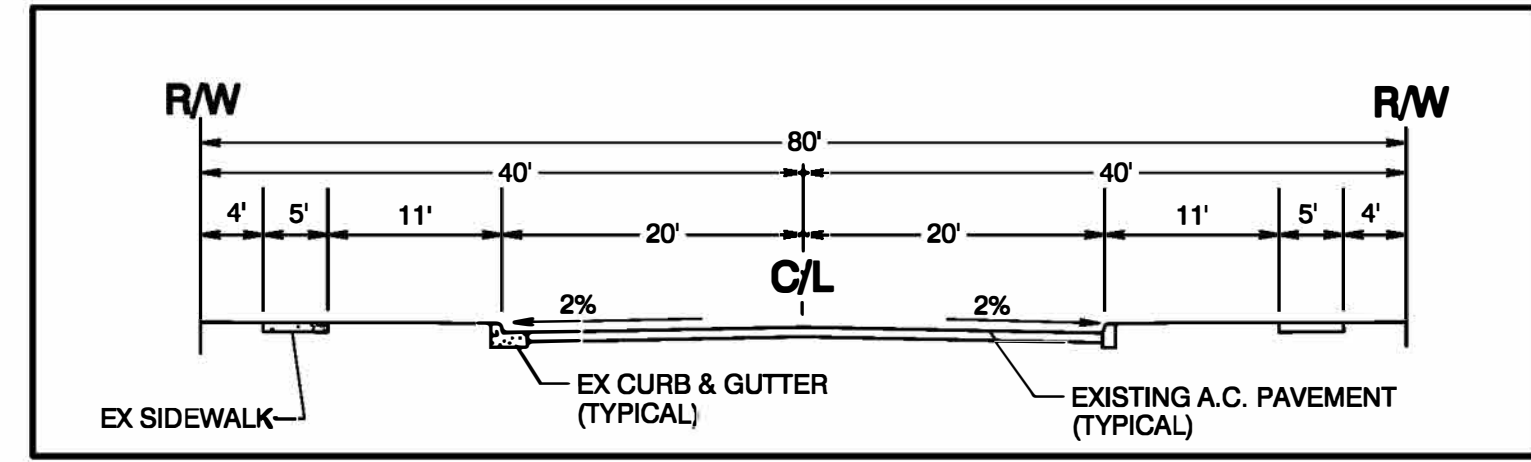
CE & S CHRISTENSEN ENGINEERING & SURVEYING
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS
 7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
 TELEPHONE: (858) 271-9901 FAX: (858) 271-8912

1956 HORNBLEND UNITS



MONUMENTATION LEGEND:
 ■ INDICATES LEAD AND DISK AS INDICATED
 ▲ INDICATES STANDARD STREET MONUMENT

- MONUMENTATION NOTES:**
- ① FOUND LEAD AND DISK STAMPED "SAN DIEGO CITY ENGR" PER CR 29597
 - ② FOUND LEAD AND DISK STAMPED "LS 2717" PER PM 3640
 - ③ FOUND LEAD AND DISK STAMPED "RICE 17109" PER PM 1290 & 3207
 - ④ FOUND LEAD AND PUNCH, NO RECORD (NOT USED FOR LINE OR DISTANCE)
 - ⑤ FOUND LEAD AND DISK STAMPED "CITY ENGINEER" PER CR 19443
 - ⑥ FOUND LEAD AND DISK STAMPED "LS 2201" PER PM 1112, PM 3207 & CR 5873
 - ⑦ FOUND LEAD AND DISK STAMPED "LS 4863" PER CR 5873
 - ⑧ FOUND LEAD AND DISK STAMPED "SD CITY SURVEYOR"
 - ⑨ FOUND STANDARD CITY WELL MONUMENT PER MAP 15120, CR 7919, PM 20844
 - ⑩ FOUND LEAD AND DISK STAMPED "CITY ENGINEER" PER CR 7829, PM 12216 & MAP 15120
 - ⑪ FOUND LEAD AND DISK STAMPED "SAN DIEGO CITY ENGR" PER CR 32058



VESTING TENTATIVE MAP NO. 2553335 COASTAL DEVELOPMENT PERMIT 1216679 PTS NO. 690228 CONDOMINIUM CREATION

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS ASSUMED USING 1983 CALIFORNIA COORDINATE SYSTEM GRID BEARING BASED ON RTK GPS OBSERVATION, IN SEPTEMBER 2018 FOR THE SOUTHERLY LINE OF BLOCK 214, MAP NO. 854 I.E. NORTH 75°56'29" EAST. THE FINAL MAP WILL SHOW TIES TO THE CALIFORNIA COORDINATE SYSTEM.

BENCHMARK

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

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED SEPTEMBER 18, 2018.
2. THE USE OF PROPOSED LOT 1 IS FOR 14 RESIDENTIAL CONDOMINIUM UNITS.
3. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
4. THE EXISTING NUMBER OF LOTS ARE FOUR AND A HALF. THE PROPOSED NUMBER OF LOTS IN THIS SUBDIVISION IS 1.
5. DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
6. THE DEVELOPMENT PROPOSES TO PROVIDE 14 PARKING SPACES.
7. NAD27 COORDINATES = 220-1712. NAD83 COORDINATES = 1860-6272.
8. SUFFICIENT MONUMENTATION EXISTS TO RECREATE BOUNDARY OF PROJECT AND TO PERMIT A MAP PROCEDURE OF SURVEY.
9. THE ASSESSOR PARCEL NUMBERS ARE: 424-041-07 AND 08
10. CONSTRUCTION PLAN PTS 673434 / PERMIT NO. 246621 PROVIDES FOR IMPROVEMENTS FRONTING THE SITE, INCLUDING NEW CURB, GUTTER AND SIDEWALK, DRIVEWAY, WATER, FIRE AND IRRIGATION SERVICES AND SEWER LATERAL.
11. ONSITE CONSTRUCTION IS BY BUILDING PERMIT (PTS 668975 / APPROVAL NUMBER 2446015).
12. NO TRANSIT STOPS ARE PROPOSED OR EXIST FRONTING PROJECT SITE
13. 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 14.
14. A WAIVER OF UNDERGROUNDING OF OVERHEAD UTILITIES IS REQUESTED.
15. 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.
16. 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 14.

MAPPING NOTE:
 A FINAL MAP FILED AT THE COUNTY RECORDER'S 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 CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

ROBER MEGDAL FOR P.B. HORNBLEND, LLC DATE

ANTONY K. CHRISTENSEN, RCE 54021 LS 7508
 Date

FEBRUARY 24, 2022



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

Project Address:
 1956 HORNBLEND STREET
 SAN DIEGO, CA 92109

Project Name:
 1956 HORNBLEND UNITS

Sheet Title:
VESTING TENTATIVE MAP

Revision 6:
 Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Original Date: APRIL 15, 2021

Sheet 1 of 3 Sheets

**VESTING TENTATIVE MAP NO. 2553335
COASTAL DEVELOPMENT PERMIT 1216679
PTS NO. 690228
CONDOMINIUM CREATION**

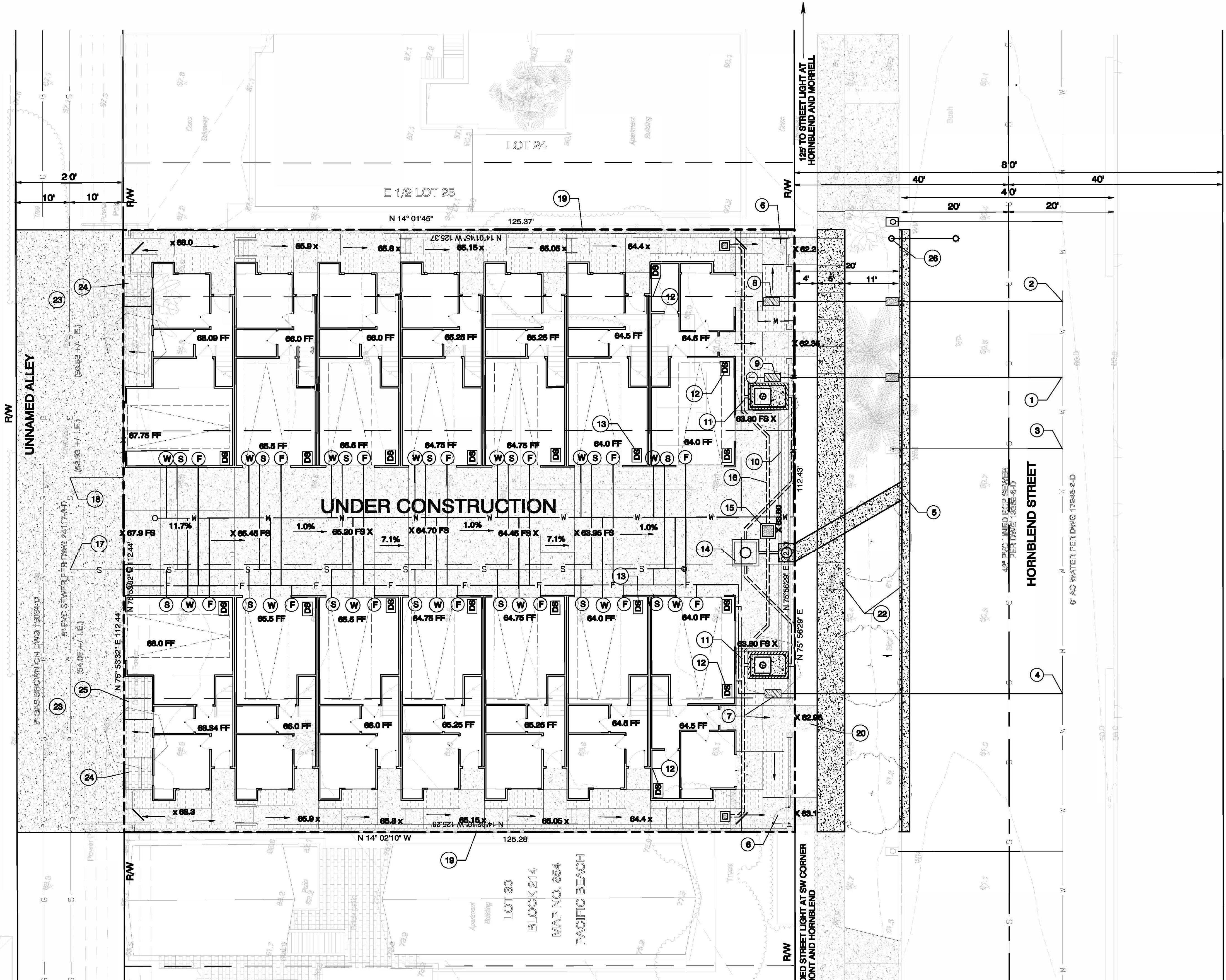
1956 HORNBLEND UNITS

LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR
- - - EXISTING OVERHEAD LINES
- G - G - EXISTING GAS LINE
- S - S - EXISTING SEWER LINE
- W - W - EXISTING WATER LINE
- ⊙ EXISTING MANHOLE
- S - S - PROPOSED 6" PVC ONSITE SEWER
- W - W - PROPOSED 2" ONSITE WATER
- F - F - PROPOSED 4" FIRE SERVICE
- ▬ PROPOSED 6" CURB
- ▬ PROPOSED CURB OUTLET
- ▭ PROPOSED FILTERRA BIOFILTRATION BASIN (6.5' X 4')
- ▭ PROPOSED CATCH BASIN
- ▭ PROPOSED PVC DRAIN
- ▭ PROPOSED DOWNSPOUT
- ⊙ PROPOSED TYPE A CLEANOUT WITH 1/3 HP LIBERTY 277 PUMP
- ⊙ PROPOSED SEWER CLEANOUT
- ⊙ PROPOSED GATE VALVE
- ⊙ PROPOSED IRRIGATION SERVICE

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

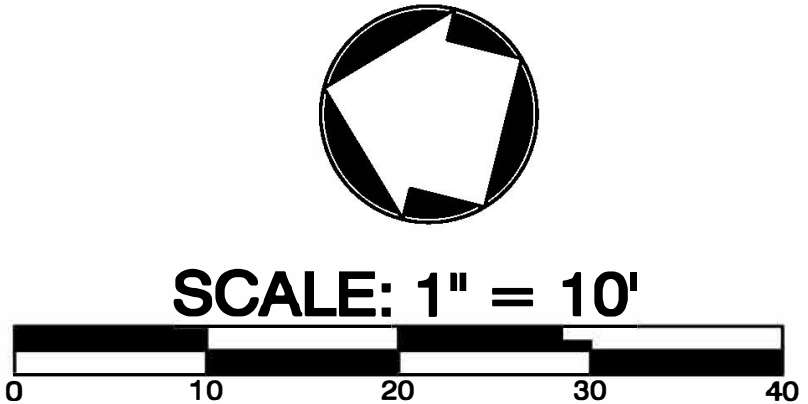
- 1 PROPOSED 1" IRRIGATION SERVICE WITH WATER METER BOX PER CURRENT CITY STANDARD
 - 2 PROPOSED 2" WATER SERVICE WITH WATER METER BOX PER CURRENT CITY STANDARDS
 - 3 EXISTING WATER SERVICE TO BE KILLED AT THE MAIN
 - 4 PROPOSED 4" FIRE SERVICE PER CURRENT CITY STANDARDS
 - 5 PROPOSED PVT CURB OUTLET PER D-25 Q100 = 0.92 CFS, V100 = 3.0 FPS
 - 6 PROPOSED PVT 12/12 CATCH BASIN (TYPICAL)
 - 7 PROPOSED PVT FIRE SERVICE BACKFLOW PREVENTER PER CURRENT CITY STANDARDS
 - 8 PROPOSED PVT WATER SERVICE BACKFLOW PREVENTER PER CURRENT CITY STANDARDS
 - 9 PROPOSED PVT IRRIGATION SERVICE BACKFLOW PREVENTER PER CURRENT CITY STANDARDS
 - 10 PROPOSED PVT 6" CURB PER CURRENT CITY STANDARDS
 - 11 PROPOSED 4' X 6.5' FILTERRA UNIT (MODEL # FTB06504-6) Q(TREATMENT) = 0.04 CFS/EA, Q100 = 0.46 CFS/EA TOP OF BASIN = 63.30, INVERT IN = 61.63, INVERT OUT = 58.71
 - 12 PROPOSED DOWNSPOUT TO CONVEY 145 SF OF ROOF RUNOFF TO AMENDED SOIL LANDSCAPE AREA AT FRONT OF SITE
 - 13 PROPOSED DOWNSPOUT TO CONVEY REMAINING ROOF RUNOFF TO DRIVE AISLE (TYPICAL)
 - 14 PROPOSED PVT TYPE 'A' CLEANOUT WITH 1/3 HP LIBERTY 277 PUMP TO CONVEY TREATED RUNOFF FROM FILTERRA UNITS TO CURB OUTLET
 - 15 PROPOSED PVT 2424 CATCH BASIN TO CONVEY RUNOFF TO FILTERRA UNITS
 - 16 PROPOSED PVC DRAIN (TYPICAL)
 - 17 PROPOSED PVT 6" SEWER LATERAL PER CURRENT CITY STANDARDS
 - 18 EXISTING SEWER LATERAL TO BE ABANDONED AT THE PROPERTY LINE
 - 19 PROPOSED PVT FENCE/WALL (SEE LANDSCAPE PLAN) (TYPICAL)
 - 20 PROPOSED PVT WALKWAY IN RIGHT OF WAY
 - 21 NOT USED
 - 22 REMOVE EXISTING CURB AND SIDEWALK, REPLACE WITH 6" CURB GUTTER AND SIDEWALK TO CURRENT CITY OF SAN DIEGO STANDARD (RETAIN CONTRACTOR STAMP AND HISTORIC SCORING PATTERN)
 - 23 REMOVE AND REPLACE EXISTING ALLEY PAVEMENT TO CURRENT CITY OF SAN DIEGO STANDARD
 - 24 PVT BICYCLE PARKING ON PERMEABLE PAVERS
 - 25 PVT MOTORCYCLE PARKING ON PERMEABLE PAVERS
 - 26 PROPOSED STREET LIGHT PER CURRENT CITY STANDARD
- NOTE:
ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT REQUIRED FOR WALKWAY AND CURB OUTLET WITHIN RIGHT OF WAY.
SEE PTS NO. 673434 AND APPROVAL NO. 2468876
FOR SEPARATE RIGHT OF WAY PERMIT (CONSTRUCTION PLAN) SEE PTS NO. 673434 AND APPROVAL NO. 2468121
SEE LANDSCAPE PLAN FOR HARDSCAPE SPECIFICATIONS
ALL RUNOFF FOR PROPOSED CONSTRUCTION TO FLOW OVER LANDSCAPED AREAS AND TO FILTERRA UNITS, AS SHOWN, PRIOR TO BEING DISCHARGED FROM SITE.



Anthony K. Christensen
ANTONY K. CHRISTENSEN, RCE 54021
LS 7508
FEBRUARY 24, 2022
Date

REGISTERED PROFESSIONAL ENGINEER
No. 54021
Exp. 12-31-22
CIVIL ENGINEER
STATE OF CALIFORNIA

LICENSED LAND SURVEYOR
No. 15799
Exp. 12-31-23
CIVIL ENGINEER
STATE OF CALIFORNIA



**GRADING DATA FROM BUILDING PLAN
NO NEW GRADING PROPOSED**

AREA OF SITE - 14,091 S.F. (0.323 AC)
AREA OF SITE TO BE GRADED - 14,091 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 - 300 C.Y. (INCLUDING 4" SLAB AND 4" SAND, 6" DRIVE AISLE, 4" WALKWAY)
AMOUNT OF FILL - 250 C.Y.
AMOUNT OF EXPORT - 50 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 = 0.026 AC (0.0%)
PROPOSED IMPERVIOUS AREA = 0.288 AC (89.0%)

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

Project Address:
1956 HORNBLEND STREET
SAN DIEGO, CA 92109

Project Name:
1956 HORNBLEND UNITS

Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 02-24-22 ADD STREET LIGHT
Revision 1: 07-29-21 ADDRESS CITY COMMENTS

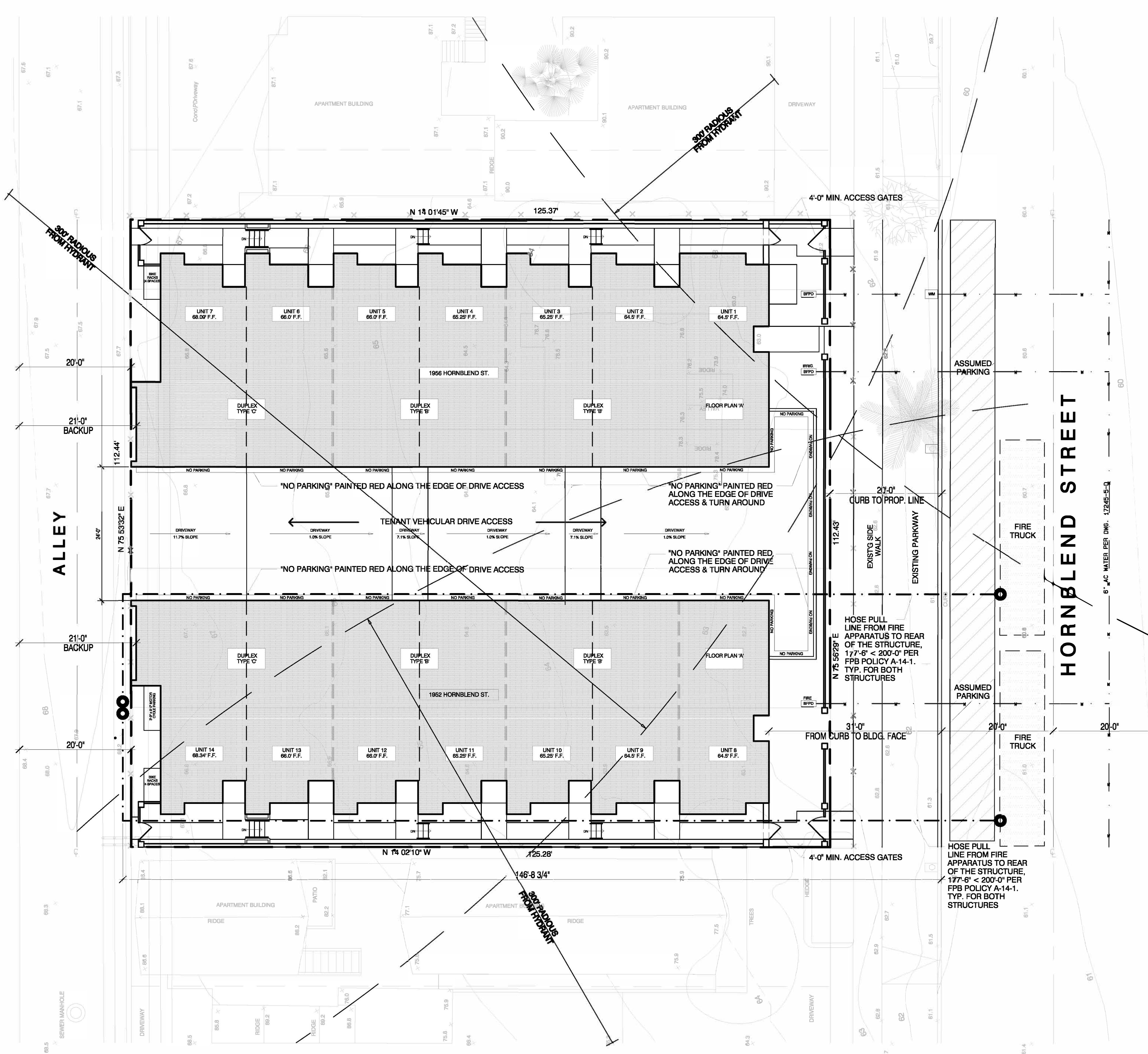
Original Date: APRIL 15, 2021

Sheet Title:
**VESTING TENTATIVE MAP
SITE PLAN**

Sheet 2 of 3 Sheets

1956 HORNBLEND UNITS

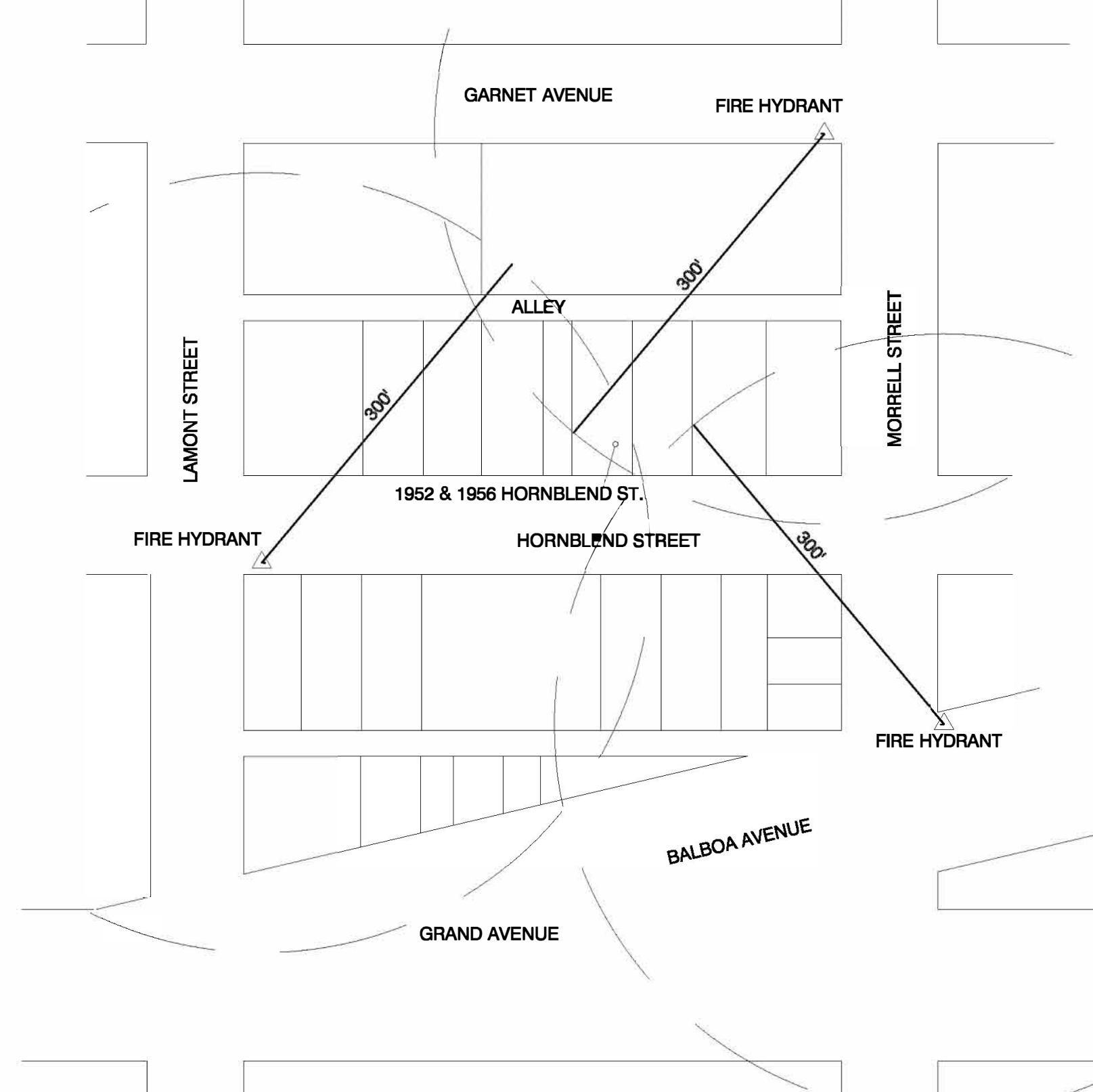
VESTING TENTATIVE MAP NO. COASTAL DEVELOPMENT PERMIT PTS NO. CONDOMINIUM CREATION



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. CFC 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 OF CONSTRUCTION CFC 501.4.
3. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ ACCESS SIDE OF THE STRUCTURE. 912.2.1.
4. 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.
5. 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.
6. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH REQUIREMENTS OF CHAPTER 33 CFC.
7. CFC 105.4.4 - 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.
8. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. CFC 503.2.5.
9. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 95.0209.
10. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. 912.2.1.

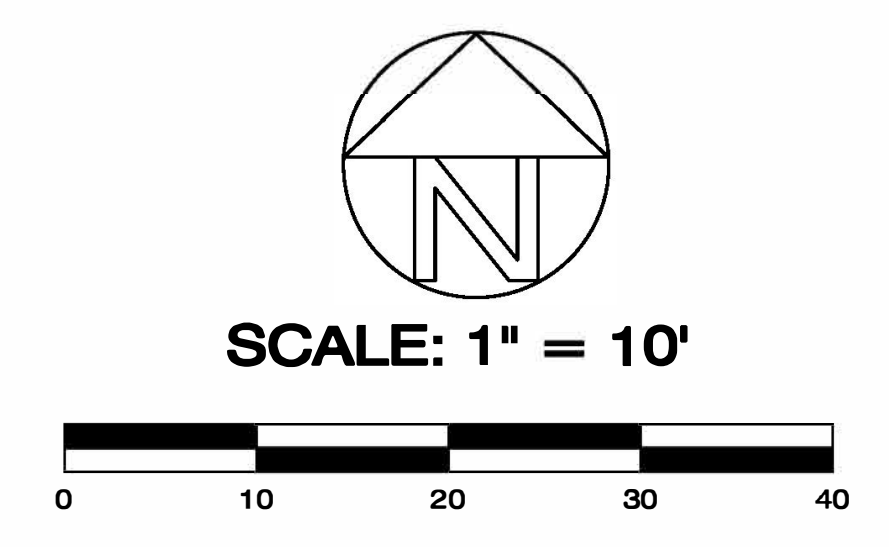
11. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM, WITH KNOX KEYSWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHALL SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY AND EMERGENCY ENTRY POINTS TO THE PROJECT. CFC SECTION 506.
12. STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 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 SHED.
 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS. CFC 3315.
13. CFC 604.3 - NEW BUILDINGS FOUR OR MORE STORES 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 1011.12. SUCH STAIRWAY SHALL BE MARKED AT STREET AND FLOOR LEVELS WITH SIGN INDICATING THAT THE STAIRWAY CONTIGUES TO THE ROOF.
14. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. CFC SEC. 804
15. CFC 105.4.4 - 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.
16. FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. ROOMS CONTAINING CONTROLS FOR A/C SYSTEMS, SPRINKLER RISERS AND VALVES, OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF FIRE DEPARTMENT APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.
17. 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 OR PORTION THEREOF ON EACH FLOOR. CFC SEC. 906.



FIRE HYDRANT DIAGRAM
SCALE: 1" = 100'

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Date FEBRUARY 24, 2022



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SAN DIEGO, CA 92126
PHONE (858) 271-9901

Project Address:
1956 HORNBLEND STREET
SAN DIEGO, CA 92109

Project Name:
HORNBLEND UNITS

Sheet Title:
FIRE ACCESS PLAN

Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1:
Original Date: APRIL 15, 2021

Sheet 3 of 3 Sheets

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	FORM DS-318
			October 2017

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

Project Title: Hornblend VTM **Project No. For City Use Only:** _____

Project Address: 1956 Hornblend Street, San Diego, CA 92109

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

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

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

Property Owner

Name of Individual: PB Hornblend, LLC-Robert & Sherry Megdal, co-trustees of the Megdal Family Trust Owner Tenant/Lessee Successor Agency

Street Address: 5580 La Jolla Boulevard, #489

City: La Jolla **State:** CA **Zip:** 92037

Phone No.: (602) 684-6614 **Fax No.:** _____ **Email:** rmegdal@gmail.com

Signature:  **Date:** 6/2/2021

Additional pages Attached: Yes No

Applicant

Name of Individual: Robert J. Megdal Owner Tenant/Lessee Successor Agency

Street Address: 5580 La Jolla Boulevard, #489

City: La Jolla **State:** CA **Zip:** 92037

Phone No.: (602) 684-6614 **Fax No.:** _____ **Email:** rmegdal@gmail.com

Signature:  **Date:** 6/2/2021

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: Sherry S. Megdal Owner Tenant/Lessee Successor Agency

Street Address: 5580 La Jolla Boulevard, #489

City: La Jolla **State:** CA **Zip:** 92037

Phone No.: (602) 684-6614 **Fax No.:** _____ **Email:** smegdal@gmail.com

Signature:  **Date:** 6/2/2021

Additional pages Attached: Yes No

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