



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 30, 2016 REPORT NO. HO 16-026

HEARING DATE: April 6, 2016

SUBJECT: Hornblend Townhouse CDP Map Waiver, Process Three Decision

PROJECT NUMBER: [443510](#)

OWNER/APPLICANT: Chungil and Lalita Rho / Maggie Rolland, Maggie Rolland and Associates

SUMMARY:

Issue: Should the Hearing Officer approve the conversion of four apartment units to residential condominium units located at 2050-2056 Hornblend Street within the Pacific Beach Community Plan?

Staff Recommendations:

1. Approve Coastal Development Permit No. 1550832; and
2. Approve Map Waiver No. 1550833.

Community Planning Group Recommendation: On December 1, 2015, the Pacific Beach Planning Group voted 15-0-0 to recommend approval with 3 conditions. Reference the Discussion section in this report.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305 (Minor Alterations And Land Use Limitations). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 11, 2016 and the opportunity to appeal that determination ended March 25, 2016.

BACKGROUND

The project site is located at 2050-2056 Hornblend Street, between Noyes and Morrell Streets (Attachment 1). The site is within the CO-1-2 zone and is designated as Office Commercial within the Pacific Beach Community Plan and Local Coastal Program (Attachment 2). The 0.145-acre site allows four dwelling units based on the underlying zone. The existing development on the site contains four apartment units (two duplexes) with four, tandem-space, two-car garages (for a total of eight spaces). The existing development was approved by the Planning Director in 1990 under Coastal Development Permit No. 89-1372 (Attachment 10). One- and two-story single and multi-family dwelling unit development of varying scales, forms, and masses surrounds the project site (Attachments 3 and 4).

DISCUSSION

The Map Waiver proposes to convert four apartment units into four residential condominium units and waive the requirement to underground off-site, overhead utilities. The subdivision conforms to the density and use of the underlying zone, allowing a residential density of one (1) unit per 1,500 square feet or lot area. The project site can accommodate four units based on the zone. The existing building is previously conforming in terms of setbacks and uses. Within the Coastal Zone ground floor residential is not permitted in the front half of the lot, however, the project is entitled under CDP No. 89-1372 which was approved prior to the regulation effective date. No additional development is proposed (Attachment 4).

There are existing off-site, overhead utilities abutting the alley to the north of the project. The project qualifies for a waiver from the requirement to underground these facilities in accordance with San Diego Municipal Code Section (SDMC) [144.0242](#) 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. Onsite utilities, as conditioned by this permit and map waiver, must be undergrounded to the satisfaction of the City Engineer.

Community Planning Group Vote

Landscaping revisions were required to meet the current regulations of the SDMC for condominium conversions including planting a new street tree on Hornblend Street and additional landscape along the front and remaining yards of the project. As conditions of the Community Planning Group's approval, the applicant has agreed to reduce the existing hedge fronting the property and install drought-tolerant planting in lieu of water-intensive lawns. Staff and applicant worked together to incorporate these revisions while meeting the requirements of the SDMC.

CONCLUSION

Staff has reviewed the proposed project and found it to comply with all adopted City Council policies and regulations of the Land Development Code and SDMC. Staff has provided draft findings and draft conditions to support approval of the project (Attachments 5-8). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

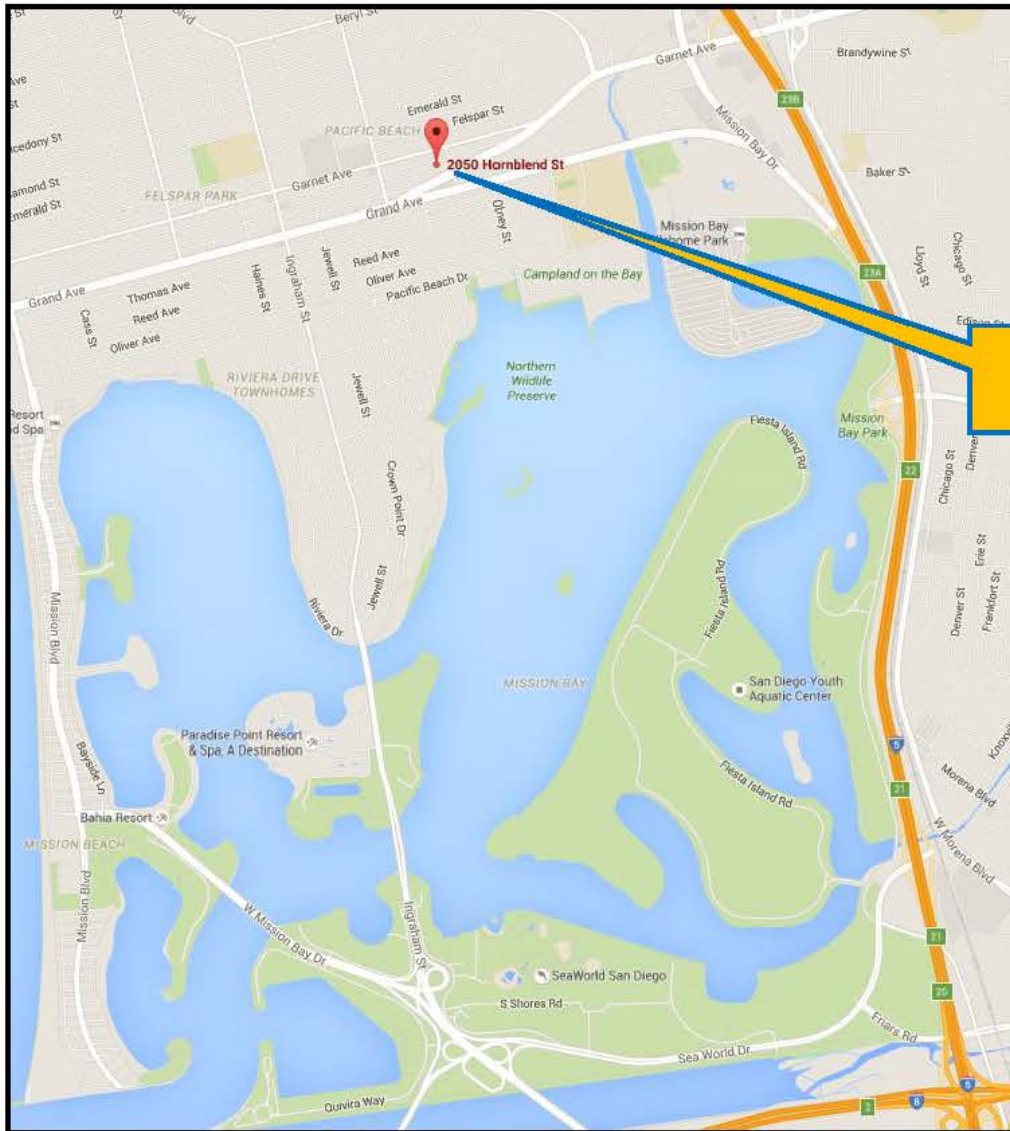
1. Approve Coastal Development Permit No. 1550832 and Map Waiver No. 1550833 , with modifications.
2. Deny Coastal Development Permit No. 1550832 and Map Waiver No. 1550833, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Francisco Mendoza, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution
8. Draft Map Conditions
9. Environmental Exemption
10. Recorded Permit CDP 89-1372
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Map Exhibit- Map Waiver

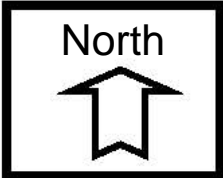


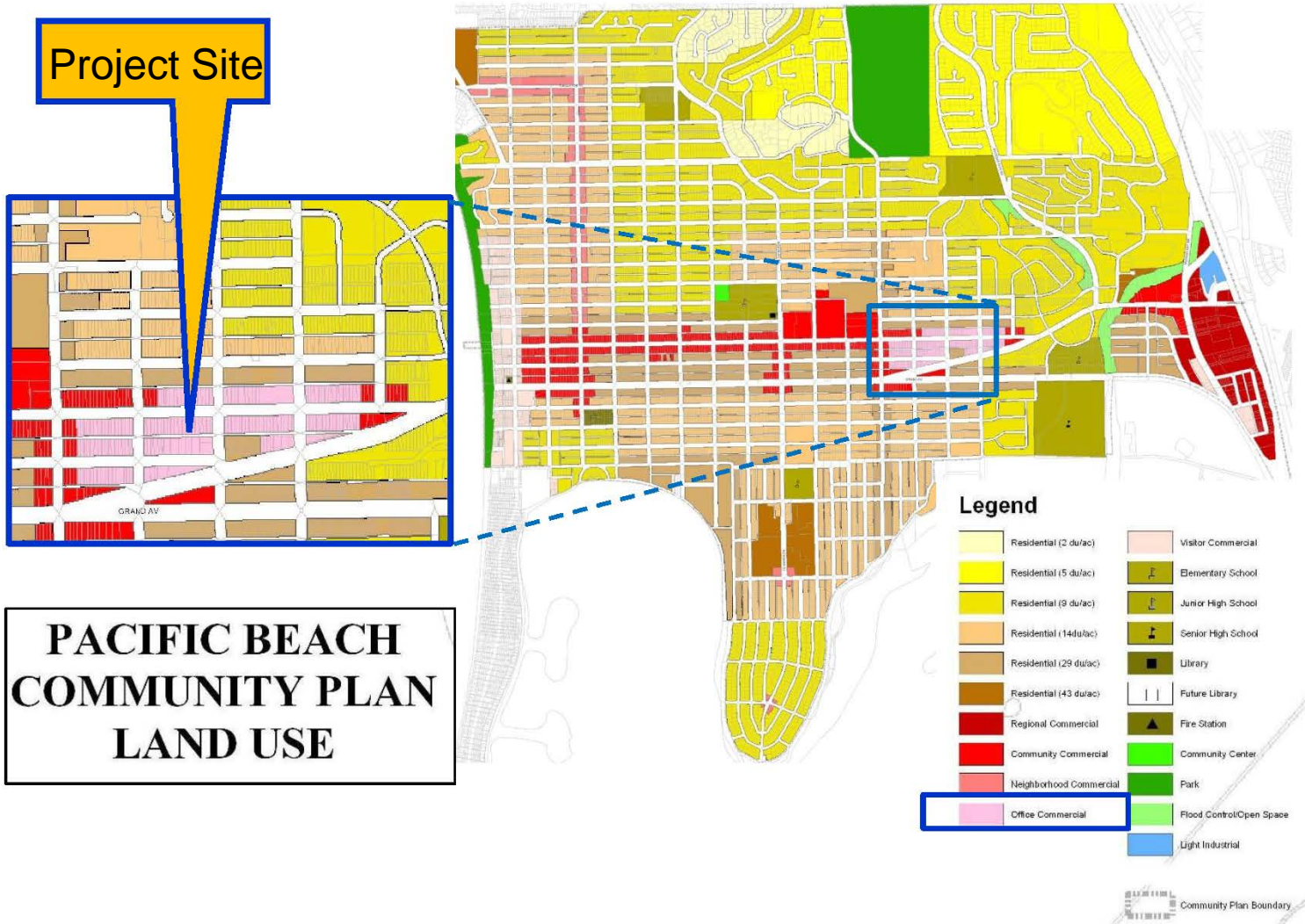
Project Site



Project Location Map

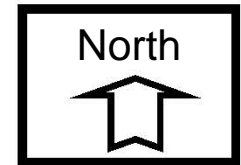
Hornblend Street CDP MW / 2050 – 2056 Hornblend Street
PROJECT NO. 443510

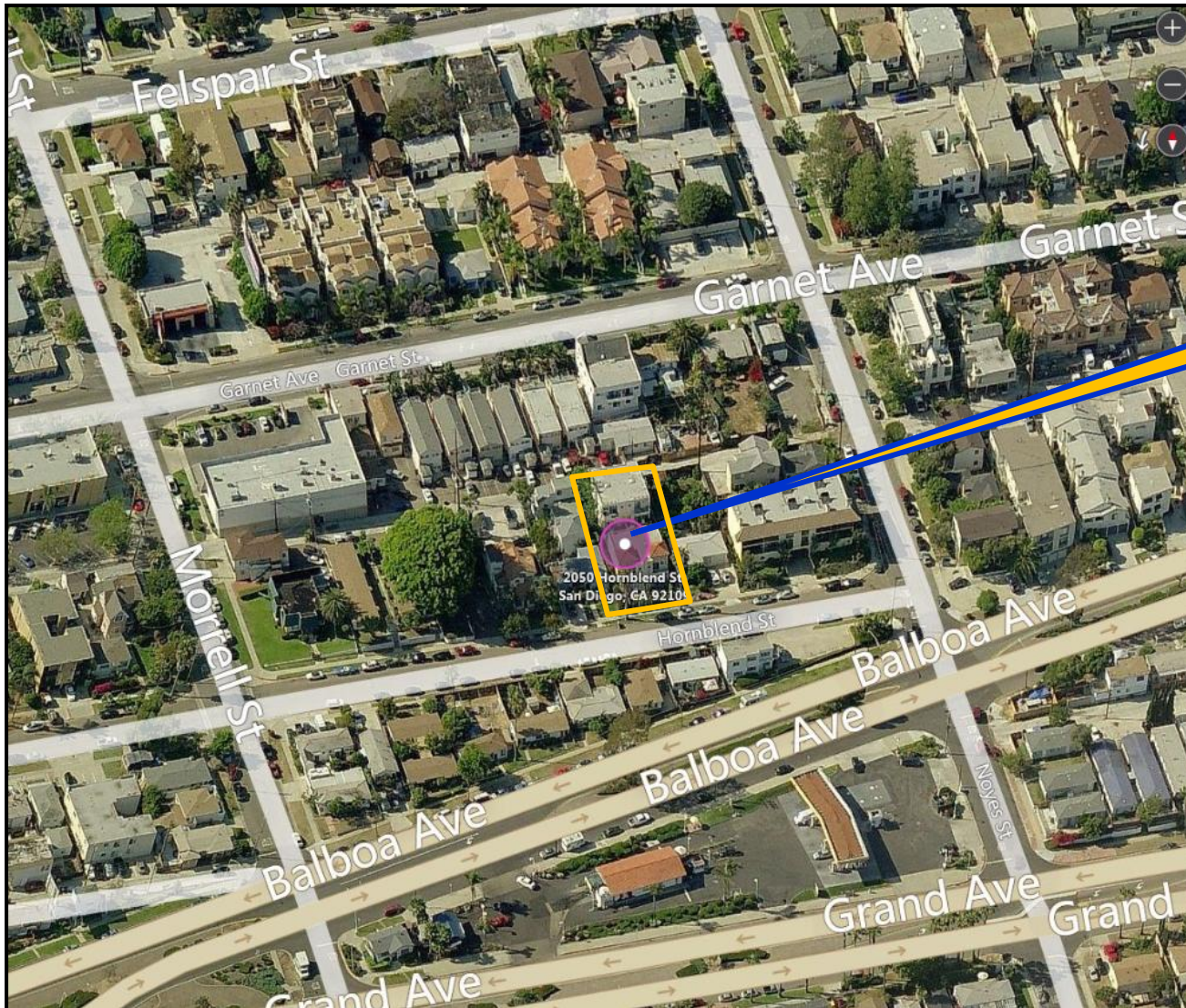




Land Use Map

Hornblend Street CDP MW / 2050 - 2056 Hornblend Street
PROJECT NO. 443510



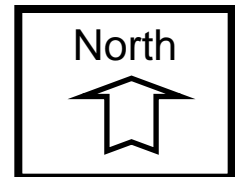


Project Site



Aerial Photograph

Hornblend Street CDP MW / 2050 - 2056 Hornblend Street
PROJECT NO. 443510



PROJECT DATA SHEET

PROJECT NAME:	Hornblend Townhouse CDP MW	
PROJECT DESCRIPTION:	Condominium conversion of 4 existing residential units.	
COMMUNITY PLAN AREA:	Pacific Beach	
DISCRETIONARY ACTIONS:	Map Waiver, Coastal Development Permit, Underground Waiver	
COMMUNITY PLAN LAND USE DESIGNATION:	Office Commercial	
ZONING INFORMATION:		
	Constructed	Current Zone
ZONE:	CO (R-1500 regulations)	CO-1-2
HEIGHT LIMIT:	30'-0" Coastal Height Limit	
LOT SIZE:	0.145-acre	
FLOOR AREA RATIO:	1.2 (0.75 residential minimum)	2.0
DENSITY:	1 du / 1500 sq ft lot area	1 du / 1500 sq ft lot area
FRONT SETBACK:	15 feet	10 feet
SIDE SETBACK:	5 feet	10 feet
REAR SETBACK:	4 feet	10 feet
PARKING:	8 spaces	8 spaces
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Office Commercial;CO-1-2	Residential; 2-story homes
SOUTH:	Same	Residential; 1- and 2-story homes
EAST:	Same	Residential; 1- and 2-story homes
WEST:	Same	Residential; 1- and 2-story homes
DEVIATION REQUESTED:	none	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On December 1, 2015, the Pacific Beach Planning Group voted 15-0-0 to recommend approval with 3 conditions that the project complies with City Requirements for: 1) Drainage from inside garage and driveway (below grade); 2) hedge/fence along sidewalk maintained below 3 feet high; and 3) front yard lawn be changed to drought tolerant ground cover or plants.	

HEARING OFFICER RESOLUTION NO. HO-XXXX
COASTAL DEVELOPMENT PERMIT NO. 1550832
HORNBLEND TOWNHOUSE CDP / MW - PROJECT NO. 443510

WHEREAS, LALITA S. RHO and CHUNGIL RHO, CO-TRUSTEES UNDER THE RHO FAMILY TRUST DATED SEPTEMBER 11, 2008, Owners/Permittees, filed an application with the City of San Diego for a permit to convert an existing structure into a four-unit residential condominium (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1550832 and 1550833), on portions of a 0.145-acre site;

WHEREAS, the project site is located at 2050-2056 Hornblend Street in the CO-1-2, Coastal (Non-Appealable) Overlay, Coastal Height Limitation Overlay, and Parking Impact Overlay zones of the Pacific Beach Community Plan and Local Coastal Program;

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map No. 3690;

WHEREAS, on March 11, 2016, 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 and 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;

WHEREAS, on April 6, 2016, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1550832 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated April 6, 2016:

FINDINGS:

Coastal Development Permit Findings - Section 126.0708

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.** The Pacific Beach Community Plan/Local Coastal Program does not identify an existing or proposed public accessway adjacent to the site, nor a view corridor or view shed on or adjacent to the site. The project proposes the condominium conversion of four (4) apartment units constructed in 1992, approved under Coastal Development Permit No. 89-1372. The 0.145-acre interior lot is located approximately thirteen (13) blocks east of the Pacific Ocean and six (6) blocks northwest of the shoreline of Mission Bay. Existing and future development is limited to the 30'-0" height restriction of the Coastal Height Limitation

Overlay. The project site is not located on or adjacent to an identified visual access corridor, and will therefore enhance and protect public views to and along the ocean and other scenic coastal areas as specified within the Pacific Beach Community Plan and Local Coastal Land Use Plan.

- 2. The proposed coastal development will not adversely affect environmentally sensitive lands.** The property is an interior lot on the north side of Hornblend Street, located approximately thirteen (13) blocks east of the Pacific Ocean and six (6) blocks northwest of the shoreline of Mission Bay. The site is not within nor adjacent to a Multiple Habitat Planning Area (MHPA) and does not contain any other type of Environmental Sensitive Lands (ESL) as defined in San Diego Municipal Code (SDMC) Section 113.0103

The City of San Diego conducted an environmental review of this site in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15305 (Minor Alterations to Land). Therefore, the development will not adversely affect environmentally sensitive lands.

- 3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.** The Pacific Beach Community Plan (PBCP) recommends that existing residential development conform to area-specific streetscape recommendations for landscape, lighting, sidewalk treatment and signage to be implemented through the citywide landscape ordinance. The plan also recommends that residential neighborhoods be enhanced by establishing and maintaining street tree patterns and promoting general maintenance and improvement of residential properties. As part of the proposed development, a building conditions report was required which outlines the required maintenance and improvements to the property. Additionally, landscaping on the property and a new street tree in the public right of way are required, as conditioned by this Permit, implementing the community plan's street tree pattern. No deviations or variances were requested. By providing the appropriate residential density, maintaining and improving the existing residences, and implementing the community plan's street tree pattern, the proposed residential condominiums conform to the land use plan and complies with all regulations for the certified Implementation Program.

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

The interior lot is located approximately six (6) blocks northwest of the shoreline of Mission Bay and approximately thirteen (13) blocks east of the Pacific Ocean. The project is not located between the nearest public roadways and the sea or shoreline.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1550832 is hereby GRANTED by the Hearing Officer to the referenced Owners/Permittees, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1550832 and 1550833, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza
Development Project Manager
Development Services

Adopted on: April 6, 2016

IO#: 24006182

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006182

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1550832
HORNBLEND TOWNHOUSE CDP / MW - PROJECT NO. 443510
HEARING OFFICER

This Coastal Development Permit No. 1550832 is granted by the Hearing of the City of San Diego to LALITA S. RHO and CHUNGIL RHO, Co-Trustees Under The Rho Family Trust Dated September 11, 2008, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.145-acre site is located at 2050-2056 Hornblend Street in the CO-1-2, Coastal (Non-Appealable), Coastal Height Limitation Overlay, and Parking Impact Overlay zones of the Pacific Beach Community Plan. The project site is legally described as: Parcel 2 of Parcel Map No. 3690;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to convert four residential condominium units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 6, 2016, on file in the Development Services Department.

The project shall include:

- a. Conversion of an existing 4-unit apartment building into a 4-unit residential condominium building;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 21, 2019.
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. This Coastal Development Permit shall comply with the provisions of Map Waiver 1550833.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. 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.
9. 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.

10. 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.

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

AFFORDABLE HOUSING REQUIREMENTS:

12. Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by paying the Condominium Conversion Inclusionary Affordable Housing Fee in one of the following, manners:

- a. Deferring payment of the Condominium Conversion Inclusionary Affordable Housing Fee until the close of escrow of the first condominium sold at the development by entering into a written agreement with the San Diego Housing Commission securing payment of the Condominium Conversion Inclusionary Affordable Housing Fee, which shall be recorded against the development and secured by a recorded deed of trust in favor of the San Diego Housing Commission. If Owner/Permittee elects future payment of the Condominium Conversion Inclusionary Affordable Housing, the fee shall be calculated using the rate in effect at the close of escrow of the first condominium unit sold at the development; or
- b. Pre-paying the Condominium Conversion Inclusionary Affordable Housing Fee to the City based upon the aggregate square footage of all residential units in the project. If Owner/Permittee pre-pays the Condominium Conversion Inclusionary Affordable Housing, the fee shall be calculated using the rate in effect on the date of pre-payment. Prior to recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Tenant Relocation Benefits (San Diego Municipal Code § 144.0505), to the satisfaction of the Development Services Department and the Housing Commission.

PLANNING/DESIGN REQUIREMENTS:

13. The Owner/Permittee shall post a copy of each approved discretionary Permit, Building Conditions Report, and Map Waiver in its sales office for consideration by each prospective buyer.

14. 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:

15. The Owner/Permittee shall maintain a minimum of eight off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this

permit are fully completed and all required ministerial permits have been issued and received final inspection.

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

APPROVED by the Hearing Officer of the City of San Diego on April 6, 2016 and [HO- XXXX to be added].

Coastal Development Permit No. 1550832
Date of Approval: April 6, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
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.

Rho Family Trust, Dated September 11, 2008
Owner/Permittee

By _____
Lalita Rho
Co - Trustee

Rho Family Trust, Dated September 11, 2008
Owner/Permittee

By _____
Chungil Rho
Co - Trustee

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

RESOLUTION NO. HO-XXXX
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING MAP WAIVER NO. 1550833 FOR HORNBLEND
STREET CDP / MW – PROJECT NO. 443510

WHEREAS, LALITA S. RHO and CHUNGIL RHO, CO-TRUSTEES UNDER THE RHO FAMILY TRUST DATED SEPTEMBER 11, 2008, Subdividers, and Maggie Roland, Surveyor, submitted an application with the City of San Diego for Map Waiver No. 1550833, to waive the requirement for a Parcel Map for a four-unit residential condominium conversion, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 2050-2056 Hornblend Street, between Noyes and Morrell Streets, within the CO-1-2 zone of the Pacific Beach Community Plan and Local Coastal Program. The property is legally described as Parcel 2 of Parcel Map No. 3690; and

WHEREAS, the Map proposes the subdivision of a 0.145-acre site into one (1) lot for a four (4) unit condominium conversion; and

WHEREAS, on March 11, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15305 - Minor Alterations And 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;

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

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) based on the fact 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 April 6, 2016, the Hearing Officer of the City of San Diego considered Map Waiver No. 1550833, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122, 125.0444, and 144.0240 of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. 1550833:

- 1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.** The 0.145-acre interior lot located at 2050-2056 Hornblend Street is within the CO-1-2 zone of the Pacific Beach Community Plan and is designated as Office Commercial. The CO-1-2 zone allows residential development at a density of 1 unit per 1,500 square feet of lot area, or four dwelling units. The existing dwelling units were constructed in 1992 and approved under Coastal Development Permit No. 89-1372 in 1990. The community plan recommends that existing residential development conform to area-specific streetscape recommendations for landscape, lighting, sidewalk treatment and signage to be implemented through the citywide landscape ordinance. The plan also recommends that residential neighborhoods be enhanced by establishing and maintaining street tree patterns and promoting general maintenance and improvement of residential properties. The proposed residential condominiums would meet the goals of the community plan by providing the appropriate residential density and implementing the community plan's street tree pattern. There are two (2) existing fan palm trees adjacent to the site along the Hornblend Street public right-of-way, and one (1) new 24-inch box Albizia Julibrissin will be added, as recommended in the community plan's Street Tree District 12 Plan. Additionally, landscape improvements will bring the subject property to the current landscape regulations of the San Diego Municipal

Code (SDMC). The proposed development will meet the land use regulations, including compliance to the San Diego Municipal Code development regulations to include but not limited height, setbacks, landscape, and floor area ratio. Therefore, the proposed subdivision and its design or improvement is 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 existing residential dwelling units were constructed in 1992 and subject to and complies with the development regulations under Coastal Development Permit No. 89-1372 approved by the Planning Director in 1990. Proposed landscape improvements, including trees and drought-resistant planting, will bring the subject property up to compliance with the current condominium conversion regulations of the San Diego Municipal Code (SDMC). There are above-ground utilities abutting the property on the alley serving the premises and the project proposes to waive the requirement to underground those utilities. The undergrounding waiver request qualifies under the guidelines SDMC section 144.0242, in that the conversion involves a short span of overhead facility (less than a full block's length) and the conversion would not represent a logical extension to an underground facility. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.
- 3. The site is physically suitable for the type and density of development.** The interior lot is located within an urbanized portion of the City developed since the early 1940s. The site is zoned CO-1-2 and allows residential uses. The 0.145-acre site is similar in size and topography to adjacent sites and is developed with four residential units at density range (1 du per 1,500 square feet of lot area) allowed per the zone. The conversion proposes no change in use or density, therefore the site is physically suitable with the type and density of the development.
- 4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The design of the subdivision was reviewed for conformance to the applicable zoning and development regulations of the Land Development Code. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Land Alterations) of the State CEQA guidelines. The project is located within an urbanized and built environment where there are no watercourses on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife on their habitat.
- 5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.** The design of the subdivision was reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Map Waiver and associated development permit includes conditions and corresponding exhibits of approvals, including undergrounding onsite utilities, stormwater and construction water runoff, adequate parking, and public improvements in order to achieve compliance with the regulations of the San Diego Municipal Code. The proposed project is exempt from the

California Environmental Quality Act (CEQA) pursuant to Sections 15305 of the State CEQA Guidelines. Therefore, the project 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 proposed subdivision does not contain or propose any new easements. Hornblend Street fronts the property to the south, where public access will be maintained. Therefore, the design of the subdivision and proposed improvements would 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.** No new development will result from the subdivision of the site. All public and private improvements are existing. Each unit allows for passive heating opportunities through daylight openings. Those openings also provide for passive cooling through cross-ventilation of interior spaces. Therefore, the design of the proposed subdivisions 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 site currently contains four dwelling units. The applicant has chosen the option of paying an in-lieu fee to the City to meet their affordable housing requirement rather than provide dwelling units. The decision maker has reviewed the administrative record including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. The conversion of four residential condominium units would not increase the need for public services in the region. The available fiscal and environmental resources are balanced by adequate public transit in the immediate area, the proximity of shopping, and essential services and recreation in the nearby developed urban area. Within walking distance, public transportation route lines are located to the north and south; shopping areas and commercial enterprises are located to the west; and Mission Beach and Mission Bay are located to the west and south, respectively. Therefore, the housing needs of the region are balanced against the needs for public services and the available fiscal and environmental resources.
- 9. The notices required by San Diego Municipal Code section 125.0431 have been given in the manner required.** Notice to each tenant of the proposed subdivision required by the Subdivision Map Act section 66427 and a Notice of Tenants Rights have been provided to all existing tenants. No new tenants have applied to rent a unit or moved into the units during the processing of the Map Waiver. Subsequent notices to be provided include a 60 Day Notice of Termination of Tenancy, Notice of 90 Day Period of First Right of Refusal to Purchase the unit to existing tenants, and a 180 Day Notice of Intention to Convert shall be provided subsequent to the approval of the Map Waiver.

10. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing. All costs associated with the processing of this Tentative Map Waiver were paid by the applicant. The subdivision was not developed to provide housing for the elderly, disabled or to provide low income housing.

11. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed. The subdivision was not developed to provide housing for the elderly, disabled or to provide low income housing.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. 1550833, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to Lalita S. Rho And Chungil Rho, Co Trustees Under The Rho Family Trust Dated September 11, 2008, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Francisco Mendoza
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 24006182

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 1550833
HORNBLEND TOWNHOUSE CDP / MW - PROJECT NO. 443510
ADOPTED BY RESOLUTION NO. HO-XXXX ON APRIL 6, 2016

GENERAL

1. This Map Waiver will expire April 21, 2019.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. This Map Waiver shall conform to the provisions of Coastal Development Permit No. 1550832.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

CONDOMINIUM CONVERSION

7. The Subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:
 - a. For existing tenants, within 10 days of the project application for the condominium conversion being deemed complete; or
 - b. For prospective tenants, upon application for the rental of a unit in the proposed condominium conversion.

8. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the Subdivision Map Act.
9. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Subdivision Map Act section 66427.1(a)(2)(E). The provisions of this condition shall neither alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Civil Code sections 1941, 1941.1 and 1941.2.
10. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days after approval of a Certificate of Compliance for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
11. The Subdivider shall give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (San Diego Municipal Code § 125.0431(a)(4)).
12. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Subdivision Map Act section 66427.1(a)(2)(F) and San Diego Municipal Code section 125.0431(a)(5). The right shall commence on the date the subdivision public report is issued, as provided in section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right. (San Diego Municipal Code § 125.0431(a)(5)).
13. The Subdivider shall provide a copy of the Building Conditions Report, Map Waiver No. 150833, and Coastal Development Permit No. 155832 to a prospective purchaser prior to the opening of an escrow account. (San Diego Municipal Code § 144.0504(c)).
14. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

AFFORDABLE HOUSING

15. Prior to recordation of the Certificate of Compliance, the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the condominium conversion inclusionary housing fee pursuant to the Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 142.1301 *et seq.*).

16. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Coastal Overlay Zone Affordable Housing Replacement Regulations (San Diego Municipal Code § 143.0810 *et seq.*), to the satisfaction of the Development Services Department and the San Diego Housing Commission.
17. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Tenant Relocation Benefits (San Diego Municipal Code § 144.0505), to the satisfaction of the Development Services Department and the Housing Commission.

ENGINEERING

18. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention devices (BFPDs), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
19. 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.
20. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
21. The Subdivider shall provide a letter, agreeing to prepare Declarations of Covenants, Conditions, and Restrictions (CC&Rs) for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
22. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

23. A Certificate of Compliance shall be requested once all conditions of the Map Waiver and Coastal Development Permit have been satisfied and prior to the Map Waiver expiration date.
24. Prior to the issuance of a Certificate of Compliance, City staff will perform a field site visit to verify that all property corners, or property corner offsets have been set. If any property corners are missing, they must be set and a Corner Record or Record of Survey (whichever is

applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the Record of Survey or Corner Record shall be provided to the City.

25. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
26. "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."
27. Every Certificate of Compliance shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

LANDSCAPE

28. Prior to recordation of the Certificate of Compliance, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with the Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.
29. Prior to recordation of the Certificate of Compliance, and after Landscape and Irrigation Construction Documents have been approved by Development Services, the Subdivider shall install all required landscaping consistent with the approved plans and the Land Development Manual, Landscape Standards.
30. Prior to recordation of the Certificate of Compliance, it shall be the responsibility of the Subdivider to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.
31. The Landscape Construction Plan shall take into account a 40-square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

32. The Subdivider or subsequent owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted to the Development Services Department for approval.
33. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to mature height and spread.

INFORMATION:

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24006182

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 92101-2422
 OFFICE OF PLANNING AND RESEARCH
 1400 TENTH STREET, ROOM 121
 SACRAMENTO, CA 95814

FROM: CITY OF SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT
 1222 FIRST AVENUE, MS 501
 SAN DIEGO, CA 92101

PROJECT NO.: 443510

PROJECT TITLE: Hornblend Townhouse CDP MW

PROJECT LOCATION-SPECIFIC: The site is located at 2050 Hornblend Street, San Diego, CA 92109 within the Pacific Beach Community Plan area.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit (CDP) and Map Waiver (MW) for the subdivision of an existing four unit building and parking into four residential condominium units. The 0.14-acre site is located within the Coastal Overlay zone (Non-Appealable) in the CO-1-2 zone(s) of the Pacific Beach Community Plan area, Council District 2. The existing development complies with height and bulk regulations and is located on a site that is currently developed and all public utilities are in place to serve the development.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Maggie Roland, 3810 Park Boulevard, San Diego CA 92103.
 Contact Maggie Roland, (619) 578-2916

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: 15305 (Minor Alterations in Land Use Limitations)
 STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be Categorically exempt from CEQA pursuant to Section 15305 (Minor Alterations). 15305 allows for the minor alterations in land use limitations as long as the area does not contain average slopes greater than 20 percent and would not result in changes in land use density. Since the project would result in the conversion of previously approved units into condominiums on land that does not contain slopes greater than 20 percent and would not increase density the exemption is appropriate. Because the project lacks sensitive resources the exceptions listed in section 15300.2 do not apply.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
 YES NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Jeff E. Szymanski / SENIOR PLANNER
 SIGNATURE/TITLE

3/11/2016
 DATE


CHECK ONE:

SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

- e. The project is proposing minimal grading which will not have a significant impact to the existing landform; therefore, no undue risks from geologic and erosional forces and/or flood and fire hazards will result from this development.
- f. The existing neighborhood contains commercial, multi-family residential and single-family homes which are one, two and three stories in height. The proposed development will be a two-story building which will be compatible with adjacent structures as well as enhance the visual quality of the area.
- g. The proposed development will conform with the Pacific Beach Community Plan, the Local Coastal Program and the Municipal Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Director, Coastal Development Permit No. 89-1372 is hereby GRANTED to LALITA RHO, Owner/Permittee, in the form and with the terms and conditions as set forth in Coastal Development Permit No. 89-1372, a copy of which is attached hereto and made a part hereof.



Robert Green
Senior Planner

Adopted on: June 22, 1990

PUBLIC RECORDS, SAN DIEGO COUNTY, VERA L. LYLE

2028

COASTAL DEVELOPMENT PERMIT NO. 89-1372
HORNBLEND CONDOMINIUM PROJECT
PLANNING DIRECTOR

This Coastal Development Permit is granted by the Planning Director of the City of San Diego to LALITA RHO, an individual, Owner/Permittee, pursuant to Section 105.0201 of the Municipal Code of the City of San Diego.

1. Permission is hereby granted to Owner/Permittee to demolish an existing single-family residence and to construct a four-unit condominium project located at 2050 Hornblend Street, described as Lots 27, 28, 29 and 30 in Block 213 of Pacific Beach, Map Nos. 697 and 854, in the CO Zone.
2. The facility shall consist of the following:
 - a. One building of approximately 6,400 square feet;
 - b. Landscaping;
 - c. Off-street parking; and
 - d. Incidental accessory uses as may be determined incidental and approved by the Planning Director.
3. Not fewer than eight off-street parking spaces shall be maintained on the property in the location shown on Exhibit "A," dated June 22, 1990, on file in the office of the Planning Department. Parking spaces shall comply with Division 8 of the Zoning Regulations of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking space dimensions shall conform to Zoning Ordinance standards. Parking areas shall be clearly marked at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.
4. No permit shall be granted nor shall any activity authorized by this permit be conducted on the premises until:
 - a. The Permittee signs and returns the permit to the Planning Department; and
 - b. The Coastal Development Permit is recorded in the office of the County Recorder.
5. Before issuance of any building permits, complete grading and working drawings shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER

2029

to Exhibit "A," dated June 22, 1990, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

6. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The Plans shall be in substantial conformity to Exhibit "A," dated June 22, 1990, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease, weed and litter free condition at all times.

7. The property included within this coastal development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Planning Director or the permit has been revoked by the City of San Diego.

8. This Coastal Development Permit may be cancelled or revoked if there is a material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City of San Diego or Permittee.

9. This Coastal Development Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

10. The use of texture or enhanced paving shall be permitted only with the approval of the City Engineer and Planning Director, and shall meet standards of these departments as to location, noise and friction values, and any other applicable criteria.

11. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

12. Prior to issuance of any building permits, the applicant shall assure, by permit and bond, the replacement of sidewalk adjacent to this site on Hornblend Street, in a manner satisfactory to the City Engineer.

13. Unless appealed this Coastal Development Permit shall become effective on the eleventh day following the decision of the Planning Director.

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERNA L. LYNE, RECORDER

2030

14. Unless appealed this Coastal Development Permit shall become effective on the tenth working day following receipt by the Coastal Commission of the Notice of Final Action.

15. This Coastal Development Permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted as set forth in Section 105.0216 of the Municipal Code.

16. This Coastal Development Permit shall become effective on July 3, 1990.

17. This project shall comply with the phasing and financing standards, policies and requirements relating to growth management in effect at the time of approval of this project, including any successor or new policies, financing mechanisms, phasing schedules, plans and ordinances adopted by the City of San Diego after January 11, 1990.

18. In the event that 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.

APPROVED by the Planning Director of the City of San Diego on June 22, 1990.

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE

AUTHENTICATED BY:

2031

Green

ROBERT GREEN, SENIOR PLANNER, CITY OF SAN DIEGO PLANNING DEPARTMENT

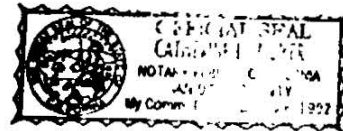
PS

STATE OF CALIFORNIA) SS.
COUNTY OF SAN DIEGO)

On this 12th day of September in the year 1990, before me, Catherine L. Meyer, a Notary Public in and for said County and State, personally appeared Robert Green personally known to me (~~or-proved-to-me-on-the-basis-of-satisfactory-evidence~~) to be the person who executed this instrument as Senior Planner of the Planning Department of the City of San Diego and acknowledged to me that the Municipal Corporation executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the County of San Diego, State of California, the day and year in this certificate first above written.

Catherine L. Meyer



Catherine L. Meyer
Notary Public in and for the County of San Diego, State of California

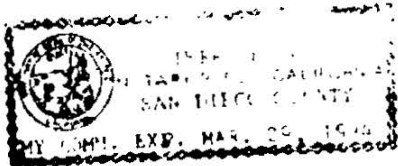
PERMITTEE(S) SIGNATURE/NOTARIZATION:

The undersigned Permittee(s), by execution thereof, agrees to each and every condition of this permit and promises to perform each and every obligation of Permittee(s) thereunder.

BY: Lalita Rho

BY: _____

LALITA RHO
OWNER/PERMITTEE
AN INDIVIDUAL



Jing Kim

NOTARY PLEASE BE SURE AN INDIVIDUAL ~~PARTNERSHIP CORPORATION MUNICIPAL CORPORATION~~

ACKNOWLEDGMENT IS ATTACHED HERE PER CIVIL CODE § 1180, ET. SEQ.

MUNICIPAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, MANAGER

GENERAL ACKNOWLEDGMENT

2032

State of Calif
County of San Diego } ss.

On this the 22 day of Sept 1990 before me.

the undersigned Notary Public, personally appeared

LALITA RHO

personally known to me
 proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) _____ subscribed to the
within instrument, and acknowledged that clb executed it.
WITNESS my hand and official seal.



Notary's Signature [Signature]

NATIONAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLL

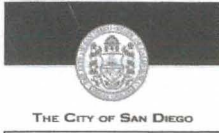
Mendoza, Francisco

From: Chris Olson [oly7@att.net]
Sent: Monday, December 07, 2015 5:01 PM
To: Mendoza, Francisco; Maggie Roland
Subject: Hornblend Townhouses 443510

Follow Up Flag: Follow up
Flag Status: Completed

Pancho
On Dec 1 the PBPG voted in favor of the following motion 15-0-0
**Approve the project with the condition that the project complies with city requirements for 1)
Drainage from inside garage and driveway (below grade), 2) hedge/fence along sidewalk
(recommend reduce from 7ft and maintain below 3ft and 3) front yard lawn (recommend change
to drought tolerant ground cover or plants**

Chris Olson
PBPG



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

Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 Hornblend Street Townhouse 443510


Project Address:
 2050-2056 Hornblend Street, San Diego, CA. 92109

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No


Name of Individual (type or print):
 Chungil Rho Co Trustee of the Rho Family Trust
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 1541 Calle Delicada
 City/State/Zip:
 La Jolla, CA. 92037
 Phone No: 858-456-1561 Fax No:
 Signature:  Date: 9-2-15

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Lalita Rho Co Trustee of the Rho Family Trust
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 1541 Calle Delicada
 City/State/Zip:
 La Jolla, CA. 92037
 Phone No: 858-456-1561 Fax No:
 Signature:  Date: 9-2-15

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

TENTATIVE MAP WAIVER NO. 1550833
 COASTAL DEVELOPMENT PERMIT NO. 1550832
 PROJECT NO. 443510
 2050 HORNBLEND CONDOMINIUMS

PM 4517
 PARCEL 1

PM 3690
 PARCEL 1

PM 3690
 PARCEL 2

PM 4606
 PARCEL 1

PM 3639
 PARCEL 1

MAP 791 (854)
 LOT 24 (POR)

LOT 23 (POR)

LEGEND: EXISTING FEATURES

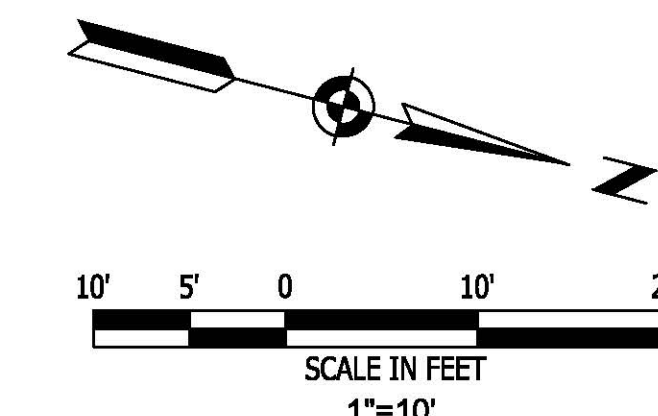
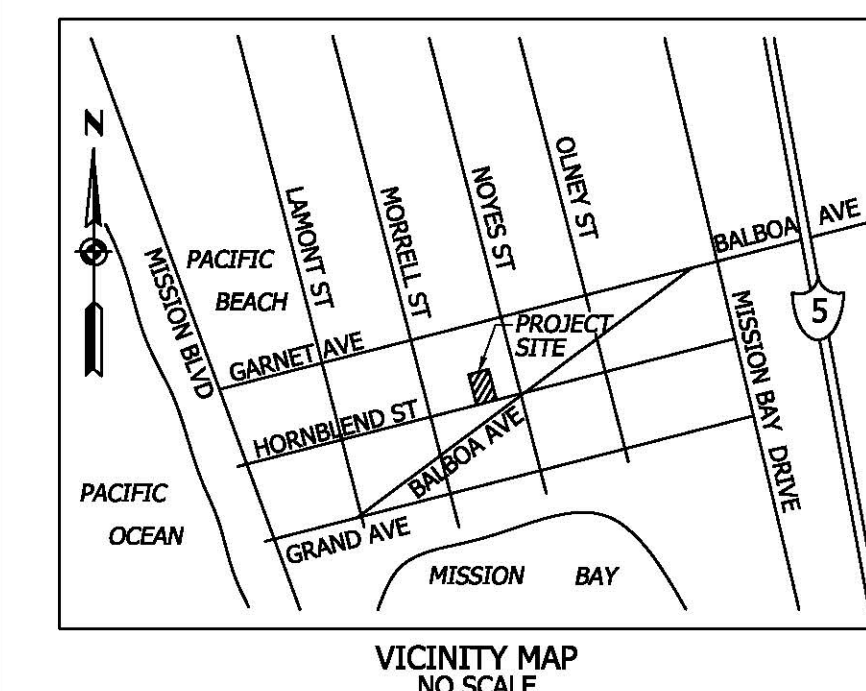
- PROPERTY LINE/TMW BOUNDARY
- RIGHT OF WAY (ROW)
- CENTER LINE
- LOT LINE
- FENCE WOOD
- FENCE WOOD-CHAIN LINK
- EDGE OF CONCRETE
- OVERHEAD ELECTRIC LINE
- SEWER LINE
- WATER LINE
- 6" CMU WALL
- CONCRETE SURFACE
- GROUND COUNTOUR (5' INTERVAL)
- GROUND COUNTOUR (1' INTERVAL)
- (NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)
- BOUNDARY LINE DATA
- SPOT ELEVATION (EXIST)
- FOUND BOUNDARY MONUMENT
- "LS 4863" PER CORNER RECORD 8545
- SURFACE FLOW

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
EL	ELEVATION
EXIST	EXISTING
FL	FLOWLINE
PP	UTILITY POLE
PS	PARKING SPACE
ROW	RIGHT OF WAY
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
WM	WATER METER

EXISTING FRANCHISE UTILITY TABLE

(TYPE)	(STATUS)
ELECTRIC	OVERHEAD
TELEPHONE	OVERHEAD
CABLE TELEVISION	OVERHEAD



PREPARED BY:
 METROPOLITAN MAPPING
 3712 30TH STREET
 SAN DIEGO, CA 92104
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 FAX: 619-330-1830
 email: metromap.sd@gmail.com

VERNON V. FRANCK, PLS 7927

DATE

DEVELOPMENT SUMMARY
 COASTAL DEVELOPMENT PERMIT
 MAP WAIVER (FOR CONDOMINIUM PURPOSES)
 *NOTE: THE EXISTING 4 UNIT BUILDING (AND PARKING) DEPICTED HEREON WAS APPROVED AS A 4 UNIT CONDOMINIUM DEVELOPMENT PER COASTAL DEVELOPMENT PERMIT NO. 89-1372, RECORDED OCTOBER 22, 1990 AS FILE NO. 1990-0572401, OR

SITE ADDRESS
 2050 HORNBLEND STREET STREET, SAN DIEGO, CA 92109
 BETWEEN MORRELL STREET AND NOYES STREET

SITE AREA: 6,295 SF / 0.145 ACRES

EXISTING LOTS: 1
PROPOSED LOTS: 1

GROSS FLOOR AREA: 6,032SF

EXISTING ZONING
 BASE ZONE: CO-1-2
 COMMUNITY PLAN: PACIFIC BEACH COMMUNITY PLAN

OVERLAY ZONES
 COASTAL HEIGHT LIMIT
 COASTAL (CITY)
 PARKING IMPACT

BUILDING SETBACKS
 FRONT YARD: 10'
 SIDE YARD: 5'
 REAR YARD: 10'

OFF-STREET PARKING SPACE REQUIREMENTS
 PARKING REQUIRED: 4 UNITS @ 2BR EACH (4 x 2) = 8 SPACES (PER CDP 89-1372)
 PARKING PROVIDED: 8 SPACES (PER CDP 89-1372)

DEVELOPMENT NOTES
 THIS IS A MAP OF 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. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 4.

MONUMENTATION NOTES
 ALL PROPERTY CORNERS ARE SET AND ARE SHOWN HEREON. SEE CORNER RECORD NO. 8545

REFERENCE DRAWINGS
 PARCEL MAP 3690
 CORNER RECORD 8545

NOTES

- THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
- EXISTING DRAINAGE PATTERNS
 SURFACE FLOW TO HORNBLEND STREET AND CONCRETE ALLEY
- THE SUBDIVIDER SHALL INSTALL APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, IRRIGATION, AND FIRE) ADJACENT TO THE PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
- THERE ARE NO KNOWN EASEMENTS ON THIS SITE.
- THE BUILDING WAS CONSTRUCTED IN 1992.

PROJECT DATA
 NUMBER OF RESIDENTIAL UNITS: 4
 TOTAL FLOOR AREA OF RESIDENTIAL UNITS: 6,032 SF
 NUMBER OF STORIES: 3
 NUMBER OF BUILDINGS: 2
 EXISTING LOTS: 1
 PROPOSED LOTS: 1
 EXISTING USE: MULTI-FAMILY RESIDENTIAL
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL
 EXISTING ZONING: CO-1-2
 YEAR OF CONSTRUCTION: 1992

PROJECT SOILS CONDITION
 EXISTING DEVELOPED SITE

PROJECT PERMITS REQUIRED
 MAP WAIVER
 COASTAL PERMIT (CITY)

PROJECT ADDRESS
 2050 HORNBLEND STREET STREET, SAN DIEGO, CA 92109

PROJECT OWNER
 RHO FAMILY TRUST DATED SEPTEMBER 11, 2008
 1541 CALLE DELICADA, LA JOLLA, CA 92037

LALITA RHO, TRUSTEE

DATE

LEGAL DESCRIPTION
 PARCEL 2 OF PARCEL MAP NO. 3690, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 15, 1975 AS INSTRUMENT NO. 87055 OF OFFICIAL RECORDS.

SOURCE OF TOPOGRAPHY
 FIELD SURVEY BY METROPOLITAN MAPPING, JULY, 2015

BASIS OF ELEVATIONS
 CITY OF SAN DIEGO BENCHMARK DESCRIPTION: BRASS PLUG (NWBP)
 TOP OF CURB, NORTHWEST HORNBLEND STREET & NOYES STREET
 ELEVATION: 53.47 FEET M.S.L. DATUM: NAVD 29 (M.S.L.)

BASIS OF BEARINGS
 THE WESTERLY LINE OF PARCEL 2 PER PARCEL MAP NO. 3690
 I.E., N14°28'59"W

COORDINATES
 NAD 27: 232-1698 CCS 83: 1872-6260

ASSESSOR'S PARCEL NUMBER
 APN 424-051-18

PROJECT NAME
 2050 HORNBLEND CONDOMINIUMS

SHEET TITLE
 TENTATIVE MAP WAIVER NO. 1550833
 COASTAL DEVELOPMENT PERMIT NO. 1550832

PROJECT NO. 443510 I.O. NO. 24006182 SHEET 1 OF 1