



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 25, 2018 REPORT NO. HO-18-058

HEARING DATE: August 1, 2018

SUBJECT: MOHAWK SDP-TM - Process Three Decision

PROJECT NUMBER: [539538](#)

OWNER/APPLICANT: Justin Ruthenbeck.

SUMMARY

Issues: Should the Hearing Officer approve a Site Development Permit No. 1906074 and Tentative Map No. 1906075 allowing the subdivision of a 0.20-acre parcel into three single family residential lots and the development of two new single-family residences, with the existing residence to remain located at 7290 Mohawk Street in the RM-1-1 Zone, within the College Area Community Plan

Staff Recommendations:

1. Approve Tentative Map No. 1906074.
2. Approve Site Development Permit No. 1906075.

Community Planning Group Recommendation: On August 4, 2018, the College Area Community Planning Board voted 8-0-0 to recommend approval of the proposed project with the following condition: Vote to approve as long as applicant follows all city guidelines and recommendations.

Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15 332 (In-fill Development Projects). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 26, 2018, and the opportunity to appeal that determination ended July 11, 2018.

BACKGROUND

The 0.20-acre site is located at 7290 Mohawk Street in the RM-1-1 Zone, within the College Community Plan Area. The project is located in an area identified for multi-family residential development at a density of 15-Dwelling Units per acre in the College Community Plan and is consistent with that land use. The project complies with all required Subdivision Map Act Requirements and all San Diego Municipal Code regulations.

The existing single-family residence located at 7290 Mohawk Street, is not an individually historical designated resource and is not located within a designated historical district. However, the San Diego Municipal Code requires City staff to review all projects impacting a parcel that containing a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. Staff reviewed the project site and determined the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

DISCUSSION

The applicant is requesting the approval of a Tentative Map, per San Diego Municipal Code (SDMC) Section [125.0410](#) to allow the subdivision of one parcel into three residential lots. Consistent with the small lot subdivision requirements the project also requires approval of a Site Development Permit (SDP), SDMC Section [143.0365](#), to allow for the development of two new single-family residences, while the existing residences will remain. The project site is designated Multiple Use in the General Plan and is consistent with existing General Plan designations by providing housing within a medium-high-density range within an urbanized core of the City.

The College Area Community Plan does not provide specific recommendations regarding particular development requirements, other than general guidelines for the inclusion of building articulation and design compatibility. The project design incorporates balconies, glazing area, multiple offsetting planes, and materials and finishes that will provide visual interest and reduce the perceived bulk and scale of the existing residences. The project will be compatible with existing land use on adjoining properties, and will not constitute a disruptive element to the neighborhood and community. Architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable.

In addition, the proposed project will provide an opportunity for home ownership which is consistent with the General Plan, Housing Element, Goal No. 4: "to provide affordable housing opportunities consistent with a land use pattern which promotes infill development and socioeconomic equity; and facilitate compliance with all applicable federal, state, and local laws and regulations". The new residential development is a use that is compatible with Multi-Family Residential uses expected to be found in the College area community.

The Transportation Element of the Community Plan recommends that off-street parking should be screened from the public right-of-way and adjacent residences. Of the six total parking spaces provided none are visible from the public right-of-way due to the building configurations and enclosed garages. The project was reviewed by staff and determined to be in conformance with the RM-1-1 Zone development regulations.

The proposed lots are consistent with the required RM-1-1 Zone minimum lot size of 6,000 square-feet, have adequate width and depth and are conditioned to install adequate public improvements prior to the recordation of a parcel map (Attachment 3).

All necessary public improvements are included as project conditions, and all public utilities required to service the site are available. The project was determined to be exempt from CEQA pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects), and there was no appeal of the environmental determination filed within the time period provided by San Diego Municipal Code Section [112.0520](#). The proposed site development permit includes conditions of approval and exhibits to achieve compliance with the SDMC regulations applicable to this project. Compliance with the permit conditions would protect the health, safety and general welfare of persons residing or working in the surrounding area.

The San Diego Municipal Code (SDMC) Section [144.0240](#) allows the subdivider to apply for a waiver from the requirement to underground existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined that the requested waiver of the requirements to underground privately owned utility systems and services facilities qualifies under the guidelines of SDMC Section [144.0242\(c\) \(1\) \(B\)](#) as follows: 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. Notwithstanding the requested waiver, the project is required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 8 of the Tentative Map. The City's Undergrounding Master Plan does not list an estimated date for undergrounding for this area as the funding has yet to be identified.

CONCLUSION

City staff has reviewed the application for a Site Development Permit and Tentative Map to subdivide one lot into three lots at the project location and has determined that the subdivision application is consistent with the land use designation and development regulations in effect for this site per the State Map Act and the San Diego Municipal Code. Staff recommends that the Hearing Officer's approve Tentative Map No. 1906074 and Site Development Permit No. 1906075.

ALTERNATIVES

1. Approve Tentative Map No. 1906074 and Site Development Permit No. 1906075, with modifications.
2. Deny Tentative Map No. 1906074 and Site Development Permit No. 1096075, if the findings required to approve the project cannot be affirmed.

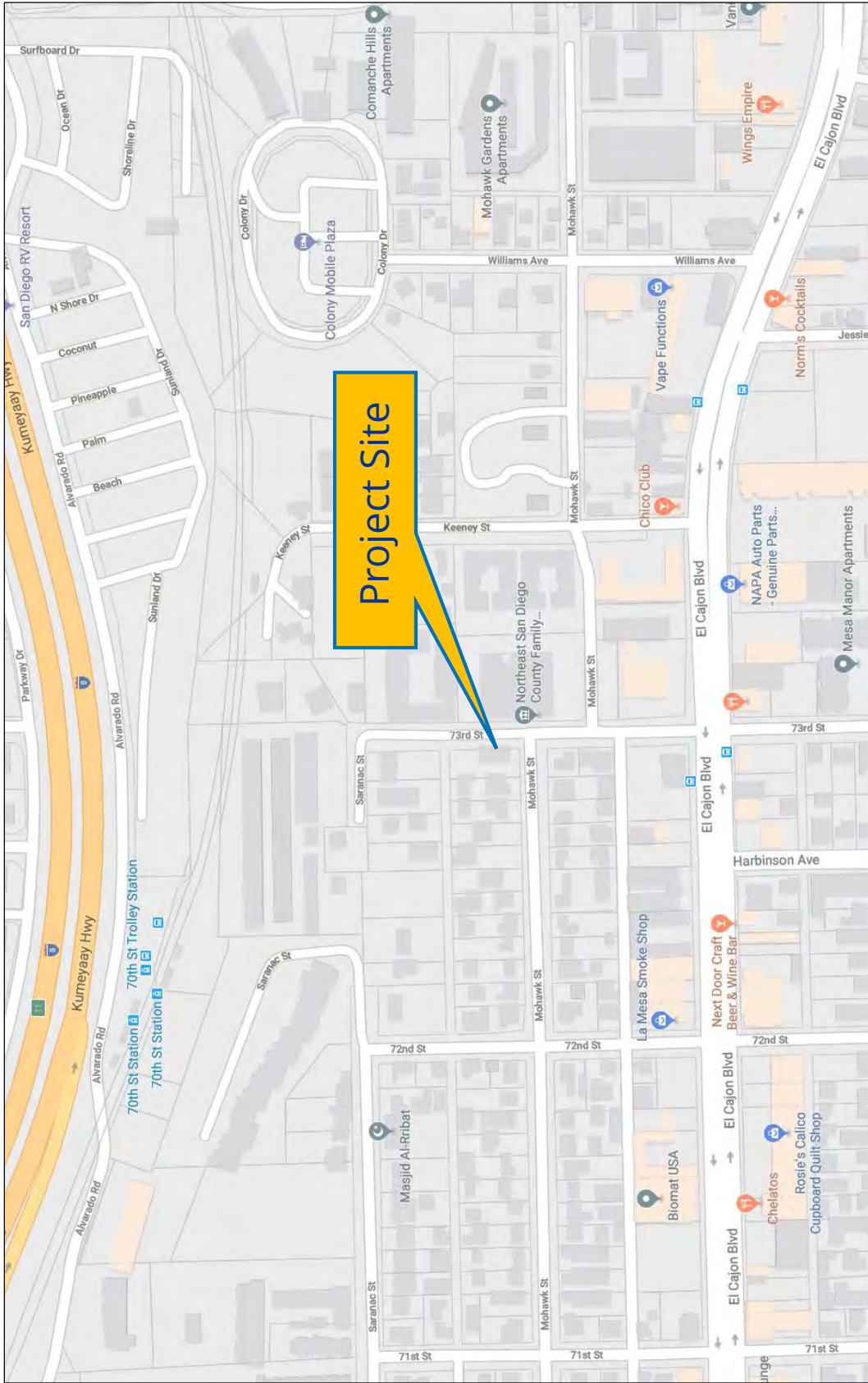
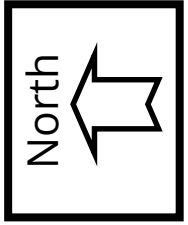
Respectfully submitted,



Derrick Johnson (D.J.), 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. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Plans
13. Map Exhibit-Tentative Map



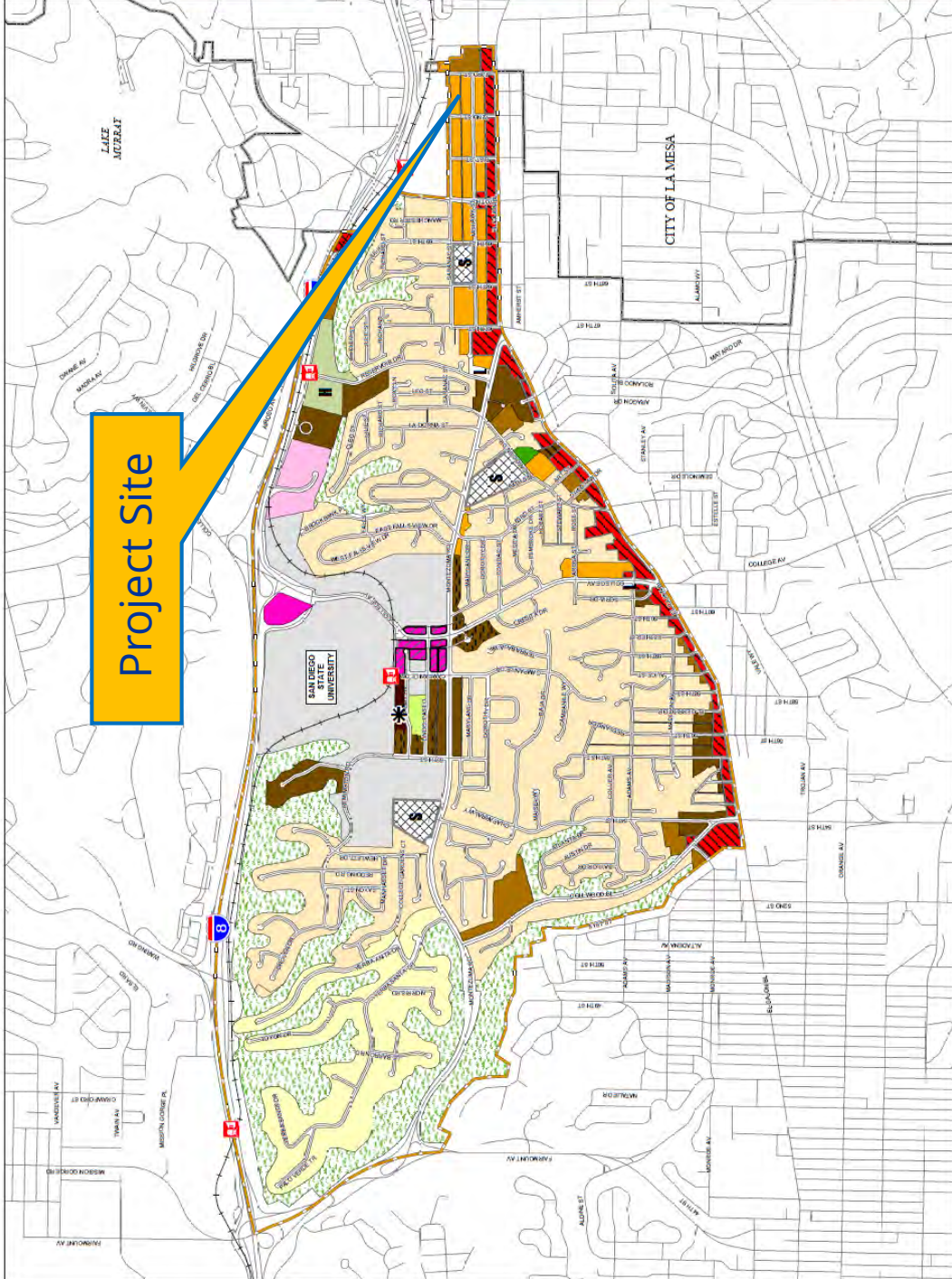
Project Location Map

Mohawk SDP TM - 7290 Mohawk Street
PROJECT NO. 539538



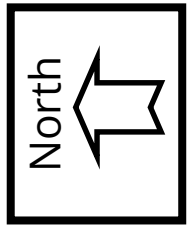
City of **SD** San Diego
 City Planning
**College Area
 Community Plan
 Land Use**

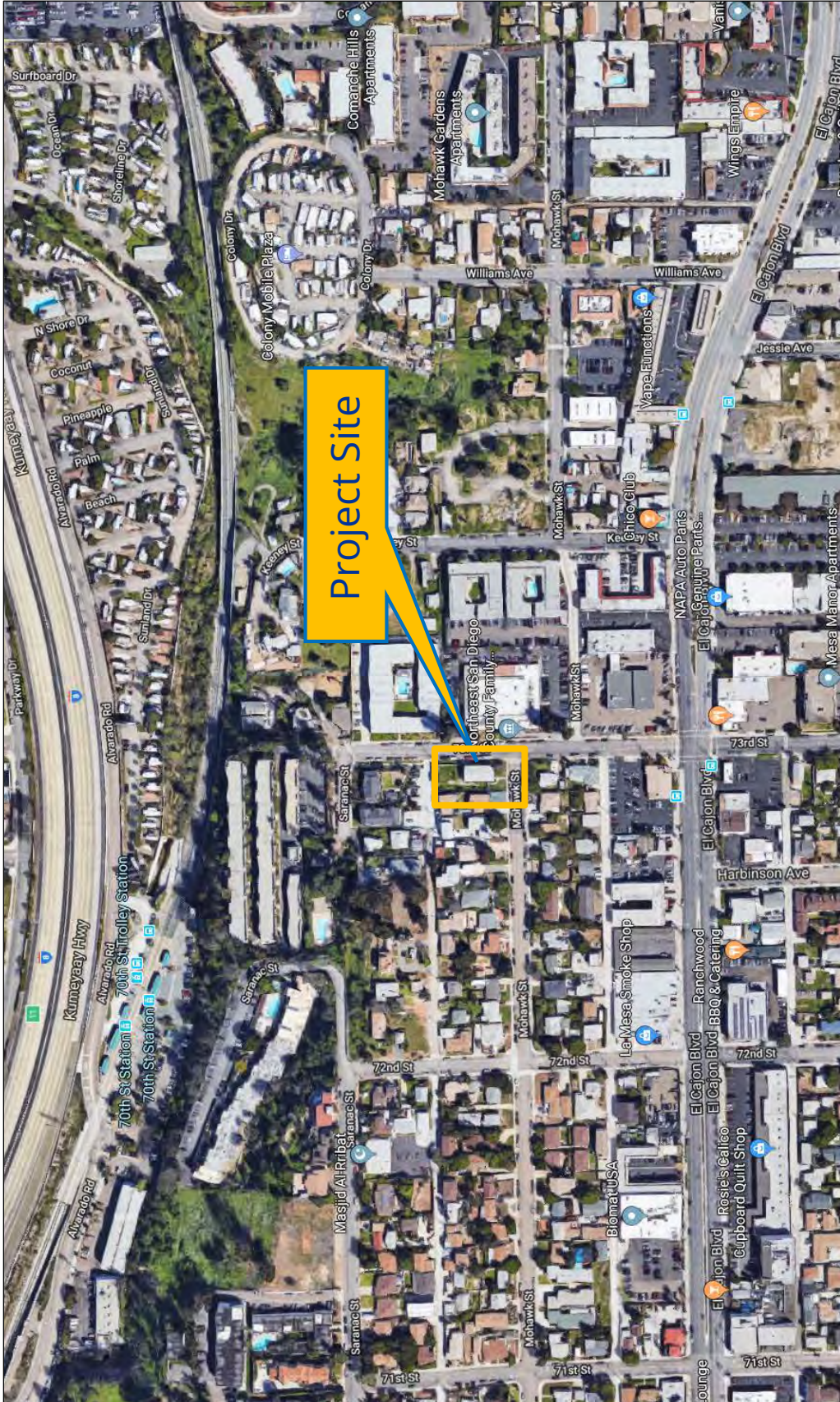
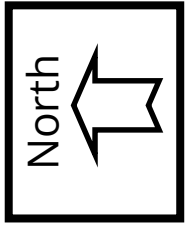
- Legend**
- Planning Areas
 - Very Low Density Res. (0-1 DU/AC)
 - Low Density Res. (1-10 DU/AC)
 - Low/Med Density Res. (10-15 DU/AC)
 - Med-Med/High Density Res. 15-45 DU/AC
 - High Density Res. (45-75 DU/AC)
 - Very High Residential (75-110 DU/NRA)
 - School
 - Hospital & Related Medical Offices
 - Library
 - University Campus
 - Park
 - Open Space
 - Open Use Area
 - Office Commercial
 - Visitor Commercial
 - Gen. Commercial w/ Res. (45-75 DU/AC)
 - Gen. Commercial w/ Res. (75-110 DU/AC)
 - Mixed Use Commercial Res. (75-110 DU/NRA)
 - Fraternity/Sorority Area
 - Redevelopment Project (see Fig. 7B)
 - LRT Route
 - Trolley Stations
 - Municipal Boundaries
 - Religious Center



Land Use Map

Mohawk SDP TM - 7290 Mohawk Street
 PROJECT NO. 539538



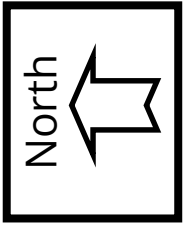


Aerial Photo

Mohawk SDP TM - 7290 Mohawk Street

PROJECT NO. 539538

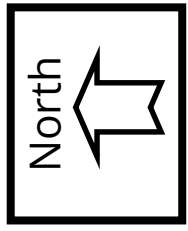




North View

Mohawk SDP TM - 7290 Mohawk Street
PROJECT NO. 539538

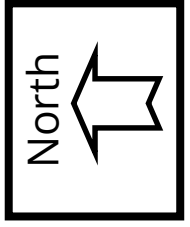




West View

Mohawk SDP TM - 7290 Mohawk Street
PROJECT NO. 539538

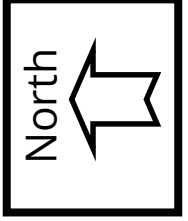




South View

Mohawk SDP TM - 7290 Mohawk Street
PROJECT NO. 539538





East View

Mohawk SDP TM - 7290 Mohawk Street
PROJECT NO. 539538



PROJECT DATA SHEET

PROJECT NAME:	Mohawk SDP/TM	
PROJECT DESCRIPTION:	The project is a small lot subdivision of one parcel into three single family residential lots and development of two new single-family residences	
COMMUNITY PLAN AREA:	College Area	
DISCRETIONARY ACTIONS:	Tentative Map and Site Development Permit (Process 3)	
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Family Residential.	
<u>ZONING INFORMATION:</u>		
ZONE: RM-1-1: (Multi-Family)		
HEIGHT LIMIT: 30-Foot maximum height limit		
LOT SIZE: 6,000 square-foot minimum lot size		
FLOOR AREA RATIO: 0.75 maximum		
FRONT SETBACK: 15 feet minimum/20 feet standard		
SIDE SETBACK: 5 feet minimum/8 feet standard		
STREETSIDE SETBACK: 10 feet		
REAR SETBACK: 15 feet		
PARKING: 6		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-Family Residential; RM-1-1	Multi-Family Residential
SOUTH:	Multi-Family Residential; RM-1-1	Multi-Family Residential
EAST:	Single-Family Residential; RM-3-7	Multi-Family Residential
WEST:	Single-Family Residential; RM-1-1	Multi-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 4, 2018, the College Area Community Planning Board voted 8-0-0 to recommend approval of the proposed project with the following condition: Vote to approve as long as applicant follows all city guidelines and recommendations.	

HEARING OFFICER
RESOLUTION NO. [REDACTED]
SITE DEVELOPMENT PERMIT No. 1906075
MOHAWK SDP/TM PROJECT NO. 539538

WHEREAS, JUSTIN RUTHENBECK, Owner/Permittee, filed an application with the City of San Diego for a permit for the subdivision of one parcel into three single family residential lots and the development of two new single-family residences, the existing residences will remain (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1906075 on portions of a 0.20-acre site;

WHEREAS, the project site is located at 7290 Mohawk Street in the RM-1-1 Zone, within the College Area Community Plan area;

WHEREAS, the project site is legally described as Lot 13, Block 16 of La Mesa Colony Townsite, County of San Diego, Map No. 346, recorded on March 8, 1887; a portion of the west 10 feet of 73rd Street, formerly Isabella Street, adjoin said Lot 13 on the East and that portion of the North 10 feet of Mohawk Street, formerly Santiago Street, adjoin said Lot 13 and said West 10 feet of 73rd Street on the south as vacated and closed to public use on April 30, 1923, by order of the board of supervisors of San Diego County, recorded May 11, 1923, book 751, Page 39 of deeds;

WHEREAS, on June 26, 2018, 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 (In-fill Development Projects) 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 August 1, 2018, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1906075, 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 August 1, 2018.

Site Development Permit Findings – SDMC Section 126.0501

1. The proposed development will not adversely affect the applicable land use plan.

The project proposes the subdivision of one parcel into three residential lots, the development of two new single-family residences, while the existing residence will remain. The 0.20-acre site is located at 7290 Mohawk Street in the RM-1-1 Zone, within the College Area Community Plan. The College Area Community Plan designates the 0.20-acre site for Multi-Family Residential with a recommendation of 15-dwelling units per net acre, the project site has an existing single-family

residence that will remain. The project site is designated Multiple Use in the General Plan and is consistent with existing General Plan designations by providing housing within a medium-high-density range within an urbanized core of the City.

In addition, the proposed project will provide an opportunity for home ownership which is consistent with the General Plan, Housing Element, Goal No. 4: "to provide affordable housing opportunities consistent with a land use pattern which promotes infill development and socioeconomic equity; and facilitate compliance with all applicable federal, state, and local laws and regulations". The new residential development is a use that is compatible with Multi-Family Residential uses expected to be found in the College area community.

The Transportation Element of the Community Plan recommends that off-street parking should be screened from the public right-of-way and adjacent residences. Of the six total parking spaces provided none are visible from the public right-of-way due to the building configurations and enclosed garages. Therefore, the proposed project will not adversely affect the College Area Community Plan or the General Plan of the City of San Diego.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The project proposes the subdivision of one parcel into three residential lots, the development of two new single-family residences, while the existing residence will remain. The 0.20-acre site is located at 7290 Mohawk Street in the RM-1-1 Zone, within the College Area Community Plan. The proposed development has been designed to conform with the City of San Diego codes, policies and regulations whose primary focus is the protection of the public's health, safety and welfare. Ministerial construction permits require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code, seismic requirements, and all adopted referenced standards, which also establish standards to safeguard public health, safety, and welfare. In addition, the proposed development demonstrates compliance with fire protection and life safety requirements regarding adequacy of hydrants, hose pull length, and emergency access.

The project was determined to be exempt pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects), and there was no appeal of the environmental determination filed within the time period provided by San Diego Municipal Code Section 112.0520. The permit for the project includes conditions of approval and exhibits to achieve project compliance with the SDMC regulations applicable to this project. Compliance with the permit conditions would protect the health, safety and general welfare of persons residing or working in the surrounding area. Conditions of approval require the review and approval of all construction plans by professional staff to ensure construction will comply with all relevant uniform building, fire, plumbing, electrical, mechanical and traffic control code regulations and permitting requirements.

Construction inspections, including final inspection and certificate of occupancy issuance are required to assure construction permits are implemented in accordance with the approved plans and will comply with all regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The site is in the RM-1-1 Zone, which designates the site for Multi-Family residential development. The project site is designated as Multi-Family Residential with a recommended Medium-High density range of 15- dwelling units per net acre. The project proposes a density of 15 dwelling units per acre and is consistent with the density recommendation of the Land Development Code. The specific recommendation for this area is for infill development of similar density to the existing quality development. The project proposes the subdivision of one parcel into three residential lots, the development of two new single-family residences, while the existing residences will remain.

No deviations are being requested. The project was also reviewed, as noted above under Finding 2, to determine if there were any environmental impacts that would result from project. Staff determined that the project will not result in any environmental impacts, and exempted the project from CEQA. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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 Hearing Officer, Site Development Permit No. 1906075 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1906075, a copy of which is attached hereto and made a part hereof.

Derrick Johnson (D.J.)
Development Project Manager
Development Services

Adopted on: August 1, 2018

IO#: 24007202

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: 24007202

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT No. 1906075

MOHAWK SDP/TM PROJECT No. 539538

HEARING OFFICER

This Tentative Map No. 1906074 and Site Development Permit No. 1906075 is granted by the Hearing Office of the City of San Diego to Justin Ruthenbeck, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 143.0365. The 0.20--acre site is located at 7290 Mohawk Street in the RM-1-1 Zone, within the College Area Community Plan. The project site is legally described as: Lot 13, Block 16 of La Mesa Colony Townsite, County of San Diego, Map No. 346, recorded on March 8, 1887; a portion of the west 10 feet of 73rd Street, formerly Isabella Street, adjoin said Lot 13 on the East and that portion of the North 10 feet of Mohawk Street, formerly Santiago Street, adjoin said Lot 13 and said West 10 feet of 73rd Street on the south as vacated and closed to public use on April 30, 1923, by order of the board of supervisors of San Diego County, recorded May 11, 1923, book 751, Page 39 of deeds;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the subdivision of one parcel into three single family residential lots and the development of two new single-family residences, the existing residences will remain, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 1, 2018, on file in the Development Services Department.

The project shall include:

- a. The existing 1,733-square foot residence and 765-square foot garage will remain;
- b. New construction-Unit 1, will be 1,860-square feet;
- c. New construction Unit 2 will contain 1,857-square feet
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking; 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 August 15, 2021.

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 receiving the first residential building permit the Owner/Permittee shall comply with the provisions of the Inclusionary Affordable Housing Regulations in Chapter 14, Article 2, Division 13 of the San Diego Municipal Code by making payment to the City of San Diego for the full Inclusionary Affordable Housing Fee set forth in the Inclusionary Affordable Housing Regulations.

ENGINEERING REQUIREMENTS:

13. The Site Development Permit shall comply with all Conditions of the Final Map for Tentative Map No. 1906074.

14. The project proposes to export 360 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. The drainage system proposed for this development is private and subject to approval by the City Engineer.

16. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the existing and proposed Trees/landscape and irrigation, planter brick curbs and private walkways in the 73rd and Mohawk Streets Right-of-Way.

17. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the proposed curb outlet (D-25) and portion of existing retaining wall to remain in the 73rd Street Right-of-Way.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to construct a current city standard sidewalk, adjacent to the site on 73rd Street, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing driveway adjacent to the site on 73rd Street, with a current City Standard 12-foot wide driveway, satisfactory to the City Engineer.

20. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to close the non-utilized portions of the existing driveway with current city standard sidewalk, curb and gutter, adjacent to the site on 73rd Street, satisfactory to the City Engineer.

21. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new current City Standard 12-foot wide driveway, adjacent to the site on Mohawk Street, satisfactory to the City Engineer.

22. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the two existing curb ramps and alley apron at the alley entrance, per current City Standards, satisfactory to the City Engineer.

23. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to construct a new current city standard curb ramp at the Southeast corner of the property at the intersection of 73rd Street and Mohawk Street, satisfactory to the City Engineer.

24. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to remove the encroaching retaining walls in the 73rd Street and Alley Right-of-Way, satisfactory to the City Engineer.

25. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate and improve a triangular area at the southeast corner of the property, the corner of Mohawk Street and 73rd Street, as shown on the approved 'Exhibit A', to the satisfaction of the City Engineer.

26. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

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

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

LANDSCAPE REQUIREMENTS:

29. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Development Services Department.

30. Prior to issuance of any engineering permits for right-of-way improvements, 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-sq.ft. area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

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

32. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. 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.

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

PLANNING/DESIGN REQUIREMENTS:

34. Owner/Permittee shall maintain a minimum of six-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.

35. 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.

36. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

37. 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 right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

38. 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.

39. 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.

40. 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.

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on August 1, 2018, and [Approved Resolution Number].

ATTACHMENT 6

Site Development Permit No. 1906075
August 1, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Derrick Johnson
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.

Justin Ruthenbeck
Owner/Permittee

By _____
Justin Ruthenbeck
Owner/Permittee

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

HEARING OFFICER RESOLUTION NUMBER R-_____

TENTATIVE MAP No. 1906074. MOHAWK SDP/TM - PROJECT NO. 539538.

WHEREAS, Justin Ruthenbeck, Subdivider, and Omega Engineering Consultants/Engineer, submitted an application to the City of San Diego for a Tentative Map No. 1906074, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 7290 Mohawk Street in the RM-1-1 Zone, within the College Area Community Plan. The property is legally described as: Lot 13, Block 16 of La Mesa Colony Townsite, County of San Diego, Map No. 346, recorded on March 8, 1887; a portion of the west 10 feet of 73rd Street, formerly Isabella Street, adjoin said Lot 13 on the East and that portion of the North 10 feet of Mohawk Street, formerly Santiago Street, adjoin said Lot 13 and said West 10 feet of 73rd Street on the south as vacated and closed to public use on April 30, 1923, by order of the board of supervisors of San Diego County, recorded May 11, 1923, book 751, Page 39 of deeds; and

WHEREAS, the Map proposes the Subdivision of a 0.20--site into three (3) lots for three (3) residential single dwelling units; and

WHEREAS, the requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code Section 144.0242(b)(3) and 144.0242(c)(1)(b) Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities in that, the project does not span an entire City block and does not represent a logical extension to any underground facility; and

WHEREAS, on July 26, 2018, 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 (In-Fill Development Projects); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, on August 1, 2018, the Hearing Officer of the City of San Diego considered Tentative Map No. 1906074, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1906074:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The applicant is requesting approval of a Tentative Map, to allow for the subdivision of one parcel into three residential lots, the development of two new single-family residences, while the existing residence will remain. The 0.20-acre site is located at 7290 Mohawk Street in the RM-1-1 Zone, within the College Area Community Plan. The proposed project is in an area identified as Multi-family residential (15- Dwelling Units per acre) in the College Community Plan and is consistent with that land use. The project is surrounded by single-family residential developments, multi-family residential development, commercial development, and the project site has a community plan designation for multi-family residential development.

The project site is designated Multiple Use in the General Plan and is consistent with existing General Plan designations by providing single family residential housing within an acceptable density range within an urbanized core of the City. As proposed, the subdivision would be consistent with the College Area Community Plan and overall policies for development related to the Land Use and Urban Design, and Density elements contained in the General 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 applicant is requesting approval of a Tentative Map, to allow for the subdivision of one parcel into three residential lots, the development of two new single-family residences, while the existing residences will remain. The 0.20-acre site is located at 7290 Mohawk Street in the RM-1-1 Zone, within the College Area Community Plan. The project was reviewed by staff and determined to be in conformance with the RM-1-1 Zone development regulations and no deviations are being requested. The site is consistent with the required minimum lots size of 6,000-square feet. The project is in compliance with the Municipal Code and the Subdivision Map Act and includes conditions and exhibits to ensure the provision of adequate parking and public improvements. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code and the Subdivision Map Act.

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

The applicant is requesting approval of a Tentative Map, to allow for the subdivision of one parcel into three residential lots, the development of two new single-family residences, while the existing residences will remain. The 0.20-acre site is located at 7290 Mohawk Street in the RM-1-1 Zone, within the College Area Community Plan. The proposed project is in an area identified as Multi-family residential (15- Dwelling Units per acre) in the College Community Plan and is consistent with that land use. The project is surrounded by single-family residential developments, multi-family residential development, commercial development, and the project site has a community plan designation for multi-family residential development. The project has been conditioned to construct public improvements, as shown on Exhibit A, including the following improvements: to construct a current city standard sidewalk, adjacent to the site on 73rd Street, to reconstruct the existing driveway adjacent to the site on 73rd Street, with a current City Standard 12-foot wide driveway, to close the non-utilized portions of the existing driveway with current city standard sidewalk, curb and gutter, adjacent to the site on 73rd Street, the construction of a new current City Standard 12-foot wide driveway, adjacent to the site on Mohawk Street, to reconstruct the two existing curb ramps and alley apron at the alley entrance, per current City Standards, to construct a new current city standard curb ramp at the Southeast corner of the property at the intersection of 73rd Street and Mohawk Street, to remove the encroaching retaining walls in the 73rd Street and Alley Right-of-Way. In addition, the project shall dedicate and improve a triangular area at the southeast corner of the property, (corner of Mohawk Street and 73rd Street). 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 developed project site is located in an urban in-fill area and does not contain nor is it adjacent to any sensitive resources, Multiple Habitat Planning Area lands, Environmentally Sensitive Lands or existing fish or wildlife habitats.

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 or their habitat. SDMC § 125.0440(d).

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

The applicant is requesting approval of a Tentative Map, to allow for the subdivision of one parcel into three residential lots, the development of two new single-family residences, while the existing residences will remain. The 0.20-acre site is located at 7290 Mohawk Street in the RM-1-1 Zone, within the College Area Community Plan. The development conforms to the development regulations of the Municipal Code and the Subdivision Map Act.

All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and other regulations governing construction, continued operation and health/life/safety requirements apply to this project. The project is in compliance with the Municipal Code and the Subdivision Map Act and includes conditions and exhibits to ensure the provision of adequate parking, public improvements and compliance with the Land Development Code. The subdivision is categorically exempt from review under the California Environmental Quality Act. The Subdivider shall construct the required Public Improvements including new curbs, gutters, sidewalks and a driveway. As such, 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.

There are no existing easements acquired by the public at large for access through or use of property located within the project boundaries, as shown on Tentative Map No.1906074. As such, no conflict would occur with the recording of the subdivision, and there would be no conflicts with any easements acquired by the public at large for access through or use of the 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 applicant is requesting approval of a Tentative Map, to allow for the subdivision of one parcel into three residential lots, the development of two new single-family residences, while the existing residences will remain.

The 0.20--acre site is located at 7290 Mohawk Street in the RM-1-1 Zone, within the College Area Community Plan. The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The new residences have been designed to be exposed on two sides (north and south) to ensure passive cooling through cross-ventilation of the interior spaces. Each unit will have the opportunity through building material, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible or 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 project site is surrounded by existing development, consisting primarily of surrounded by single-family residential developments, multi-family residential development, commercial development. The College Area Community Plan encourages a wide variety of housing types for all age, income and social groups.

The project would provide two new single-family residences. All applicable Developer Impact Fees (DIF), school fees, water/sewer connection fees and other impact fees, will be paid at building permit issuance in accordance with the City's Public Facilities Financing Plan and Impact Fee Schedule. The project site is served by existing public infrastructure, including, water, sewer, electrical and gas lines.

The decision maker has reviewed the administrative record including the project plans, environmental documentation and heard public testimony to determine 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 and found that the subdivision is consistent with the housing needs anticipated for the College Area Community Plan.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No.1906074; including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to Justin Ruthenbeck subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Derrick Johnson (D.J.)
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007202

HEARING OFFICER

CONDITIONS FOR TENTATIVE MAP NO. 1906074, MOWHAWK SDP/TM- PROJECT NO. 539538

ADOPTED BY RESOLUTION NO. R-_____ ON AUGUST 1, 2018

GENERAL

1. This Tentative Map will expire August 1, 2021.
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 Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Tentative Map shall conform to the provisions of Site Development Permit No. 1906075.
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. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

6. Prior to recordation of the Parcel Map, the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the condominium conversion inclusionary affordable housing fee pursuant to the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code §§ 142.1301 et seq.).

ENGINEERING

7. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

ATTACHMENT 8

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 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. "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].
12. "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."
13. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the existing lot shall be recorded in the office of the County Recorder.
14. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
15. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
16. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office along with the associated \$34.00 compliance fee to avoid delaying the recordation of the Parcel Map.
17. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

18. All survey monuments shall be set prior to the recordation of the Parcel 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 Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
19. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PUD-WATER & SEWER

20. The Subdivider shall grant private water and sewer easements for all cross-lot private water and sewer services from one lot to another, as shown on the approved Exhibit "A".
21. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the private sewer laterals encroaching into the Public Right-of-Way.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

ATTACHMENT 8

- Subsequent applications related to this 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 Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24007202

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: Mohawk SDP/TM

Project No. 539538/SCH No.: N/A

Project Location-Specific: 7290 Mohawk Street, San Diego, CA 92117

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

Description of nature and purpose of the Project: TENTATIVE MAP (TM) and SITE DEVELOPMENT PERMIT (SDP) for the subdivision of one parcel into three lots, and the development of two new single-family residences in accordance with the small lot subdivision regulations, on a 0.207-acre site. The 0.207-acre site is designated low/medium residential (10-15 du/ac), and is subject to the RM-1-1 zone within the College Area Community Plan and the Transit Area Overlay Zone. The existing single-family residence would remain.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Andrew Kann (Applicant),
 Omega Engineering Consultants (Firm),
 4340 Viewridge Avenue, Suite B
 San Diego, CA 92123
 (858) 634-8620

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: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332 (In-Fill Development Projects).

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project's proposal for the small lot subdivision for the development of single-family residential would be consistent with the existing land use designation (low/medium residential), and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than 5 acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

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

 AICP, Senior Planner
Signature/Title

July 12, 2018 _____
Date

Check One:

- (X) Signed By Lead Agency
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:



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

THE CITY OF SAN DIEGO

Community Planning Committee Distribution Form Part 2

Project Name: Mohawk SDP/TM	Project Number: 539538	Distribution Date: 12/08/17
Project Scope/Location: COLLEGE AREA: (Process 3) Tentative Map and Site Development Permit for the subdivision of one parcel into three single family residential lots and the development of two new single family residences in accordance with the small lot subdivision regulations. The 0.207 acre site is located at 7290 Mohawk St and is in the RM-1-1 zone within the College Area Community Plan. Council District 9.		
Applicant Name: Andrew Kann		Applicant Phone Number: (858) 634-8620
Project Manager: Derrick Johnson	Phone Number: (619) 446-5477	Fax Number: (619) 446-5245
E-mail Address: dnjohnson@sandiego.gov		
Committee Recommendations (To be completed for Initial Review):		
<input type="checkbox"/> Vote to Approve	Members Yes	Members No
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	12	0
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No
<input type="checkbox"/> Vote to Deny	Members Yes	Members No
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued
CONDITIONS: As long as the City requirements are met.		
NAME: Jim Jennings		TITLE: Chair, Project Review
SIGNATURE:		DATE:
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.		



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

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

Mohawk Small Lot Subdivision

Project No. For City Use Only

539538

Project Address:

7290 Mohawk St, San Diego, CA 92117

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):
Justin Ruthenbeck

Owner Tenant/Lessee Redevelopment Agency

Street Address:
9871 Carmel Mountain Rd.

City/State/Zip:
San Diego, 92129

Phone No: (858) 375-4442 Fax No:

Signature: Date: 2/24/2017

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature: Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature: Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature: Date:

Project Title:

Mohawk Small Lot Subdivision

Project No. (For City Use Only)

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

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 names, titles 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 corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

MOHAWK ST. SUBDIVISION

7290 MOHAWK ST. NEW SINGLE FAMILY HOMES SAN DIEGO, CALIFORNIA

LEGAL OWNER:

MR. JUSTIN RUTHENBECK
9871 CARMEL MOUNTAIN ROAD
SAN DIEGO, CA 92129
TEL. (858) 375-4442

PROJECT TEAM:

DESIGNER: DOMINIC F. BALLERINO BALLERINO DESIGN ASSOCIATES P.O. BOX 122689 SAN DIEGO, CA 92112-2689 TEL. (858) 216-5241 DOMINIC@BALLERINODESIGN.COM	CIVIL ENGINEER: OMEGA ENGINEERING CONSULTANTS 4340 VIEWRIDGE AVENUE SUITE B SAN DIEGO, CA 92123 TEL. (858) 634-8620	GEOTECHNICAL ENGINEER: ALLIED EARTH TECHNOLOGY 1915 SILVERTON AVE, SUITE 311 SAN DIEGO, CA 92126 TEL. (619) 586-1665 ATTN: ROBERT CHAN, P.E.
--	---	--

Project Title:

MOHAWK STREET
SUBDIVISION
7290 Mohawk St.
San Diego, CA

SITE
DEVELOPMENT
PERMIT

Abbreviations	Symbols	Project Data	Scope of Work	Sheet Index																																																																																														
<table border="0"> <tr> <td>A/C AIR CONDITIONING</td> <td>F.O.M. FACE OF MASONRY</td> </tr> <tr> <td>A.C. ASPHALTIC CONCRETE</td> <td>F.O.S. FACE OF STUD</td> </tr> <tr> <td>AFF. ABOVE FINISH FLOOR</td> <td>F.S. FINISH SURFACE</td> </tr> <tr> <td>ALUM. ALUMINUM</td> <td>G.I. GALVANIZED IRON</td> </tr> <tr> <td>A.S.R. AUTOMATIC SPRINKLER RISER</td> <td>M.O. MASONRY OPENING</td> </tr> <tr> <td></td> <td>MTR. METER</td> </tr> <tr> <td>BLK. BLOCK</td> <td>N.I.C. NOT IN CONTRACT</td> </tr> <tr> <td>BLDG. BUILDING</td> <td>N.T.S. NOT TO SCALE</td> </tr> <tr> <td>C.B. CATCH BASIN</td> <td>O/ OVER</td> </tr> <tr> <td>C.J. CONTROL JOINT</td> <td>O.C. ON CENTER</td> </tr> <tr> <td>C.L. CENTER LINE</td> <td>O.D. OVERFLOW DRAIN</td> </tr> <tr> <td>CLG. CEILING</td> <td>O.S. OVERFLOW SCUPPER</td> </tr> <tr> <td>CLR. CLEAR</td> <td>OPP. OPPOSITE</td> </tr> <tr> <td>COL. COLUMN</td> <td></td> </tr> <tr> <td>CONC. CONCRETE</td> <td>P.L. PROPERTY LINE</td> </tr> <tr> <td>CONT. CONTINUOUS</td> <td>P.O.C. POINT OF CONNECTION</td> </tr> <tr> <td>C.T. CERAMIC TILE</td> <td></td> </tr> <tr> <td>D.S. DOWN SPOUT</td> <td>R.D. ROOF DRAIN</td> </tr> <tr> <td>E.D.F. ELECTRIC DRINKING FOUNTAIN</td> <td>SIM. SIMILAR</td> </tr> <tr> <td>E.J. EXPANSION JOINT</td> <td>T.C. TOP OF CONCRETE</td> </tr> <tr> <td>E.W.C. ELECTRIC WATER COOLER</td> <td>T.M. TOP OF MASONRY</td> </tr> <tr> <td>EXP. EXPOSED</td> <td>T.P. TOP OF PARAPET</td> </tr> <tr> <td>F.D. FLOOR DRAIN</td> <td>T.S. TOP OF SHEATHING</td> </tr> <tr> <td>F.G. FINISH GRADE</td> <td>TYP. TYPICAL</td> </tr> <tr> <td>F.H. FIRE HYDRANT</td> <td>W/ WITH</td> </tr> <tr> <td>FIN. FINISH</td> <td>W.H. WATER HEATER</td> </tr> <tr> <td>FLR. FLOOR</td> <td>WTR. WATER</td> </tr> </table>	A/C AIR CONDITIONING	F.O.M. FACE OF MASONRY	A.C. ASPHALTIC CONCRETE	F.O.S. FACE OF STUD	AFF. ABOVE FINISH FLOOR	F.S. FINISH SURFACE	ALUM. ALUMINUM	G.I. GALVANIZED IRON	A.S.R. AUTOMATIC SPRINKLER RISER	M.O. MASONRY OPENING		MTR. METER	BLK. BLOCK	N.I.C. NOT IN CONTRACT	BLDG. BUILDING	N.T.S. NOT TO SCALE	C.B. CATCH BASIN	O/ OVER	C.J. CONTROL JOINT	O.C. ON CENTER	C.L. CENTER LINE	O.D. OVERFLOW DRAIN	CLG. CEILING	O.S. OVERFLOW SCUPPER	CLR. CLEAR	OPP. OPPOSITE	COL. COLUMN		CONC. CONCRETE	P.L. PROPERTY LINE	CONT. CONTINUOUS	P.O.C. POINT OF CONNECTION	C.T. CERAMIC TILE		D.S. DOWN SPOUT	R.D. ROOF DRAIN	E.D.F. ELECTRIC DRINKING FOUNTAIN	SIM. SIMILAR	E.J. EXPANSION JOINT	T.C. TOP OF CONCRETE	E.W.C. ELECTRIC WATER COOLER	T.M. TOP OF MASONRY	EXP. EXPOSED	T.P. TOP OF PARAPET	F.D. FLOOR DRAIN	T.S. TOP OF SHEATHING	F.G. FINISH GRADE	TYP. TYPICAL	F.H. FIRE HYDRANT	W/ WITH	FIN. FINISH	W.H. WATER HEATER	FLR. FLOOR	WTR. WATER	<table border="0"> <tr> <td>① GRID NUMBER</td> <td>② KEYNOTE REFERENCE NUMBER</td> </tr> <tr> <td>① AB ② BUILDING WALL SECTION</td> <td>① 4 (SHT) 2 INTERIOR ELEVATION DIRECTION OF WALLS WALL NUMBER</td> </tr> <tr> <td>△ PLAN CHANGE/BULLETIN</td> <td>① A EXTERIOR MATERIAL COLOR REFERENCE</td> </tr> <tr> <td>△ ADDENDUM</td> <td></td> </tr> <tr> <td>① AB ② DETAIL REFERENCE</td> <td></td> </tr> </table>	① GRID NUMBER	② KEYNOTE REFERENCE NUMBER	① AB ② BUILDING WALL SECTION	① 4 (SHT) 2 INTERIOR ELEVATION DIRECTION OF WALLS WALL NUMBER	△ PLAN CHANGE/BULLETIN	① A EXTERIOR MATERIAL COLOR REFERENCE	△ ADDENDUM		① AB ② DETAIL REFERENCE		<p>PROJECT CODE INFORMATION:</p> <p>TYPE OF CONSTRUCTION: TYPE V-B TYPE OF OCCUPANCY: R-3 BUILDING CODE: CBC 2016, CRC 2016 GOVERNING AGENCY: CITY OF SAN DIEGO ZONING: RM-1-1 (MONTGOMERY FIELD INFLUENCE OVERLAY ZONE)</p> <p>YEAR CONSTRUCTED: 1961 MAX. F.A.R.: 0.75 GEOLOGIC HAZARD CAT.: 53</p> <p>APPLICABLE BUILDING CODES:</p> <p>2016 CALIFORNIA BUILDING CODE (BASED ON 2012 IBC) 2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA ELECTRICAL CODE (BASED ON 2007 NEC) 2016 CALIFORNIA MECH. CODE (BASED ON 2008 UPC BY IAFMO) 2016 CALIFORNIA PLUMBING CODE (BASED ON 2008 UPC BY IAFMO) 2016 CALIFORNIA FIRE CODE (BASED ON 2008 IFC)</p> <p>LEGAL DESCRIPTION:</p> <p>BLOCK 16 LOT 19 MAP NO. 000346 CITY OF SAN DIEGO COUNTY OF SAN DIEGO STATE OF CALIFORNIA</p> <p>SITE ADDRESS:</p> <p>7290 MOHAWK STREET SAN DIEGO, CA 92115</p> <p>ASSESSOR'S PARCEL NUMBER:</p> <p>469-080-10-00</p> <p>LOT SIZE:</p> <p>8,999 SF.</p>	<p>CONSTRUCTION OF NEW DUPLEX STRUCTURE:</p> <ol style="list-style-type: none"> OBTAIN TENTATIVE MAP FOR SUBDIVISION OF EXISTING PARCEL INTO THREE DISTINCT PARCELS PURSUANT TO THE PROVISIONS OF THE SMALL LOT SUBDIVISION ORDINANCE AND CONCEPTUAL FUTURE STRUCTURES. COMPLETION OF OFFSITE IMPROVEMENTS PER TENTATIVE MAP CONDITIONS. COMPLETION OF SITE WORK PER TENTATIVE MAP CONDITIONS, INCLUDES LANDSCAPE, HARDSCAPE, AND ONSITE WATER/SEWER IMPROVEMENTS. RECORD FINAL MAP FOR THREE DISTINCT PARCELS. 	<table border="0"> <tr> <td>SHT. NO.:</td> <td>SHEET TITLE:</td> </tr> <tr> <td>T1.0</td> <td>TITLE SHEET</td> </tr> <tr> <td>SP-1</td> <td>SITE PLAN</td> </tr> <tr> <td>LS-1</td> <td>LANDSCAPE CONCEPT PLAN</td> </tr> <tr> <td>LS-2</td> <td>STREET YARD DIAGRAM</td> </tr> <tr> <td>A-0</td> <td>FLOOR PLANS - EXISTING SINGLE FAMILY RESIDENCE</td> </tr> <tr> <td>A-1</td> <td>FLOOR PLANS - 1ST LEVEL</td> </tr> <tr> <td>A-2</td> <td>FLOOR PLANS - 2ND LEVEL</td> </tr> <tr> <td>A-3</td> <td>EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A-4</td> <td>EXTERIOR ELEVATIONS</td> </tr> <tr> <td>C-1</td> <td>CIVIL - TITLE SHEET</td> </tr> <tr> <td>C-2</td> <td>CIVIL - CONSTRAINTS MAP</td> </tr> <tr> <td>C-3</td> <td>CIVIL - TENTATIVE MAP</td> </tr> <tr> <td>C-4</td> <td>CIVIL - STORM WATER / BMP FORMS</td> </tr> <tr> <td>C-5</td> <td>CIVIL - CONCEPTUAL GRADING PLAN</td> </tr> </table>	SHT. NO.:	SHEET TITLE:	T1.0	TITLE SHEET	SP-1	SITE PLAN	LS-1	LANDSCAPE CONCEPT PLAN	LS-2	STREET YARD DIAGRAM	A-0	FLOOR PLANS - EXISTING SINGLE FAMILY RESIDENCE	A-1	FLOOR PLANS - 1ST LEVEL	A-2	FLOOR PLANS - 2ND LEVEL	A-3	EXTERIOR ELEVATIONS	A-4	EXTERIOR ELEVATIONS	C-1	CIVIL - TITLE SHEET	C-2	CIVIL - CONSTRAINTS MAP	C-3	CIVIL - TENTATIVE MAP	C-4	CIVIL - STORM WATER / BMP FORMS	C-5	CIVIL - CONCEPTUAL GRADING PLAN
A/C AIR CONDITIONING	F.O.M. FACE OF MASONRY																																																																																																	
A.C. ASPHALTIC CONCRETE	F.O.S. FACE OF STUD																																																																																																	
AFF. ABOVE FINISH FLOOR	F.S. FINISH SURFACE																																																																																																	
ALUM. ALUMINUM	G.I. GALVANIZED IRON																																																																																																	
A.S.R. AUTOMATIC SPRINKLER RISER	M.O. MASONRY OPENING																																																																																																	
	MTR. METER																																																																																																	
BLK. BLOCK	N.I.C. NOT IN CONTRACT																																																																																																	
BLDG. BUILDING	N.T.S. NOT TO SCALE																																																																																																	
C.B. CATCH BASIN	O/ OVER																																																																																																	
C.J. CONTROL JOINT	O.C. ON CENTER																																																																																																	
C.L. CENTER LINE	O.D. OVERFLOW DRAIN																																																																																																	
CLG. CEILING	O.S. OVERFLOW SCUPPER																																																																																																	
CLR. CLEAR	OPP. OPPOSITE																																																																																																	
COL. COLUMN																																																																																																		
CONC. CONCRETE	P.L. PROPERTY LINE																																																																																																	
CONT. CONTINUOUS	P.O.C. POINT OF CONNECTION																																																																																																	
C.T. CERAMIC TILE																																																																																																		
D.S. DOWN SPOUT	R.D. ROOF DRAIN																																																																																																	
E.D.F. ELECTRIC DRINKING FOUNTAIN	SIM. SIMILAR																																																																																																	
E.J. EXPANSION JOINT	T.C. TOP OF CONCRETE																																																																																																	
E.W.C. ELECTRIC WATER COOLER	T.M. TOP OF MASONRY																																																																																																	
EXP. EXPOSED	T.P. TOP OF PARAPET																																																																																																	
F.D. FLOOR DRAIN	T.S. TOP OF SHEATHING																																																																																																	
F.G. FINISH GRADE	TYP. TYPICAL																																																																																																	
F.H. FIRE HYDRANT	W/ WITH																																																																																																	
FIN. FINISH	W.H. WATER HEATER																																																																																																	
FLR. FLOOR	WTR. WATER																																																																																																	
① GRID NUMBER	② KEYNOTE REFERENCE NUMBER																																																																																																	
① AB ② BUILDING WALL SECTION	① 4 (SHT) 2 INTERIOR ELEVATION DIRECTION OF WALLS WALL NUMBER																																																																																																	
△ PLAN CHANGE/BULLETIN	① A EXTERIOR MATERIAL COLOR REFERENCE																																																																																																	
△ ADDENDUM																																																																																																		
① AB ② DETAIL REFERENCE																																																																																																		
SHT. NO.:	SHEET TITLE:																																																																																																	
T1.0	TITLE SHEET																																																																																																	
SP-1	SITE PLAN																																																																																																	
LS-1	LANDSCAPE CONCEPT PLAN																																																																																																	
LS-2	STREET YARD DIAGRAM																																																																																																	
A-0	FLOOR PLANS - EXISTING SINGLE FAMILY RESIDENCE																																																																																																	
A-1	FLOOR PLANS - 1ST LEVEL																																																																																																	
A-2	FLOOR PLANS - 2ND LEVEL																																																																																																	
A-3	EXTERIOR ELEVATIONS																																																																																																	
A-4	EXTERIOR ELEVATIONS																																																																																																	
C-1	CIVIL - TITLE SHEET																																																																																																	
C-2	CIVIL - CONSTRAINTS MAP																																																																																																	
C-3	CIVIL - TENTATIVE MAP																																																																																																	
C-4	CIVIL - STORM WATER / BMP FORMS																																																																																																	
C-5	CIVIL - CONCEPTUAL GRADING PLAN																																																																																																	
Bldg. Dept. Notes	Vicinity Map		SQUARE FOOTAGE SUMMARY																																																																																															
<ol style="list-style-type: none"> PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.5 GALLONS PER MINUTE (GPM). PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE (GPM). PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM). ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 INCHES. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS. PROVIDE ULTRA LOW FLUSH TOILETS. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE X GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE IS NOT REQUIRED. STATE HEALTH AND SAFETY CODE SEC. 17321.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING. 		<table border="1"> <thead> <tr> <th>UNIT</th> <th>FIRST FLOOR</th> <th>SECOND FLOOR</th> <th>GARAGE</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>UNIT 1</td> <td>560 SF.</td> <td>861 SF.</td> <td>433 SF.</td> <td>1,854 SF.</td> </tr> <tr> <td>UNIT 2</td> <td>557 SF.</td> <td>861 SF.</td> <td>433 SF.</td> <td>1,851 SF.</td> </tr> <tr> <td>EXISTING RESIDENCE:</td> <td>EXISTING SFR:</td> <td>1,733 SF.</td> <td>EXISTING GARAGE:</td> <td>765 SF.</td> </tr> <tr> <td></td> <td>TOTAL:</td> <td>2,498 SF.</td> <td></td> <td></td> </tr> <tr> <td></td> <td>TOTAL (OVERALL):</td> <td>6,215 SF.</td> <td></td> <td></td> </tr> </tbody> </table>	UNIT	FIRST FLOOR	SECOND FLOOR	GARAGE	TOTAL	UNIT 1	560 SF.	861 SF.	433 SF.	1,854 SF.	UNIT 2	557 SF.	861 SF.	433 SF.	1,851 SF.	EXISTING RESIDENCE:	EXISTING SFR:	1,733 SF.	EXISTING GARAGE:	765 SF.		TOTAL:	2,498 SF.				TOTAL (OVERALL):	6,215 SF.																																																																				
UNIT	FIRST FLOOR	SECOND FLOOR	GARAGE	TOTAL																																																																																														
UNIT 1	560 SF.	861 SF.	433 SF.	1,854 SF.																																																																																														
UNIT 2	557 SF.	861 SF.	433 SF.	1,851 SF.																																																																																														
EXISTING RESIDENCE:	EXISTING SFR:	1,733 SF.	EXISTING GARAGE:	765 SF.																																																																																														
	TOTAL:	2,498 SF.																																																																																																
	TOTAL (OVERALL):	6,215 SF.																																																																																																

Revisions:

PLAN REVIEW REVISIONS 11.28.2017	△ 1
PLAN REVIEW REVISIONS 02.27.2018	△ 2
PLAN REVIEW REVISIONS 05.14.2018	△ 3

Sheet Title:

Title Sheet

Signatures:

Project No.: 15009

Drawn By: BR Checked By: DB

Date: 07.10.2017

Sheet No.: T1.0

Project Title:
**MOHAWK STREET
 SUBDIVISION**
 7290 Mohawk St.
 San Diego, CA

**SITE
 DEVELOPMENT
 PERMIT**

Revisions:

PLAN REVIEW REVISIONS	11.28.2017	1
PLAN REVIEW REVISIONS	02.27.2018	2
PLAN REVIEW REVISIONS	05.14.2018	3

Sheet Title:
Site Plan

Signatures:

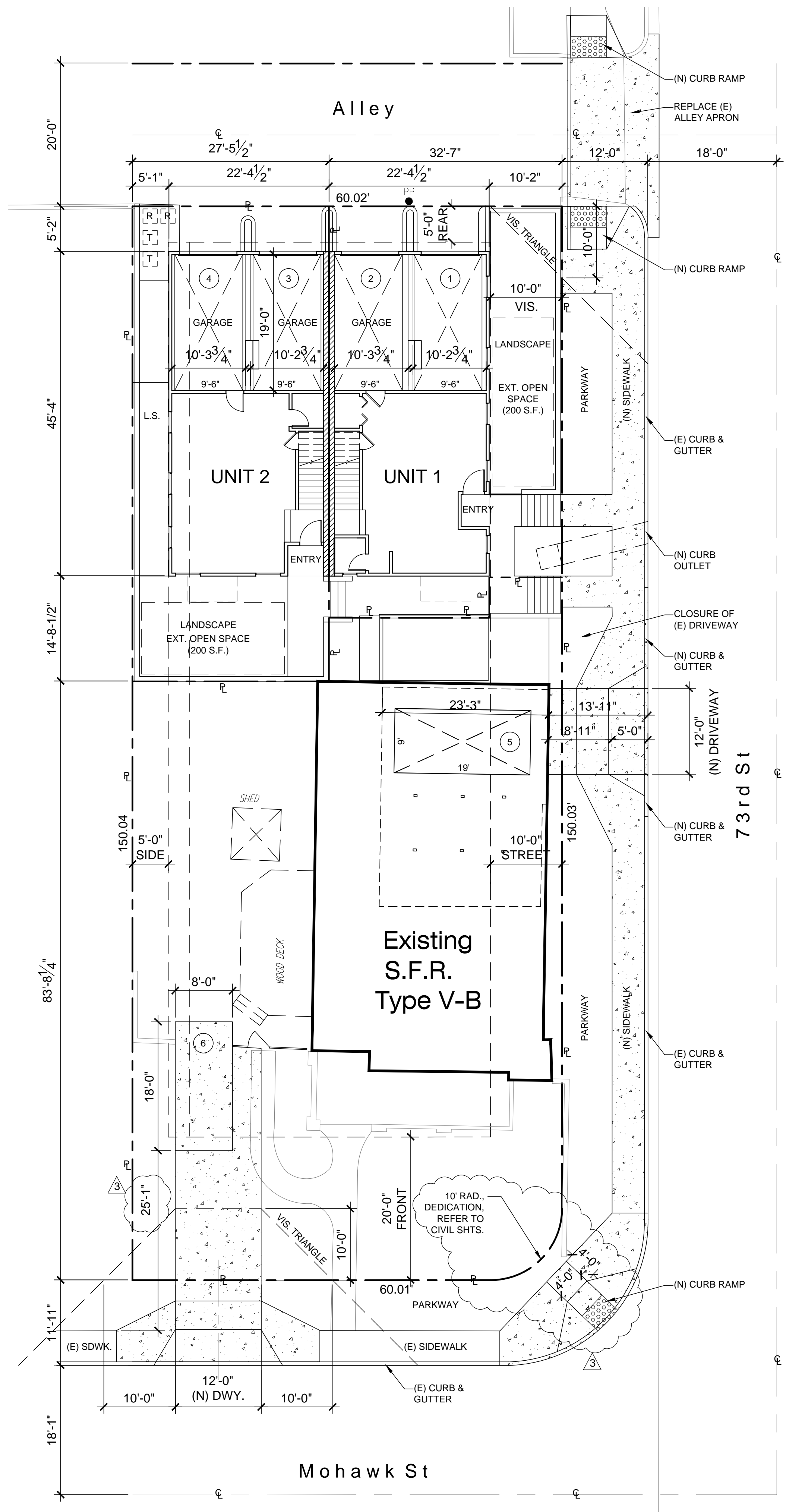
Project No.: 15009

Drawn By: DB Checked By: DB

Date: 07.10.2017

Sheet No.:

SP.1



LEGEND:

R.D. ROOF DRAIN
 T TRASH BIN
 R RECYCLE BIN
 P.L. PROPERTY LINE
 R.W. RETAINING WALL

PROJECT SUMMARY:

ADDRESS: 7290 MOHAWK ST.
 SAN DIEGO, CA 92117

APN: 469-080-10-00

LOT SIZE: 9,004 SF (0.207 AC)

ZONING: RM-1-1
 MULTI-FAMILY

DENSITY: 1 UNIT PER 3,000 S.F.
 OF LOT AREA (3 UNITS)

NO. OF UNITS PROPOSED:
 3 UNITS PROPOSED
 (2 NEW, 1 EXIST'G S.F.R.)

F.A.R.: .75 = 6,753 S.F.

F.A.R. PROPOSED: 6,215 S.F.
 3 RESIDENCES

SETBACKS:
 FRONT: 20'
 STREET SIDE: 10'
 SIDE: 5' / 8'
 REAR: 5'

HEIGHT LIMIT: 30'

TRANSIT STOPS: NW & SW CORNERS
 OF 73RD STREET &
 EL CAJON BLVD.

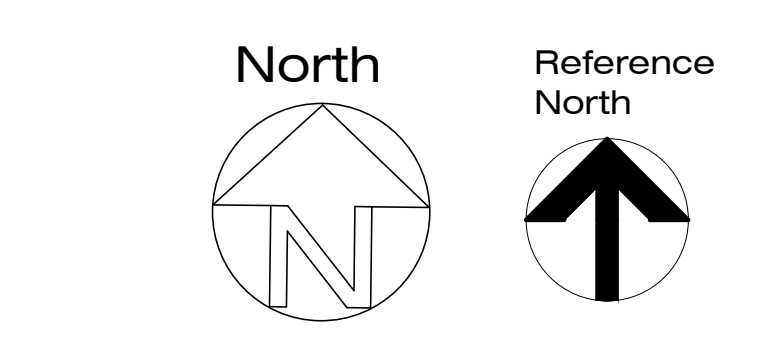
FIRE HYDRANTS: SWC OF MOHAWK &
 73RD ST.
 SWC 73RD ST. &
 SARANAC ST.

- NOTES:**
1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS.
 2. PER SAN DIEGO MUNICIPAL CODE SECTION 144.0240(b)(3), THE PROJECT IS A SINGLE-FAMILY SUBDIVISION OF FOUR LOTS OR LESS AND THEREFORE IS EXEMPT FROM THE REQUIREMENT TO UNDERGROUND THE OVERHEAD UTILITY FACILITIES IN THE ALLEY AND 73RD STREET RIGHT-OF-WAY.
 3. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE CURB.
 4. PROJECT DOES NOT PROPOSE ANY SOILS DISTURBANCE OR ENCROACHMENT INTO THE ADJACENT PROPERTY.

Parking Summary:

7290 MOHAWK ST. EXISTING S.F.R. 4 BEDROOM / 2 BATH PARKING REQ'D:	2.0 STALLS
7290 MOHAWK ST. UNITS 1 & 2 (PER SMALL LOT SUB-DIV. ORD. TABLE 142-05C)	
UNIT 1 3 BEDROOM / 2.5 BATH PARKING REQ'D:	2.0 STALLS
UNIT 2 3 BEDROOM / 2.5 BATH PARKING REQ'D:	2.0 STALLS
TOTAL PARKING REQ'D:	6 STALLS
TOTAL PARKING PROVIDED:	6 STALLS

NOTE:
 FOR REQUIRED PUBLIC
 IMPROVEMENTS, SEE
 CONCEPTUAL GRADING PLAN.



Site Plan SCALE 1" = 10'-0" 1

Revisions:

PLAN REVIEW REVISIONS	11.28.2017	1
PLAN REVIEW REVISIONS	02.27.2018	2
PLAN REVIEW REVISIONS	05.14.2018	3

Sheet Title:
**Concept
 Landscape**

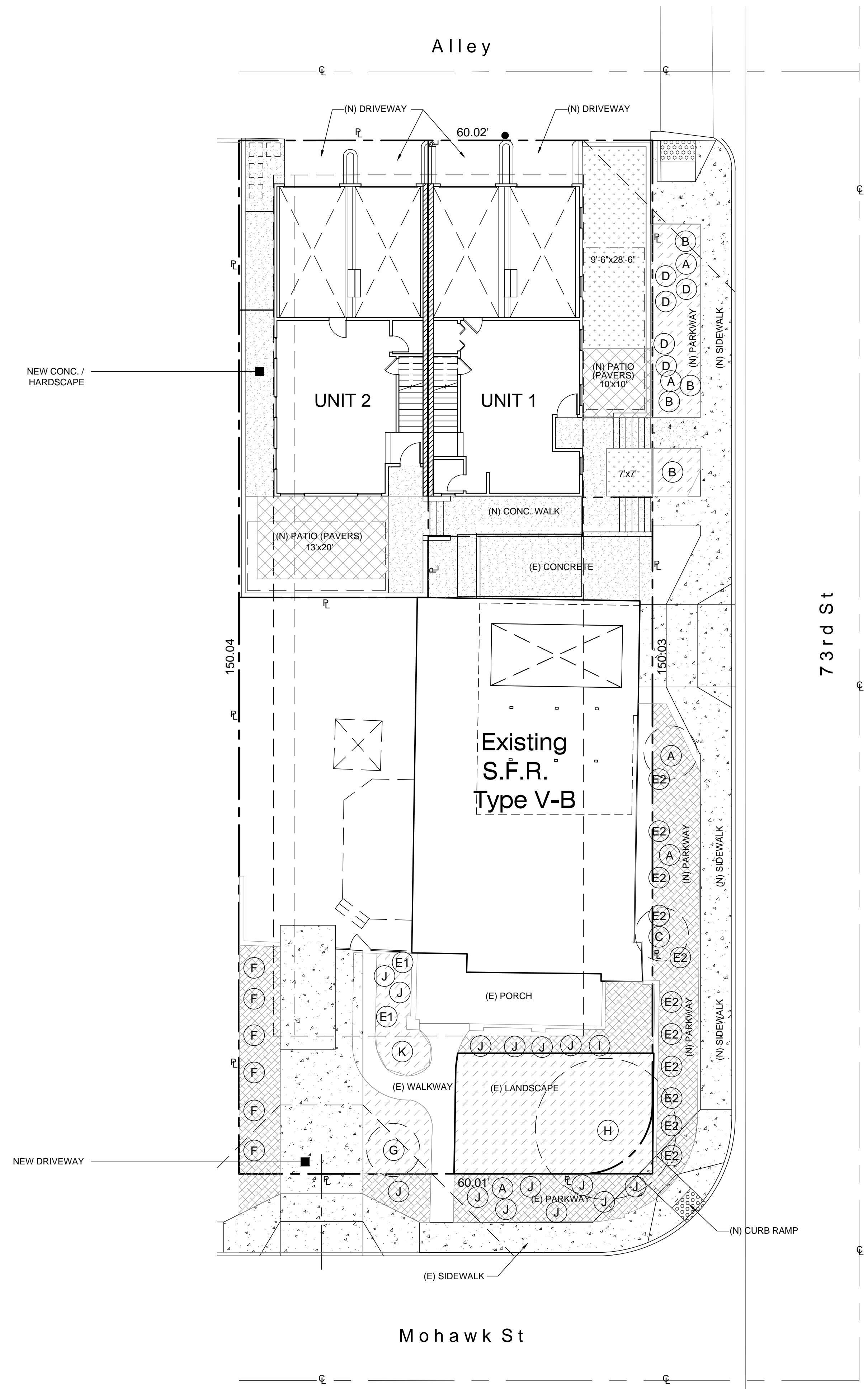
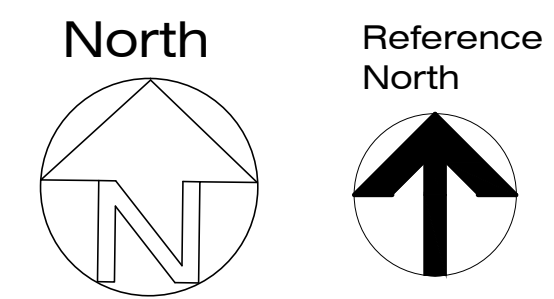
Signatures:

Project No.: 15009
 Drawn By: DB
 Checked By: DB
 Date: 07.10.2017
 Sheet No.:

LANDSCAPE LEGEND:

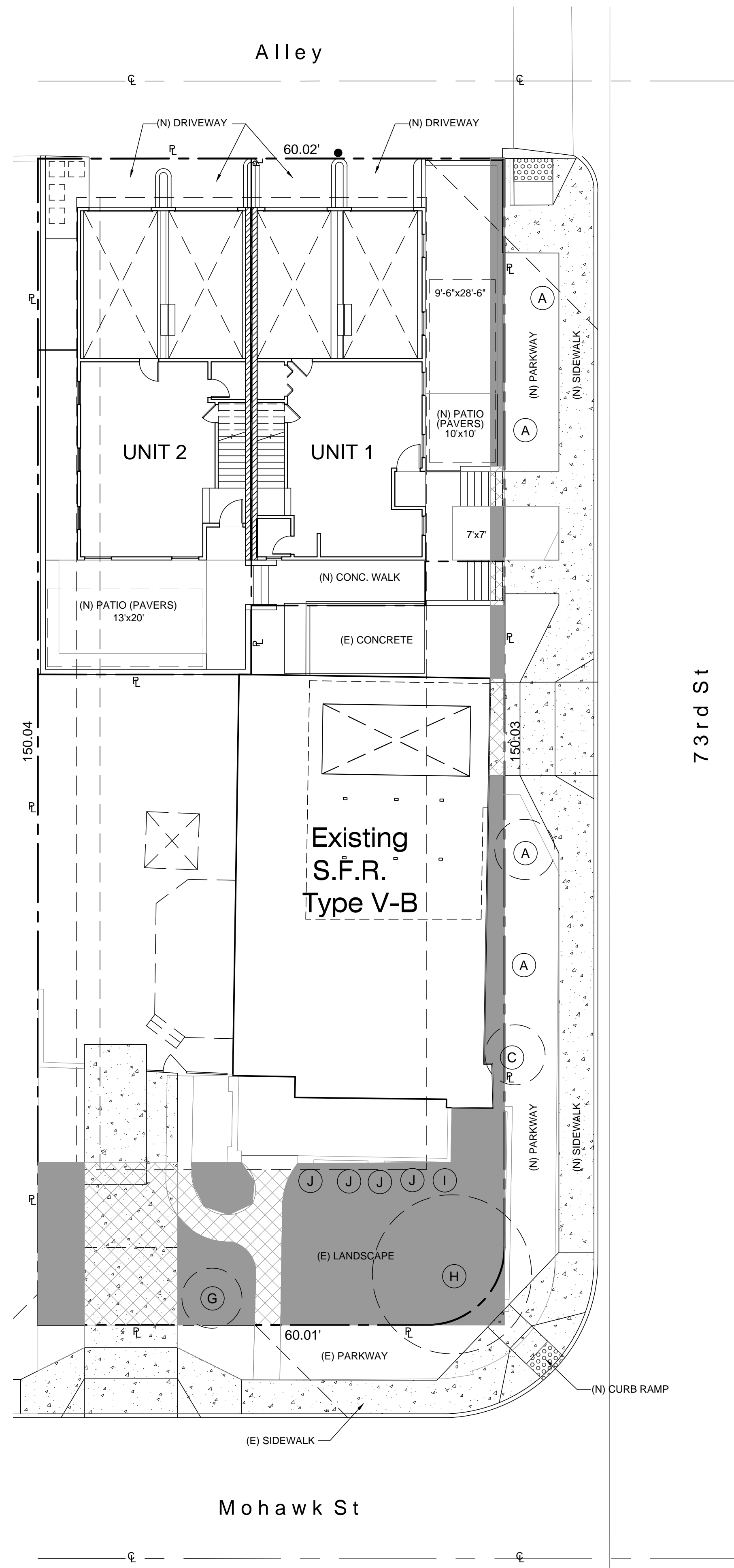
DESCRIPTION	COUNT	POINTS
(A) PROPOSED STREET TREE, CRAPE MYRTLE, 24" BOX	2	-
(B) PROPOSED AGAVE ATTENUATA, 5G	4	-
(C) EXISTING STRAWBERRY GUAVA TREE, 2" CALIPER	1 x 50 =	50
(D) PROPOSED KANGAROO PAWS, 5G	5	-
(E1) EXISTING MATURE SHRUBS, VARIOUS	10	-
(E2) EXISTING MATURE SHRUBS, VARIOUS. STREET YARD	2 x 15 =	30
(F) EXISTING BOUGAINVILLEA	6 x 4 =	24
(G) EXISTING MAGNOLIA TREE, 1" CALIPER	1 x 10 =	10
(H) EXISTING SHADE TREE, NON-NATIVE. 6" CALIPER	1 x 150 =	150
(I) EXISTING BOUGAINVILLEA	1 x 15 =	15
(J) EXISTING MISC. SHRUBS, SMALL. MAX. 24" HEIGHT	10 x 4 =	40
(K) EXISTING DWARF OLIVE	1 x 15 =	15
EXISTING AND PROPOSED MYOPORUM 'PUTAH CREEK' GROUND COVER	961 SF	-
PROPOSED TURF	318 SF	-
PROPOSED BRICK PAVERS	360 SF	-
EXISTING MULCH, LOG FINES	1,055 SF	-

- NOTES:
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
 - MINIMUM TREE SEPARATION DISTANCE:
 TRAFFIC SIGNALS / STOP SIGNS - 20 FT.
 UNDERGROUND UTILITY LINES - 5 FT. (10 FT. FOR SEWER)
 ABOVE GROUND UTILITY STRUCTURES - 10 FT.
 DRIVEWAY (ENTRIES) - 10 FT.
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FT.
 - IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC SEC. 142.0403(c) FOR PROPER IRRIGATION DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
 - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY PARCEL OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY PARCEL OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
 - A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC SEC. 142.0403(b)(5).



Concept Landscape Plan

SCALE
 1" = 10'-0" 1



FORM DS-6

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101-4154
(619) 446-5000

Landscape Calculations Worksheet
Multiple Dwelling Unit Development in All Zones

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

STREET YARD

- A minimum 40 sq. ft. planting area shall be provided for all trees, with no dimension less than 5 ft.
- At least one-half of the required planting points shall be achieved with trees.

Planting Area Required [142.0404]		Planting Area Provided		Excess Area Provided	
Total Area	1544 sq. ft. x 50% = 772 sq. ft.	1129 sq. ft.	357 sq. ft.		

Planting Points Required [142.0404]		Planting Points Provided		Excess Points Provided	
Total Area	1544 sq. ft. x 0.05 = 77 points	334 points	257 points		

Points achieved with trees: 160 points

Planting Area allowable as hardscape or unattached unit pavers [142.0405(b)(1)(B)]		Provided	
Total Area	sq. ft. x 10% = N/A sq. ft.	sq. ft.	sq. ft.

REMAINING YARD - 2 Dwelling Units

Plant Points Required	Plant Points Provided	Points Achieved with trees (at least 50%)
60 points in the remaining yard	N/A points	Points

REMAINING YARD - 3 or more Dwelling Units

Plant Points Required	Plant Points Provided	Points Achieved with trees (at least 50%)
60 points x # of buildings	N/A points	Points

VEHICULAR USE AREA (VUA) - See separate worksheet (DS-5)

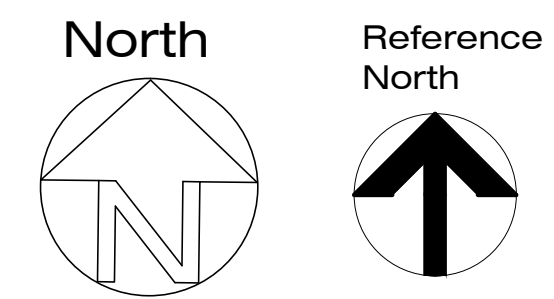
ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

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.
DS-006 (03-09)

STREET YARD AREAS

	HARDSCAPE AREAS: 415 S.F.
	LANDSCAPE AREAS: 1,129 S.F.
TOTAL:	1,544 S.F.



Street Yard Areas
SCALE 1" = 10'-0" 1

Project Title:
MOHAWK STREET
SUBDIVISION
7290 Mohawk St.
San Diego, CA

SITE
DEVELOPMENT
PERMIT

Revisions:

PLAN REVIEW REVISIONS	
11.28.2017	1
02.27.2018	2
05.14.2018	3

Sheet Title:
Concept
Landscape

Signatures:

Project No.: 15009
Drawn By: DB
Checked By: DB
Date: 07.10.2017

Sheet No.: LS-2

Project Title:
 MOHAWK STREET
 SUBDIVISION
 7290 Mohawk St.
 San Diego, CA

SITE
 DEVELOPMENT
 PERMIT

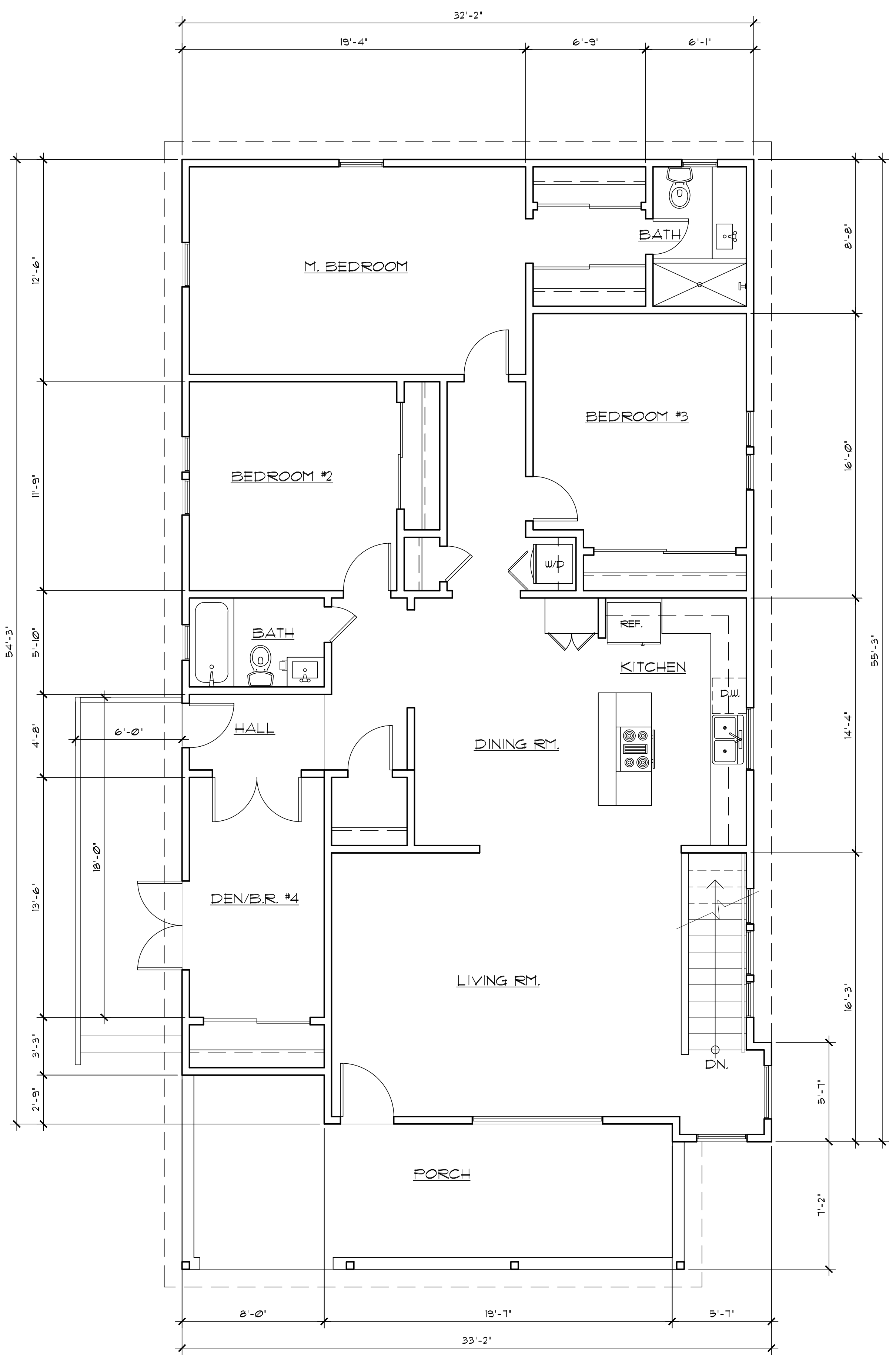
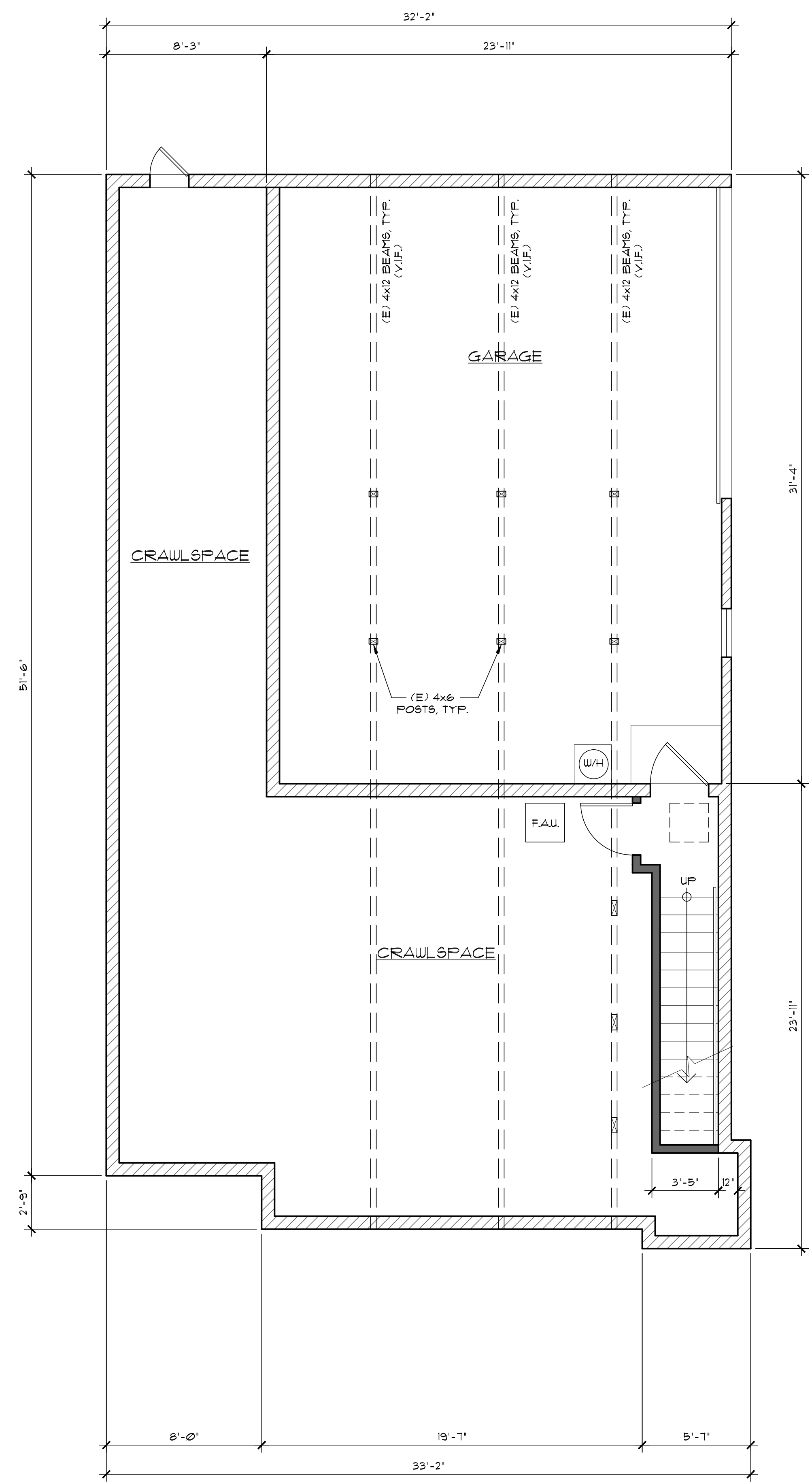
Revisions:

PLAN REVIEW REVISIONS	
11.28.2017	1
PLAN REVIEW REVISIONS	
02.27.2018	2
PLAN REVIEW REVISIONS	
05.14.2018	3

Sheet Title:
 Floor Plans
 Existing S.F.R.

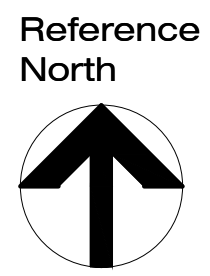
Signatures:

Project No.: 15009
 Drawn By: BR Checked By: DB
 Date: 07.10.2017
 Sheet No.:



SQUARE FOOTAGE SUMMARY

EXISTING S.F.R.	1,733 SF
EXISTING GARAGE:	765 SF
TOTAL (OVERALL):	2,498 SF



Floor Plans - Existing Single Family Residence

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

Project Title:
 MOHAWK STREET
 SUBDIVISION
 7290 Mohawk St.
 San Diego, CA

SITE
 DEVELOPMENT
 PERMIT

Revisions:

PLAN REVIEW REVISIONS	11.28.2017	1
PLAN REVIEW REVISIONS	02.27.2018	2
PLAN REVIEW REVISIONS	05.14.2018	3

Sheet Title:
 Floor Plans
 1st Floor

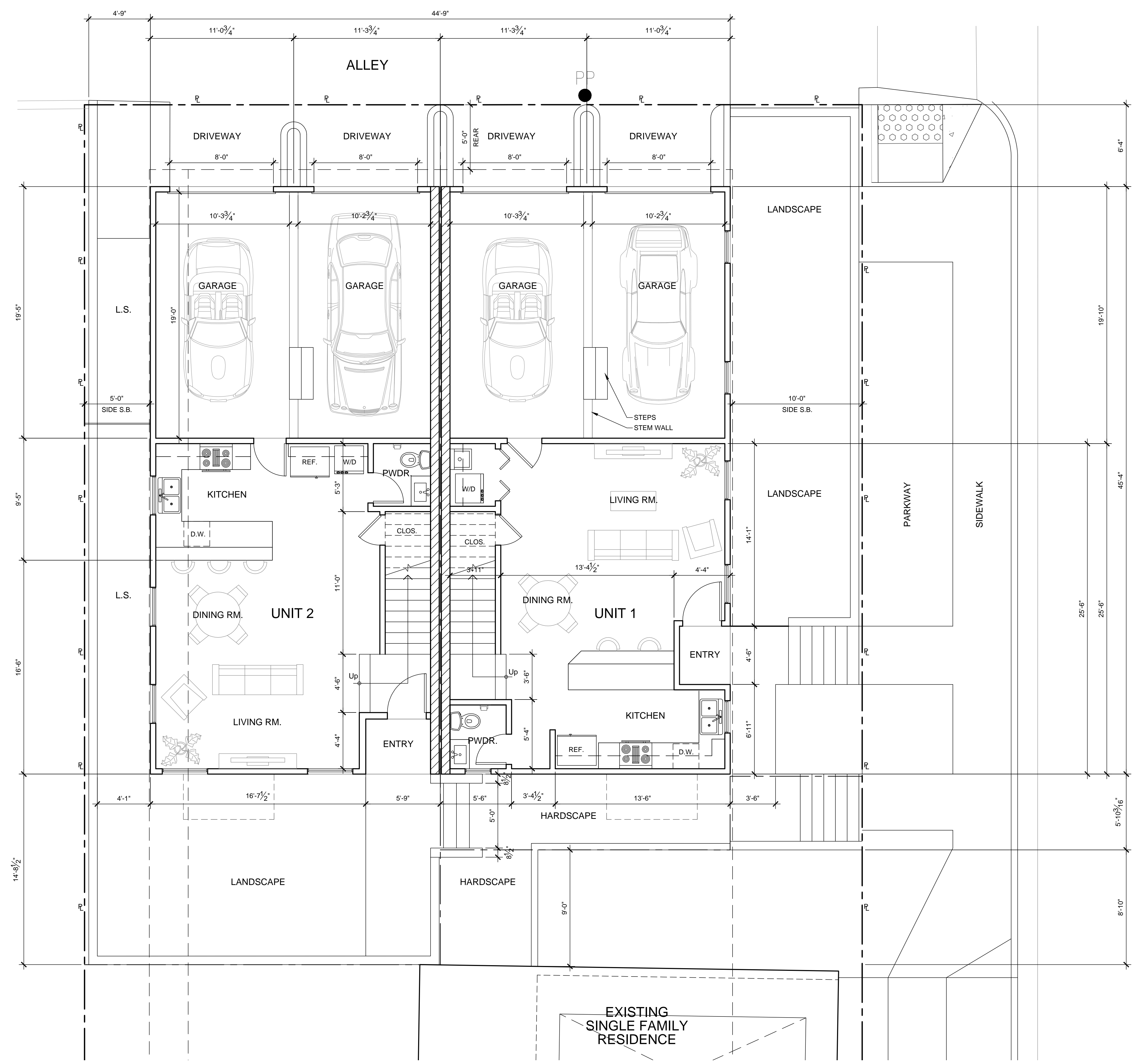
Signatures:

Project No.: 15009
 Drawn By: DB
 Checked By: DB
 Date: 07.10.2017
 Sheet No.:

A-1

SQUARE FOOTAGE SUMMARY

UNIT 1	
FIRST FLOOR:	560 S.F.
SECOND FLOOR:	861 S.F.
GARAGE:	433 S.F.
TOTAL:	1,854 S.F.
UNIT 2	
FIRST FLOOR:	551 S.F.
SECOND FLOOR:	861 S.F.
GARAGE:	433 S.F.
TOTAL:	1,845 S.F.
EXISTING RESIDENCE:	
EXISTING S.F.R.:	1,133 S.F.
EXISTING GARAGE:	765 S.F.
TOTAL:	2,498 S.F.
TOTAL (OVERALL):	6,215 S.F.



Floor Plans - 1st Floor

SCALE
 1/4" = 1'-0"

1

Project Title:
 MOHAWK STREET
 SUBDIVISION
 7290 Mohawk St.
 San Diego, CA

SITE
 DEVELOPMENT
 PERMIT

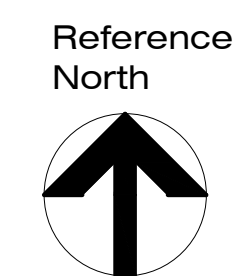
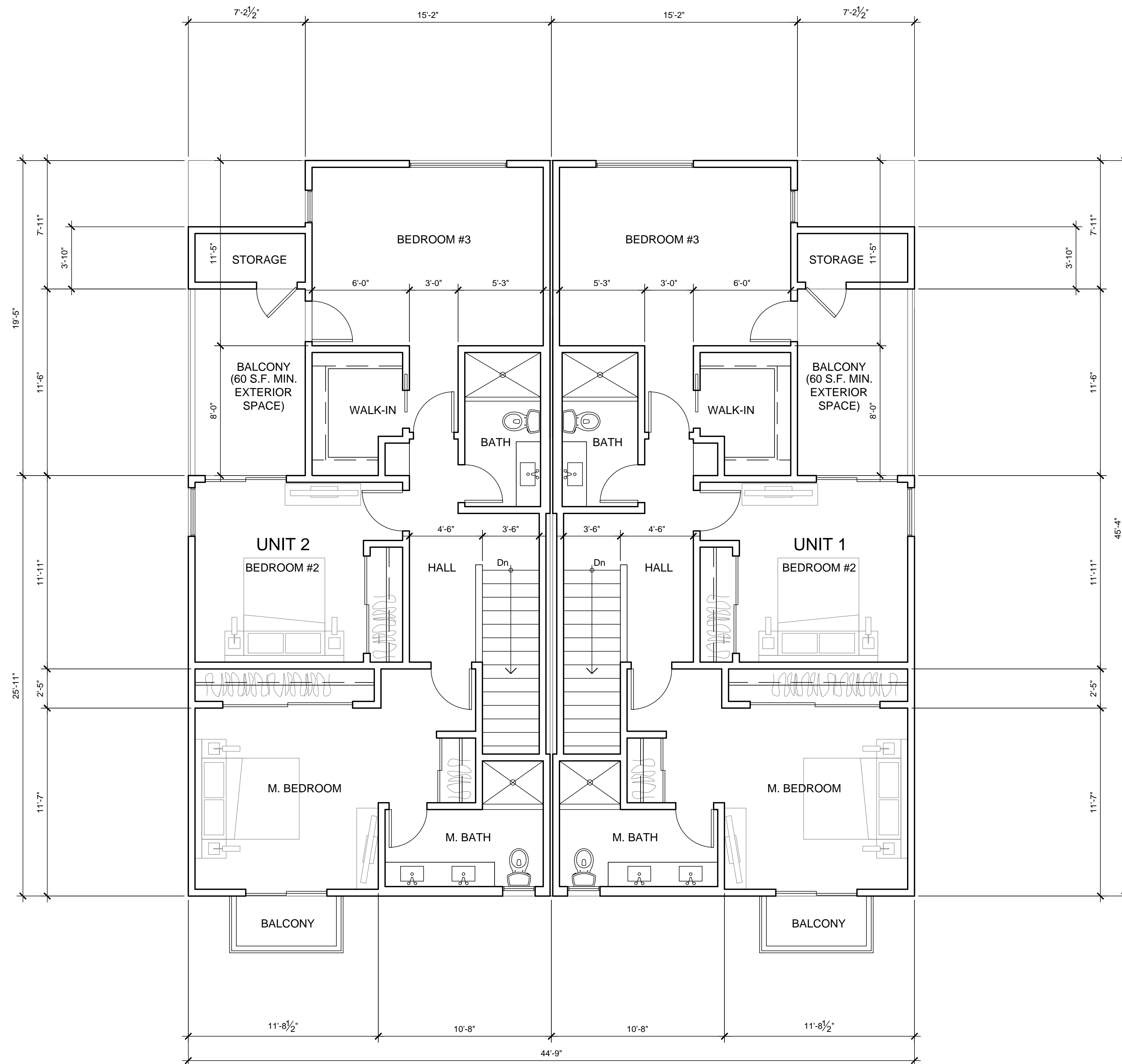
Revisions:

PLAN REVIEW REVISIONS 11.28.2017	1
PLAN REVIEW REVISIONS 02.27.2018	2
PLAN REVIEW REVISIONS 05.14.2018	3

Sheet Title:
 Floor Plans
 2nd Floor

Signatures:

Project No.: 15009
 Drawn By: DB Checked By: DB
 Date: 07.10.2017
 Sheet No.:

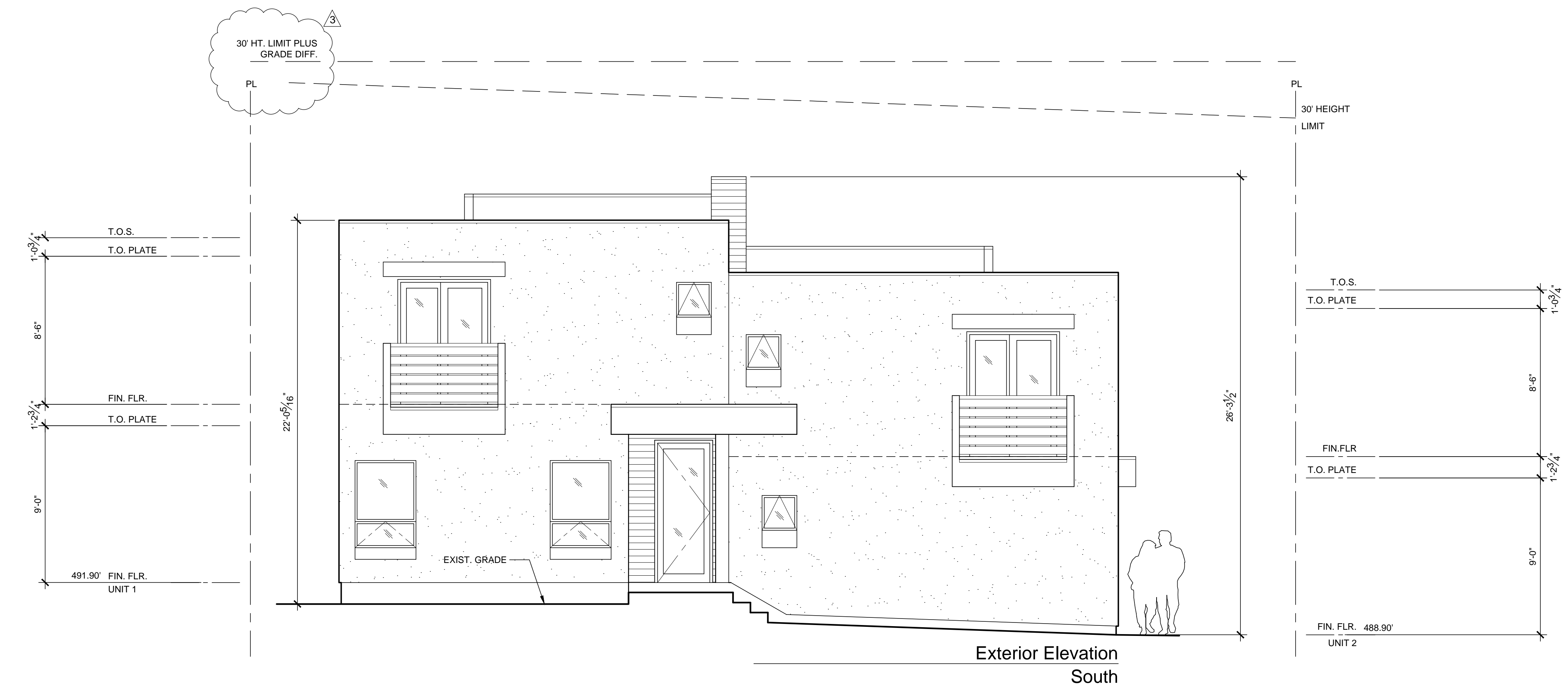
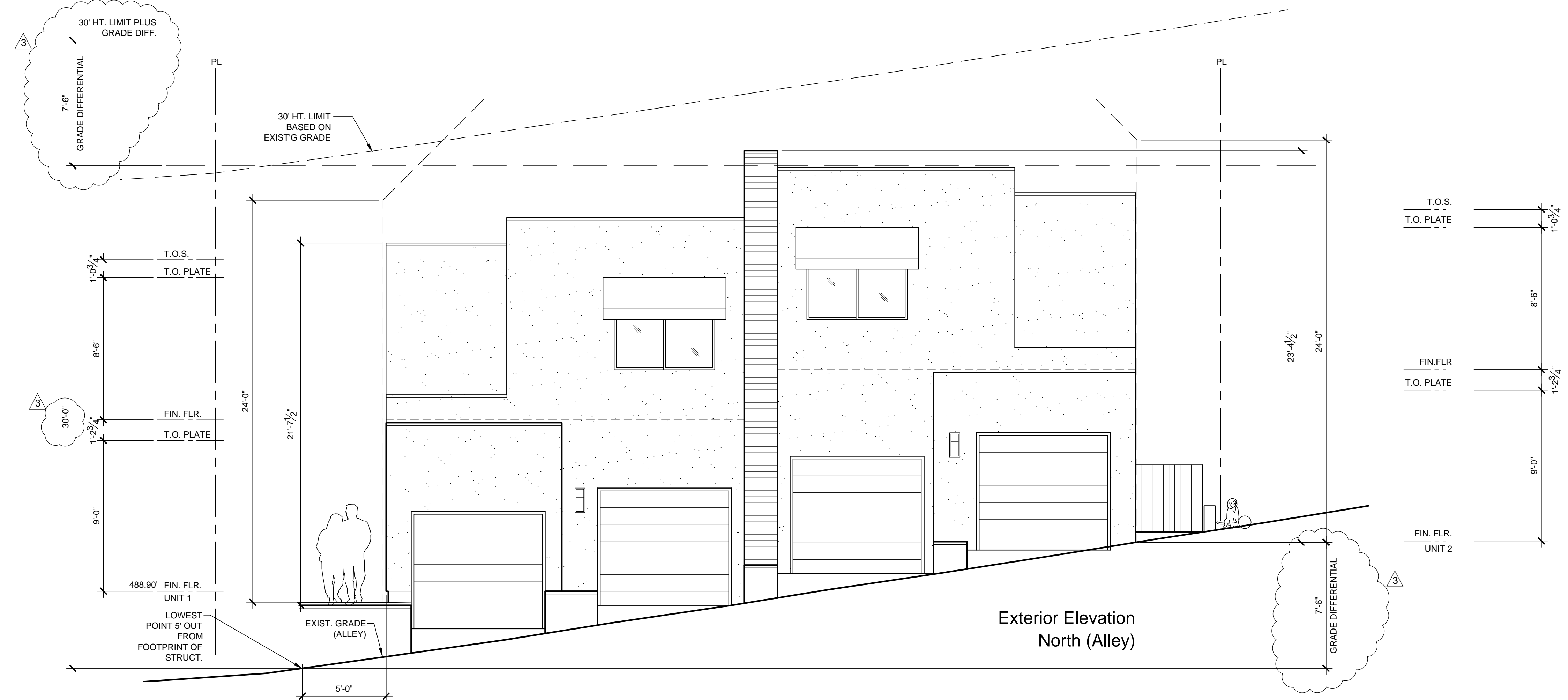


Floor Plans - 2nd Floor

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

Project Title:
**MOHAWK STREET
 SUBDIVISION
 7290 Mohawk St.
 San Diego, CA**

**SITE
 DEVELOPMENT
 PERMIT**



Revisions:

PLAN REVIEW REVISIONS	11.28.2017	1
PLAN REVIEW REVISIONS	02.27.2018	2
PLAN REVIEW REVISIONS	05.14.2018	3

Sheet Title:
Exterior Elevations

Signatures:

Project No.: 15009
 Drawn By: DB
 Checked By: DB
 Date: 07.10.2017
 Sheet No.:

Project Title:

MOHAWK STREET
 SUBDIVISION
 7290 Mohawk St.
 San Diego, CA

SITE
 DEVELOPMENT
 PERMIT

Revisions:

PLAN REVIEW REVISIONS	11.28.2017	1
PLAN REVIEW REVISIONS	02.27.2018	2
PLAN REVIEW REVISIONS	05.14.2018	3

Sheet Title:

Exterior Elevations

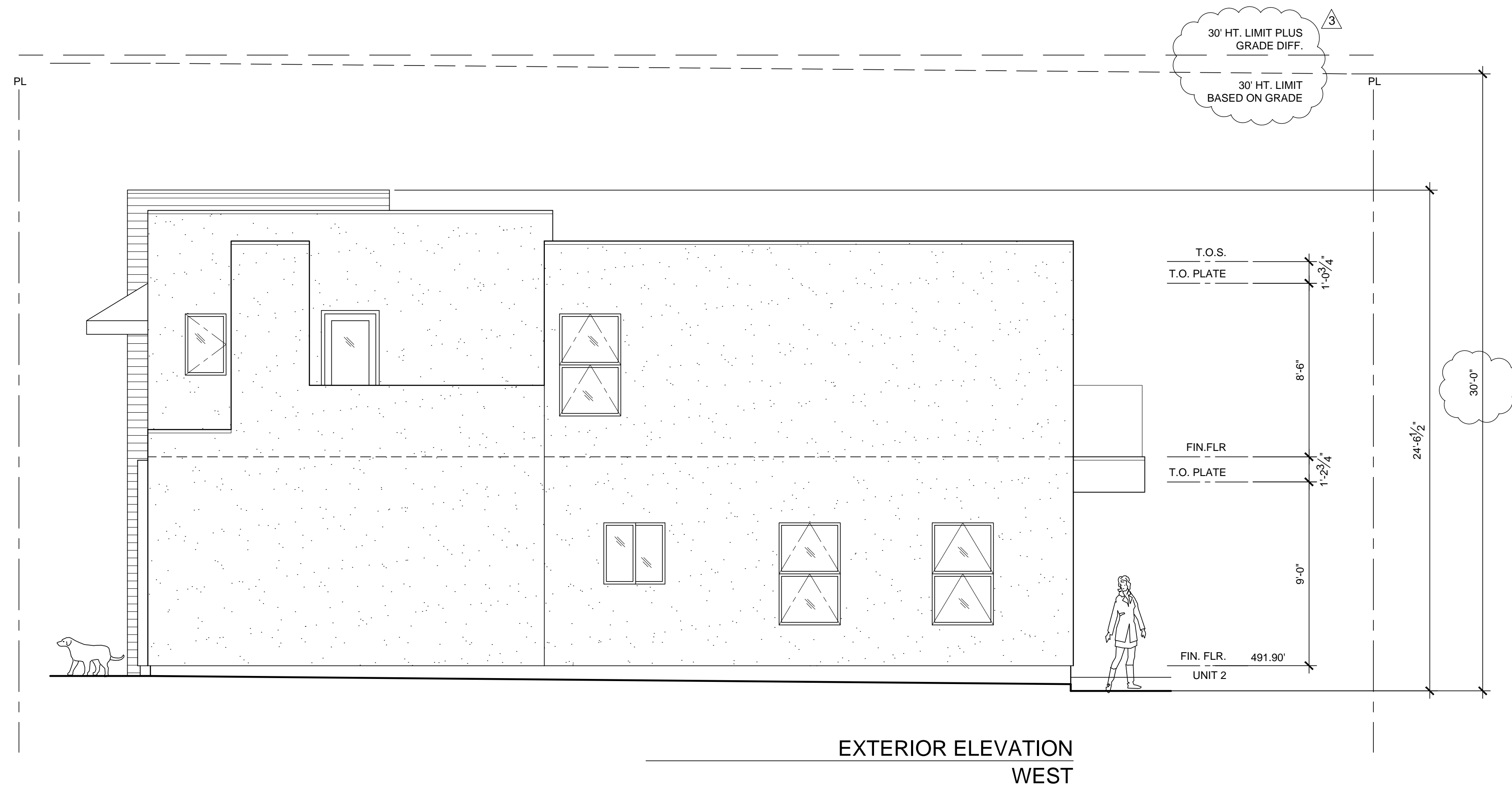
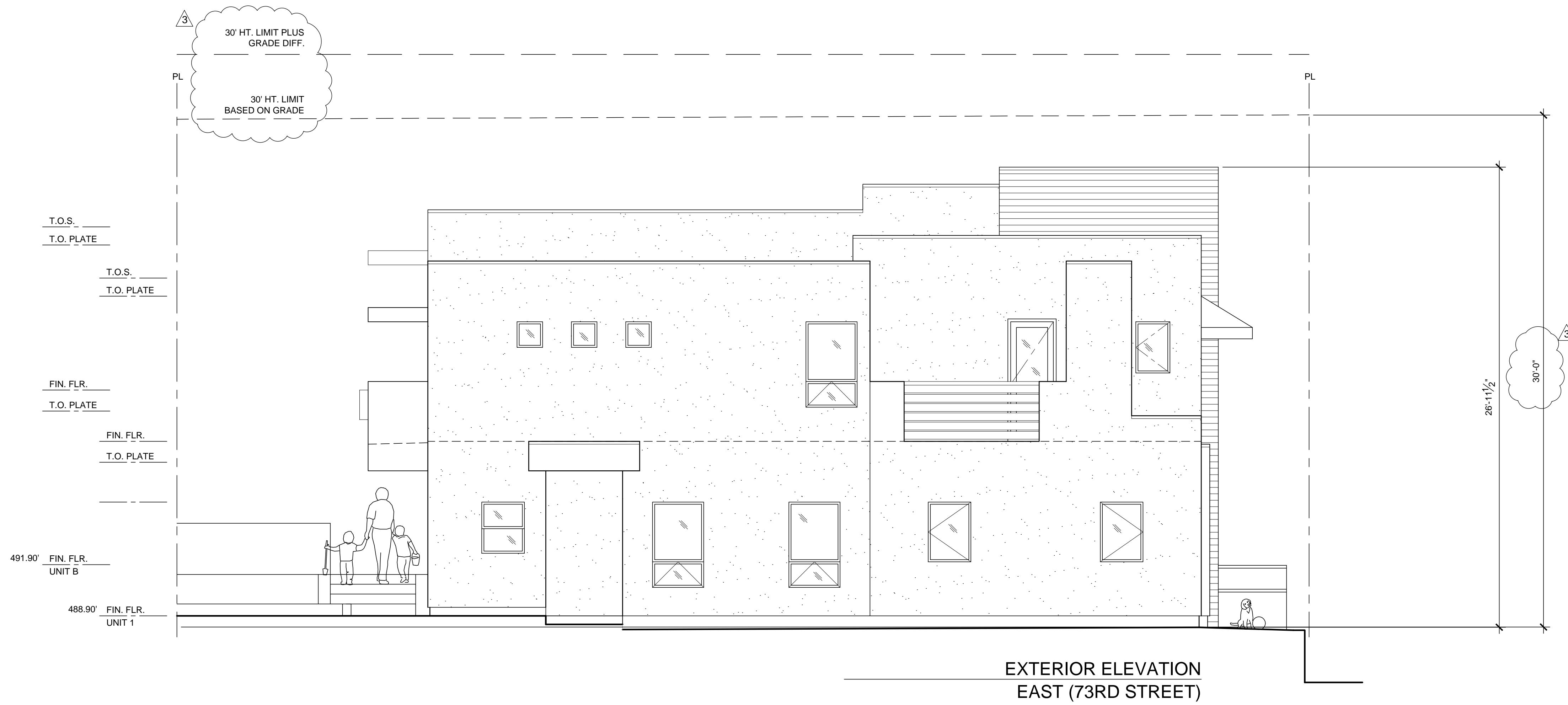
Signatures:

Project No.: 15009

Drawn By: DB Checked By: DB

Date: 07.10.2017

Sheet No.: A-4



IMPERVIOUS AREA SUMMARY

TOTAL DISTURBED AREA:	6,200 SF	
EXISTING AMOUNT OF IMPERVIOUS AREA:	2,440 SF	(27% OF TOTAL SITE)
PROPOSED AMOUNT OF IMPERVIOUS AREA:	4,200 SF	
TOTAL IMPERVIOUS AREA:	6,640 SF	(73% OF TOTAL SITE)
IMPERVIOUS % INCREASE:	46%	

LANDSCAPE NOTE

SEE SHEET LS-1 FOR THE EXISTING AND PROPOSED LANDSCAPE IN THE 73RD AND MOHAWK RIGHT OF WAY.

GRADING NOTE

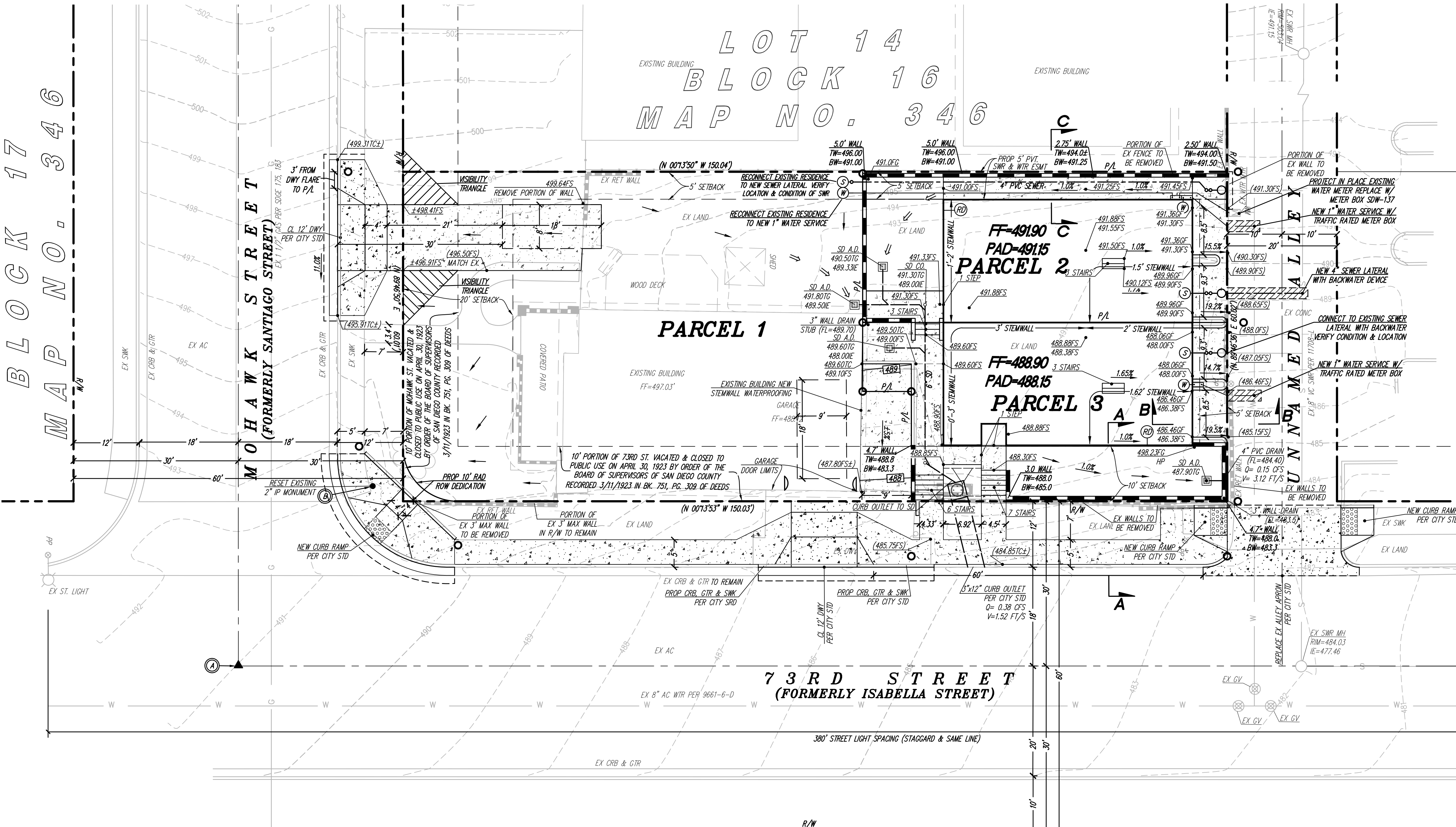
THE PROJECT DOES NOT PROPOSE ANY SOIL DISTURBANCE OR ENCROACHMENT INTO THE ADJACENT PROPERTY.

CONCEPTUAL GRADING PLAN

TENTATIVE MAP #1906074

SDP # 1906075

PROJECT # 539538



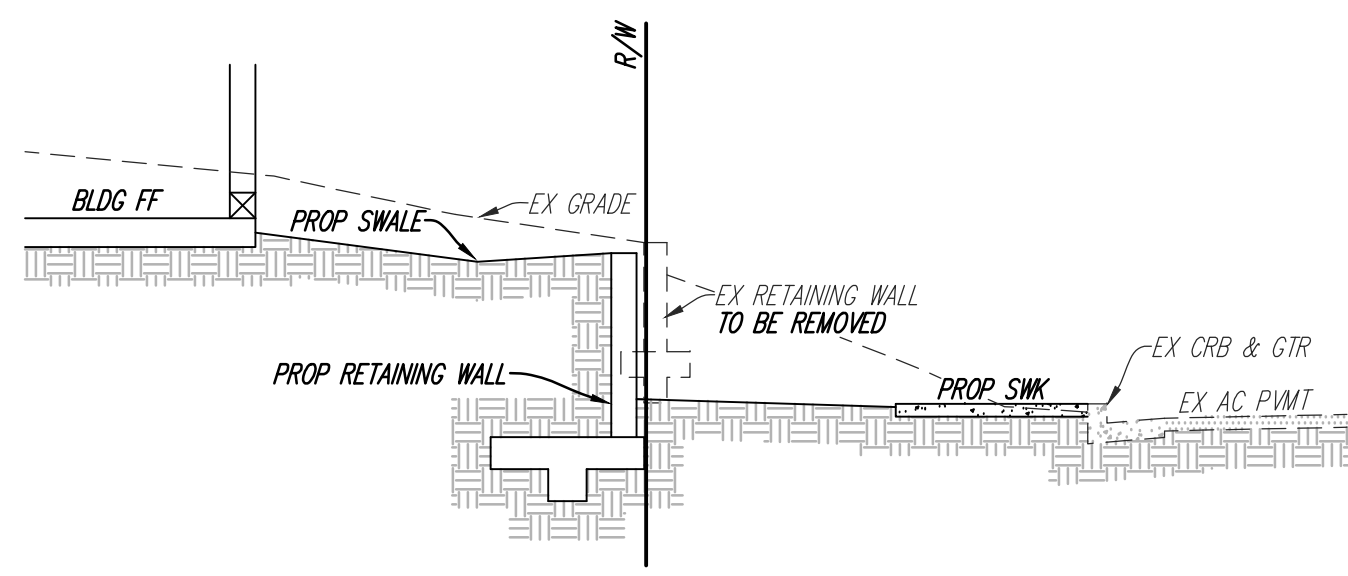
LEGEND

ITEM	SYMBOL
RIGHT OF WAY LINE	---
PROPERTY LINE / PROJECT BOUNDARY	---
SETBACK LINE	---
STREET CENTERLINE	---
EXISTING SPOT ELEVATIONS	385.00
EXISTING CONTOUR	385
EXISTING WATER LINE	W
EXISTING SEWER LINE	S
EXISTING FIRE HYDRANT ASSEMBLY	⊕
EXISTING STORM DRAIN	---
EXISTING STORM DRAIN INLET	⊕
EXISTING CURB & GUTTER	---
EXISTING DRAINAGE PATTERN	---
EXISTING UTILITY BOX LABELED PER PLAN	⊕
EXISTING CONCRETE	---
FOUND RECORD MONUMENT AS NOTED	⊕
PROPOSED MONUMENT	⊕
PROPOSED CONTOUR	---
PROPOSED BUILDING FOOTPRINT	---
PROPOSED FINISH FLOOR ELEVATION	FF=52.00
PROPOSED GARAGE FLOOR ELEVATION	GF=40.00
PROPOSED TOP OF CURB ELEVATION	374.00TC
PROPOSED PAVEMENT ELEVATION	374.00P
PROPOSED TOP OF WALL ELEVATION	374.00TW
PROPOSED BASE OF WALL ELEVATION	374.00BW
PROPOSED FLOWLINE ELEVATION	374.00FL
PROPOSED FINISHED GRADE ELEVATION	374.00FG
PROPOSED GRADIENT	1.75%
PROPOSED CURB (PVT)	---
PROPOSED CURB & GUTTER (PVT)	---
PROPOSED DRIVEWAY	---
PROPOSED RETAINING WALL (PVT)	---
PROPOSED CURB RAMP (PVT)	---
PROPOSED PCC SIDEWALK (PUBLIC)	---
PROPOSED PCC PAVEMENT (PVT)	---
PROPOSED WATER LATERAL (PVT)	---
PROPOSED WATER SERVICE WATER METER (PVT)	---
PROPOSED BACKFLOW (PVT)	---
PROPOSED DOMESTIC WATER POINT OF CONNECTION	⊕
PROPOSED SEWER POINT OF CONNECTION	⊕
PROPOSED SEWER LATERAL (PVT)	---
PROPOSED SEWER CLEANOUT (PVT)	---
PROPOSED AREA DRAIN (PVT)	---
PROPOSED STORM DRAIN (PVT)	---
PROPOSED BROOKS BOX INLET (PVT)	---
PROPOSED ROOF DRAIN DOWNSPOUT (PVT)	---
PROPOSED EASEMENT LINE	---
PROPOSED PROPERTY LINE	---
RECORD DATA PER MAP NO. 346	()
PROPOSED CONVEX SAFETY MIRROR	⊕

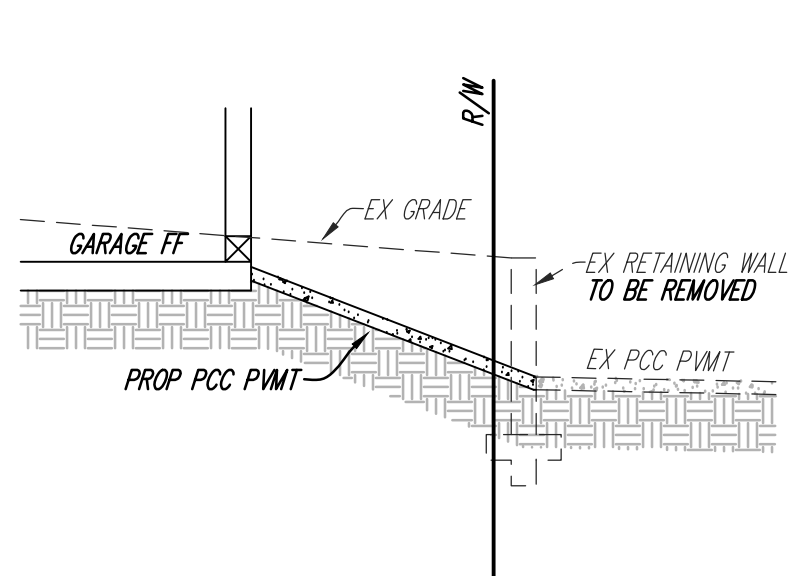
GRADING QUANTITIES:

PERCENT OF TOTAL SITE FINE GRADED:	68 %
AMOUNT OF SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER:	0.0 ACRES
GRADED AREA	0.142 [ACRES]
CUT QUANTITIES	370 [CY]
FILL QUANTITIES	10 [CY]
EXPORT QUANTITIES	360 [CY]
MAX. CUT DEPTH UNDER BUILDING	0 FT
MAX. FILL DEPTH UNDER BUILDING	3 FT
RETAINING WALLS:	3 WALLS (MAX LENGTH 100 FT, MAX HEIGHT 5 FT)

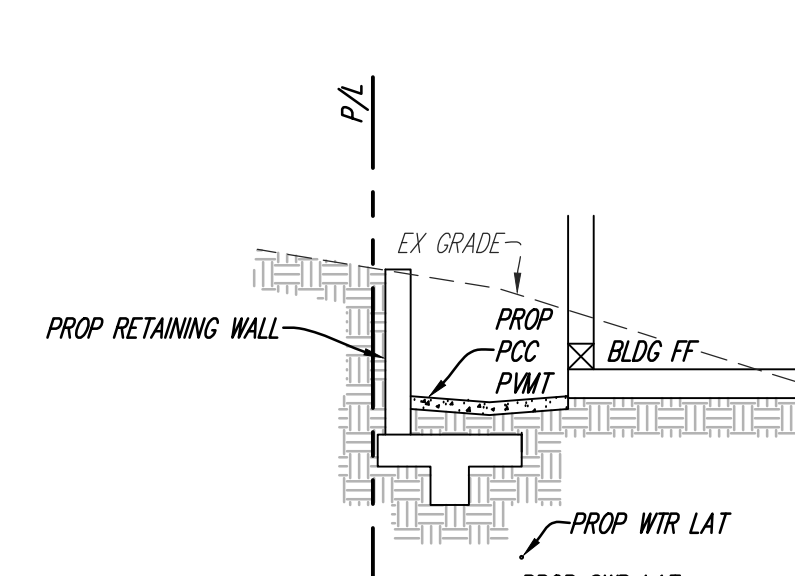
THIS PROJECT PROPOSES TO EXPORT 360 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.



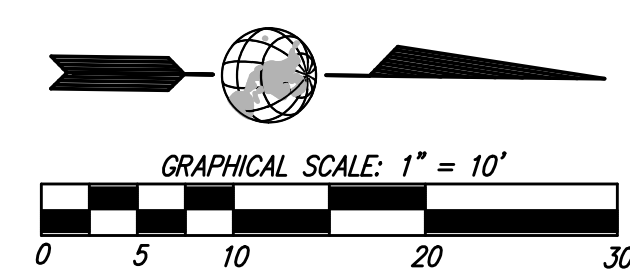
SECTION A-A (TYP)
NOT TO SCALE



SECTION B-B (TYP)
NOT TO SCALE



SECTION C-C (TYP)
NOT TO SCALE



OMEGA ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVE. SUITE B
SAN DIEGO, CA 92123
PH: (858) 634-8620 FAX: (858) 634-8627

REGISTERED PROFESSIONAL ENGINEER
ANDREW J. KANN
No. 50940
Exp. 9-30-19
CIVIL
STATE OF CALIFORNIA

Andrew J. Kann
ANDREW J. KANN R.C.E. 50940

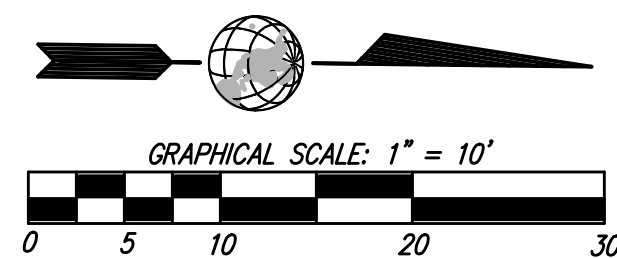
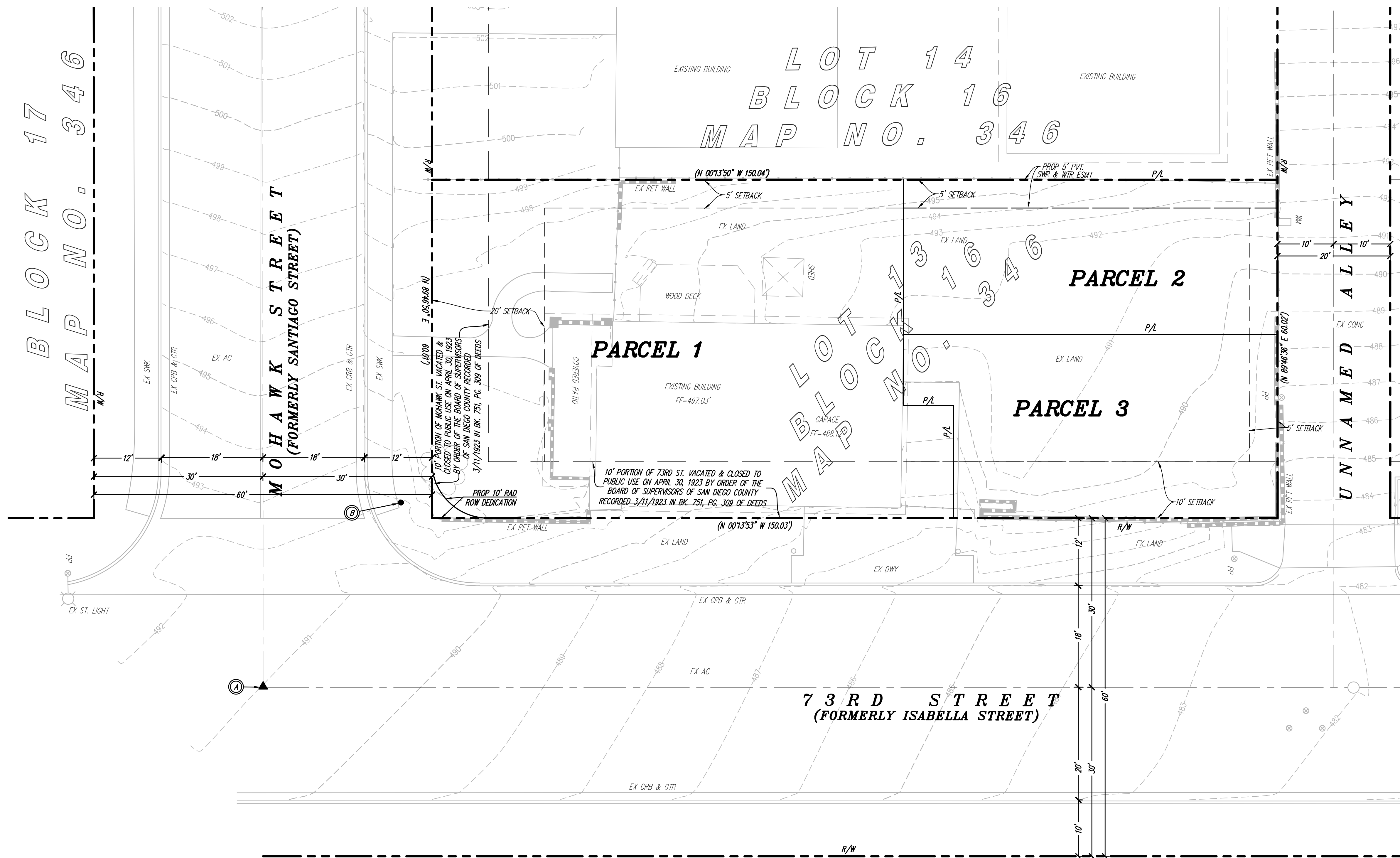
6/11/2018
DATE

CONSTRAINTS MAP

TENTATIVE MAP #1906074

SDP # 1906075

PROJECT # 539538



OMEGA
ENGINEERING CONSULTANTS
 4340 VIEWRIDGE AVE. SUITE B
 SAN DIEGO, CA 92123
 PH: (858) 634-8620 FAX: (858)-634-8627



Andrew J. Kann
 ANDREW J. KANN R.C.E. 50940
 DATE

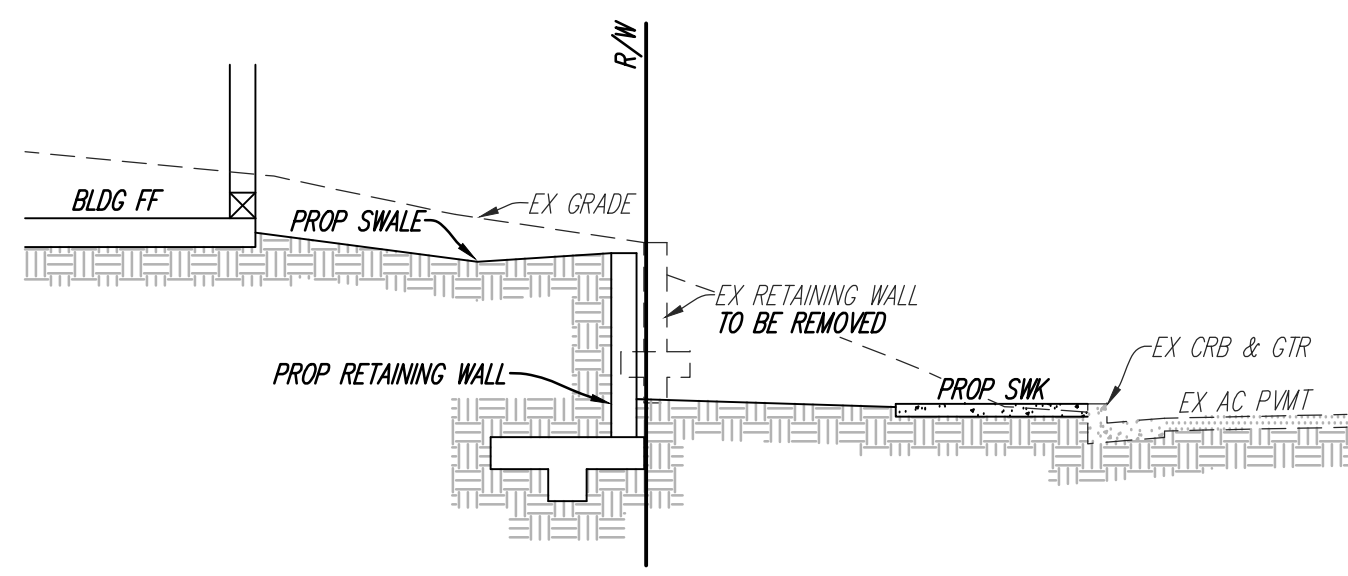
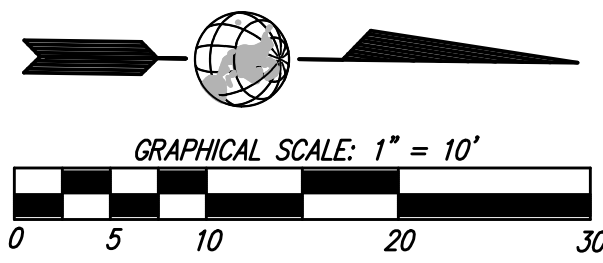
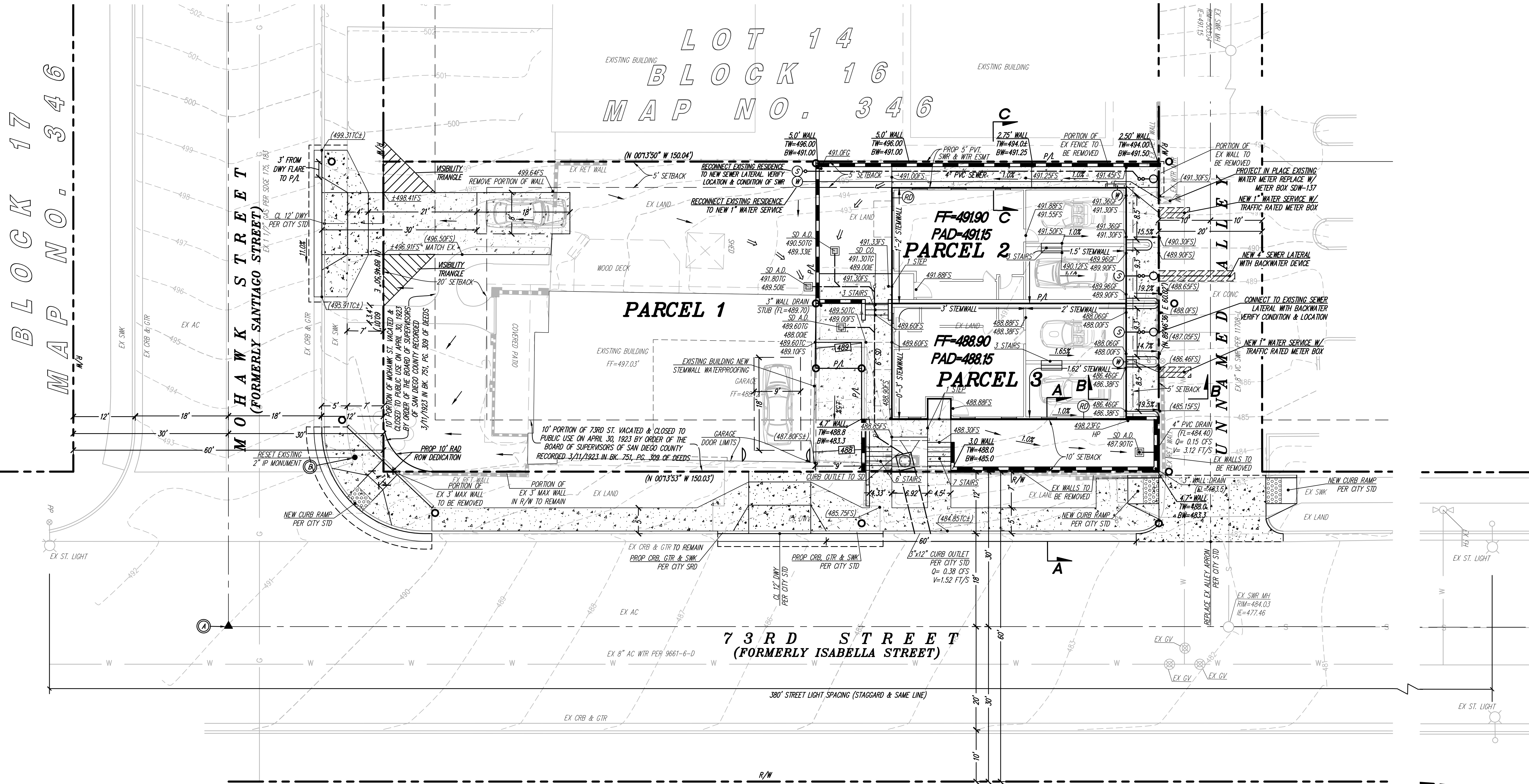
6/11/2018

TENTATIVE MAP

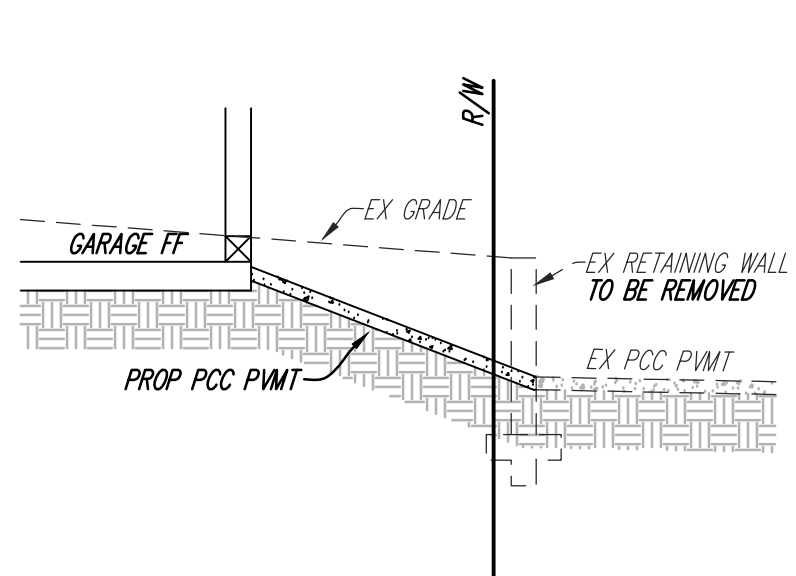
TENTATIVE MAP #1906074

SDP # 1906075

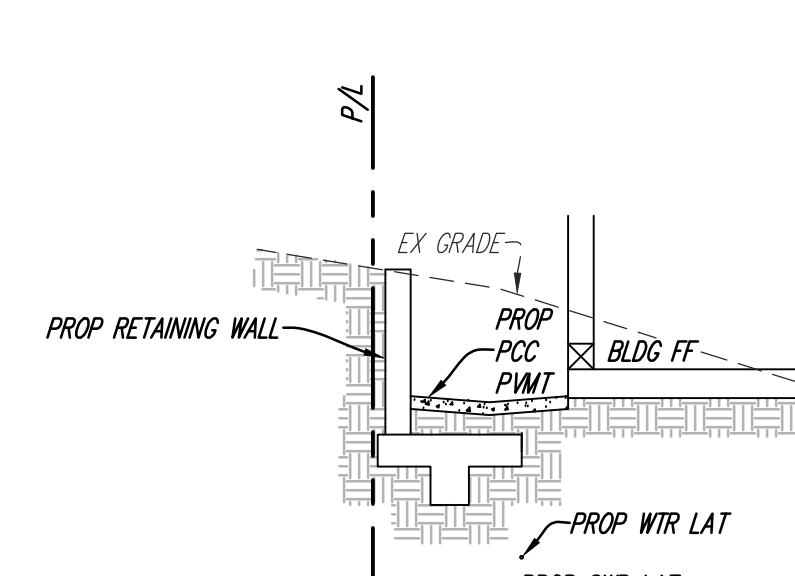
PROJECT # 539538



SECTION A-A (TYP)
NOT TO SCALE



SECTION B-B (TYP)
NOT TO SCALE



SECTION C-C (TYP)
NOT TO SCALE

OMEGA
ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVE. SUITE B
SAN DIEGO, CA 92123
PH: (858) 634-8620 FAX: (858) 634-8627



Andrew J. Kann
ANDREW J. KANN R.C.E. 50940

6/11/2018
DATE

TENTATIVE MAP

TENTATIVE MAP #1906074
SDP # 1906075
PROJECT # 539538

Project Name: Mohawk Subdivision

Project Name: Mohawk Subdivision

Project Name: Mohawk Subdivision

Source Control BMP Checklist for All Development Projects Form I-4
All development projects must implement source control BMPs SC-1 through SC-6 where applicable and feasible. See Chapter 4 and Appendix E of the BMP Design Manual (Part 1 of the Storm Water Standards) for information to implement source control BMPs shown in this checklist.

Form I-4 Page 2 of 2
Source Control Requirement Applied?
SC-6 Additional BMPs Based on Potential Sources of Runoff Pollutants (must answer for each source listed below)

Site Design BMP Checklist for All Development Projects Form I-5
All development projects must implement site design BMPs SD-1 through SD-8 where applicable and feasible. See Chapter 4 and Appendix E of the BMP Design Manual (Part 1 of Storm Water Standards) for information to implement site design BMPs shown in this checklist.

PDP SWQMP Template Date: January, 2016
PDP SWQMP Submittal Date: Insert Date
32 Insert Company Logo

PDP SWQMP Template Date: January, 2016
PDP SWQMP Submittal Date: Insert Date
33 Insert Company Logo

PDP SWQMP Template Date: January, 2016
PDP SWQMP Submittal Date: Insert Date
34 Insert Company Logo

Project Name: Mohawk Subdivision

Project Name: Mohawk Subdivision

Project Name: Mohawk Subdivision

Form I-5 Page 2 of 4
Site Design Requirement Applied?
SD-3 Minimize Impervious Area
Discussion / justification if SD-3 not implemented: Site breaks up impervious area by leaving pervious area between the new development and existing development.

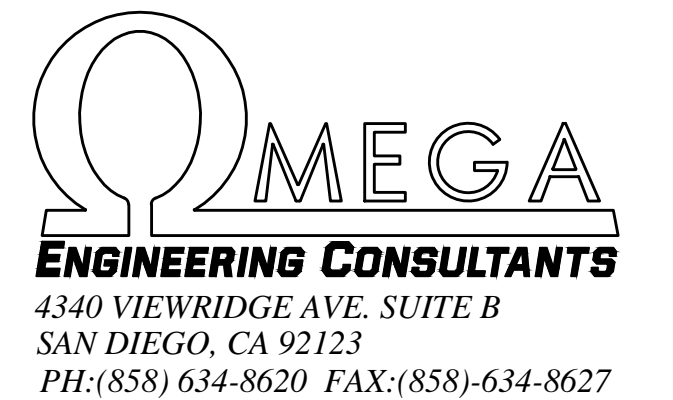
Form I-5 Page 3 of 4
Site Design Requirement Applied?
SD-6 Runoff Collection
Discussion / justification if SD-6 not implemented: Runoff collection not feasible for project site.

Form I-5 Page 4 of 4
Insert Site Map with all site design BMPs identified:
See Tentative Map & Site Plan

PDP SWQMP Template Date: January, 2016
PDP SWQMP Submittal Date: Insert Date
35 Insert Company Logo

PDP SWQMP Template Date: January, 2016
PDP SWQMP Submittal Date: Insert Date
36 Insert Company Logo

PDP SWQMP Template Date: January, 2016
PDP SWQMP Submittal Date: Insert Date
37 Insert Company Logo



Signature of Andrew J. Kann, Andrew J. Kann R.C.E. 50940, DATE 6/11/2018