



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: July 22, 2015 REPORT NO. HO-15-090

ATTENTION: Hearing Officer

SUBJECT: LAWRENCE STREET CDP/VTMW
Project No. 405862

LOCATION: 3007, 3011, 3015 and 3019 Lawrence Street

APPLICANT: Valerie Sherriff

SUMMARY

Issue(s): Should the Hearing Officer approve a Vesting Tentative Map Waiver and a Coastal Development Permit to create four residential dwelling units into condominiums with waiver of the overhead utility undergrounding requirement for a site located at 3007, 3011, 3015 and 3019 Lawrence Street in the RM-3-9 zone of Peninsula Community Plan area?

Staff Recommendation(s) - **Approve** Vesting Tentative Map Waiver No. 1427468 and Coastal Development Permit No. 1427470.

Community Planning Group Recommendation – The Peninsula Community Planning Group voted 10-0-0 to recommend approval of the project on June 24, 2015 (Attachment 8).

Environmental Review - The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305 (Minor Alterations). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 10, 2015 and opportunity to appeal that determination ended March 24, 2015.

BACKGROUND

The site is designated by the Peninsula Community Plan for Residential uses (Attachment 1). The Plan allows residential development at a density of 45-73 dwelling units per acre. The proposed project site, occupying 0.172-acre, could accommodate 12 dwelling units based on the underlying RM-3-9 Zone and 8-12 dwelling units based on the Community Plan. The site is

located within the Coastal Overlay Zone (non-appealable). The site is located at 3007, 3011, 3015 and 3019 Lawrence Street and is currently under construction with two duplex buildings containing four (4) residential units permitted by discretionary permit Project No. 110331 approved by the Development Services Department in 2007.

DISCUSSION

The Vesting Tentative Map Waiver proposes to allow the creation of a four unit condominium complex and waive the undergrounding of existing overhead utilities. The Vesting 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.

Community Plan Analysis

The Peninsula Community Plan Land Use Map identifies the site for Residential uses at a density range of 45-73 dwelling units per acre. The proposed project site, occupying 0.172-acre, could accommodate 12 dwelling units based on the underlying RM-3-9 Zone and 8-12 dwelling units based on the Community Plan. The proposed Vesting Tentative Map Waiver to create a four unit condominium complex is consistent with the applicable policies of the Peninsula Community Plan.

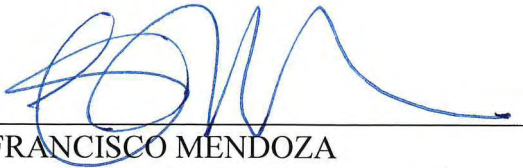
Conclusion

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. Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

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

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Francisco Mendoza', written over a horizontal line.

FRANCISCO MENDOZA
Development Project Manager

Attachments:

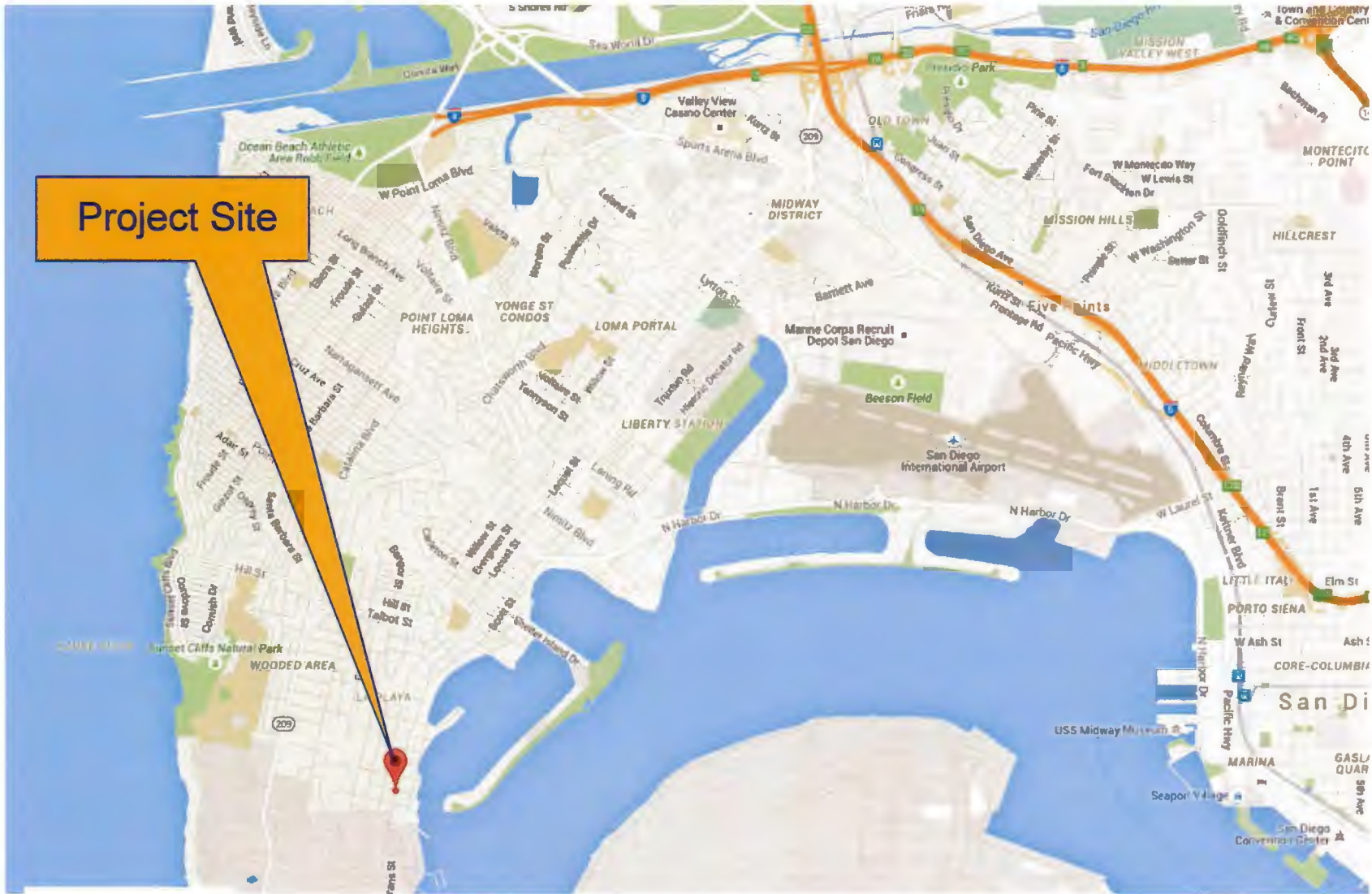
1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map
4. Draft VTMW Resolution
5. Draft VTMW Conditions
6. Draft Permit
7. Draft Resolution
8. Community Group Recommendation
9. Ownership Disclosure Statement
10. Environmental Exemption
11. Project Plans



Location Aerial Photo

Lawrence St. VTM Waiver & CDP / 307 Lawrence Street
PROJECT NO. 405862





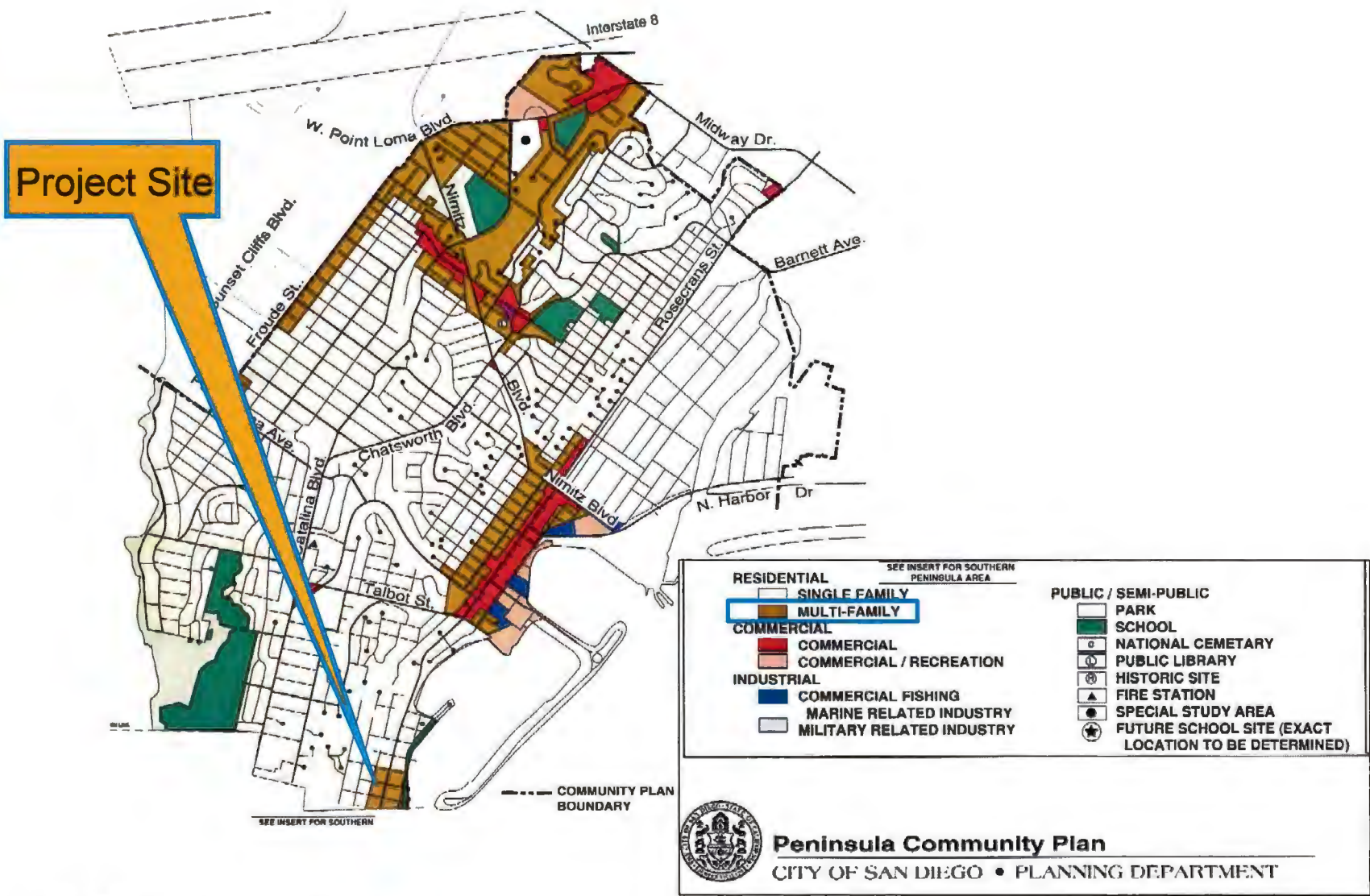
Project Site



Project Location Map

Lawrence St. VTM Waiver & CDP / 3007 Lawrence Street
PROJECT NO. 405862





Land Use Map

Lawrence St. VTM Waiver & CDP / 3007 Lawrence Street
PROJECT NO. 405862



RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER
ADOPTING THE FINDINGS AND APPROVING
VESTING TENTATIVE MAP WAIVER NO. 1427470
FOR LAWRENCE STREET CDP/VTM WAIVER -
PROJECT NO. 405862

WHEREAS, FM1, LLC, Subdivider, and ADAM EISENBERG, Engineer, submitted an application with the City of San Diego for a Vesting Tentative Map Waiver No. 1427470, to waive the requirement for a Tentative Map for the creation of four residential condominium units and waive the requirement to underground existing offsite overhead utilities. The project site is located at 3007, 3011, 3015 and 3019 Lawrence Street in the RM-3-9 zone, Coastal Overlay Zone (non-appealable) within the Peninsula Community Plan Area. The property is legally described as Parcel 1 of Parcel Map No. 21191; and

WHEREAS, the Map proposes the subdivision of a 0.172-acre site with two duplexes (currently under construction) into a 4 unit residential condominium conversion;

WHEREAS, on March 10, 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 15305; 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 site contains four units under construction for which Certificates of Occupancy have not been issued; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351(f) and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is four; 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 Map Waiver No. 1427470, 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 Map Waiver No. 1427470:

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

The Peninsula Community Plan designates the proposed project site as Multi-Family Density and allows a residential density of 45-73 dwelling units per acre. The proposed project site, occupying 0.172-acre, could accommodate 12 dwelling units based on the underling RM-3-9 Zone and 8-12 dwelling units based on the Community Plan. The proposed project is consistent with this designation and density range creating four (4) condominium units currently under construction. The proposed vesting tentative map waiver is consistent with the policies, goals, and objectives of the Peninsula Community 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 Lawrence Street CDM/VTMW project proposes to create four (4) residential condominium interests on a 0.172-acre lot. No development will result from the subdivision of the site. The site is zoned RM-3-9 and the proposed vesting tentative map is consistent with all the development regulations of the zone and no deviations are proposed or required to approve the tentative map waiver. The two duplexes currently under construction were ermitted under Coastal Development Permit Project No. 110331, approved by the Development Services Department on June 21, 2007. The proposed subdivision complies with the applicable regulations of the Land Development Code.

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

The Lawrence Street CDM/VTMW project proposes to create four (4) residential condominium interests on a 0.172-acre lot. The units are currently under construction. No new development will result from the subdivision of the site. The vesting tentative map waiver proposes a residential density within the density range designated by the Peninsula Community Plan and 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 Lawrence Street CDM/VTMW project proposes to create four (4) residential condominium interests on a 0.172-acre lot. The units are currently under construction. No new development will result from the subdivision of the site. The immediate area consists of a developed urban community. The property does not contain, nor is it adjacent to environmentally sensitive lands. Neither the design of the subdivision or the development under construction will 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 Lawrence Street CDM/VTMW project proposes to create four (4) residential condominium interests on a 0.172-acre lot. The units are currently under construction. No new development will result from the subdivision of the site. The two duplexes currently under construction were permitted under Coastal Development Permit Project No. 110331, approved by the Development Services Department on June 21, 2007. The Map Waiver was determined to be exempt from the California Environmental Quality Act. 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 Lawrence Street CDM/VTMW project proposes to create four (4) residential condominium interests on a 0.172-acre lot. The project site contains no public easements for access or use of the property, therefore the design of the subdivision will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, as none exist.

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

The Lawrence Street CDM/VTMW project proposes to create four (4) residential condominium interests on a 0.172-acre lot. The proposed subdivision is not a

conversion of units and does not include any new construction. Therefore, future passive or natural heating and cooling opportunities are not applicable to this Map Waiver.

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 Lawrence Street CDM/VTMW project proposes to create four (4) residential condominium interests on a 0.172-acre lot. 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.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. 1427470 is hereby granted to FM1, LLC, Owner subject to the attached conditions which are made a part of this resolution by this reference.

By _____
FRANCISCO MENDOZA
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions

Internal Order No. 24005529

HEARING OFFICER
CONDITIONS FOR VESTING TENTATIVE MAP WAIVER NO. 1427468

PROJECT NO. 405862 ADOPTED BY RESOLUTION NO. R- _ ON ____

GENERAL

1. This Vesting Tentative Map Waiver Will expire on August 6, 2018.
2. The Vesting Tentative Map Waiver shall conform to the provisions of Coastal Development Permit No. 1427470.
3. 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.

ENGINEERING

4. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance, unless otherwise noted.
5. The Subdivider shall construct the required Public Improvements, as shown on the approved construction plan with approval number 1352885 (Public Right-Of-Way Permit).
6. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

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VTMW No. 1427468

7. 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.
8. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

9. A Certificate of Compliance shall be requested by the Subdivider once the items of the approved vesting tentative map waiver and resolution have been satisfied.
10. Prior to the recordation of the Certificate of Compliance taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.
11. Prior to the issuance of a Certificate of Compliance, City staff will perform a field site visit to verify that all property corners, or property corner offsets have been set. If any property corners are missing, they must be set and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the Record of Survey or Corner Record shall be provided to the City.
12. "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].
13. "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."
14. The Vesting Tentative Map Waiver shall:

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- 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.

WATER AND WASTEWATER REQUIREMENTS:

15. The Subdivider 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.
16. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.

INFORMATION:

- The approval of this Vesting 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 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Vesting Tentative Map 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 [Vesting Tentative Map Waiver, may protest the imposition within ninety days of the approval of this Vesting 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. 24005529

Project No. 405862
VTMW No. 1427468

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 2400529

COASTAL DEVELOPMENT PERMIT NO. 1427468
LAWRENCE ST. CDP/VTMW- PROJECT NO. 405862
HEARING OFFICER

This Coastal Development Permit No. 1427470 is granted by the Hearing Officer of the City of San Diego to FM1, LLC, Owner/Permittee pursuant to San Diego Municipal Code [SDMC] section 126.0701. The 0.172-acre site is located 3007, 3011, 3015 and 3019 Lawrence Street in the RM-3-9 zone and Coastal Overlay Zone (non-appealable) of the Peninsula Community Plan area. The project site is legally described as: Parcel 1 of Parcel Map No. 21191.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to create four condominium units currently under construction within two duplexes 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. Creation of four condominium units from two duplex buildings currently under construction;
- 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 6, 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" 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.

ENGINEERING REQUIREMENTS:

11. This Permit shall comply with all Conditions of the Vesting Tentative Map Waiver No. 1427470.

12. Prior to the building occupancy, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb with City standard curb and gutter, along the entire project frontages on Rosecrans Street and Lawrence Street, satisfactory to the City Engineer.

13. Prior to the building occupancy, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the existing wall located within Rosecrans Street right-of-way, satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

14. No fewer than eight (8) off-street parking spaces shall be maintained 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 Development Services Department.

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.

Permit Type/PTS Approval No.: 1427468
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.

FM1, LLC
Owner/Permittee

By _____
NAME
TITLE

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

HEARING OFFICER
RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1427468
LAWRENCE ST. CDP/VTMW - PROJECT NO. 405862

WHEREAS, FM1, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to create four residential dwelling units currently under construction into four condominiums (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1427468), on portions of a 0.172-acre site;

WHEREAS, the project site is located at 3007, 3011, 3015 and 3019 Lawrence Street in the RM-3-9 zone and Coastal Overlay Zone (non-appealable) of the Peninsula Community Plan area;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 21191;

WHEREAS, on July 22, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1427470 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 10, 2014 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15305 (Minor Alterations) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 January 16, 2013:

FINDINGS:

Coastal Development Permit - Section 126.0708

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

The project proposes to create four condominium units from two duplexes that are currently under construction. The Peninsula Community Plan does not identify an existing or proposed physical accessway nor a visual access corridor on or adjacent to the site. The subject property is immediately surrounded by single-family and multi-family development, and the proposed development would occur on private property.

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

The project proposes to create four condominium units from two duplexes that are currently under construction. The site is within a developed urbanized community and 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 project proposes to create four condominium units from two duplexes that are currently under construction. The Peninsula Community Plan designates the proposed project site as Multi-Family Density and allows a residential density of 45-73 dwelling units per acre. The proposed project site, occupying 0.172-acre, could accommodate 12 dwelling units based on the underlying RM-3-9 Zone and 8-12 dwelling units based on the Community Plan. The proposed subdivision to create a condominium development is consistent with the land use designation of the Community Plan by continuing to maintain an existing multi family development without increasing the density range as identified within the Peninsula Community Plan. The residential condominium conversion will meet the land use regulations of the certified Implementation Program including compliance with the Land Development Code development regulations including height, setbacks, lighting, and landscaping. No deviations are proposed.

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 project proposes to create four condominium units which are currently under construction consisting of two duplexes. The site is not located between the nearest public road and the sea or the shoreline of the Pacific Ocean located within the Coastal Overlay Zone or on or adjacent to a public access or public recreational area.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1427470 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. 1427470 a copy of which is attached hereto and made a part hereof.

Francisco Mendoza
Development Project Manager
Development Services

Adopted on: July 22, 2015

Job Order No. 24005529



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: Lawrence St/CDP/VTM Waiver		Project Number: 405862		Distribution Date: 2/26/2015	
Project Scope/Location: PENINSULA (Process 3) Coastal Development Permit and Vesting Tentative Map Waiver to create 4 residential condominium units under construction and waive the requirements to underground overhead utilities located at 3007, 3011, 3015 and 3019 Lawrence St. The 0.172 acre site is in the RM-3-9 zone, Coastal (Non-appealable) overlay zone within the Peninsula Community Plan Area. Council District 2. CDP No. 369722, EOT No. 871930.					
Applicant Name: Valerie Serriff			Applicant Phone Number: (619) 501-6024		
Project Manager: Sandra Teasley		Phone Number: (619) 446-5271	Fax Number: (619) 446-5245	E-mail Address: STeasley@sandiego.gov	
Committee Recommendations (To be completed for Initial Review): 5/21/15 MOTION TO RECOMMEND APPROVAL					
<input checked="" type="checkbox"/> Vote to Approve		Members Yes 10	Members No 0	Members Abstain 0	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Deny		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote. Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS: NONE					
NAME: MARK KRENICK			TITLE: PROJECT REVIEW CHDR		
SIGNATURE: <i>[Signature]</i>			DATE: 6/21/15		
Attach Additional Pages if Necessary.		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.					

Project Title: Lawrence Street Vesting Tentative Map Waiver Project No. (For City Use Only) 405862

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):
FMI, LLC
 Owner Tenant/Lessee
 Street Address:
924 Highview Avenue
 City/State/Zip:
Manhattan Beach, CA 90286
 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):
Frank Khulusi
 Title (type or print):
Manager, Member
 Signature : Frank Khulusi Date: 1/9/15

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: _____

NOTICE OF EXEMPTION

(Check one or both)

TO: X 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.:405862

PROJECT TITLE: LAWRENCE ST CDP/VTM

PROJECT LOCATION-SPECIFIC: This project is located at 3007, 3011, 3015 and 3019 Lawrence Street, San Diego, CA 92106 in the RM-3-9 zone of the Peninsula Community Planning Area.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit (CDP) and Vesting Tentative Map (VTM) Waiver to create four residential condominium units on a 0.172 acre site. (This project is presently under construction and was previously approved under PTS# 110331 with an Extension of Time under PTS# 242825).

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Valerie Sherriff, 3054 Kellogg Street, San Diego, CA 92106. 1(619)501-6024.

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- CATEGORICAL EXEMPTION: Section 15305 (Minor alterations in land use limitations)
- STATUTORY EXEMPTIONS:

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

LEAD AGENCY CONTACT PERSON: 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 E. Lewis / SENIOR PLANNER
SIGNATURE/TITLE

3/7/2015
DATE

CHECK ONE:

SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

SIGNED BY APPLICANT

VESTING TENTATIVE MAP WAIVER No. 1427470 COASTAL DEVELOPMENT PERMIT No. 1427468 PROJECT No. 405862

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 21191, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 1, 2014 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

APN: 532-491-05

TITLE REPORT

PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, DATED AS OF OCTOBER 27, 2014. ORDER No. 12203823-996-U50.

TITLE NOTES

ITEM NUMBERS LISTED BELOW ARE PER PRELIMINARY TITLE REPORT REFERENCED HEREON.

- △ THE EFFECTS OF AN EASEMENT FOR DRIVEWAY PURPOSES AS RESERVED IN A DOCUMENT ENTITLED "PARTIAL RECONVEYANCE" RECORDED JULY 26, 1938 IN BOOK 799, PAGE 410 OF OFFICIAL RECORDS. SAID EASEMENT IS PLOTTED HEREON. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
- 4. THE EFFECTS OF MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "COASTAL DEVELOPMENT PERMIT NO. 369722, 390 ROSECRANS STREET PROJECT - PROJECT NO. 110331" RECORDED AUGUST 8, 2007 AS DOCUMENT NO. 2007-0529592 OF OFFICIAL RECORDS. SAID DOCUMENT IS SUBJECT TO MATTERS CONTAINED IN A DOCUMENT ENTITLED "EXTENSION OF TIME NO. 871930 - EXTENSION OF TIME TO COASTAL DEVELOPMENT PERMIT NO. 369722", RECORDED OCTOBER 11, 2001 AS DOCUMENT NO. 2011-0531795 OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENTS FOR FULL PARTICULARS.
- 5. THE EFFECTS OF MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT", DATED MAY 31, 2012, RECORDED AUGUST 22, 2012 AS DOCUMENT NO. 2012-0502009 OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
- 6. THE EFFECTS OF RECORD OF SURVEY NO. 21448, RECORDED APRIL 18, 2013.

(ITEMS SUCH AS TAXES, LIENS, RIGHTS AND DEED OF TRUST ARE NOT CONSIDERED SURVEY RELATED. THESE ITEMS CONSIST OF No. 1, 2, 7, 8 AND 9 AND HAVE NOT SHOWN HEREON.)

GENERAL NOTES

1. THE PURPOSE OF THIS VESTING TENTATIVE MAP WAIVER IS TO WAIVE THE REQUIREMENTS FOR TENTATIVE MAP/PARCEL MAP FOR CREATING 4 RESIDENTIAL CONDOMINIUM UNITS. CURRENT ZONING DENSITY ALLOWS FOR 12 UNITS (1/600 S.F. LOT AREA) FOR THIS LOT.
 2. THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 4.
 3. **ZONING INFORMATION:** EXISTING AND PROPOSED ZONING: RM-3-9
OVERLAYS: AIRPORT INFLUENCE AREA
COASTAL HEIGHT LIMIT
COASTAL CITY (NON-APPEALABLE)
PARKING IMPACT
- SETBACKS: FRONT = 20' STANDARD/10' MINIMUM PER CITY OF SAN DIEGO MUNICIPAL CODE TABLE 131-04G.
REAR = 5' PER TABLE 131-04G
STREET SIDE = 10'
NOTE: UP TO 50% OF BUILDING FACADE MAY ENCR OACH UP TO 5' INTO REQUIRED YARD PER CITY OF SAN DIEGO MUNICIPAL CODE 131.0443(1)(3).
SIDE = 5' PER CITY OF SAN DIEGO MUNICIPAL CODE 131.0443(1)(2).
NOTE: UP TO 50% OF THE LENGTH OF THE BUILDING ADJACENT TO THE SIDE YARD MAY ABUT THE PROPERTY LINE, PROVIDED THAT NO ENCR OACHING ELEMENT SHALL EXCEED 30 FEET IN LENGTH, THAT ENCR OACHING ELEMENTS ARE SEPARATED BY AT LEAST 6 FEET PER CITY OF SAN DIEGO MUNICIPAL CODE 131.0443(1)(2).
4. UNITS ARE UNDER CONSTRUCTION.
 5. OWNER'S NAME & ADDRESS: FM1, LLC
924 HIGHLAND AVE.
MANHATTAN BEACH, CA 90286
 6. FLOOD ZONE: ZONE "X"; AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANGE FLOODPLAIN; AS SHOWN ON THE FLOOD INSURANCE RATE MAP No. 06073C1880G, DATED MAY 16, 2012.
 7. PROPERTY AREA: 0.172 ACRES (7,487 S.F.)
 8. LAMBERT COORDINATES: 198-1695
CCS NAD 83 COORDINATES: 1838-6255.
 9. ASSESSOR'S PARCEL NUMBER: 532-491-05.
 10. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 11. THE IMPROVEMENTS SHOWN ON THIS MAP ARE PER A CADD FILE PROVIDED TO BURKETT AND WONG ENGINEERS BY CIVIL ENGINEERING AND DESIGN GROUP, DATED OCTOBER 28, 2011, AND IS NOT THE RESULT OF A FIELD SURVEY.
 12. FOR ALL PUBLIC IMPROVEMENTS FOR THIS SITE, REFER TO CONSTRUCTION PLAN APPROVAL NUMBER 1352885.

BASIS OF ELEVATIONS/BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS MAP IS A BRASS PLUG ON TOP OF CURB AT THE NORTHWEST CORNER AT THE INTERSECTION OF ROSECRANS STREET WITH LAWRENCE STREET PER THE CITY OF SAN DIEGO'S VERTICAL CONTROL BOOK.

INDEX NO. 1989-16962
ELEVATION: 42.03 M.S.L.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTH LINE OF PARCEL 1 OF PARCEL MAP NO. 21191, FILED DECEMBER 1, 2014.
BEARING TAKEN AS: NORTH 76°50'48" WEST

UTILITY NOTE

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED UPON A GRADING PLAN ENTITLED "GRADING PLANS FOR 390 ROSECRANS STREET" PREPARED BY CIVIL ENGINEERING AND DESIGN GROUP, DATED OCTOBER 28, 2011, PROVIDED TO THE SURVEYOR. THE DEPICTED LOCATIONS, SIZES AND TYPES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE RECORD DRAWINGS AND/OR ACTUAL AS-BUILT LOCATIONS. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

BURKETT & WONG ENGINEERS AND THE UNDERSIGNED LAND SURVEYOR MAKE NO CLAIM AS TO THE ACCURACY OF UNDERGROUND UTILITIES SHOWN HEREON. THE USER OF THIS SURVEY IS RECOMMENDED TO CONDUCT INDEPENDENT PHYSICAL INSPECTION OF EACH UNDERGROUND UTILITY PRIOR TO EXCAVATION OR CONSTRUCTION.

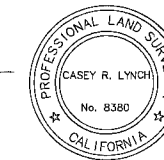
SURVEYOR'S STATEMENT:

THIS VESTING TENTATIVE MAP WAIVER WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

PRELIMINARY

CASEY R. LYNCH LS 8380

DATE: _____



OWNER/DEVELOPER

FM1, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

FRANK KHULUSI DATE _____
MANAGING MEMBER

PROPOSED RESIDENTIAL UNIT AREAS

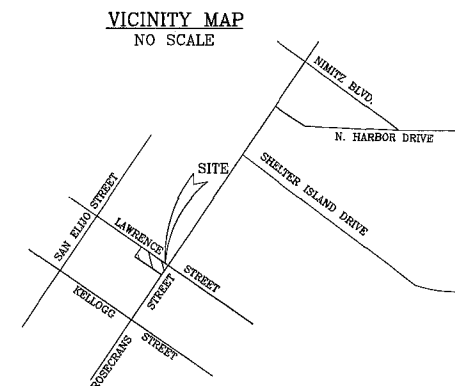
BUILDING #1 AREAS	BUILDING #2 AREAS
1ST FLOOR AREA: LIVING AREA: UNIT #1 = 778 S.F. UNIT #2 = 782 S.F.	1ST FLOOR AREA: CARPORTS = 795 S.F. STORAGE: UNIT #1 = 37 S.F. UNIT #2 = 31 S.F.
PRIVATE PATIO AREA: UNIT #1 = 63 S.F. UNIT #2 = 187 S.F.	LIVING AREA: UNIT #1 = 328 S.F. UNIT #2 = 321 S.F.
DECK AREA: UNIT #1 = 38 S.F. UNIT #2 = N/A	PRIVATE PATIO AREA: UNIT #1 = 70 S.F. UNIT #2 = 238 S.F.
2ND FLOOR AREA: LIVING AREA: UNIT #1 = 729 S.F. UNIT #2 = 688 S.F.	STAIRWELL = 56 S.F.
DECK AREA: UNIT #1 = 55 S.F. UNIT #2 = 77 S.F.	2ND FLOOR AREA: LIVING AREA: UNIT #1 = 778 S.F. UNIT #2 = 771 S.F.
3RD FLOOR AREA: DECK AREA: UNIT #1 = 268 S.F. UNIT #2 = 265 S.F.	DECK AREA: UNIT #1 = 49 S.F. UNIT #2 = 10 S.F.
BASEMENT: FLOOR AREA: CARPORTS = 727 S.F. STORAGE: UNIT #1 = 39 S.F. UNIT #2 = 172 S.F. UTILITY = 21 S.F.	STAIRWELL = 71 S.F.
LIVING AREA: UNIT #1 = 149 S.F. UNIT #2 = 320 S.F.	3RD FLOOR AREA: LIVING AREA: UNIT #1 = 717 S.F. UNIT #2 = 764 S.F.
	DECK AREA: UNIT #1 = 100 S.F. UNIT #2 = 12 S.F.
	STAIRWELL = 71 S.F.

NUMBER OF BEDROOMS PER UNIT

BUILDING #1 BEDROOMS	BUILDING #2 BEDROOMS
1ST FLOOR BEDROOMS: UNIT #1 = 2 UNIT #2 = 1	1ST FLOOR BEDROOMS: UNIT #1 = NONE UNIT #2 = NONE
2ND FLOOR BEDROOMS: UNIT #1 = NONE UNIT #2 = NONE	2ND FLOOR BEDROOMS: UNIT #1 = 2 UNIT #2 = 2
3RD FLOOR BEDROOMS: UNIT #1 = NONE UNIT #2 = NONE	3RD FLOOR BEDROOMS: UNIT #1 = NONE UNIT #2 = NONE
BASEMENT BEDROOMS: UNIT #1 = NONE UNIT #2 = 1	BASEMENT BEDROOMS: UNIT #1 = NONE UNIT #2 = NONE

PARKING NOTES

1. NO FEWER THAN 8 PARKING SPACES ARE REQUIRED PER COASTAL DEVELOPMENT PERMIT NO. 369722.
2. THERE ARE 8 PROPOSED PARKING SPACES.
3. PARKING SPACES SHALL BE MAINTAINED ON THE PROPERTY AT ALL TIMES IN THE APPROXIMATE LOCATIONS SHOWN HEREON.
4. PARKING SPACES SHALL COMPLY AT ALL TIMES WITH THE SAN DIEGO MUNICIPAL CODE AND SHALL NOT BE CONVERTED FOR ANY OTHER USE UNLESS OTHERWISE AUTHORIZED BY THE DEVELOPMENT SERVICES DEPARTMENT.
5. DIMENSIONS FOR ALL PARKING SPACES ARE 9 FEET IN WIDTH AND 18 FEET IN DEPTH.



Prepared By: BURKETT & WONG
Structural & Civil Engineers and Surveyors
Address: 9449 Balboa Avenue, Suite 270
San Diego, CA 92123
Phone #: (619) 299-5550

Project Address:
3007, 3011, 3015 AND 3019 LAWRENCE ST.
SAN DIEGO, CALIFORNIA

Project Name:
LAWRENCE STREET CONDOMINIUM CONVERSION
VESTING TENTATIVE MAP WAIVER

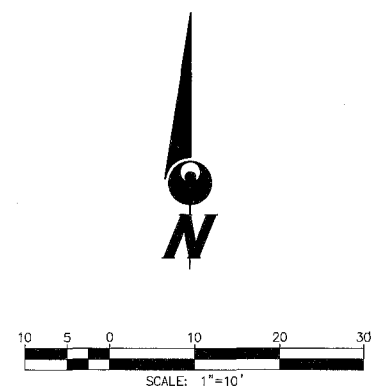
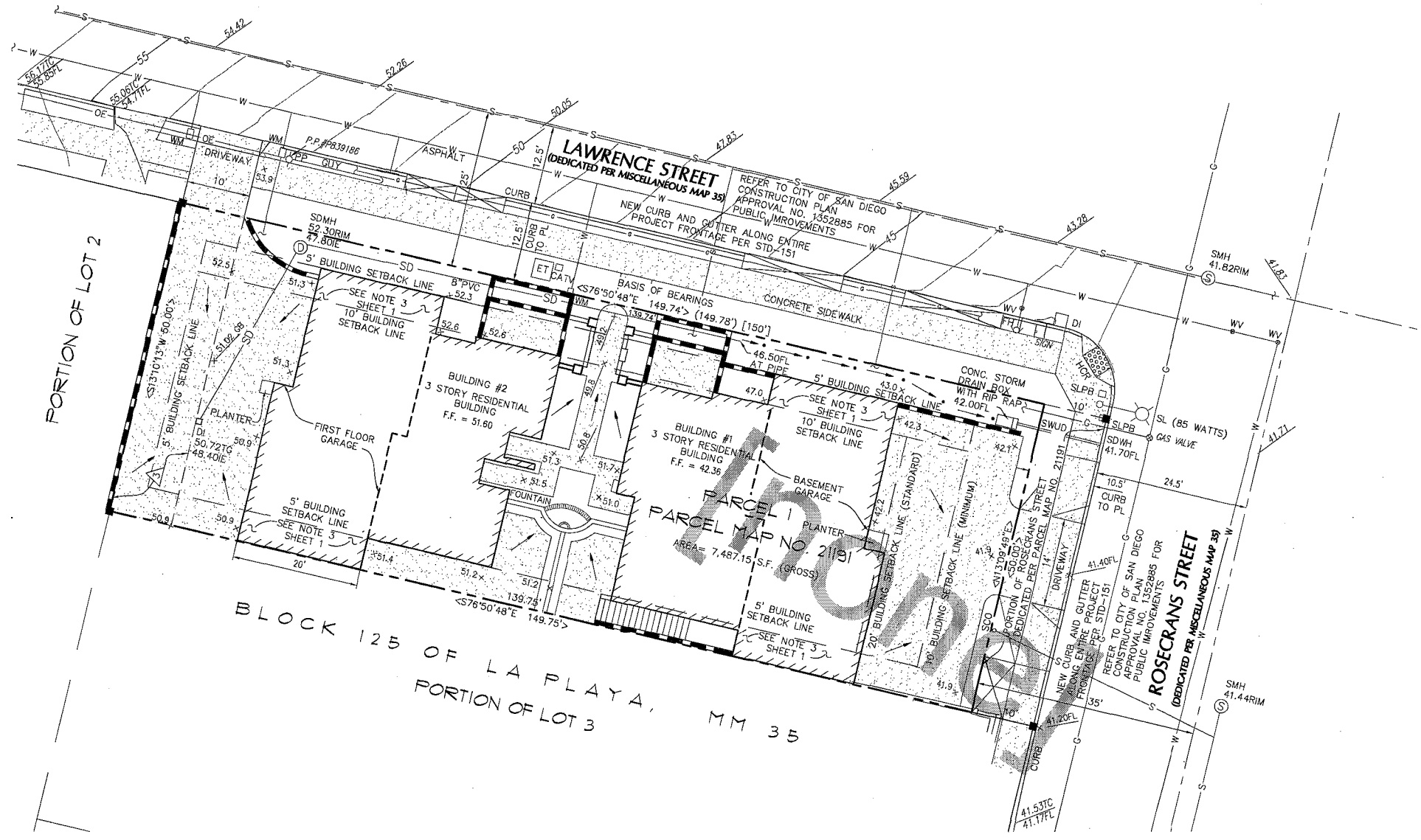
Sheet Title:
VESTING TENTATIVE MAP WAIVER

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: MAY 14, 2015

Original Date: _____

Sheet _____ of _____
DEP# _____

VESTING TENTATIVE MAP WAIVER No. 1427470 COASTAL DEVELOPMENT PERMIT No. 1427468 PROJECT No. 405862



LEGEND

PROPERTY DATA

- INDICATES FOUND LEAD AND DISC STAMPED "LS 3168" PER RECORD OF SURVEY No. 21448 . . . ■
- INDICATES PROPERTY LINE . . . - - - - -
- INDICATES CENTER LINE . . . - - - - -
- INDICATES EASEMENT LINE . . . - - - - -
- INDICATES RIGHT-OF-WAY LINE . . . - - - - -
- INDICATES RECORD DATA PER PARCEL MAP 20794 . . . ()
- INDICATES RECORD DATA PER MISCELLANEOUS MAP 35 . . . []
- INDICATES RECORD DATA PER RECORD OF SURVEY No. 21448 . . . < >
- INDICATES EXISTING 10' PRIVATE EASEMENT FOR DRIVEWAY PURPOSES RECORDED JULY 26, 1938, AS BOOK 799, PAGE 41D OF OFFICIAL RECORDS. . . △

UTILITIES

- POWER POLE . . . ○-PP
- ELECTRIC TRANSFORMER . . . □-ET
- STREET LIGHT PULLBOX . . . □-SLPB
- STREET LIGHT . . . ○-SL
- OVERHEAD ELECTRIC LINE . . . -OE-
- CABLE TELEVISION PULLBOX . . . □-CATV
- GAS LINE . . . -G-
- DROP INLET . . . □-DI
- SIDEWALK UNDERDRAIN . . . =-SWJD
- STORM DRAIN WEEPHOLE . . . °-SDWH
- STORM DRAIN LINE . . . -SD-
- STORM DRAIN MANHOLE . . . ⊙-SDMH
- WATER VALVE . . . ⊗
- FIRE HYDRANT . . . ∇-FH
- WATER METER . . . □-WM
- SEWER MANHOLE . . . ⊙-SMH
- SEWER CLEAN-OUT . . . ○-SCO
- SEWER LINE . . . -S-

IMPROVEMENTS

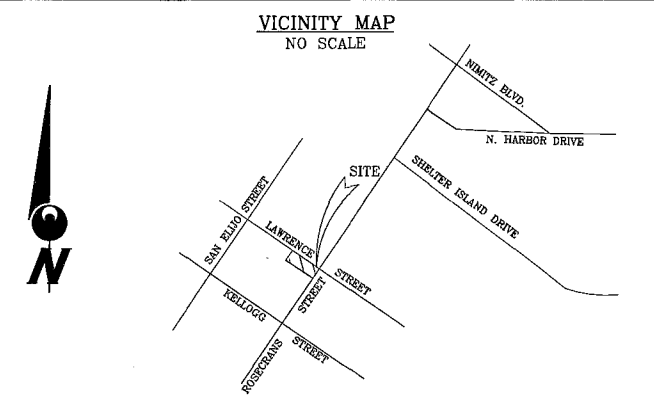
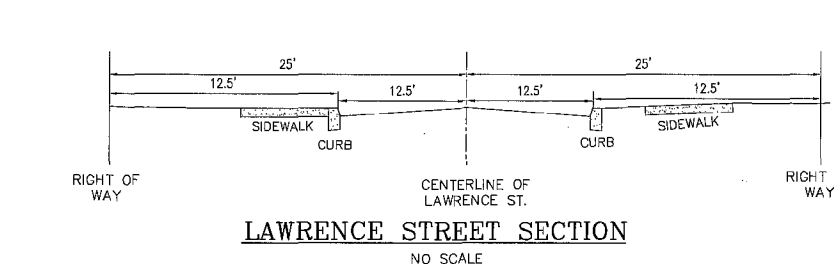
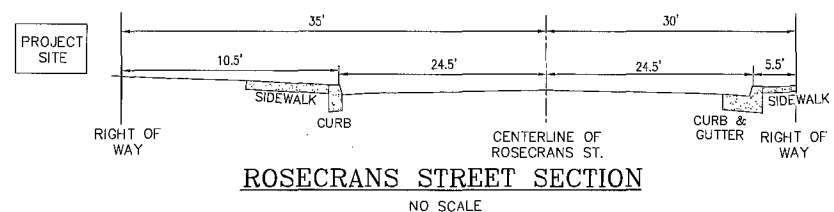
- CHAIN LINK FENCE . . . -X-X-
- WALL . . . - - - - -
- SIGN . . . - - - - -
- BUILDING FOOTPRINT . . . ▨
- CONCRETE . . . -CONC/C-
- TREE WELL . . . ⊠

ABBREVIATIONS

- FINISH FLOOR . . . FF
- FLOW LINE . . . FL
- HANDICAP RAMP . . . HCR
- INVERT ELEVATION . . . IE
- GRADE BREAK . . . GB
- POLYVINYL CHLORIDE . . . PVC

GENERAL

- SPOT ELEVATION PER GRADING PLAN . . . x785.7
- DRAINAGE PATTERN . . . - - - - -



Prepared By: **BURKETT & WONG**
 Name: Structural & Civil Engineers and Surveyors
 Address: 9449 Balboa Avenue, Suite 270
 San Diego, CA 92123
 Phone #: (619) 299-5550

Project Address:
 3007, 3011, 3015 AND 3019 LAWRENCE ST.
 SAN DIEGO, CALIFORNIA

Project Name:
 LAWRENCE STREET CONDOMINIUM CONVERSION
 TENTATIVE MAP

Sheet Title:
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Revision 14: _____
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 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: _____
 Revision 1: MAY 14, 2015

Original Date: DECEMBER 2, 2014

Sheet _____ of _____
 DEP# _____