



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: NOVEMBER 9, 2022 REPORT NO. PC-22-060
HEARING DATE: NOVEMBER 17, 2022
SUBJECT: Turquoise Place. Process Four Decision
PROJECT NUMBER: [PRJ-1052070](#)
REFERENCE: Coastal Development Permit No. [2375978](#), Project No. [653315](#)
OWNER/APPLICANT: TURQUOISE PLACE, LLC

SUMMARY

Issue: Should the Planning Commission approve a Vesting Tentative Map and Coastal Development Permit (amendment) for the consolidation and subdivision of four existing lots and an adjacent vacated alley into one lot for a 20-unit, three-story multi-family residential condominium development, currently under construction under a separate permit, and a waiver of the requirement to underground existing off-site utilities at 891 Turquoise Street within the Pacific Beach Community Plan area?

Staff Recommendation:

1. APPROVE Vesting Tentative Map No. 3146139
2. APPROVE Coastal Development Permit No. 3176758

Community Planning Group Recommendation: On July 13, 2022, the Pacific Beach Community Planning Group voted 10-1-1 to recommend approval of the project with no conditions (Attachment 9).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations to Land Use). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 26, 2022, and the opportunity to appeal that determination ended on August 9, 2022 (Attachment 8).

Fiscal Impact Statement: All costs associated with the processing of the application are recovered through a flat fee funded by the applicant.

BACKGROUND

The 0.29-acre project site is located at 891 Turquoise Street, in the CC-4-2 Zone and Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact), Transit Priority Area, and is designated Community Commercial within the Pacific Beach Community Plan Area (Attachments 1-3).

The site is the subject of a previously approved, Coastal Development Permit No. [2375978](#), approved by the Development Services Department as Project No. [653315](#) on December 4, 2020. That prior approval was for the demolition of a commercial carwash facility and the construction of a 20-unit, three-story multi-family apartment complex including two on-site affordable housing units and eighteen market rate units (Attachment 10). The construction permits for the multi-family development were approved by the City on October 22, 2021, as part of Project No. [680449](#), which is currently under construction.

DISCUSSION

Project Description:

The proposed project is a Vesting Tentative Map (VTM) and the amendment to Coastal Development Permit (CDP) No. [2375978](#) (required for the VTM) for the consolidation and subdivision of four existing lots and an adjacent vacated alley into one lot for a 20-unit, three-story multi-family residential condominium development, currently under construction under a separate permit. No new physical development is proposed by the current project.

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

Waiver of Undergrounding:

The project has also requested a waiver of the requirement to underground existing offsite overhead utilities pursuant to SDMC section [144.0242\(c\)\(1\)\(B\)](#). The Applicant has requested the undergrounding waiver which City staff supports because 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.

Conclusion:

Staff did not identify any significant issues during the project review. The project is a mapping action for condominium ownership within a multi-family residential building that is currently under construction, and it does not propose additional physical development. Staff has determined that the project complies with the [General Subdivision Procedures](#), the [Tentative Map regulations](#) of the Municipal Code, and the lot size and dimension requirement of the [CC-4-2 Zone](#), and recommends approval of Vesting Tentative Map No. 3146139 and Coastal Development Permit No. 2375978.

ALTERNATIVES

1. Approve Vesting Tentative Map No. 3146139 and Coastal Development Permit No. 3176758, with modifications.
2. Deny Vesting Tentative Map No. 3146139 and Coastal Development Permit No. 3176758, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Renee Mezo
Assistant Deputy Director
Development Services Department



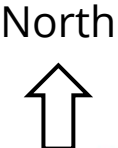
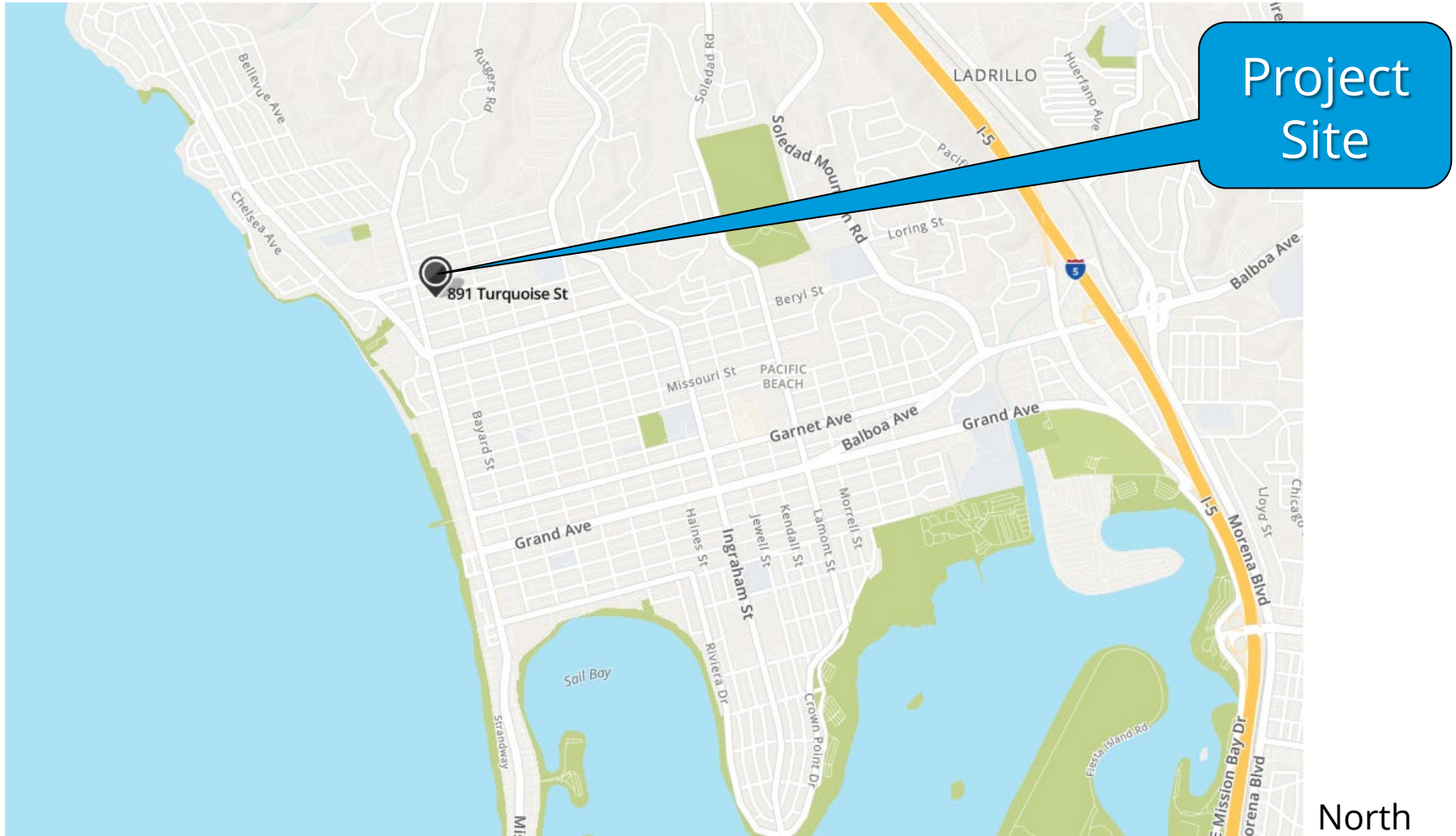
Jesus A. Murillo
Development Project Manager
Development Services Department

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Resolution with Findings
7. Draft Map Conditions
8. Environmental Exemption
9. Community Planning Group Recommendation
10. Copy of Recorded Coastal Development Permit No. 2375978
11. Ownership Disclosure Statement
12. Vesting Tentative Map Exhibit



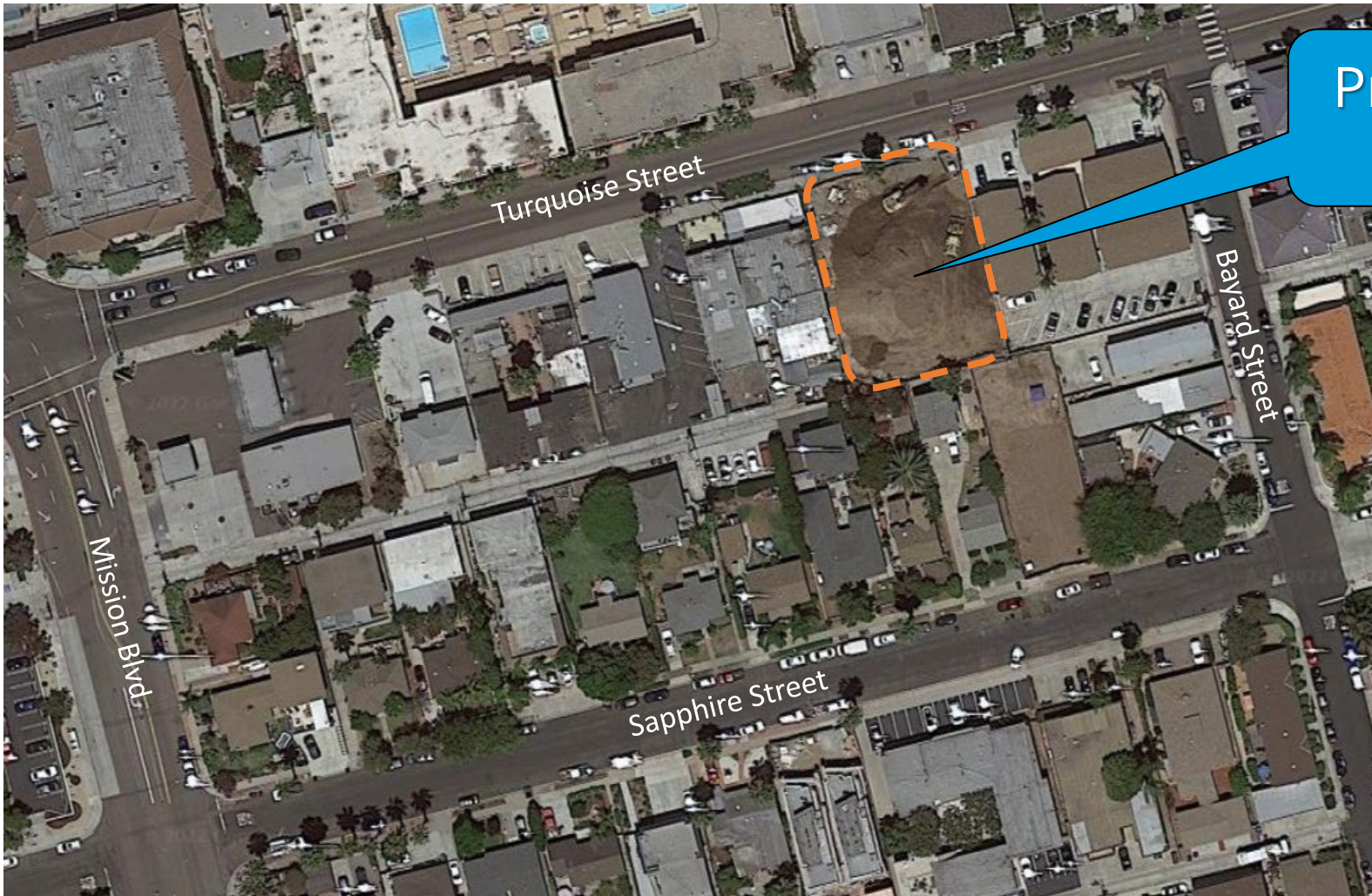
Project Location Map



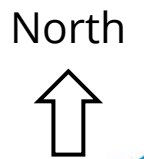
Turquoise Place, Project Number PRJ-1052070
891 Turquoise Street



Aerial Photo



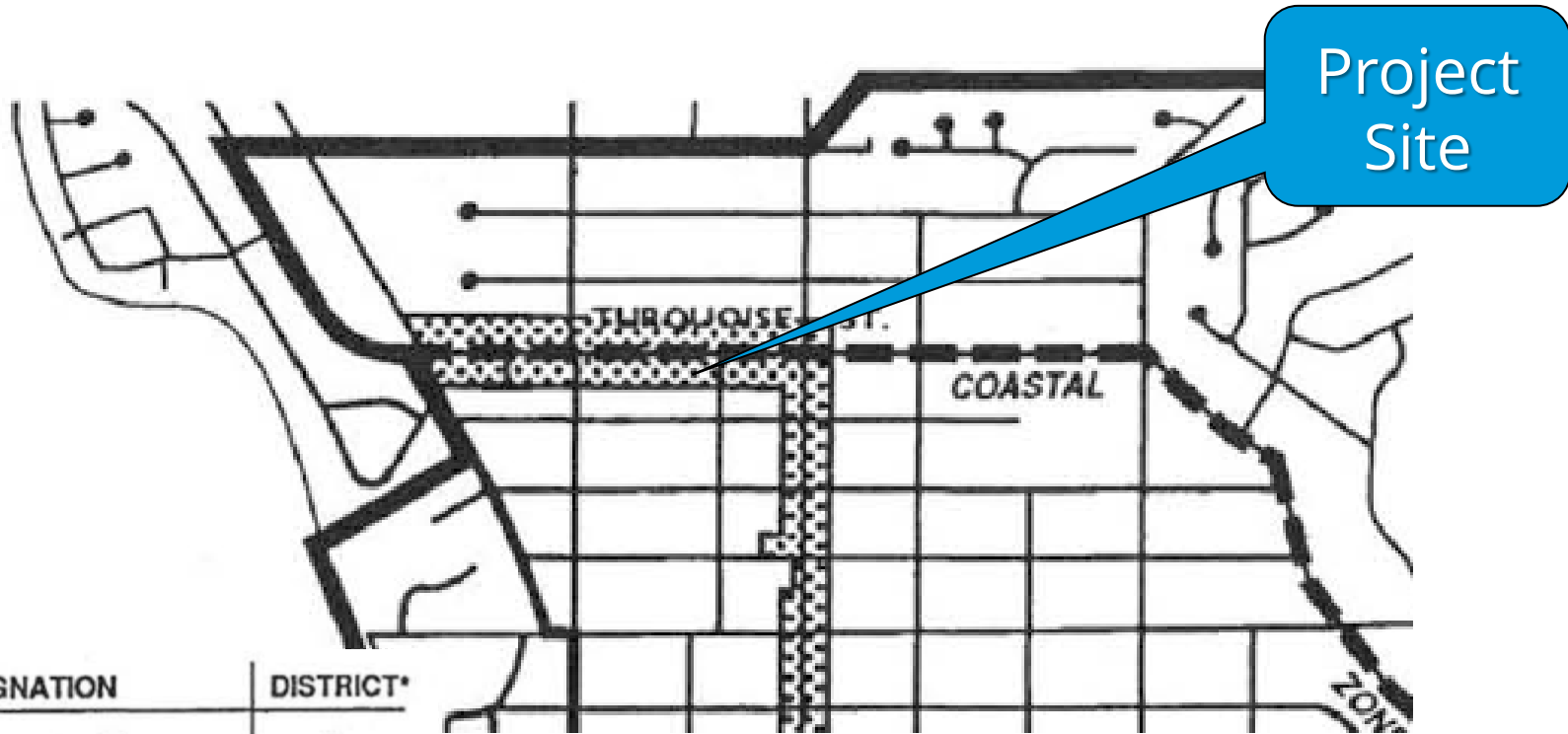
Project Site







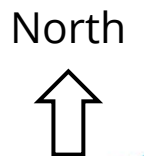
Turquoise Place, Project Number PRJ-1052070
891 Turquoise Street



Pacific Beach Community Plan



DESIGNATION	DISTRICT*
 Visitor Commercial	1
 Community Commercial	2, 3, 4
 Office Commercial	5
 Regional Commercial	6
 Neighborhood Commercial	7



Turquoise Place, Project Number PRJ-1052070
891 Turquoise Street

PLANNING COMMISSION RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 3176758
TURQUOISE PLACE - PROJECT NO. PRJ-1052070
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 2375978

WHEREAS, TURQUOISE PLACE, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit for the consolidation and subdivision of four existing lots and an adjacent vacated alley into one lot for a 20-unit, three-story multi-family residential condominium development, currently under construction under a separate permit, and a waiver of the requirement to underground existing off-site utilities (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 3176758), on portions of a 0.29-acre site;

WHEREAS, the project site is located at 891 Turquoise Street in the CC-4-2 Zone and Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impacts), and the Transit Priority Area within the Pacific Beach Community Plan Area;

Whereas, the project site is legally described as lots 34 through 37, inclusive, in block 7 of the Pacific Beach Vista tract, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 916, filed in the office of the county recorder of San Diego County, August 4, 1904; together with that portion of the northerly half of the alley in said block 7 lying between the Southerly prolongation of the Easterly line of said lot 34 and the Southerly prolongation of the Westerly line of said lot 37, as vacated and closed to public use on May 4, 1908, by ordinance no. 3262 of the City of San Diego;

WHEREAS, on July 26, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15305 (minor alterations to land use) and there was no appeal of the

Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on November 17, 2022, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 3176758 (and the associated Vesting Tentative Map No. 3146139) 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. 3176758:

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 proposed project is for the consolidation and subdivision of four existing lots and an adjacent vacated alley into one lot for a 20-unit, three-story multi-family residential condominium development, currently under construction under a separate permit.

The site is the subject of a previous approval, Coastal Development Permit No. 2375978, approved by the Development Services Department as Project No. 653315 on December 4, 2020. The construction permits for the multi-family development were approved by the City on October 22, 2021, as part of Project No. 680449, which is currently under construction. The project does not propose any new physical development. The creation of one lot from four legal lots and an adjacent previously vacated alley underlying a building that is already under construction will not have the possibility to encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan. As it does not facilitate additional physical development, the proposed coastal development will continue to enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan as determined in the findings of Coastal Development Permit No. 2375978.

Therefore, the proposed coastal development 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; 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 site is within a developed, urban environment and does not contain sensitive biological resources. The project does not propose any new physical development. The subject property is approximately 0.4-miles from the Pacific Ocean and is not located between the first public roadway paralleling the Pacific Ocean or the shoreline. The site is not within or adjacent to the Multiple Species Conservation Program (MSCP)/Multi Habitat Planning Area (MHPA) and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in the San Diego Municipal Code (SDMC) Section 113.0103. The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines Section 15305. Therefore, the proposed project 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 is a mapping action only and does not propose any new physical development, this finding is addressed in Coastal Development Permit No. 2375978 approved by the Development Services Department as Project No. 653315 on December 4, 2020. The construction permits for the multi-family development were approved by the City on October 22, 2021, as part of Project No. 680449, which is currently under construction. The Pacific Beach Community Plan and Local Coastal Program Land Use Plan (PBCP) designates the site Community Commercial. The Commercial Element of the PBCP does not specifically address subdivisions, nor does any other part of the Plan. However, because the project it does not facilitate additional physical development, it does not affect the residential building's conformance with the Local Coastal Program Land Use Plan (LCLUP).

The project is located within the Community Commercial land use designation within the Pacific Beach Community Plan. Based on the lot size of 12,735 square feet, the maximum density allowed is eight dwelling units in accordance with the underlying CC-4-2 zone, while the project is proposing to utilize the density from Commercial Policy No. 4 on page 41 of the Pacific Beach Community Plan outlines that up to 43 dwelling units per acre is allowed, the maximum density allowed is thirteen dwelling units. The project is proposing to provide fifteen percent of units as affordable (two on-site dwelling units), therefore it qualifies for a density bonus of 50 percent in accordance with San Diego Municipal Code Section 143.0720 and Table 143-07A, qualifying it for up to seven additional dwelling units. The project is proposing 20 dwelling units which is within the allowable density range.

The proposed lot is consistent with the recommended land use designation, design guidelines, and development standards of the underlying zone, including the 30-foot coastal development height limit, building setbacks, and floor area ratio, density, parking, and landscape requirements. 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 0.29-acre project site is located at 891 Turquoise Street, west of Bayard Street, east of La Jolla Mesa Drive, north of Sapphire Street, and south of Agate Street. The project is a mapping action only and does not propose any new physical development. The project site is approximately 0.4-miles from the Pacific Ocean and the site is within a fully developed neighborhood and is not located between the first public roadway paralleling the Pacific Ocean or the shoreline. Therefore, the proposed development will have no effect on the public access and 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 herein before being adopted by the Planning Commission, Coastal Development Permit No. 3176758 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 3176758, a copy of which is attached hereto and made a part hereof.

Jesus A. Murillo
Development Project Manager
Development Services

Adopted on: November 17, 2022

IO#: 11004543

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

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

INTERNAL ORDER NUMBER: 11004543

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 3176758
TURQUOISE PLACE - PROJECT NO. PRJ-1052070
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 2375978
PLANNING COMMISSION

This Coastal Development Permit (CDP) No. 3176758 is granted by the Planning Commission of the City of San Diego to TURQUOISE PLACE, LLC, a California Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0114(c) and SDMC Section 126.0707(a). The 0.29-acre site is located at 891 Turquoise Street in the CC-4-2 Zone and Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impacts), and the Transit Priority Area within the Pacific Beach Community Plan Area. The project site is legally described as: lots 34 through 37, inclusive, in block 7 of the Pacific Beach Vista tract, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 916, filed in the office of the county recorder of San Diego County, August 4, 1904; together with that portion of the northerly half of the alley in said block 7 lying between the Southerly prolongation of the Easterly line of said lot 34 and the Southerly prolongation of the Westerly line of said lot 37, as vacated and closed to public use on May 4, 1908, by ordinance no. 3262 of the City of San Diego.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee for the consolidation and subdivision of four existing lots and an adjacent vacated alley into one lot for a 20-unit, three-story multi-family residential condominium development, currently under construction under a separate permit, with no new physical development proposed, and a waiver of the requirement to underground existing off-site utilities, as described in and by reference to the approved Exhibits "A" described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated November 17, 2022, on file in the Development Services Department. This shall amend the previously approved CDP No. 2375978, approved by the Development Services Department on December 4, 2020 (Project No. 653315, Turquoise Place – San Diego County Recorded Document No. 2021-0047210; Recorded January 21, 2021).

The project shall include:

- a. Vesting Tentative Map No. 3146139 to consolidate and subdivide four existing lots and an adjacent vacated alley into one lot for a 20-unit, three-story multi-family residential condominium development; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision-maker. This permit must be utilized by December 2, 2025.
2. All conditions of Coastal Development Permit No. 2375978, approved by the Development Services Department on December 4, 2020, recorded on January 21, 2021, as San Diego County Recorder Document No. 2021-0047210, remain in full force and effect.
3. The project shall also fulfill the conditions of Vesting Tentative Map No. 3146139, approved by the Planning Commission of the City of San Diego on November 17, 2022, on file at the Development Services Department.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision-maker.
6. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

ATTACHMENT 5

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

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 the 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, the 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 the 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 the 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.

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 November 17, 2022, and by Resolution number .

ATTACHMENT 5

Coastal Development Permit No. 3176758
Date of Approval: November 17, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Jesus A. Murillo
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.

TURQUOISE PLACE, LLC
Owner/Permittee

By _____
Michael E. Turk
Manager

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

PLANNING COMMISSION RESOLUTION NUMBER _____
VESTING TENTATIVE MAP NO. 3146139
TURQUOISE PLACE, PROJECT NO. PRJ-1052070

WHEREAS, TURQUOISE PLACE, LLC, a California Limited Liability Company, Subdivider, and Christensen Engineering and Surveying, Engineer and Surveyor, submitted an application to the City of San Diego for Vesting Tentative Map No. 3146139 for the consolidation and subdivision of four existing lots and an adjacent vacated alley into one lot for a 20-unit, three-story multi-family residential condominium development, currently under construction under a separate permit, and a waiver of the requirement to underground existing off-site utilities. The project site is located at 891 Turquoise Street in the CC-4-2 Zone and Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impacts), and the Transit Priority Area within the Pacific Beach Community Plan Area. The property is legally described as lots 34 through 37, inclusive, in block 7 of the Pacific Beach Vista tract, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 916, filed in the office of the county recorder of San Diego County, August 4, 1904; together with that portion of the northerly half of the alley in said block 7 lying between the Southerly prolongation of the Easterly line of said lot 34 and the Southerly prolongation of the Westerly line of said lot 37, as vacated and closed to public use on May 4, 1908, by ordinance no. 3262 of the City of San Diego; and

WHEREAS, the Map proposes the consolidation and subdivision of a 0.29-acre-site into one lot for 20 multi-family residential condominium units; and

WHEREAS, on July 26, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines 15305 (Minor Alterations to Land Use Limitations) and there was no appeal

of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, the project complies with the requirements of preliminary soil 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 twenty (20); and

WHEREAS, 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 Systems 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; and

WHEREAS, on November 17, 2022, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 3146139 (and associated Coastal Development Permit No. 3176758), including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code sections 125.0440 and 144.0240 and Subdivision Map Act section 66428, received for its consideration, written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 3146139:

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 891 Turquoise Street in the CC-4-2 Zone and Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impacts), and the Transit Priority Area within the Pacific Beach Community Plan Area. The proposed project is for the consolidation and subdivision of four existing lots and an adjacent vacated alley into one lot for a 20-unit, three-story multi-family residential condominium development, currently under construction under a separate permit. No new physical development is proposed.

The Pacific Beach Community Plan and Local Coastal Program Land Use Plan (PBCP) designates the site as Community Commercial. The Commercial Element of the PBCP does not specifically address subdivisions, nor does any other part of the Plan. Because the project does not facilitate additional physical development, it does not constitute a land use action that affects the PBCP. The site is the subject of a previous approval, Coastal Development Permit No. 2375978, approved by the Development Services Department as Project No. 653315 on December 4, 2020. The construction permits for the multi-family development were approved by the City on October 22, 2021, as part of Project No. 680449. The development on the site was previously determined to comply with the PBCP. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project site is located at 891 Turquoise Street in the CC-4-2 Base Zone. The proposed lot conforms to the CC-4-2 development regulations for lot size and dimensions and is consistent with the recommended land use designation, design guidelines, and development standards of the underlying zone, including the 30-foot coastal development height limit, building setbacks, and floor area ratio, density, parking, and landscape requirements.

The development onsite was previously approved in accordance with the Land Development Code and the requirements of the CC-4-2 Zone and the project provides public improvements in accordance with the Municipal Code and state law including the condition to construct the required Public Improvements per previously approved Right-of-Way Permit No. 2530787.

The project also includes a waiver of the requirement to underground existing offsite overhead utilities pursuant to SDMC section 144.0242(c)(1)(B). The Applicant has requested the undergrounding waiver which City staff supports because 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, including any allowable deviations pursuant to the Land Development Code.

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

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

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

The project site is within a developed, urban environment and the project does not propose any new physical development different from previously approved Coastal Development Permit No. 2375978. The project site is approximately 0.4-miles from the Pacific Ocean and is not located between the first public roadway paralleling the Pacific Ocean or the shoreline. The site is not within or adjacent to the Multiple Species Conservation Program (MSCP)/Multi Habitat Planning Area (MHPA) and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in San Diego Municipal Code (SDMC) Section 113.0103. The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines Section 15305. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

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

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

The project does not conflict with any known easements that would preclude lot consolidation of a lot with a building currently under construction and no new easements are proposed with this mapping action. 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 that is already under construction. Applicable setback and other development regulations are designed to preserve access to light, air, and open space, which the current building takes advantage of to the extent feasible. This building can be modified, remodeled, rebuilt, or demolished at any time to avail the property of future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The proposed project does not facilitate additional new physical development at the site beyond that which has already occurred. The building currently being constructed at the site will provide twenty residential units, two of which will be affordable dwelling units. 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 twenty residential condominium units is likely to increase property tax revenue from the site, which provides a public benefit.

The site is currently under construction under a separate permit. No new physical development is proposed by the current project; therefore, no additional environmental effects are anticipated. The project is conditioned to construct the required Public Improvements per previously approved Right-of-Way Permit No. 2530787 which provides a public benefit. Therefore, the Planning Commission has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. 3146139, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to TURQUOISE PLACE LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Jesus A. Murillo
Development Project Manager
Development Services Department

ATTACHMENT: Vesting Tentative Map Conditions

Internal Order No. 11004543

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE MAP NO. 3146139
TURQUOISE PLACE - PROJECT NO. PRJ-1052070
ADOPTED BY RESOLUTION NO. _____ ON NOVEMBER 17, 2022

GENERAL

1. This Vesting Tentative Map will expire on December 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 recordation of the Final Map, taxes must be paid or bonded for this property pursuant to Section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

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

4. The Vesting Tentative Map shall conform to the provisions of Coastal Development Permit No. 3176758, approved by the Planning Commission of the City of San Diego on November 17, 2022, on file at the Development Services Department.
5. 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. The 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. The City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The Subdivider shall prepare Covenants, Conditions, and Restrictions (CC&R) for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit.
7. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 2530787.

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 Vesting Tentative Map, a Final Map to consolidate and subdivide the properties into 20 residential condominium units shall be recorded in the County Recorder's office.
12. The Final Map shall be based on a 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. 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.
13. 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 sections 8801 through 8819 of the California Public Resources Code.
14. "Basis of Bearings" means the source of the 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].
15. "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."
16. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of the said map shall appear on each sheet thereof. The 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 the conversion of grid-to-ground shall be shown on the map.

INFORMATION:

- The approval of this Vesting Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of 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 the 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. 11004543

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project Name/Number: 891 Turquoise St VTM / PRJ-1052070

SCH No.: Not Applicable

Project Location-Specific: 891 Turquoise Street, San Diego, CA 92109

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

Description of nature and purpose of the Project: Vesting Tentative Map (VTM) for the consolidation of four existing lots and vacated alley into one lot for a 20-unit (two units for Affordable Housing), three-story multi-family residential condominium development. The property located at 891 Turquoise Street. The 0.29-acre site is located in the RM-1-1 base zone and coastal (non-appealable) overlay zones within the Pacific Beach Community Plan area, Council District 2. The construction of the condominium units was previously approved and is not part of this application. The application was filed on April 01, 2022.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Christensen Engineering, 7888 Silverton Ave. #J, San Diego, CA 92126, 858-271-9901

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
 Categorical Exemption: Section 15305, Minor Alterations in Land Use Limitations
 Statutory Exemptions:
 Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15305, Minor Alterations to Land Use Limitations which allows for minor alterations in land use; and where the exceptions listed in Section 15300.2 would not apply.

Lead Agency Contact Person: Holowach

Telephone: 619-446-5187

If filed by applicant:

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

ATTACHMENT 8

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

Courtney Korman

Planner

9/13/21

Signature/Title


Date

Check One:

Signed By Lead Agency

Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h1>Community Planning Committee Distribution Form</h1>
Project Name: 891 Turquoise St tentative vesting map		Project Number: 1052070	
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="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: July 13, 2022
# of Members Yes 10	# of Members No 1	# of Members Abstain 1	
Conditions or Recommendations: None			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Marcella Bothwell, MD, MBA			
TITLE: PBPG Development Chair		DATE: July 13, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

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

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

DS-5620 (08-18) ONLINE FORM

DOC# 2021-0047210



Jan 21, 2021 02:23 PM

OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$62.00 (SB2 Atkins: \$0.00)

PAGES: 17

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008475

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2375978
TURQUOISE PLACE PROJECT NO. 653315
DEVELOPMENT SERVICES DEPARTMENT

This Coastal Development Permit No. 2375978 is granted by the Development Services Department of the City of San Diego to Turquoise Place, LLC, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0702. The 0.29-acre site is located at 891 Turquoise Street in the CC-4-2 zone, Coastal Height Limitation Overlay, Coastal Overlay (Non-Appealable Area Two), Parking Impact Overlay (PIOZ-Coastal Impact), Transit Area Overlay, and Transit Priority Area Overlay zones within the Pacific Beach Community Plan Area and Local Coastal Program. The project site is legally described as: Lots 34 through 37, Inclusive, in Block 7 of Pacific Beach Vista Tract, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 916, filed in the Office of the County Recorder of San Diego County, August 4, 1904; together with that portion of the Northerly half of the alley in said Block 7 lying between the Southerly prolongation of the Easterly line of said Lot 34 and the Southerly prolongation of the Westerly line of said Lot 37, as vacated and closed to public use on May 4, 1908 by Ordinance No. 3262 of the City of San Diego.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to demolish an existing commercial carwash and the construction of a three-story multi-family residential apartment complex with two on-site affordable dwelling units and eighteen market rate dwelling units, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 4, 2020, on file in the Development Services Department.

The project shall include:

- a. The demolition of an existing commercial carwash facility.
- b. The construction of a three-story twenty-unit multi-family residential apartment complex, totalling 17,601 square feet with two on-site affordable dwelling units and eighteen market rate dwelling units. The ground level would be comprised of a 327-square-foot lobby area, two multi-family dwelling units and parking for twenty vehicle parking spaces, two motorcycle parking spaces and ten bicycle parking spaces. The second and third levels would be comprised of nine multi-family dwelling units. The project proposes using the

ORIGINAL

Pacific Beach Community Plan density provision Policy No. 4, which allows for increased density up to 43 du/ac, base density of thirteen dwelling units plus a fifty percent density bonus for a total of twenty dwelling units. The two affordable rental dwelling units will be affordable to very-low income households with rents at 30 percent of 50 percent of Area Median Income [AMI] for a period of 55 years. The project is allowed five incentives based on the amount of proposed affordable dwelling units;

- c. Development Incentives for Affordable Housing Density Bonus as follows:
1. An incentive from SDMC Section 131.0540(b) for the requirement to provide a commercial component as part of the proposed development. The project proposal will exclude the required commercial component;
 2. An incentive from SDMC Section 131.0543(b)(1) for the required rear yard setback within the CC-4-2 zone. A 10-foot or optional zero setback is required, while a variable setback ranging from four feet 10 inches to five feet one inch is provided;
 3. An incentive from SDMC Section 131.0454 for the requirement to provide personal storage area outside dwelling units within RM zones. Each dwelling unit shall have a fully enclosed, personal storage area outside the unit that is at least 240 cubic feet with a minimum seven-foot horizontal dimension along one plane, while exterior personal storage for the proposed dwelling units shall be smaller than required for 18 of the dwelling units and two of the dwelling units shall be in full compliance;
 4. An incentive from SDMC Section 131.0455(b) for the requirement to provide private exterior open space in the RM-2-5 zone where at least 75 percent of the dwelling units shall be provided with at least 60 square feet of usable, private, exterior open space abutting the unit with a minimum dimension of six feet. The open space may be located in required front and rear yards but shall be no closer than nine feet to the front property line. The project proposes to use the RM-2-5 zone regulations due to the project proposing residential only development; therefore, private exterior open space is required, while the project proposes smaller than the required private exterior open space for the 18 units above the ground floor, and the removal of the requirement of private exterior open space for the two ground floor units;
- d. Landscaping (planting, irrigation, and landscape related improvements);
- e. Off-street parking;
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 18, 2023.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required

to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

AFFORDABLE HOUSING REQUIREMENTS:

12. Prior to issuance of any permit for construction associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability

conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project, which contains a 50 percent density bonus (seven units in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide two affordable density bonus units with rents of no more than 30 percent of 50 percent of AMI for no fewer than 55 years. These units must be provided in a comparable mix to the total development. Comparability will be determined by the San Diego Housing Commission.

13. 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:

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond, the construction of a new 20-foot standard driveway on Turquoise Street to satisfaction of the City Engineer.

15. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond, construction of new sidewalk per current City standards, maintain the existing sidewalk scoring pattern adjacent to the site on Turquoise Street.

16. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond, removal of existing curb and replacing it with standard curb and gutter along Turquoise Street frontage satisfactory to the City Engineer.

17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for proposed private curb outlet and street trees on Turquoise Street public right-of-way.

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

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

GEOLOGY REQUIREMENTS:

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

21. The Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-

graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

LANDSCAPE REQUIREMENTS:

22. Prior to the issuance of any grading permit, the Owner/Permittee 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 with the Development Services Department.

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

24. Prior to the issuance of any permits for the construction of structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file with 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 Section 142.0403(b)(5).

25. In the event that a foundation only permit is requested by the Owner/Permittee, 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."

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

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

PLANNING/DESIGN REQUIREMENTS:

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

29. All 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

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

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

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

33. Prior to the issuance of any building permits, the Owner/Permittee is required to develop and record an additional 4.5 feet of contiguous public sewer easement as shown on the approved Exhibit "A," in a manner satisfactory to the Public Utilities Director and the City Engineer.

34. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Agreement, from the City Engineer, for the private building improvements encroaching into the sewer easement.

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

36. The Owner/Permittee shall be responsible for any damage caused to City of San Diego water and sewer facilities within the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such facility loses integrity then, the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Public Utilities Director and the City Engineer.

37. 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.

38. Prior to final inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

39. 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.

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 December 4, 2020 and Resolution No. CM-6999.

Coastal Development Permit, Approval No.: 2375978
Date of Approval: December 4, 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 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.

Turquoise Place, LLC
Owner/Permittee

By 

Michael E. Turk
Managing Member
Turquoise Place, LLC

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

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 January 13, 2021 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 whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Notary Commission extended pursuant to Executive Order N-71-20

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: Turquoise Place - Project No. 653315

Document Date: December 4, 2020 Number of Pages: 9

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

Capacity(ies) Claimed by Signer(s)

Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer is Representing:

ORIGINAL

NOTARY ACKNOWLEDGEMENT

Dated 12/21/2020

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)

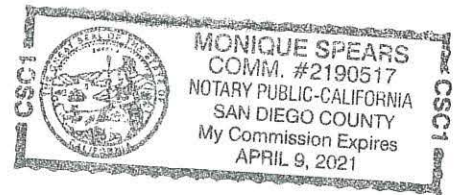
On DECEMBER 21, 2020 before me,
MONIQUE SPEARS, Notary Public
personally appeared MICHAEL E. TURK

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

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

WITNESS my hand and official seal.

Signature [Handwritten Signature], Notary Public



(Notary Seal)

ORIGINAL

DEVELOPMENT SERVICES DEPARTMENT
RESOLUTION NO. CM-6999
COASTAL DEVELOPMENT PERMIT NO. 2375978
TURQUOISE PLACE PROJECT NO. 653315

WHEREAS, TURQUOISE PLACE, LLC, A California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing commercial carwash and the construction of a three-story multi-family apartment complex for 20 dwelling units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2375978), on portions of a 0.29-acre site;

WHEREAS, the project site is located at 891 Turquoise Street in the CC-4-2 zone, Coastal Height Limitation Overlay, Coastal Overlay (Non-Appealable Area Two), Parking Impact Overlay (PIOZ-Coastal Impact), Transit Area Overlay, Transit Priority Area Overlay zones within the Pacific Beach Community Plan Area and Local Coastal Program;

WHEREAS, the project site is legally described as Lots 34 through 37, inclusive, in Block 7 of Pacific Beach Vista Tract, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 916, filed in the Office of the County Recorder of San Diego County, August 4, 1904; together with that portion of the Northerly half of the alley in said Block 7 lying between the Southerly prolongation of the Easterly line of said Lot 34 and the Southerly prolongation of the Westerly line of said Lot 37, as vacated and closed to public use on May 4, 1908 by Ordinance No. 3262 of the City of San Diego;

WHEREAS, on November 13, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332 that consists of projects characterized as

in-fill development meeting the following conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project has no value as habitat for endangered, rare, or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 4, 2020, the Development Services Department of the City of San Diego considered Coastal Development Permit No. 2375978 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Development Services Department of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2375978:

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 the demolition of an existing commercial carwash and the construction of a three-story twenty-unit multi-family apartment complex, totaling 17,601 square feet with two on-site affordable dwelling units and eighteen market rate dwelling units. The ground level would be comprised of a 327-square-foot lobby area, two multi-family dwelling units and parking for twenty vehicle parking spaces, two motorcycle parking spaces and ten bicycle parking spaces. The second and third levels would be comprised of nine multi-family dwelling units. The 0.29-acre site is located at 891 Turquoise Street in the CC-4-2 zone, Coastal Height Limitation Overlay,

Coastal Overlay (Non-Appealable Area Two), Parking Impact Overlay (PIOZ-Coastal Impact), Transit Area Overlay, and Transit Priority Area Overlay zones within the Pacific Beach Community Plan Area and Local Coastal Program land use plan.

The proposed development is contained within the existing legal lot area, on private property and approximately over 750 yards from the Pacific Ocean to the West. There are no public access ways proposed for the project. The proposed development height is 28 feet 6.5 inches, which 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. Additionally, the project design incorporates elements which contribute to the reduction of the bulk and scale of the structure and enhance the public view by providing entryways and windows at street level; applying varying setbacks; and articulating the building façade. The project as proposed is entitled to five incentives, in the form of deviations to the development regulations based on the amount of proposed affordable dwelling units provided, unless the City makes a written finding of denial based on substantial evidence pursuant to SDMC Section 143.0740(c)(1) and Government Code Section 65915(d)(1). The applicant is requesting four incentives in the form of deviations which include a modification to the required rear yard setback; the reduction of exterior personal storage space for 18 of the 20 dwelling units; the reduction of the required private exterior open space for 18 of the 20 proposed dwelling units and removal of the required private exterior open space for the two ground floor units; and the removal of the requirement to provide a commercial component as part of the proposed development. Aside from the proposed development incentives, the project is in conformance with 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. Furthermore, all street trees along Turquoise Street shall conform to Appendix E of the Community Plan.

Therefore, the proposed coastal development 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; 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 a Coastal Development Permit to demolish an existing commercial carwash and the construction of a three-story twenty-unit multi-family apartment complex, totaling 17,601 square feet with two on-site affordable dwelling units and eighteen market rate dwelling units. The site has been previously developed and is in fully developed neighborhood that does not contain, nor is adjacent to, 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 a Coastal Development Permit to demolish an existing commercial carwash and the construction of a three-story twenty-unit multi-family apartment complex, totaling 17,601 square feet with two on-site affordable dwelling units and eighteen market rate dwelling units. The ground level would be comprised of a 327-square-foot lobby area, two multi-family dwelling units and parking for twenty vehicle parking spaces, two motorcycle parking spaces and ten bicycle parking spaces. The second and third levels would be comprised of 9 multi-family dwelling units. The 0.29-acre site is located at 891 Turquoise Street in the CC-4-2 zone, Coastal Height Limitation Overlay, Coastal Overlay (Non-Appealable Area Two), Parking Impact Overlay (PIOZ-Coastal Impact), Transit Area Overlay, and Transit Priority Area Overlay zones within the Pacific Beach Community Plan Area and Local Coastal Program

The project is located within the Community Commercial land use designation within the Pacific Beach Community Plan. Based on the lot size of 12,735-square-feet, the maximum density allowed is eight dwelling units in accordance with the underlying CC-4-2 zone, while the project is proposing to utilize the density from Commercial Policy No. 4 on page 41 of the Pacific Beach Community Plan outlines that up to 43 dwelling units per acre is allowed, the maximum density allowed is thirteen dwelling units. The project is proposing to provide fifteen percent of units as affordable (two on-site dwelling units), therefore it qualifies for a density bonus of 50 percent in accordance with San Diego Municipal Code Section 143.0720 and Table 143-07A, qualifying it for up to seven additional dwelling units. The project is proposing 20 dwelling 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, varied front yard setback, articulated building façade, minimize curb cuts, and enhance pedestrian activity by requiring entryways and windows at the street level. The project meets the design standards of the Community Commercial designation of the Pacific Beach Community Plan by reducing the curb cuts from two existing curb cuts to one proposed curb cut, thus minimizing the number of curb cuts; providing entryways and windows at street level; applying varying setbacks; and articulating the building façade. The project as proposed is entitled to five incentives, in the form of deviations to the development regulations based on the amount of proposed affordable dwelling units provided, unless the City makes a written finding of denial based on substantial evidence pursuant to SDMC Section 143.0740(c)(1) and Government Code Section 65915(d)(1). The applicant is requesting four incentives in the form of deviations which include a modification to the required rear yard

setback; the reduction of exterior personal storage space for 18 of the 20 proposed dwelling units; the reduction of the required private exterior open space for 18 of the 20 proposed dwelling units and removal of the required private exterior open space for the two ground floor units; and the removal of the requirement to provide a commercial component as part of the proposed development. Aside from the proposed development incentives, the project is in conformance with the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards of the underlying zone, including the 30-foot coastal development height limit, building setbacks and floor area ratio, density, parking and landscape requirements 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 0.29-acre site is located at 891 Turquoise Street, West of Bayard Street, East of La Jolla Mesa Drive, North of Sapphire Street and South of Agate Street. The project proposes a Coastal Development Permit to demolish an existing commercial carwash and the construction of a three-story twenty-unit multi-family apartment complex, totaling 17,601 square feet with two on-site affordable dwelling units and eighteen market rate dwelling units. The project site is approximately 0.4 miles from Pacific Ocean and the site is within a fully developed neighborhood and is not located between the first public road paralleling the Pacific Ocean or shoreline. Therefore, the proposed development will have no effect upon the public access and recreation policies of the 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. 2375978 is hereby GRANTED by the Development Services Department to the referenced Owner/Permittee, in the form, exhibits,


terms and conditions as set forth in Permit No. 2375978, a copy of which is attached hereto and made a part hereof.

A handwritten signature in black ink, appearing to read 'M. Mendez', is written over a horizontal line.

Martin R. Mendez
Development Project Manager
Development Services

Adopted on: December 4, 2020

IO#: 24008475

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

Project Title: Turquoise Place VTM **Project No. For City Use Only:** _____
Project Address: 891 Turquoise 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: Turquoise Place, LLC Owner Tenant/Lessee Successor Agency
Street Address: 4641 Ingraham Street
City: San Diego State: CA Zip: 92109
Phone No.: 858-274-5995 Fax No.: _____ Email: mike@kdttdinc.com
Signature: [Signature] Date: 2/9/22
Additional pages Attached: Yes No

Applicant
Name of Individual: Michael E. Turk, Manager Owner Tenant/Lessee Successor Agency
Street Address: 4641 Ingraham Street
City: San Diego State: CA Zip: 92109
Phone No.: 858-274-5995 Fax No.: _____ Email: mike@kdttdinc.com
Signature: [Signature] Date: 2/9/22
Additional pages Attached: Yes No

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

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services
 Upon request, this information is available in alternative formats for persons with disabilities.

DEVELOPMENT SUMMARY

PROJECT SUMMARY:

THE VESTING TENTATIVE MAP PROPOSES THE CONSOLIDATION AND SUBDIVISION OF 4 EXISTING LOTS AND VACATED ALLEY ADJACENT, INTO ONE LOT FOR A 20 UNIT MULTI-FAMILY RESIDENTIAL CONDOMINIUM DEVELOPMENT. THE PROJECT IS UNDER CONSTRUCTION. BUILDING PERMIT IS P.T.S. NO. 680446, APPROVAL NO. 2502960, AND WORK IN THE RIGHT OF WAY IS CONSTRUCTION PLAN PERMIT P.T.S. NO. 687862, APPROVAL NO. 2530787.

LEGAL DESCRIPTION:

LOTS 34 THROUGH 37, INCLUSIVE, IN BLOCK 7 OF PACIFIC BEACH VISTA TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 916, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 4, 1904, TOGETHER WITH THAT PORTION OF THE NORTHERLY HALF OF THE ALLEY IN SAID BLOCK 7 LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 34 AND THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 37, AS VACATED AND CLOSED TO PUBLIC USE ON MAY 4, 1906 BY ORDINANCE NO. 3282 OF THE CITY OF SAN DIEGO.

APN: 415-241-10-00

OWNER:

TURQUOISE PLACE, LLC
4641 INGRAM STREET
SAN DIEGO, CA 92109

TYPE OF CONSTRUCTION/OCCUPANCY CLASSIFICATION:

CONSTRUCTION CLASSIFICATION:
TYPE VB - SPRINKLERED (ENTIRE STRUCTURE)

OCCUPANCY CLASSIFICATION:
(R-2) (RESIDENTIAL)

S-2 (LEVEL 1) (RESIDENTIAL PARKING)

ZONING:

CC-4-2

PACIFIC BEACH COMMUNITY PLAN

SETBACK:
FRONT: 0' MIN, 100' MAX
SIDE: 10/0
REAR: 10/0
(SEE SHEET C2)

OVERLAY ZONES:

COASTAL HEIGHT LIMIT
COASTAL - CITY (NON-APPEALABLE)
PARKING IMPACT
TRANSIT PRIORITY AREA
TRANSIT OVERLAY ZONE

AREA:

SITE AREA: 0.2929 ACRES (12,757 SQUARE FEET)

GROSS FLOOR AREA: 18,057 SQUARE FEET
1ST FLOOR 2,617 SF
(7,407 (GARAGE NOT A PART OF GFA)
2ND FLOOR 7,720 SF RESIDENTIAL
3RD FLOOR 7,720 SF RESIDENTIAL

FAR: 2.00 ALLOWED (25,470 SF)
1.38 ACTUAL (17,601 SF) APPROVED IN BUILDING PERMITTING

USES:

CURRENT USE:
COMMERCIAL (CAR WASH) (REMOVED)
PROPOSED USE:
MULTI-FAMILY RESIDENTIAL (UNDER CONSTRUCTION)
BUILDING PERMIT P.T.S. 680446
THIS PERMIT IS NOT FOR THE CONSTRUCTION OF THE UNITS

TITLE NOTES:

PRELIMINARY TITLE REPORT PROVIDED BY CHICAGO TITLE COMPANY, ORDER NO. 00115994-696-921-R14, DATED DECEMBER 30, 2021

- ③ EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR SEWER LINES, RECORDED MARCH 2, 1926 IN BOOK 1169, PAGE 287 OF DEEDS.
- ④ EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, RECORDED MARCH 2, 1927 IN BOOK 1340, PAGE 81 OF DEEDS.
- ⑤ EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, RECORDED MARCH 2, 1927 IN BOOK 1328, PAGE 177 OF DEEDS.
- ⑥ EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO, FOR SEWER, RECORDED JUNE 02, 2021 AS INSTRUMENT NO. 2021-0410642 OF OFFICIAL RECORDS.

NO EASEMENTS ARE PROPOSED

UTILITY TABLE

TELE (A&T): UNDERGROUND
CATV (COX): UNDERGROUND
ELEC (SDG&E): OVERHEAD

RESIDENTIAL UNIT TABULATION

UNIT (NO)	LIVING AREA	DECK AREA	BEDROOMS	PARKING SPACES
A(1)	854 SF	- SF	1	1
B(2)	740 SF	25 SF	2	1
C(8)	806 SF	56 SF	2	1
D(1)	893 SF	- SF	2	1
E(2)	798 SF	25 SF	2	1
F(8)	792 SF	47 SF	2	1

STORAGE:
37 SF FOR A UNIT, 20 SF FOR B UNIT, 27 SF FOR C UNIT, 35 SF FOR D UNIT
26 SF FOR E UNIT, 28 SF FOR F UNIT

TOTAL OFF-STREET PARKING SPACES:

SPACES REQUIRED PER TABLE 142-05C (0.5 PER BDRM UNIT = 0.5 X ONE 1 BDRM UNIT + 1 X 19 2 BDRM UNITS) = 20 SPACES

SPACES PROVIDED = 20 SPACES

SPACES PROVIDED = 20 SPACES (19 STANDARD AND 1 ADA)

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

SPACES REQUIRED = 20 RESIDENTIAL (0.1 SPACES/UNIT; 20 UNITS * 0.1 = 2)

SPACES PROVIDED = 2 RESIDENTIAL

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

SPACES REQUIRED = 1 BDRM RESIDENTIAL (0.4 SPACES/UNIT; 1 UNIT * 0.4 = 0.4)

SPACES REQUIRED = 19 2 BDRM RESIDENTIAL (0.5 SPACES/UNIT; 19 UNIT * 0.5 = 9.5)

SPACES PROVIDED = 10 RESIDENTIAL

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

TURQUOISE PLACE

VESTING TENTATIVE MAP NO. 3146139 COASTAL DEVELOPMENT PERMIT PRJ NO. 1052070 CONDOMINIUM CREATION

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WESTERLY LINE OF BLOCK 2, MAP 977 AS SHOWN ON PARCEL MAP 21571, I.E. NORTH 13°41'10" WEST.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE NORTH-WESTERLY CORNER OF LA JOLLA MESA AND AGATE STREET, ELEVATION 119.728 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 JANUARY 2015.
2. THE USE OF PROPOSED LOT 1 IS FOR 20 RESIDENTIAL 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. 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 20 PARKING SPACES.
7. NAD83 COORDINATES = 234-1689. NAD83 COORDINATES = 1874-6246.
8. SUFFICIENT MONUMENTATION EXISTS TO RECREATE BOUNDARY OF PROJECT AND TO PERMIT A MAP PROCEDURE OF SURVEY.
9. THE ASSESSOR PARCEL NUMBERS ARE: 415-241-10-00
10. CONSTRUCTION PLAN P.T.S. 687862 / PERMIT NO. 2530787 PROVIDES FOR IMPROVEMENTS FRONTING THE SITE, INCLUDING NEW CURB, GUTTER AND SIDEWALK, DRIVEWAY, WATER, FIRE AND IRRIGATION SERVICES AND SEWER LATERAL.
11. ON-SITE CONSTRUCTION IS BY BUILDING PERMIT (P.T.S. 680446 / APPROVAL NUMBER 2502960).
12. NO TRANSIT STOPS ARE PROPOSED OR EXIST FRONTING PROJECT SITE.
13. A WAIVER OF UNDERGROUNDING OF OVERHEAD UTILITIES IS REQUESTED.
14. 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.
15. 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.
16. A WAIVER OF UNDERGROUND CONVERSION OF EXISTING OVERHEAD FACILITIES IS REQUESTED.

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 20.

MAPPING NOTE:

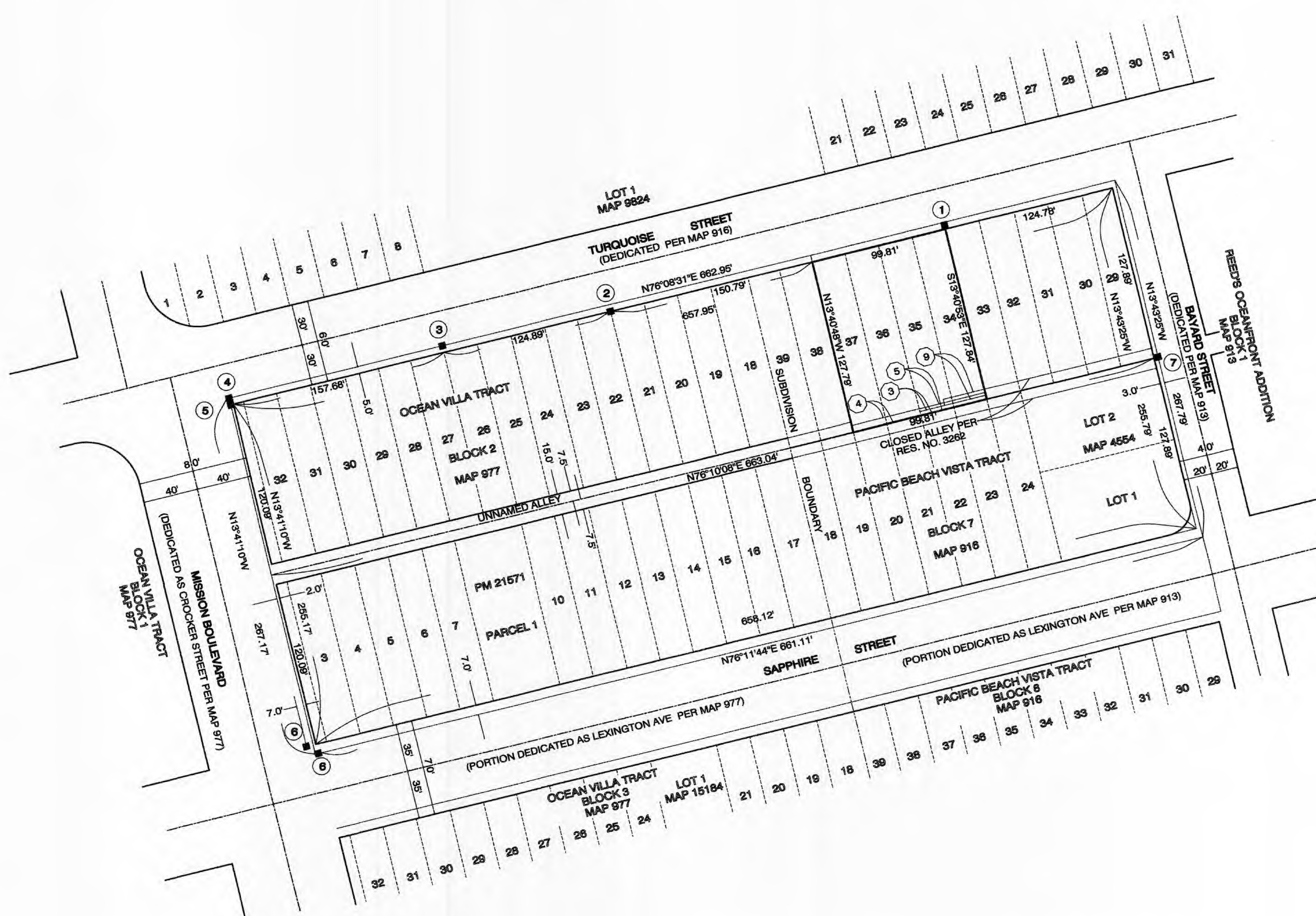
A FINAL MAP FILED AT THE COUNTY RECORDERS OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP SHALL BE REQUIRED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE FINAL MAP.

OWNER'S CERTIFICATE

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

Michael E. Turk October 18, 2022
MICHAEL E. TURK FOR DATE
TURQUOISE PLACE, LLC

Anthony K. Christensen
ANTHONY K. CHRISTENSEN, RCE 54021
LS 7506
OCTOBER 17, 2022
Date

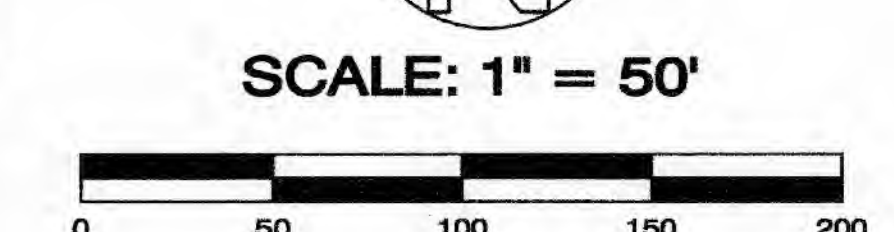
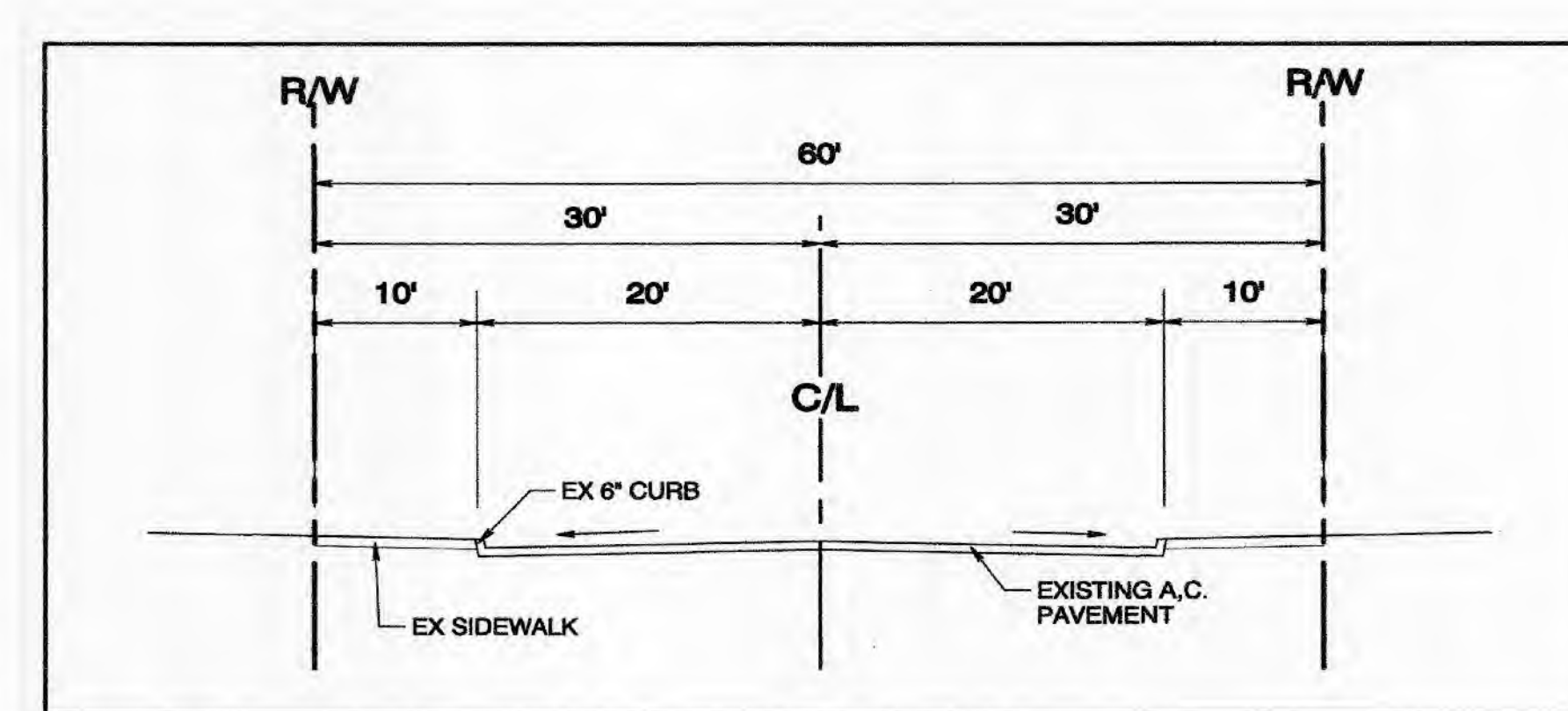
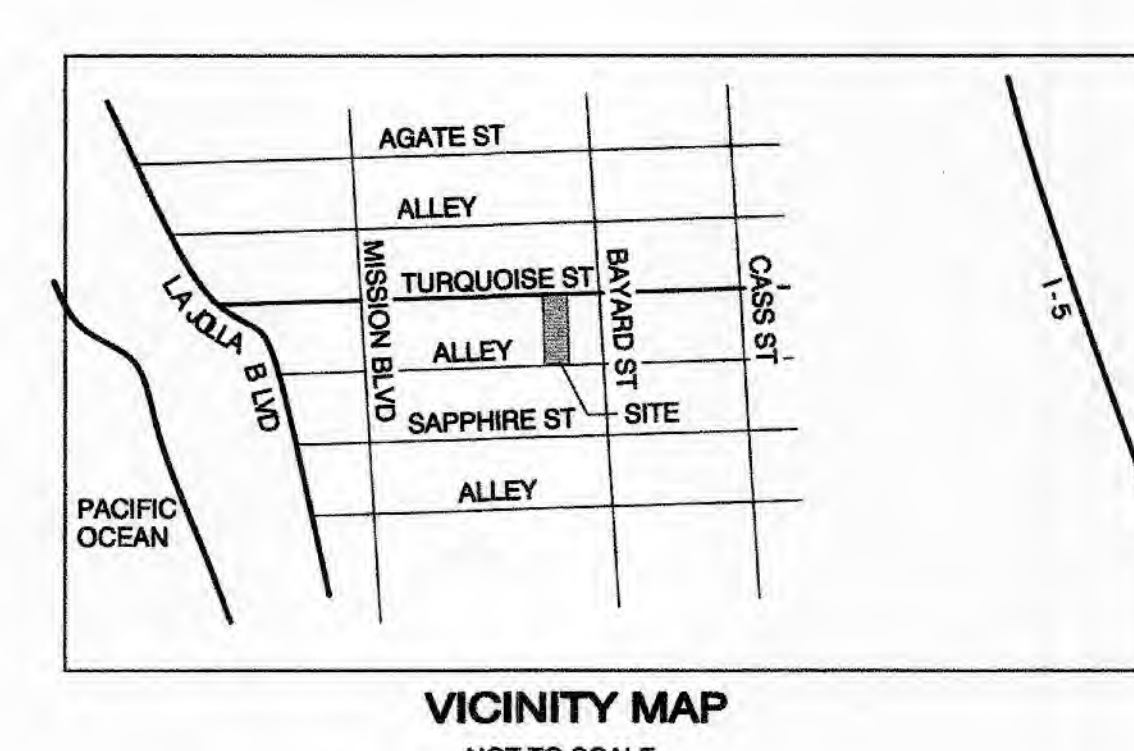


MONUMENTATION LEGEND:

■ INDICATES LEAD AND DISK AS INDICATED

MONUMENTATION NOTES:

- ① FOUND LEAD AND DISK STAMPED "LS 4830" PER ROS 12570, PM 21571
- ② FOUND LEAD AND DISK STAMPED "CURRENT LS 2341" PER ROS 8626 & 12570
- ③ FOUND LEAD AND HOLE, DISK MISSING PER PM 21571, SEE ROS 8626 & 12570
- ④ FOUND LEAD AND DISK STAMPED "LS 4076" PER PM 21571
- ⑤ FOUND LEAD AND DISK STAMPED "CITY ENGINEER PER ROS 8626, 12570 & PM 21571
- ⑥ FOUND LEAD AND DISK STAMPED "CITY ENGINEER PER CR 12895 & PM 21571
- ⑦ FOUND LEAD AND DISK STAMPED "CURRENT LS 2341" PER MAP 4554, ROS 8626 & 12570 0.31' NORTH OF FORMER UNNAMED ALLEY CENTERLINE ON 3.0' BLOCK OFFSET LINE



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Project Address:
891 TURQUOISE STREET
SAN DIEGO, CA 92109

Project Name:
TURQUOISE PLACE

Sheet Title:
VESTING TENTATIVE MAP

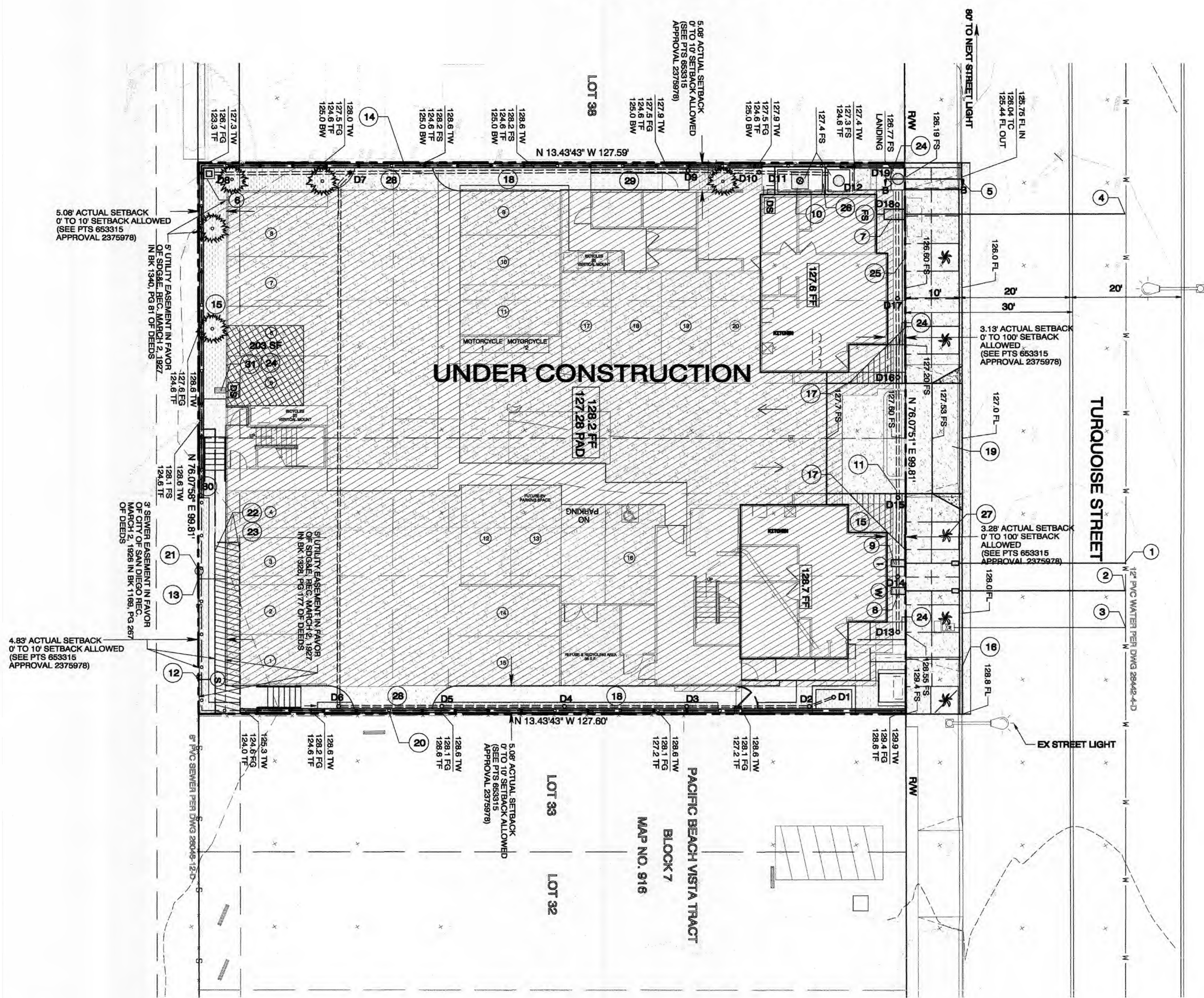
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 06-27-22 ADDRESS CITY COMMENTS

Original Date: FEBRUARY 01, 2022

Sheet 1 of 3 Sheets

TURQUOISE PLACE

VESTING TENTATIVE MAP NO. 3146139
 COASTAL DEVELOPMENT PERMIT
 PRJ NO. 1052070
 CONDOMINIUM CREATION



CONSTRUCTION NOTES

- 1 PROPOSED PUB 1" IRRIGATION SERVICE WITH WATER METER BOX (SEE SEPARATE PERMIT, PTS NO. 887862 AND APPROVAL NO. 2530787)
- 2 PROPOSED PUB 2" WATER SERVICE WITH WATER METER BOX (SEE SEPARATE PERMIT, PTS NO. 887862 AND APPROVAL NO. 2530787)
- 3 EXISTING WATER SERVICE TO BE KILLED AT THE MAIN (SEE SEPARATE PERMIT, PTS NO. 887862 AND APPROVAL NO. 2530787)
- 4 PROPOSED PUB 4" FIRE SERVICE (SEE SEPARATE PERMIT, PTS NO. 887862 AND APPROVAL NO. 2530787)
- 5 PROPOSED MODIFIED PVT CURB OUTLET PER D-25 Q100 = 0.811 CFS, V100 = 2.70 FPS (SEE SEPARATE PERMIT, EMRA APPROVAL NO. 2530789)
- 6 PROPOSED PVT 1212 CATCH BASIN (TYPICAL)
- 7 PROPOSED PVT FIRE SERVICE BACKFLOW PREVENTER PER SEPARATE BUILDING PERMIT
- 8 PROPOSED PVT WATER SERVICE BACKFLOW PREVENTER PER SEPARATE BUILDING PERMIT
- 9 PROPOSED PVT IRRIGATION SERVICE BACKFLOW PREVENTER PER SEPARATE BUILDING PERMIT
- 10 PROPOSED PVT 4" X 8" FILTERRA (MODEL FTBP0804-8) - IMP F 127.4 TOP OF BOX/SLAB 125.75 FLOW LINE 8" PVC IN 122.81 FLOW LINE 8" PVC OUT
- 11 PROPOSED PVC DRAIN (TYPICAL)
- 12 PROPOSED PUB 8" SEWER LATERAL (TYPICAL) (SEE SEPARATE PERMIT, PTS NO. 887862 AND APPROVAL NO. 2530787)
- 13 EXISTING SEWER LATERAL TO BE ABANDONED AT THE PROPERTY LINE (SEE SEPARATE PERMIT, PTS NO. 887862 AND APPROVAL NO. 2530787)
- 14 PROPOSED PVT FENCEWALL (SEE LANDSCAPE PLAN) (TYPICAL)
- 15 PROPOSED LANDSCAPE AREA (TYPICAL) SEE LANDSCAPE PLAN
- 16 REMOVE EXISTING CURB AND SIDEWALK, REPLACE WITH 8" CURB GUTTER AND SIDEWALK PER SDG-151 & 155 (SEE SEPARATE PERMIT, PTS NO. 887862 AND APPROVAL NO. 2530787)
- 17 VISIBILITY TRIANGLE AREA (NOTHING GREATER THAN 36" IN HEIGHT ALLOWED IN THIS AREA. (TYPICAL)
- 18 PROPOSED PERMEABLE PAVERS WALKWAY
- 19 PROPOSED 20' DRIVEWAY PER SDG-159 (SEE SEPARATE PERMIT, PTS NO. 887862 AND APPROVAL NO. 2530787)
- 20 MASONRY RETAINING WALL (TYPICAL)
- 21 EX SEWER CLEANOUT PER DWG 26046-12-D (S-3) (115.87 IE), 125 +/- EG NEXT DOWNSTREAM SMH IS LOCATED AT THE ALLEYS INTERSECTION WITH BAYARD ST. (114.52 IE, 126.2 +/- RIM)
- 22 EXISTING 4.5' SEWER EASEMENT DEDICATION (ADDITION TO EXISTING 3' ONSITE EASEMENT FOR SEWER) SEE DWG.42229-B
- 23 EMA FOR PRIVATE BUILDING IMPROVEMENTS WITHIN SEWER EASEMENT. SEE EMA APPROVAL NO. 2530790
- 24 ROOF AREA DRAINING TO LANDSCAPE FOR VOLUME RETENTION (IMPERVIOUS DISPERSION) SEE DMA EXHIBIT
- 25 PROPOSED ONSITE 8" X 6" CURB
- 26 PROPOSED TYPE A CLEANOUT PER D-09 MANHOLE FLUSH WITH TOP OF BOX 127.4 RIM/TOP OF BOX 122.0 IE 8" PVC DRAIN IN 122.82 IE, 8" PVC IN FILTERRA 118.0 IE BOX TWO 1.5 HP GOULDS PUMPS (WS20D4) (OR EQUIV.) (DUPLX) Q100=0.706 CFS, TDH 10.01 EACH PUMP CAPABLE OF 0.735 CFS @ 14' TDH PUMPS TO BE EQUIPPED WITH CONTROL PANEL- ALARM SYSTEM (GOULDS CENTRIPRO OR EQUIV.), CHECK VALVE(S)
- 27 PROPOSED PVT TREES IN THE ROW (TYP) (SEE EMRA APPROVAL NO. 2530789)
- 28 EXPOSED PARKING CONC. AREA DRAINING TO LANDSCAPE FOR VOLUME RETENTION (IMPERVIOUS DISPERSION) SEE DMA EXHIBIT
- 29 IMPERVIOUS PAVERS AREA DRAINING TO LANDSCAPE FOR VOLUME RETENTION (IMPERVIOUS DISPERSION) SEE DMA EXHIBIT
- 30 PROPOSED PERMEABLE PAVERS, STAIRS AND LANDSCAPE ON THE EX. 3' SEWER EASEMENT SEE EMRA APPROVAL NO. 2530789
- 31 PROPOSED SPLASH BLOCK FOR DOWNSPOUT DISCHARGE TO LANDSCAPE AREA, REMAINDER OF ROOF RUNOFF DISCHARGES DIRECTLY TO FILTERRA UNIT

NOTE:
 ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT REQUIRED FOR MODIFIED CURB OUTLET AND TREES IN TURQUOISE STREET RIGHT OF WAY. SEE APPROVAL NO. 2530789
 ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT REQUIRED FOR PERMEABLE PAVERS, STAIRS AND LANDSCAPE IN THE EXISTING 3' SEWER EASEMENT. SEE APPROVAL NO. 2530789
 ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT REQUIRED FOR MODIFIED CURB OUTLET AND TREES IN TURQUOISE STREET RIGHT OF WAY. SEE APPROVAL NO. 2530789
 ENCROACHMENT MAINTENANCE AGREEMENT REQUIRED FOR BUILDING IMPROVEMENTS ENCROACHING THE PROPOSED 5' SEWER EASEMENT. SEE APPROVAL NO. 2530790
 FOR SEPARATE RIGHT OF WAY PERMIT (CONSTRUCTION PLAN) SEE PTS NO. 887862, APPROVAL NO. 2530787
 ALL LANDSCAPE AREAS SHALL INCLUDE 3" OF AMENDED SOIL. RETENTION CREDIT IS ONLY TAKEN FOR AREAS ACCEPTING IMPERVIOUS SURFACE RUNOFF



SCALE: 1" = 10'

CAUTION: The Engineer preparing these plans will not be responsible for, or liable for, unauthorized change to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

ALL WORK SHOWN HEREON HAS BEEN APPROVED BY SEPARATE PERMIT(S). NO NEW WORK IS PROPOSED

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 891 TURQUOISE STREET
 SAN DIEGO, CA 92109

Project Name:
 TURQUOISE PLACE

Sheet Title:
 VESTING TENTATIVE MAP

Revision 6:
 Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1: 08-27-22 ADDRESS CITY COMMENTS

Original Date: FEBRUARY 01, 2022

Sheet 2 of 3 Sheets

ANTHONY K. CHRISTENSEN, RCE 54021
 LS 7508
 Date: JULY 10, 2022



FIRE NOTES CONT.

FIRE NOTES

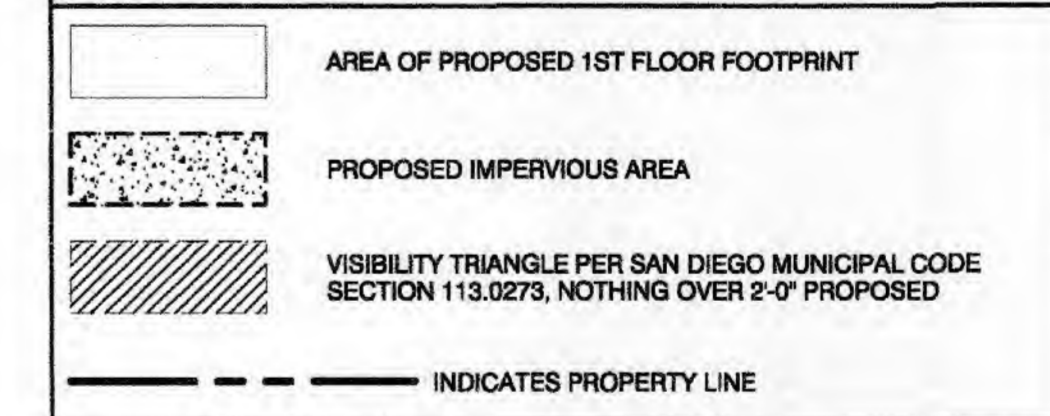
1. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 503.2.3.
2. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME CONSTRUCTION CFC 501.4.
3. ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING(S) PER POLICY A-14-1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN A FIRE ACCESS ROAD/LANE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/LANE. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR A SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 200'. FOR NON-SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.
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. EXTERIOR DOORS AND OPENINGS REQUIRED BY CFC/CBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS BY FIRE DEPARTMENT. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL. CFC. SEC. 504.
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. BUILDING ADDRESS NUMBER(S) LOCATION(S) SHALL BE VISIBLE AND LEGIBLE FROM THE STREET/ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 85.0209.
10. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. 912.1.
11. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM, WITH KNOX REMATCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHAL, SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY AND EMERGENCY ENTRY POINTS TO THE PROJECT. CFC SECTION 806.
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 8915.
13. CFC 804.3 - NEW BUILDINGS FOUR OR MORE STORES ABOVE GRADE PLANE, EXCEPT THOSE WITH ROOF SLIGHTLY 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 CONTINUES TO THE ROOF.
 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 8915.

14. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. CFC SEC. 804.
15. CFC 106.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC/CBC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THESE CODES.
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 2A-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.
18. TO THE APPLICANT: OWNER(S), DEVELOPER(S) AND/OR CONTRACTOR(S); A "DISCRETIONARY" PLAN REVIEW IS "CONCEPTUAL" BY DEFINITION, AND AS SUCH DOES NOT CONSTITUTE AN APPROVAL FOR FIRE ACCESS. IT SHALL THEREFORE BE INCUMBENT OF THE APPLICANT TO ENSURE THAT A FIRE PLAN REVIEW CYCLE IS PROVIDED DURING THE "MINISTERIAL" REVIEW. ALSO, AN "EXHIBIT A" PACKAGE WITH OR WITHOUT A "FIRE ACCESS PLAN" DOES NOT CONSTITUTE AN APPROVED FAF FOR ISSUANCE OF CONSTRUCTION/BUILDING PERMIT.
19. GENERAL STRETCHER REQUIREMENTS - ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH, NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF CBC SECTION 902.4A. EXCEPTION FOR AN UNDER-SIZED "GURNEY ELEVATOR" SHALL NOT BE CONSIDERED/PROVIDED BY THE REVIEWER IF ONLY ONE GURNEY ELEVATOR WILL BE PROVIDED.
20. ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND A 300' RADIUS SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT. SD ORDINANCE 17927.
21. WHERE SECURITY GATES ARE INSTALLED, GATES SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200. CFC 503.6.
22. ALL RED CURB/NO PARKING SIGN AREAS HAVE BEEN SHOWN WITH A KEY INDICATOR. ALL REQUIRED ACCESS ROADWAYS SHALL NOT PROVIDE LESS THAN THE REQUIRED APPROVED WIDTH AND/OR BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE INADEQUATE WIDTH HAS NOT PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEN SUCH ACCESS SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OF THE PAINTING OF CURBS PER POLICY A-14-1.

FIRE PLAN KEY NOTES

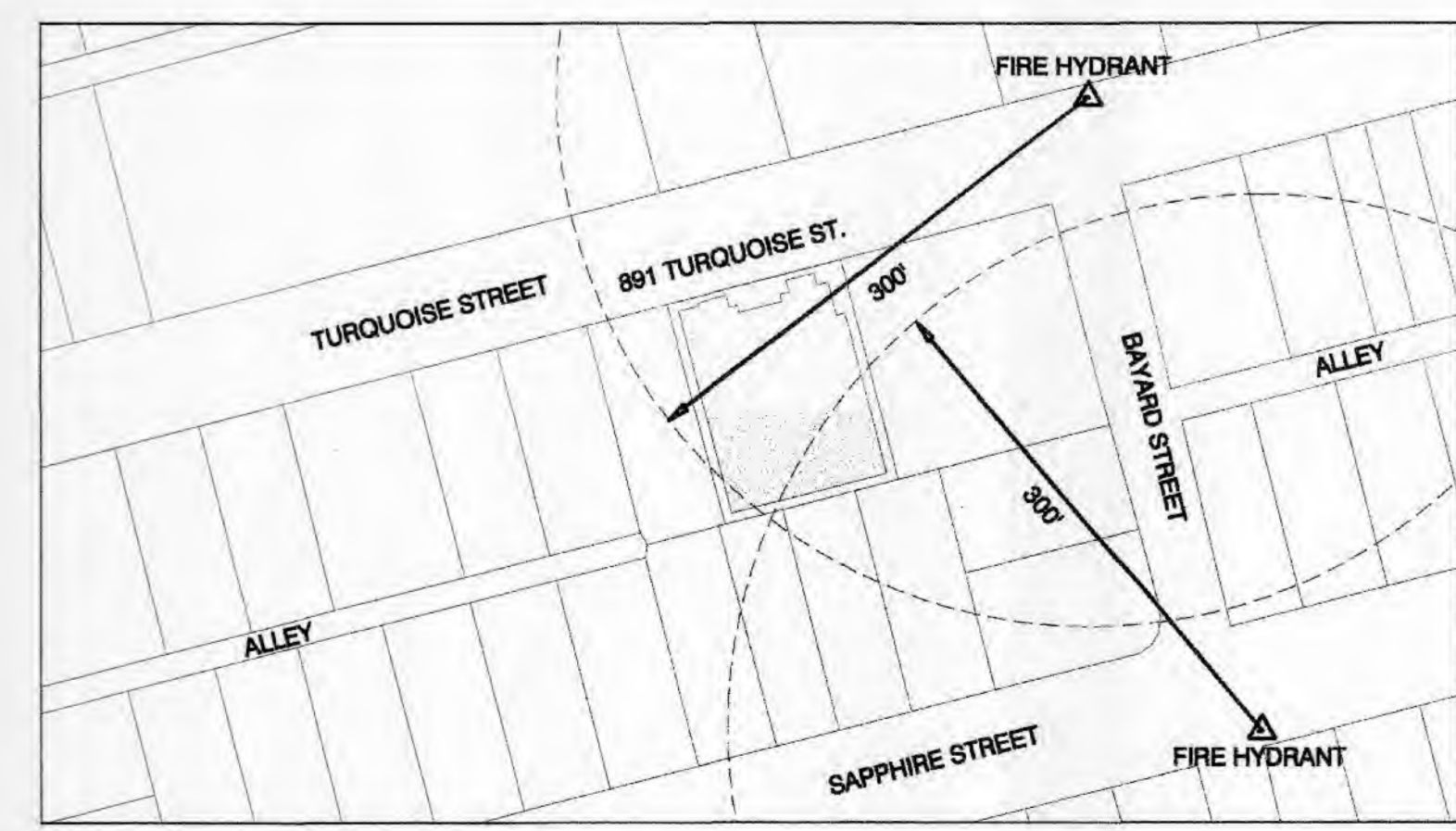
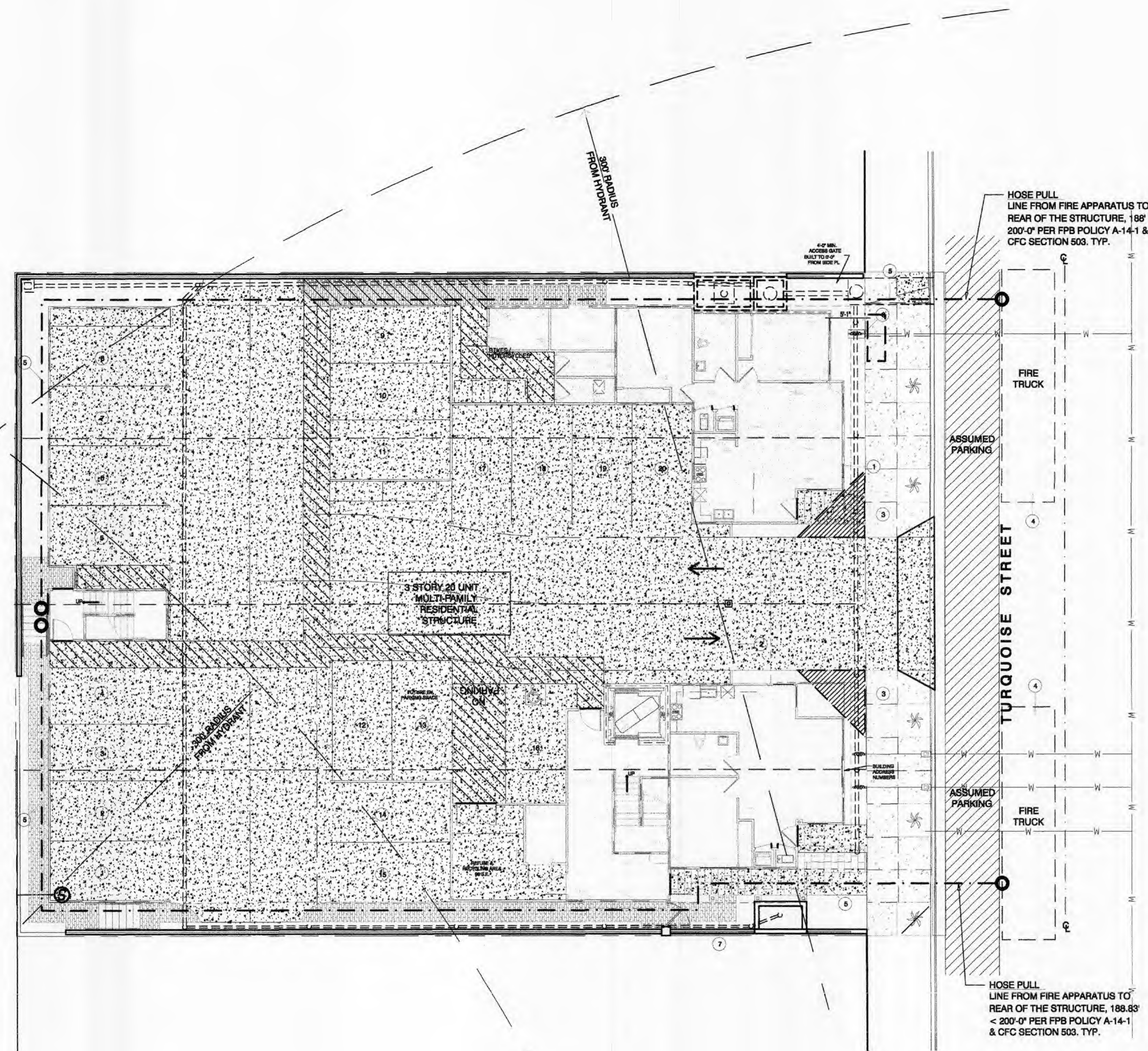
1. BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 85.0209
2. KNOX BOX PER FIRE DEPARTMENT POLICY K-15-2
3. VISIBILITY TRIANGLE PER SAN DIEGO MUNICIPAL CODE SECTION 113.0273, NOTHING OVER 3'-0" PROPOSED
4. FIRE TRUCK
5. HOSE PULL: LINE FROM FIRE APPARATUS TO ALL POINTS OF THE EXTERIOR OF THE STRUCTURE AT THE GROUND FLOOR TO BE LESS THAN 200'-0" PER FPB POLICY A-14-1
6. FIRE DEPARTMENT CONNECTION PER CALIFORNIA FIRE CODE SECTION 912.2.1
7. APPROVED WALKWAY FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS PER CFC SECTION 804.1

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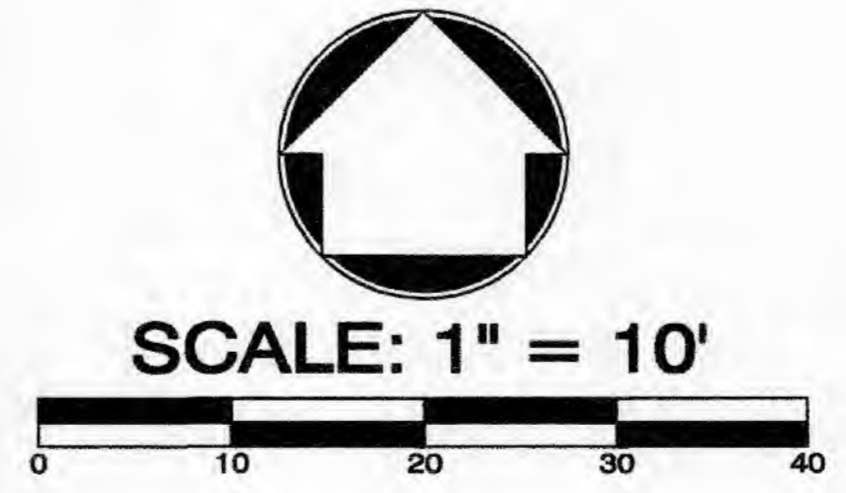


DEFERRED ITEMS

1. PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 DAYS PRIOR TO INSTALLATION FOR CITY REVIEW AND APPROVAL.
2. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
3. THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THAT THE DEFERRED DOCUMENTS HAVE BEEN REVIEWED AND FOUND IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.



FIRE HYDRANTS WITHIN 600'
SCALE: 1" = 100'



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Project Name:
TURQUOISE PLACE

Sheet Title:
**VESTING TENTATIVE MAP
FIRE ACCESS PLAN**

Revision 6:
Revision 5:
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Revision 3:
Revision 2:
Revision 1:

Original Date: JANUARY 30, 2022

Sheet 3 of 3 Sheets

ANTONY K. CHRISTENSEN
ANTONY K. CHRISTENSEN, RCE 54021
LS 7658
Date: JULY 10, 2022

