



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: July 22, 2015 REPORT NO. HO 15-088

ATTENTION: Hearing Officer

SUBJECT: 4725 & 4729 SARATOGA AVENUE CDP / TMW  
Project No. 358480

LOCATION: 4725 and 4729 Saratoga Avenue

APPLICANT: Robert J. Bateman

### SUMMARY

Issue(s): Should the Hearing Officer approve a Tentative Map Waiver and a Coastal Development Permit to convert two residential dwelling units into condominiums with waiver of the overhead utility undergrounding requirement for a site located at 4725 and 4729 Saratoga Avenue in the RM-1-1 zone of the Ocean Beach Community Plan area?

Staff Recommendation(s) - **Approve** Tentative Map Waiver No. 1511688 and Coastal Development Permit No. 1254508.

Community Planning Group Recommendation – The Ocean Beach Community Planning Board voted 10-0-0 to recommend approval of the project on October 8, 2014 (Attachment 7).

Environmental Review - The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(k) – Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 9, 2015 and opportunity to appeal that determination ended March 23, 2015.

### BACKGROUND

The site is designated by the Ocean Beach Community Plan for Residential uses (Attachment 1). The Plan allows residential development at a density of 14 dwelling units per acre. The proposed project site, occupying 0.160-acre, could accommodate 2 dwelling units based on the underlying RM-1-1 Zone and 2 dwelling units based on the Community Plan. The site is located within the

Coastal Overlay Zone (non-appealable). The site is located at 4725 & 4729 Saratoga Avenue and two single dwelling units are existing.

## DISCUSSION

The Tentative Map Waiver proposes to allow the conversion of two dwelling units to two condominiums and waive the undergrounding of existing overhead utilities. There are existing overhead facilities on the opposite side of the abutting alley. The Tentative Map Waiver qualifies for a waiver from the requirement to underground these facilities in accordance with San Diego Municipal Code Section 144.0242 in that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. The project also requires a Coastal Development Permit for the proposed subdivision of land.

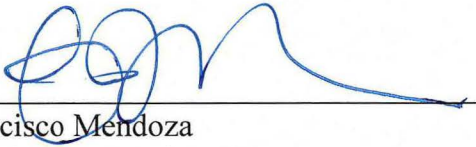
## Conclusion

Staff has reviewed the proposed project and all issues identified through that review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project (Attachment 5), draft conditions of approval (Attachment 6 & 7) and draft resolution (Attachment 8). Staff recommends the Hearing Officer approve the project as proposed.

## ALTERNATIVES

1. **Approve** Tentative Map Waiver No. 1427468 and Coastal Development Permit No. 1427470, **with modifications.**
2. **Deny** Tentative Map Waiver No. 1427468 and Coastal Development Permit No. 1427470, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

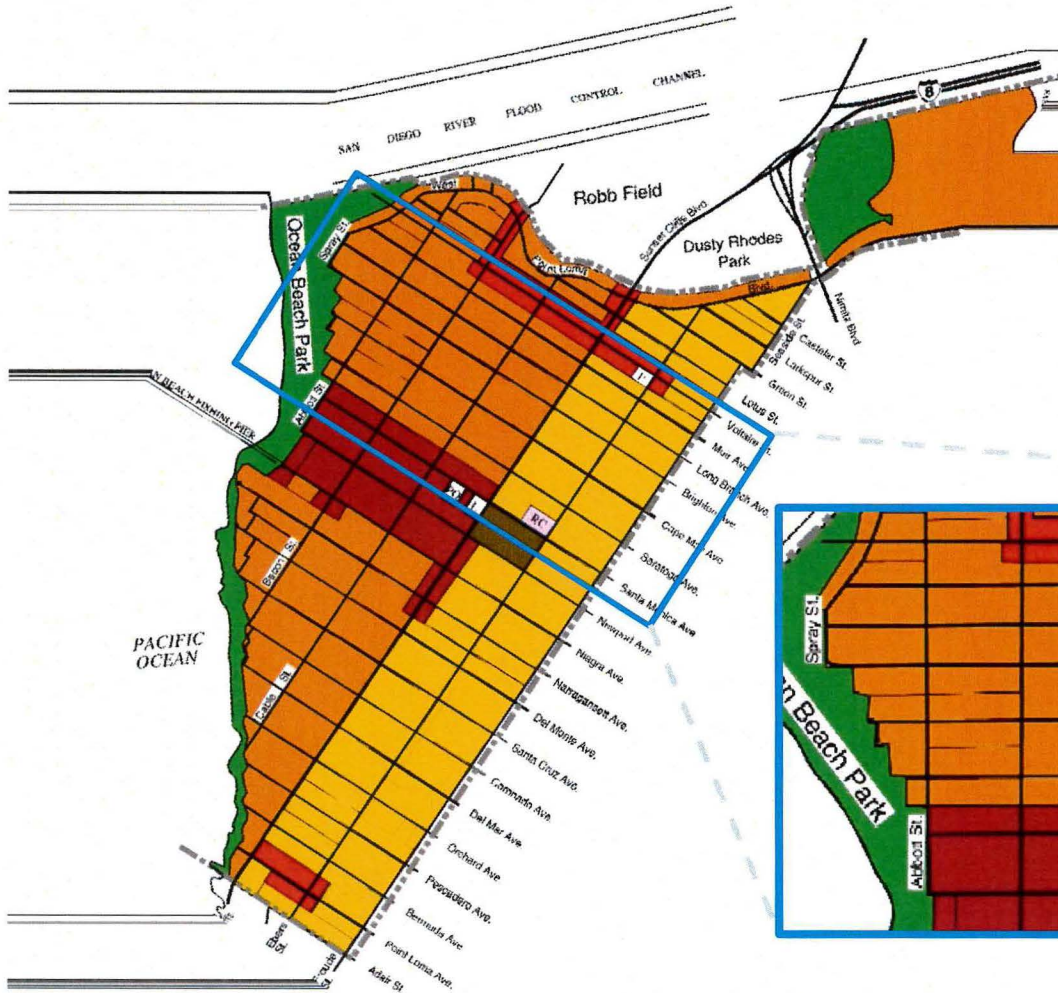


---

Francisco Mendoza  
Development Project Manager

Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph
4. Draft Map Resolution
5. Draft Map Conditions
6. Draft CDP Permit Conditions
7. Draft CDP Resolution Findings
8. Community Group Recommendation
9. Ownership Disclosure Statement
10. Environmental Exemption
11. Map Waiver Exhibit
12. Undergrounding Master Plan
13. Landscape Construction Plan



**RESIDENTIAL**  
 (dwelling units/acre for each 1/2 block)

Yellow	<b>LOW MEDIUM DENSITY</b> 8-14 du/nra
Orange	<b>MEDIUM DENSITY</b> 25 du/nra - Highest Average \ Maximum

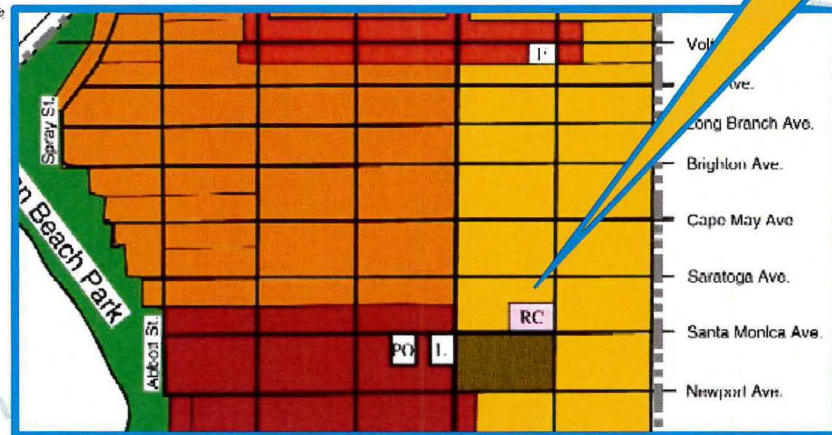
**COMMERCIAL**

Dark Red	Community
Red	Neighborhood

**PUBLIC FACILITIES**

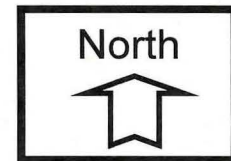
Brown	Elementary School
L	Library
F	Fire Station
RC	Recreation Center
PO	Post Office
Green	Parks

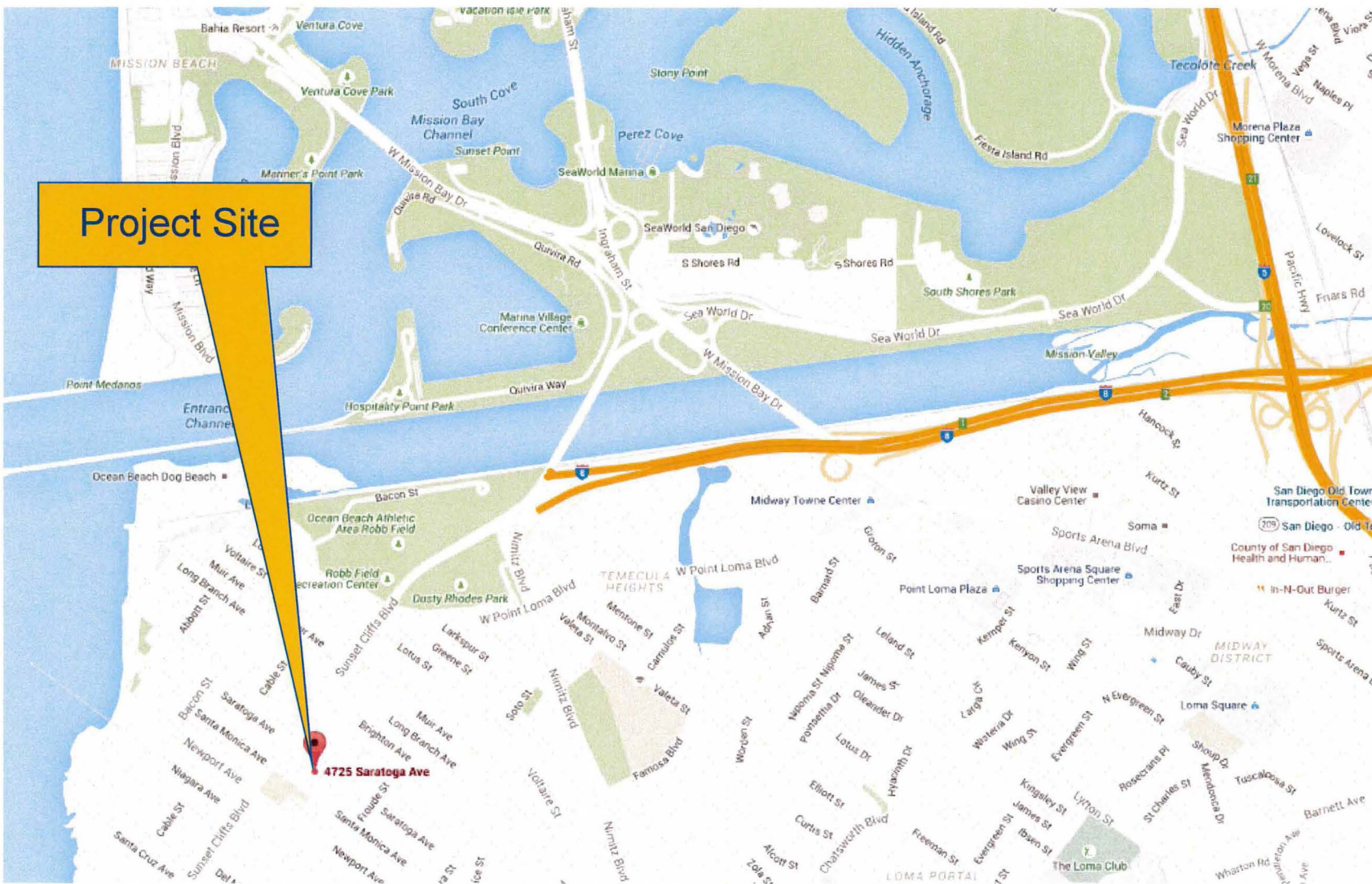
Project Site



# Land Use Map

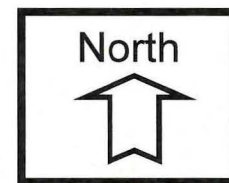
**4725 & 4729 Saratoga Ave TM Waiver & CDP**  
**PROJECT NO. 358480**





## Project Location Map

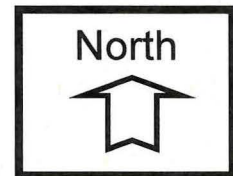
**4725 & 4729 Saratoga Ave TM Waiver & CDP**  
**PROJECT NO. 358480**





## Location Aerial Photo

4725 & 4729 Saratoga Ave TM Waiver & CDP  
PROJECT NO. 358480



RESOLUTION NO. \_\_\_\_\_  
DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE HEARING OFFICER  
ADOPTING THE FINDINGS AND APPROVING  
TENTATIVE MAP WAIVER NO. 1511688 FOR 4725 &  
4729 SARATOGA AVE CDP/TMW – PROJECT NO.  
358480

WHEREAS, Wilf and Silka Kurth, Subdividers, and Robert J. Bateman, Surveyor, submitted an application with the City of San Diego for Tentative Map Waiver No. 1511688, to waive the requirement of a tentative map to convert two residential condominium units and to waive the requirement of undergrounding existing offsite overhead utilities. The project site is located at 4725 and 4729 Saratoga Avenue in the RM-1-1 zone of the Ocean Beach Precise Plan and Local Coastal Program. The property is legally described as Lots 30 and 31 in block 31 of Ocean Beach, according to Map thereof No. 279, filed May 28, 1887; and

WHEREAS, the Map proposes the subdivision of a 0.160-acre site with two lots into one lot for a two unit residential condominium conversion; and

WHEREAS, on March 09, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15301(k); 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, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) as the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on July 22, 2015, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 1511688, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 (map waiver), 125.0444 (condo conversion), and 144.0240 (underground) of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map Waiver No. 1511688:

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



The Ocean Beach Precise Plan and Local Coastal Program Land Use Map identifies the site for Residential uses at a medium density of 14 dwelling units per acre. The site is zoned RM-1-1 and is developed with a two residential units constructed in 1942 and 1980. The 7,000 square foot site can accommodate a maximum of 2 dwelling units. The subdivision is consistent with the land use designation and the underlying RM-1-1 zone.

**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.**

No development will result from the subdivision of the site. The site is developed with two residential units and all public and private improvements are existing. The site is zoned RM-1-1. The proposed subdivision is consistent with all the development regulations of the RM-1-1 zone within the Ocean Beach Precise Plan and Local Coastal Program. No deviations are proposed or required to approve the tentative map waiver.

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

The site is within an urbanized portion of the City developed since the early 1950s with residential uses and no new development is proposed. The site is zoned RM-1-1 and designated as Residential use. The 0.160-acre site is similar in size and topography to adjacent sites and is developed with two residential units and public and private improvements are existing. The site is physically suitable with the type and density of the development.

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

The site is not located on or adjacent to environmentally sensitive lands. No development will result from the subdivision of the site. The tentative map waiver will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The subdivision is a conversion of existing units to condominiums. No site improvements or public improvements are required. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

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

The site contains no public easements for access or use of the property, therefore the design of the subdivision will not conflict with any easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The site is within an urbanized portion of the City developed since the early 1950s with residential uses and no new development is proposed. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in that no development will result from the subdivision of the site.

**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 subdivision will be required to comply with provisions of the Inclusionary Housing Regulations through the payment of an in-lieu fee. Public services necessary for supporting the community are existing. The subdivision will increase the available fiscal resources through the increase in property taxes collected from the owner, and there are no environmental resources present on the site.

**9. The notices required by San Diego Municipal Code section 125.0431 have been given in the manner required.**

Notice to each tenant of the proposed project required in the Subdivision Map Act section 66427 and a Notice of Tenants Rights have been provided to all existing tenants. No new tenants have applied to rent a unit or moved into the units during the processing of the subject Tentative Map Waiver. Subsequent notices to be provided include a 60 Day Notice of Termination of Tenancy, Notice of 90 Day Period of First Right of Refusal to Purchase the unit to existing tenants, and a 180 Day Notice of Intention to Convert shall be provided subsequent to the approval of the Map Waiver.

**10. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing.**

All costs associated with the processing of this Tentative Map Waiver were paid by the applicant. The subdivision was not developed to provide housing for the elderly, disabled or to provide low income housing

**11. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed.**

The subdivision was not developed to provide housing for the elderly, disabled or to provide low income housing.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. 1511688 is hereby granted to Wilf and Silka Kurth subject to the attached conditions which are made a part of this resolution by this reference.

BE IT FURTHER RESOLVED, that the decision of the Hearing Officer is affirmed and Tentative Map Waiver No. 1511688 is granted to Wilf and Silka Kurth, subject to the attached conditions which are made a part of this resolution by this reference.

By

\_\_\_\_\_  
Francisco Mendoza  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions  
Internal Order No. 24004424

HEARING OFFICER  
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 1511688  
4725/4729 SARATOGA AVE CDP/TM - **PROJECT NO. 358480**  
ADOPTED BY RESOLUTION NO. \_\_\_\_\_ ON JULY 22, 2015

**GENERAL**

1. This Tentative Map Waiver will expire August 6, 2018.
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 Tentative Map Waiver expiration date, a Parcel Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the 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.
5. The Parcel Map shall conform to the provisions of Coastal Development Permit No. 1254508 and Tentative Map Waiver No. 1511688
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**CONDOMINIUM CONVERSION**

7. The Subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:
  - a. For existing tenants, within 10 days of the project application for the condominium conversion being deemed complete; or
  - b. For prospective tenants, upon application for the rental of a unit in the proposed condominium conversion.
8. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the Subdivision Map Act.
9. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Subdivision Map Act section 66427.1(a)(2)(E). The provisions of this condition shall neither alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Civil Code sections 1941, 1941.1 and 1941.2.
10. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days after approval of a Parcel Map for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
11. The Subdivider shall give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (San Diego Municipal Code § 125.0431(a)(4)).
12. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Subdivision Map Act section 66427.1(a)(2)(F) and San Diego Municipal Code section 125.0431(a)(5). The right shall commence on the date the subdivision public report is issued, as provided in section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right. (San Diego Municipal Code § 125.0431(a)(5)).

13. The Subdivider shall provide a copy of the Building Conditions Report to a prospective purchaser prior to the opening of an escrow account. (San Diego Municipal Code § 144.0504(c)).
14. Prior to the recordation of the Parcel Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

#### **AFFORDABLE HOUSING**

15. Prior to recordation of the Parcel Map, the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the condominium conversion inclusionary housing fee pursuant to the Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 142.1301 *et seq.*).
16. Prior to the recordation of the Parcel Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Tenant Relocation Benefits (San Diego Municipal Code § 144.0505), to the satisfaction of the Development Services Department and the Housing Commission.

#### **ENGINEERING**

17. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
18. The Tentative Map shall comply with the conditions of the Coastal Development Permit No. 1254508.
19. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
20. 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.
21. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

**WATER AND SEWER**

22. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention devices (BFPDs) on each water service (domestic, fire, and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground, on private property, in line with the service and immediately adjacent to the right-of-way.

**MAPPING**

23. 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.
24. Every 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.

**LANDSCAPE**

25. Prior to recordation of the Parcel Map, the Subdivider shall demonstrate existing landscaping has been maintained on the subject property and abutting public right-of-way, which shall be in substantial conformance with Exhibit "A," on file in the Development Services Department.

**TRANSPORTATION**

26. A minimum of three (3) automobile parking spaces are required (4 currently provided) by the Land Development Code. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.

**INFORMATION:**

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

Internal Order No. 24004424



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

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004424

COASTAL DEVELOPMENT PERMIT NO. 12545068  
**4725 & 4729 SARATOGA AVENUE - PROJECT NO. 358480**  
HEARING OFFICER

This Coastal Development Permit No. 12545068 is granted by the Hearing Officer of the City of San Diego to Wilf Kurth and Silka Kurth, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.160-acre site is located at 4725 and 4729 Saratoga Avenue in the RM-1-1 zone of the Ocean Beach Community Plan. The project site is legally described as: Lots 30 and 31 in Block 31 of Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof, No. 279, filed in the Office of the County Recorder of San Diego County on May 28, 1887.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to convert two existing residential dwelling units into two residential condominium units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 22, 2015, on file in the Development Services Department.

The project shall include:

- a) Conversion of two existing residential dwelling units into two residential condominium units.
- b) Landscaping (planting, irrigation and landscape related improvements);
- c) Off-street parking;
- d) Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality

Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 06, 2018.
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" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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.

**ENGINEERING REQUIREMENTS:**

11. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.

12. This Coastal Development Permit shall comply with the conditions of the Tentative Map Waiver No. 1511688.

**AFFORDABLE HOUSING REQUIREMENTS:**

13. Prior to recording the Parcel Map, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by paying to the City of San Diego the full Inclusionary Affordable

Housing Fee based upon the aggregate square footage of all residential units in the project, on terms set forth within the Inclusionary Affordable Housing Regulations.

**PLANNING REQUIREMENTS:**

14. The Owner/Permittee shall post a copy of each approved discretionary Permit and Tentative Map in its sales office for consideration by each prospective buyer.

**TRANSPORTATION REQUIREMENTS**

15. Owner/Permittee shall maintain a minimum of (3) three off-street parking spaces (4 provided) on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- 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 July 22, 2015 and Resolution No. xxxxxxxxxxxx.

Coastal Development Permit/PTS 358480 Approval No.: 12545068  
Date of Approval: July 22, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

---

Francisco Mendoza  
Development Project Manager

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

---

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

**Wilf Kurth**  
Owner/Permittee

By \_\_\_\_\_  
Wilf Kurth

**Silka Kurth**  
Owner/Permittee

By \_\_\_\_\_  
Silka Kurth

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

HEARING OFFICER RESOLUTION NO.  
COASTAL DEVELOPMENT PERMIT NO. 1254508  
4725 & 4729 SARATOGA AVE CDP/TM - PROJECT NO. 358480

WHEREAS, Wilf Kurth and Silka Kurth, Owner/Permittee, filed an application with the City of San Diego for a permit to convert two residential units into two condominium residential units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1254508), on portions of a 0.160-acre site;

WHEREAS, the project site is located at 4725 and 4729 Saratoga Avenue in the RM-1-1 zone of the Ocean Beach Precise Plan and Local Coastal Program;

WHEREAS, the project site is legally described as: Lots 30 and 31 in block 31 of Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof, No. 279, filed in the office of the County Recorder of San Diego County on May 28, 1887;

WHEREAS, on July 22, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1254508 and Tentative Map Waiver No. 1511688 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 09, 2015, 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 15301 (k) – Existing Facilities; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;  
NOW THEREFOR

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 July 22, 2015.

COASTAL DEVELOPMENT PERMIT FINDINGS (SDMC 126.0708):

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

No new development will result from the subdivision of the site. The site is developed with two residential units and private and public improvements are existing. The Ocean Beach Community Plan does not identify an existing or proposed public accessway on or adjacent to the site. The proposed subdivision is consistent with all development regulations of the RM-1-1 zone. The project is not located within or adjacent to a public view corridor or a defined vista look out as defined within the Ocean Beach Community Plan.

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

The site is developed with two residential units and public and private improvements are existing. The existing development is within a developed urbanized community. The site does not contain nor is adjacent to environmentally sensitive lands.

- 3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The site is zoned RM-1-1 and designated as Residential in the Ocean Beach Community Plan and Local Coastal Program. The existing development is consistent with the land use designation by continuing to maintain an existing multi-family development without increasing the density range as identified within the Ocean Beach Community Plan. The residential condominium conversion complies with the land use regulations of the certified Implementation Program as the project proposes no deviations.

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

The existing development is not located between the nearest public road and the sea or shoreline of the Pacific Ocean located within the Coastal Overlay Zone or on or adjacent to a public access or public recreational area. The development is approximately four blocks east of the shoreline of the Pacific Ocean.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, considered Coastal Development Permit No. 1254508 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.1254508, a copy of which is attached hereto and made a part hereof.

---

Francisco Mendoza  
Development Project Manager  
Development Services

Adopted on: July 22, 2015

SAP Number: 24004424

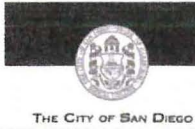


City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

**Community Planning  
Committee  
Distribution Form Part 2**

<b>Project Name:</b> 4725 4729 SARATOGA AVE TM/CDP		<b>Project Number:</b> 358480	<b>Distribution Date:</b> 10.8.14
<b>Project Scope/Location:</b> OCEAN BEACH (Process 3) Tentative Map and Coastal Development Permit to convert 2 existing residential dwelling units into condominiums on a 0.160 acre site. The site is located at 4725 & 4727 Saratoga Ave, in the RM-1-1 zone of the Ocean Beach Community Plan area and Coastal (non-appealable) Overlay Zone.			
<b>Applicant Name:</b> ROBERT BATEMAN		<b>Applicant Phone Number:</b> (619) 565-8362	
<b>Project Manager:</b> SANDRA TEASLEY	<b>Phone Number:</b> (619) 446-5271	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> steasley@sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b>			
<input checked="" type="checkbox"/> Vote to Approve	<b>Members Yes</b> 10	<b>Members No</b> 0	<b>Members Abstain</b> 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> Vote to Deny	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
<b>CONDITIONS:</b>			
<b>NAME:</b> PETER RUSCITTI		<b>TITLE:</b> CHAIR	
<b>SIGNATURE:</b> <i>PR R</i>		<b>DATE:</b> OCT 8, 2014	
<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 <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . 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** **Project No. For City Use Only**  
 4725-29 Saratoga Avenue Condominium Conversion 358480

**Project Address:**  
 4725-29 Saratoga Avenue

**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):  
 Wilf Kurth  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 4574 Newport Avenue  
 City/State/Zip:  
 San Diego, CA 92107  
 Phone No: 858-232-0565 Fax No:  
 Signature: Date: 2/6/14

Name of Individual (type or print):  
 Silka E. Kurth  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 4574 Newport Avenue  
 City/State/Zip:  
 San Diego, CA 92107  
 Phone No: 858-232-0565 Fax No:  
 Signature: Date: 2/6/14

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:

## NOTICE OF EXEMPTION

(Check one or both)

TO:  RECORDER/COUNTY CLERK  
 P.O. Box 1750, MS A-33  
 1600 PACIFIC HWY, ROOM 260  
 SAN DIEGO, CA 92101-2422

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 No.: 358480

PROJECT TITLE: 4725/4729 SARATOGA AVENUE CDP/TM

PROJECT LOCATION-SPECIFIC: This project is located at 4725 and 4727 Saratoga Avenue, San Diego, CA 92107 in the RM-1-1 zone of the Ocean Beach Community Planning Area.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Map Waiver to convert four existing residential dwelling units into condominiums on a 0.092 acre site.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego, Development Services Department

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Robert J. Bateman, San Diego Surveying and Engineering, 9665 Chesapeake Drive, Ste 445, San Diego, CA 92123. 1(858)565-8362.

## EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);  
 DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));  
 EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))  
 CATEGORICAL EXEMPTION: Section 15301 (k) (Existing Facilities)  
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be Categorically exempt from CEQA pursuant to Section 15301(k) – Existing Facilities. 15301(k) allows for the division of existing multiple family residences into common-interest ownership where no physical changes occur which are not otherwise exempt. Since the project is a map waiver to convert two existing residential dwelling units to condominiums the exemption is appropriate. Because the project lacks sensitive resources the exceptions listed in section 15300.2 do not apply.

LEAD AGENCY CONTACT PERSON: de Freitas

TELEPHONE: (619) 446-5187

IF FILED BY APPLICANT:

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

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

Jeff C. L. / SENIOR PLANNER  
 SIGNATURE/TITLE

3/9/2015  
 DATE

CHECK ONE:

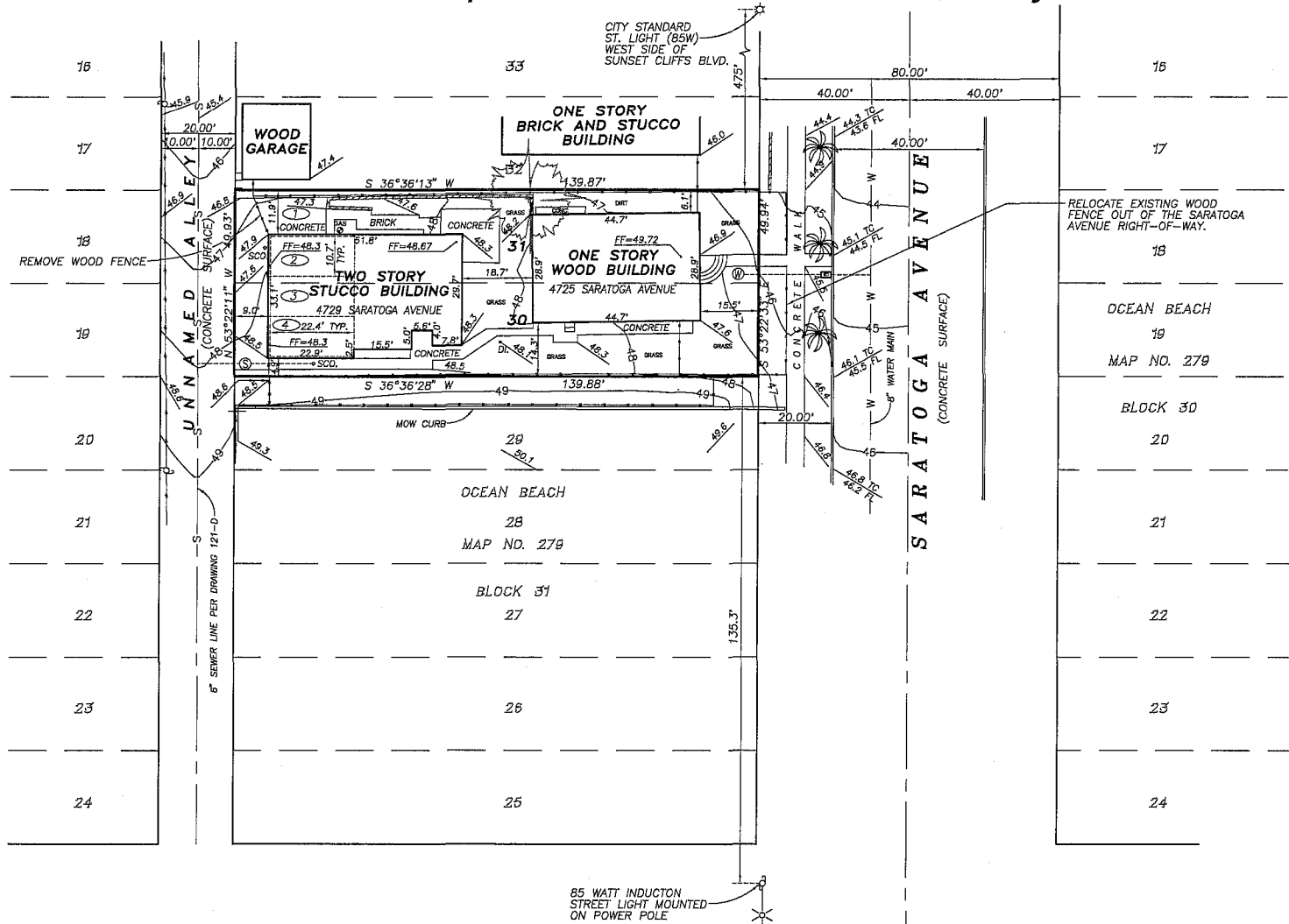
 SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

 SIGNED BY APPLICANT

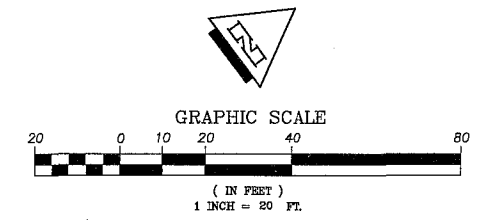
# 4725 & 4729 SARATOGA AVENUE

## Tentative Map Waiver No. 1511688, Project No. 358480



**UTILITY TABLE:**

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	



**ZONING INFORMATION**  
 EXISTING AND PROPOSED ZONE - RM-1-1  
 OCEAN BEACH PRECISE PLAN  
 OVERLAY ZONES: AIRPORT INFLUENCE AREA - SAN DIEGO INTERNATIONAL AIRPORT  
 COASTAL HEIGHT LIMITATION, COASTAL ZONE, PARKING IMPACT

- CITY OF SAN DIEGO DEVELOPMENT SUMMARY**
- SUMMARY OF REQUEST:**  
 CONVERT 2 EXISTING RESIDENTIAL UNITS INTO CONDOMINIUM UNITS  
 LOT CONSOLIDATION PARCEL MAP
  - STREET ADDRESS:** 4725 & 4729 SARATOGA AVENUE  
 BETWEEN SUNSET CLIFFS AVENUE AND EBERS STREET
  - SITE AREA:**  
 TOTAL SITE AREA (GROSS): 6,984.14 SQUARE FEET = 0.160 ACRE
  - DENSITY: (RESIDENTIAL)**  
 MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 2  
 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 2  
 NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0  
 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 2
  - YARD/SETBACK:**

	MINIMUM	STANDARD
FRONT:	15'	20'
SIDE:	5'	8'
STREET SIDE:	10'	
REAR:	15'	
  - PARKING:**  
 PARKING CRITERIA:  
 RESIDENTIAL  COMMERCIAL  INDUSTRIAL  
 MIXED USE  OTHER

- LEGEND:**
- ⊠ INDICATES WATER METER
  - ⊞ INDICATES POWER POLE
  - ⊙ INDICATES WATER GATE VALVE
  - ⊕ INDICATES GAS METER/VALVE
  - ⊗ INDICATES FIRE HYDRANT
  - ⊘ INDICATES POWER POLE/STREET LIGHT
  - ⊚ INDICATES PARKING SPACE
  - FF INDICATES FINISHED FLOOR
  - TC INDICATES TOP OF CURB
  - FL INDICATES FLOW LINE
  - SCO INDICATES SEWER CLEAN OUT
  - DI INDICATES DRAIN INLET
  - INDICATES WOOD FENCE
  - INDICATES CHAIN LINK FENCE
  - INDICATES SEWER LATERAL
  - INDICATES WATER SERVICE
  - W — W INDICATES WATER LINE
  - S — S INDICATES SEWER LINE
  - INDICATES PROPERTY LINE/TM WAIVER BOUNDARY

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
3 BR UNIT	1	1.5	1.5
3 BR UNIT	1	1.5	1.5
<b>TOTAL REQUIRED BY ZONE</b>			<b>3</b>
<b>TOTAL PROVIDED ON-SITE</b>			<b>4</b>

**UNIT AREAS**

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
3 BR UNIT	1	1,176	1,176
3 BR UNIT	1	2,100	2,100

**MONUMENTATION & MAPPING**  
 A PARCEL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP WAIVER, IF APPROVED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS WILL BE MARKED WITH DURABLE MONUMENTS.

**EXISTING IMPROVEMENTS**  
 SEWER DRAWING NO. 121-D

**EXISTING & PROPOSED EASEMENTS:**  
 NONE

- DEVELOPMENT NOTES:**
- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 2.
  - NUMBER OF EXISTING LOTS = 2  
 NUMBER OF PROPOSED LOTS = 1

**OWNER/DEVELOPER:**  
 WILF KURTH AND SILKA KURTH  
 4574 NEWPORT AVENUE  
 SAN DIEGO, CA 92107

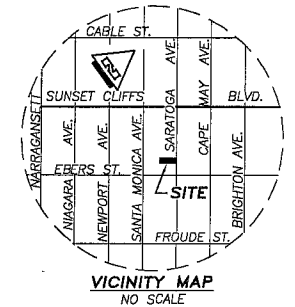
WILF KURTH      SILKA KURTH

**PROFESSIONAL LAND SURVEYOR:**  
 SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
 9665 CHESAPEAKE DRIVE, SUITE 445  
 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

ROBERT J. BATEMAN, P.L.S. 7046      DATE 07-02-2015



Prepared By:  
 SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
 9665 CHESAPEAKE DRIVE, SUITE 445  
 SAN DIEGO, CA 92123-1354  
 PHONE: 858-565-8362  
 FAX: 858-565-4354    EMAIL: rbateman@sdise.com



Benchmark:  
 CITY OF SAN DIEGO BENCH MARK:  
 BRASS PLUG AT SOUTH CORNER OF THE  
 INTERSECTION OF SARATOGA AVENUE AND EBERS  
 STREET. ELEVATION = 52.187 M.S.L.

Project Soil Condition: Existing developed site.  
 Source of Topography: Field survey by San Diego Land Surveying on 11-18-2013

Project Legal Description:  
 LOTS 30 AND 31 IN BLOCK 31 OF OCEAN BEACH, IN  
 THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,  
 STATE OF CALIFORNIA, ACCORDING TO MAP  
 THEREOF, NO. 279, FILED IN THE OFFICE OF THE  
 COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY  
 28, 1987.

Project Permits Required:  
 Tentative Map  
 Coastal Development Permit

Project Data:  
 Number of Stories: Front unit 1 story Rear unit 2 stories  
 Proposed use: Residential  
 Existing use: Residential  
 Zone Designation: RM-1-1  
 Ocean Beach Planned District:  
 Year of Construction (exist. structure): 1942

LAMBERT COORDINATES:  
 NAD 27 = 210-1693      NAD 83 = 1850-6253  
 A.P.N. 448-402-09

Project Name:  
 4725 & 4729 SARATOGA AVENUE

Project Address:  
 4725 & 4729 Saratoga Ave.

Project Owner:  
 Wilf Kurth and Silka Kurth  
 4574 Newport Avenue  
 San Diego, CA 92107

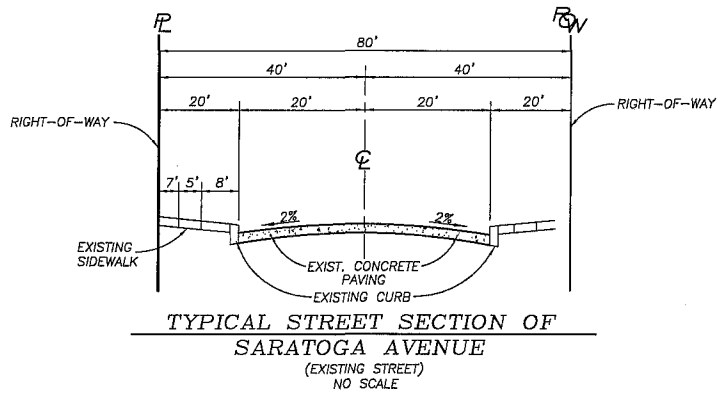
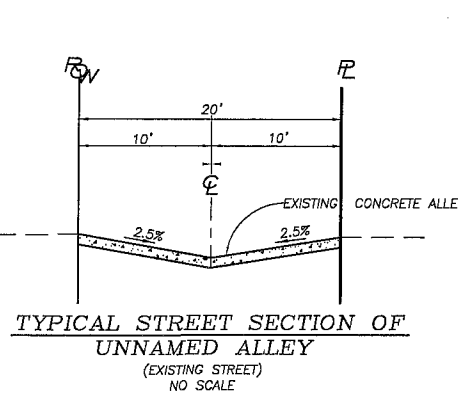
Sheet Title:  
 Tentative Map Waiver No. 1511688  
 Project No. 358480

Scale: 1" = 20'  
 Original Date: February 07, 2014  
 Revised: Jan. 8, 2015  
 Revised: May 20, 2015

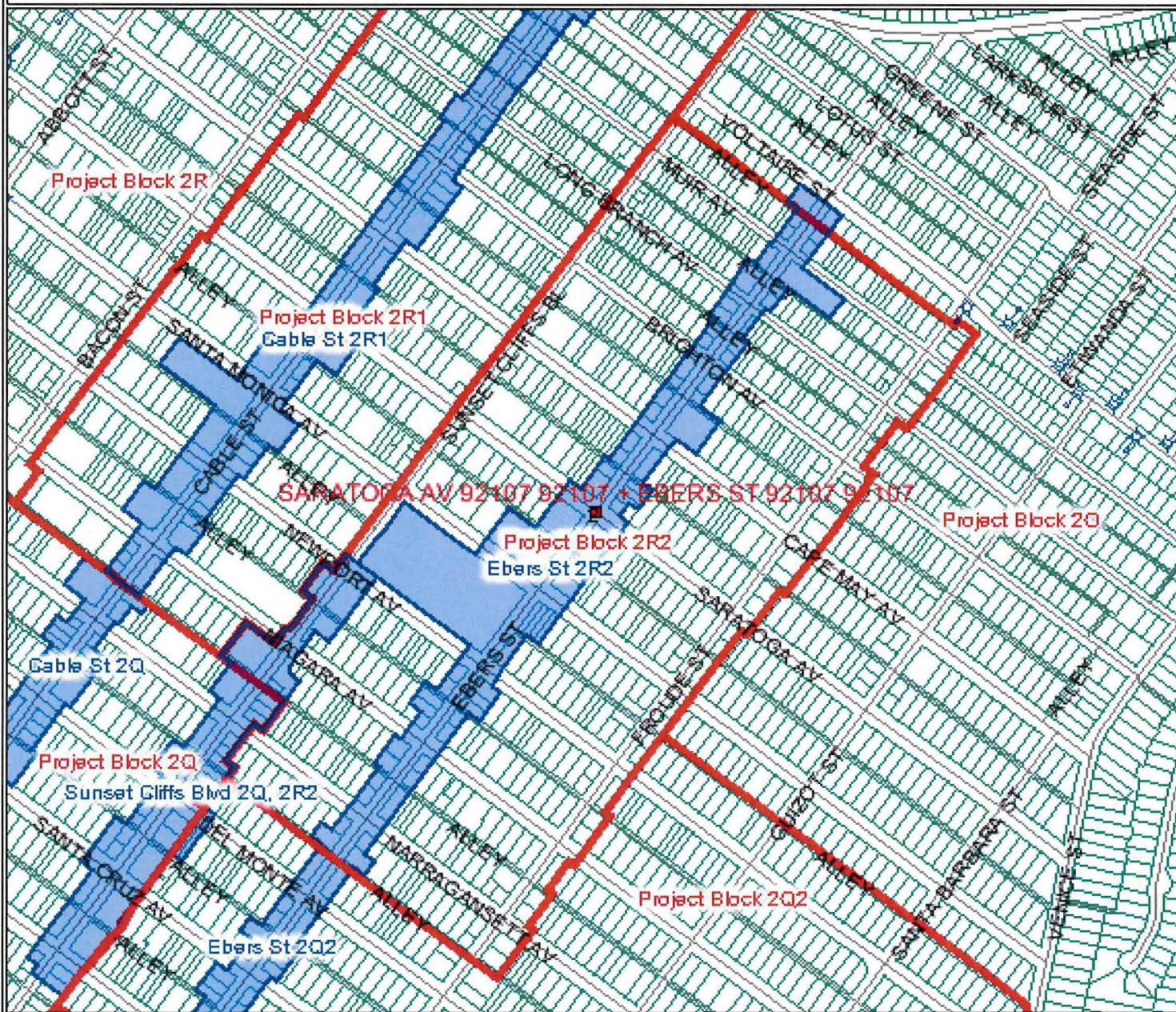
Revised: July 2, 2015

Sheet 1 of 1

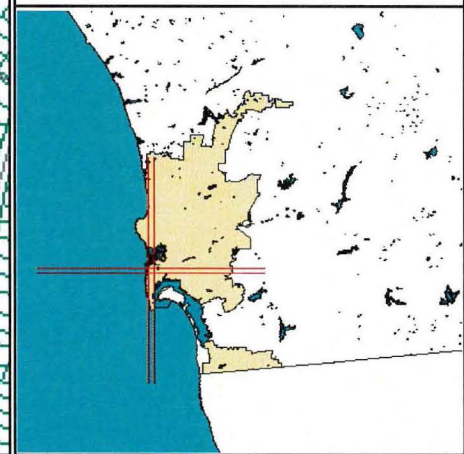
EBERS STREET



# Site Map



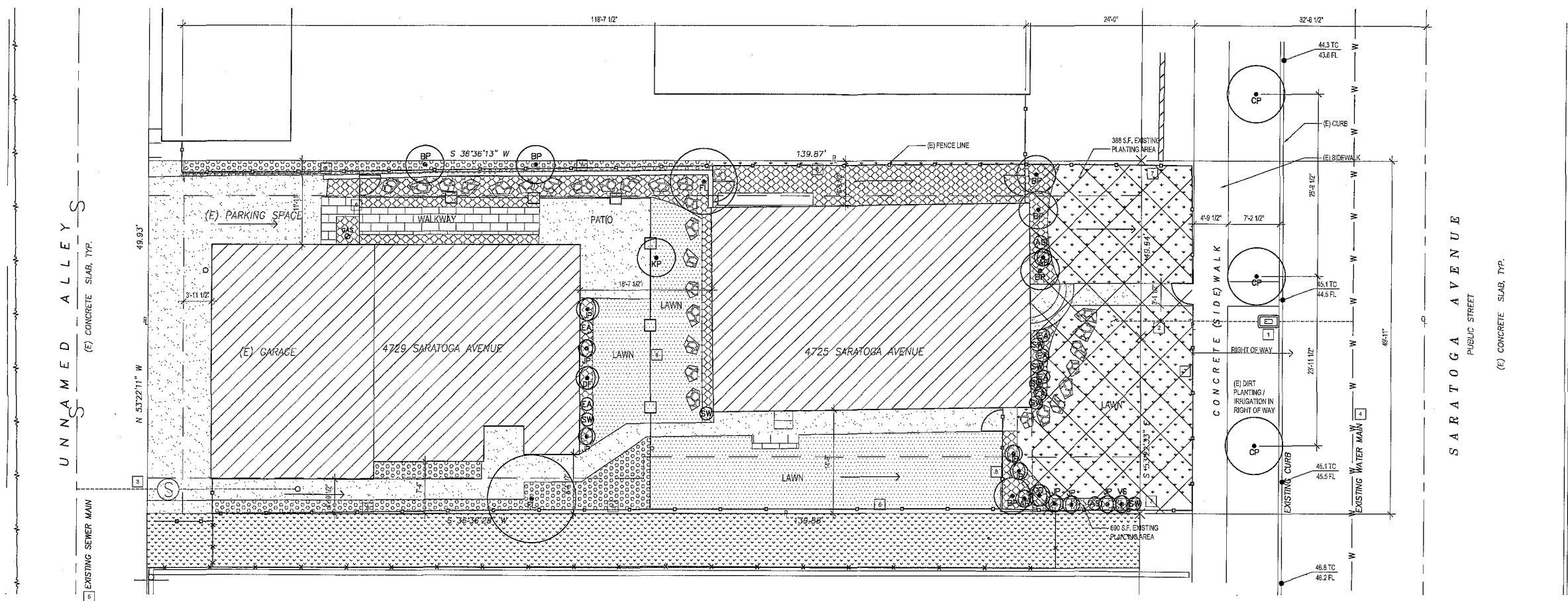
- ### Legend
- Future Streetlights
  - Undergrounding Projects
  - all\_20\_a
  - all\_blocks
  - Freeways
  - Minor Roads
  - Parcel Ownership
  - Bay
  - Streams
  - Major
  - Minor
  - Council Districts
  - Ocean
  - County



THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.  
 This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG.  
 This product may contain information which has been replicated with the permission granted by Thomas Brothers Maps.



Scale 1:7,004  
 City of San Diego  
 Copyright SanGIS. All Rights Reserved  
 Printed: Jul 9, 2015 1:01:17 PM



**LANDSCAPE DEVELOPMENT PLAN**  
1/8" = 1'-0"

**GENERAL NOTES**

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
- OMIT - NOT IN USE.
- OMIT - NOT IN USE.
- DOWN SPOUTS SHALL BE DIRECTED INTO LANDSCAPED AREAS AND WALKWAYS SHALL SLOPE INTO LANDSCAPED AREAS WHERE FEASIBLE.
- MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
- ALL EXISTING IRRIGATION SYSTEMS USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
- OMIT - NOT IN USE.
- THE CONSTRUCTION DOCUMENTS SHALL COMPLY WITH SAN DIEGO MUNICIPAL CODE CHAPTER 14: GENERAL REGULATIONS, ARTICLE 2: GENERAL DEVELOPMENT REGULATIONS, DIVISION 4: LANDSCAPE REGULATIONS (142.0400) AND THE LANDSCAPE STANDARDS SECTION OF THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL.
- A POINT SCORE IN EXCESS OF THAT REQUIRED FOR THE STREET YARD AREA MAY BE USED TO REDUCE THE PLANTING AREA AT A RATE OF ONE SQUARE FOOT OF AREA REDUCTION FOR EACH EXCESS POINT PROVIDED, FOR UP TO A 25% REDUCTION. ALSO, UP TO 10% OF THE REQUIRED STREET YARD PLANTING AREA THAT IS LOCATED OUTSIDE THE VEHICULAR USE AREA MAY CONSIST OF HARDSCAPE OR UNATTACHED PAVERS.
- CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTER'S WEATHER CONDITIONS CHANGE.
- WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.
- PLANTING AREAS: A MINIMUM ROOT ZONE OF 40 SQUARE FEET, WITHIN A MIN. DIMENSION OF 5 FEET, SHALL BE PROVIDED FOR ALL TREES. ALL OTHER REQUIRED PLANTING AREAS SHALL BE GREATER THAN 50 SQUARE FEET IN SIZE WITH A MINIMUM DIMENSION OF 5 FEET. FOR ALL REQUIRED PLANTING, HALF THE POINTS SHALL BE PROVIDED BY TREES.
- A MINIMUM 6" HIGH CURB WILL BE PROVIDED AT DRIVEWAY & VMA AREAS.

**WATER CONSERVATION STATEMENT**

IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE CITY OF SAN DIEGO'S AVAILABLE WATER SUPPLY:

- EXISTING IRRIGATION SYSTEM TO REMAIN. SYSTEM IS AUTOMATIC AND INCORPORATES LOW VOLUME SPRAY EMITTERS AND CONVENTIONAL LOW ANGLE SPRAY HEADS.
- TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE HOME OWNER. THE SPECIFIED TURF WILL HAVE RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS.
- PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES.
- SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEATHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES.
- AN IRRIGATION SYSTEM IS BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM PROVIDES ADEQUATE SUPPORT OF THE VEGETATION SELECTED.

**MAINTENANCE RESPONSIBILITY**

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A 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 THIS PERMIT.

**PERMANENT STORM WATER BMPs**

- Minimize hardscape proposed to reduce impervious surfaces.
- Direct runoff runoff to pervious areas such as yards, open channels, or vegetated areas, and avoid routing runoff runoff to the roadway or the urban runoff conveyance system.
- Maximize water conservation with drought resistant vegetation per landscaping.
- Drainage runoff into adjacent landscaping prior to discharging to the storm water conveyance system.
- Properly locate and/or near storm drain inlet.
- Three story structures to reduce building footprint.
- Drainage driveway, sidewalks, and impervious trails into adjacent landscaping and pervious pavers.
- Natural areas shall be conserved with natural drainage into landscaping areas.

**PROTECT SLOPES AND CHANNELS**

- Rainoff shall safely drain from slopes.
- Slopes shall have vegetation with native or drought tolerant vegetation.
- Channel coverings shall be stabilized.
- Energy dissipators shall be installed at outside of new storm drains.

**SOURCE CONTROL BMPs**

- Hazardous materials shall be enclosed and protected to prevent runoff spillage to storm water conveyance system.
- Tire storage shall be paved with an impervious surface, shall contain attached lids to prevent rainfall intrusion and shall be screened to minimize off-site transportation of tires.

**EMPLOY INTEGRATED PEST MANAGEMENT PRINCIPLES**

- Native plants shall be adapted in order to eliminate the need for pesticides.
- IPM educational materials shall be implemented.

**USE EFFICIENT IRRIGATION SYSTEMS & LANDSCAPE DESIGN**  
(See Landscape Drawings)

- The irrigation system shall use rain shutoff devices.
- Each landscape area shall be designed for its specific water requirements.
- Water loss shall be controlled using flow reducers or shut off valves in the event of broken water lines.

**PROVIDE STORM WATER SYSTEM STENCILING SIGNAGE**  
(n/a no storm outlets)

- All storm water conveyance systems shall provide with concrete stamping, satisfactory to the City Engineer.
- Signs which prohibit illegal dumping at public access points shall be posted.

**ROOT BARRIER NOTE: A MINIMUM ROOT ZONE OF 40 S.F. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER §142.0403(b)(5)**

**ALL TREES ARE EXISTING TO REMAIN**

**SCOPE OF WORK: MAPPING PROCESS TO CONVERT TWO DWELLING UNITS INTO CONDOMINIUMS.**

**NO MHPA, MSCP, OR OPEN SPACE. AREAS ARE ADJACENT TO THIS PROPERTY, NO EASEMENTS APPLICABLE TO THIS PROPERTY.**

TYPE:	QTY. / SIZE / TOTAL PTS.	STREET YARD QTY.	REMAINING YARD QTY.
TREES:	5 / (EXISTING) / 490		
CP	Canary Island Palm - <i>Phoenix canariensis</i> existing street trees: 20' height / 24" caliper mature height: 60'; mature spread: 25'; existing spread: 8' - 11.8"	0	0
KP	King Palm - <i>Archontophoenix cunninghamiana</i> proposed trees: 8' height / 4" caliper mature height: 26'; mature spread: 10'	0	1
FL	Giant Leafed Fig - <i>Ficus lutea</i> existing trees: 15' and 25' heights / 10" caliper mature height: 50'; mature spread: 30'	0	2
	QTY. / POINTS PROVIDED	0 / 40	3 / 450
MEDIUM GROWING PERENNIAL			
MEDIUM - LARGE SHRUBS:	10' / 5 GAL.(EXISTING) / 2.0 / 20.0		
AF	ASPARAGUS FERN <i>Asparagus densiflorus Sprengeri</i> mature height: 3'; mature spread: 3'	2	0
JP	JADE PLANT - <i>Crassula ovata</i> mature height: 5'; mature spread: 5'	3	5
VS	VINE SPINACH - <i>Basella alba</i> mature height: 8'; mature spread: 30'	1	0
GD	GOLD DUST <i>Mercurialis hybrid</i> mature height: 2-4'; mature spread: 5'	1	0
DF	DRAGON FRUIT - <i>Pitahaya</i> mature height: 10'; mature spread: 20'	0	1
BP	Giant White Bird of Paradise - <i>Strelitzia nicotai</i> existing shrub: 12' height / mature height: 30'; mature spread: 10'	3	2
	QTY. / POINTS PROVIDED	10 / 150	8 / 120
LOW GROWING MASSING PERENNIALS			
SMALL - MED. SUCCULENTS:	11 / 1 GAL.(EXISTING) / 1.0 / 11		
AS	SOAP ALOE <i>Aloe saponaria</i> mature height: 3'; mature spread: 3'	2	0
EA	COMMON SUCCULENT <i>Echeveria agavoides</i> mature height: 3'; mature spread: 3'	4	2
SW	SCHWARZKOPF <i>Aeonium arboreum var. atropurpureum</i> mature height: 3'; mature spread: 3'	5	2
	QTY. / POINTS PROVIDED	11 / 165	4 / 60
	TOTAL POINTS PROVIDED	355	630

**PLANT MATERIAL LEGEND**

- EXISTING TREE TO REMAIN, MATURE CROWN / DRIP LINE TO SCALE
  - EXISTING SHRUB TO REMAIN, MATURE SIZE TO SCALE
  - EXISTING PLANT TO REMAIN / FLOWER
- LANDSCAPE KEYNOTES**
- Existing water meter (3/4 inch - verify) to remain.
  - Existing 3/4 inch sewer lateral (verify) to remain.
  - Existing 4 inch sewer lateral (verify) to street sewer main to remain.
  - Existing water main to remain.
  - Existing sewer main to remain.
  - Existing 6" high wood fence to remain, typ.
  - Existing 3-4" high wood fence to remain.
- STREET YARD: 24' X 50' = 1200 / .05 = 60 POINTS (1/2 IN TREES)
- REMAINING YARD: NOT APPLICABLE PER TABLE 142-04C

**STREET YARD - LANDSCAPE CALCULATIONS**  
24' X 50' = 1200 S.F. X .05 = 60 POINTS TO BE PROVIDED IN STREET YARD PLANTING AREA, WITH 1/2 POINTS TO BE TREES PROPOSED STREET TREES:

- EXISTING STREET YARD MEDIUM LARGE SHRUBS:**
- AF Asparagus Fern - 3' spread @ 15 pts. ea. x 2 = 30 pts
  - JP Jade Plant - 5' spread @ 15 pts. ea. x 3 = 45 pts.
  - VS Vine Spinach - 30' spread @ 15 pts. ea. x 1 = 15 pts.
  - GD Gold Dust - 5' spread @ 15 pts. ea. x 1 = 15 pts.
  - BP Giant White Bird of Paradise - 10' spread @ 15 pts. ea. x 3 = 45 pts.
- EXISTING STREET YARD SMALL-MED. SUCCULENTS**
- AS Soap Aloe - 3' spread @ 15 pts. ea. x 2 = 30 pts.
  - EA Common Succulent - 3' spread @ 15 pts. ea. x 4 = 60 pts.
  - SW Schwarzkopf - 3' spread @ 15 pts. ea. x 5 = 75 pts.

**LEGEND**

- EXISTING RESIDENTIAL DWELLING
- PERVIOUS CONCRETE PAVERS OVER SAND
- CONCRETE SLAB AS SHOWN
- RIVER ROCK
- DECOMPOSED GRANITE
- AREA OF MULCH
- AREA OF PAVERS/HARDSCAPE.
- SITE DRAINAGE PATTERN
- NOTE: NO PROPOSED SITE GRADING FOR THIS PROJECT
- GRASSY GROUND COVER:
- TALL FESCUE  
*Festuca arundinacea* - newly planted sod
- TALL FESCUE  
*Festuca arundinacea* - existing grass, currently undergoing turf rejuvenation

**DESIGN STATEMENT**

DESIGN INTENT: TO KEEP EXISTING PLANTS IN HEALTHY CONDITION VIA USE OF EXISTING IRRIGATION. OPEN SPACE PROVIDED IN FRONT, SIDE AND CENTER YARDS. PATIO AT REAR UNIT. PEDESTRIAN ACCESS IS FROM PARKING AT REAR GARAGE THROUGH YARD VIA SIDEWALKS AND SLATE PAVERS TO ENTRANCE OF EACH UNIT.

THE PERMITTEE OR SUBSEQUENT OWNER SHALL MAINTAIN ALL LANDSCAPE IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED. THE TREES SHALL BE MAINTAINED IN A SAFE MANNER TO ALLOW EACH TREE TO GROW TO ITS MATURE HEIGHT AND SPREAD.

**MINIMUM TREE SEPARATION DISTANCES**

- TRAFFIC SIGNAL, STOP SIGN - 20 FEET
- UNDERGROUND UTILITY LINES (EXCEPT SEWER) - 5 FEET
- SEWER LINES - 10 FEET
- ABOVEGROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.) - 10 FEET
- DRIVEWAYS - 10 FEET
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

REVISIONS DATE  
PLAN CHECK CORRECTIONS 11/6/24  
PLAN CHECK CORRECTIONS 04/26/25

**ECO HOUSE**  
architecture  
ecohousegreen.com  
619.415.0602  
2440 Financial Court, Ste. D  
San Diego, CA 92117  
P. 619.203.9231  
hr@ecohousegreen.com

LICENSED ARCHITECT  
ELIZABETH LEAN CARROLL  
C 91130  
Ren. 4/30/15  
STATE OF CALIFORNIA

4725 - 4729 Saratoga Landscaping  
4725 - 4729 Saratoga Avenue  
San Diego, CA 92107

Copyright © 2014  
Date: 2.8.2014  
Job: Saratoga  
Title: LANDSCAPE DEVELOPMENT PLAN

Sheet: L1.1