



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: October 28, 2015

REPORT NO. HO 15-123

ATTENTION: Hearing Officer

SUBJECT: MOE'S ON 4TH SDP/TM – PROJECT NO. 393721
PROCESS THREE

LOCATION: 4236 4th Avenue

OWNER: Ali Ebrahimi

APPLICANT: Corey Thomas, Di Donato Associates Architecture

SUMMARY

Issue(s): Should the Hearing Officer approve the demolition of an existing single-family residence and the construction of three residential condominium units, with deviations, at 4236 4th Avenue, in the Uptown Community Plan area?

Staff Recommendation(s): **Approve** Site Development Permit No. 1397874 and Tentative Map No. 1397875.

Community Planning Group Recommendation: On August 4, 2015, the Uptown Community Planning Group voted 14-0-1 to recommend approval of the project with no conditions (Attachment 11).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301(Existing Facilities) and 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 5, 2015, and the opportunity to appeal that determination ended October 19, 2015.

BACKGROUND

The 0.11-acre site is located at 4236 4th Avenue, on the west side of 4th Avenue, north of Arbor Drive, within the Uptown Community Plan area. The site is located in the MR-800B Zone of the Mid-City Communities Planned District (MCCPDO), which is a multi-family residential zone that allows up one unit per 800 square feet of lot area, or six units allowed on this site.

The Uptown Community Plan designates the site for high density residential development at a range of 44-73 dwelling units per acre, or 5-8 units allowed on this site.

The project site is located in a developed, urban area consisting primarily of multi-family residential structures. The site is bordered by the last remaining single-family home on this block to the south, multi-family structures on all other sides, and fronts on the 4th Avenue cul-de-sac radius. The ground elevations of this level project site range from approximately 294 feet Above Mean Sea Level (AMSL) at the northwest corner of the site to approximately 292 feet AMSL at the northeast corner of the site.

The project site consists of two legal parcels and is currently developed with a one-story, single-family structure that was built in 1946. City staff has determined that the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

DISCUSSION

Project Description

The applicant proposes to demolish the existing single-family residence and construct three residential condominium units in a four-story structure. The project would include 7,141 square feet of living space, 1,583 square feet of first-floor garage space consisting of seven parking spaces and 1,780 square feet of open deck area. There are two three-bedroom units and the third unit has the potential for up to five bedrooms. Projects that include three to five bedrooms per unit are required to provide 2.25 parking spaces per unit, or 6.75 total spaces for this project. Therefore, the seven spaces provided satisfy the parking requirement. The structure would have a maximum height of 48'4", where 60' is allowed for structures above enclosed parking in the MR-800B Zone.

Required Approvals

The project requires two actions for approval. A Process Three Site Development Permit is required for development within the Mid-City Communities Planned District in compliance with San Diego Municipal Code (SDMC) Section 1512.0203(b)(4) due to the requested development regulation deviations. A Process Three Tentative Map is required to allow for the creation of the individual residential condominium units per Section 125.0410. Because the project site consists of two existing legal lots, a Parcel Map to consolidate the lots has been required as a condition of approval. All actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in Municipal Code Section 112.0103.

The applicant is also requesting to waive the requirement to underground the existing overhead utilities. SDMC Section 144.0242(c)(1)(B) allows subdividers to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way.

There are existing power poles and overhead utilities lines located at the southeast corner of the site adjacent to 4th Avenue and an adjacent pole to the north also on 4th Avenue. The City's current Underground Master Plan designates the site within Project Block 3U, which is proposed to start undergrounding in Fiscal Year 2019. City staff has determined the request to waive the requirement to underground existing offsite overhead utilities qualifies under the guidelines of SDMC Section 144.0242, *Waiver of the Requirements to Underground Privately Owned Utility Systems and Service Facilities*, in that the conversion involves a short span of overhead facility (less than 600 feet in length). Based on the proposal, existing conditions and current regulations, staff is supportive of the waiver request.

The developer will be required to underground any new service run to the proposed structures within the subdivision. The design of the proposed, privately-owned underground utilities that will be constructed within the subdivision are consistent with accepted engineering practices and meet the requirements of SDMC Section 144.0240, *Underground Conversion of Utility Lines at Developers Expense*.

Deviations

The Mid-City Communities Planned District Ordinance, SDMC Section 1512.0203(b)(4), allows projects to deviate from the applicable development regulations, including but not limited to required yards, offsetting planes, lot coverage and floor area ratio, with the approval of a Mid-City Communities Development Permit, which is processed as a Site Development Permit. This allows an applicant greater flexibility than a strict application of the regulations would allow, provided that specific additional findings can be made. The deviations must be consistent with the purpose and intent of the underlying zone and must be appropriate for the location and result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the zone. The requested deviations are as follows:

Deviation:	MR-800B Requirement	Proposed Dimension	Percent of Deviation
Front Setback	10'	8'	20%
Rear Setback	15'	12'	20%
First & Second Floor Side Yard Setbacks	5'	4'	20%
Third Floor Side Yard Setbacks	8'	6'-6"	18%
Fourth Floor Side Yard Setbacks	11'	9'	18%
Floor Area Ratio (Front 40% of Lot)	Max 2,133 sq/ft	2,576 sq/ft	20%
Front Entry Porch	10'	3'-8"	63%
Rear Entry Porch	15'	8'-8"	42%

The site is unique for the neighborhood in that it is one of two remaining single-family lots on the block and measures approximately 50' wide by 100' long. The majority of the surrounding development consists of larger, two- to four-story, multi-family projects that have been constructed through the accumulation of multiple parcels. That option does not exist for this infill site, therefore developing the property in accordance with its multi-family zone and community plan land use designation presents challenges.

The project has been designed in an “L” shape configuration, with the widest portion at the rear of the lot to reduce bulk and scale when viewed from the street. The requested side-yard setback and Floor Area Ratio (FAR) deviations still allow for substantial step-backs of the upper floor elevations and the inclusion of bay windows, patios, trellises, varied building materials and textures to achieve the purpose and intent of the regulations while accommodating the narrow width of the lot. The requested building setback and FAR deviations represent 18-20 percent deviations from the development standards, which can be approved administratively via a Neighborhood Development Permit (NDP) per SDMC Section 1512.0202(a)(1). However, because the project includes two additional deviations which exceed 20 percent, the approval of a Site Development Permit is required.

The project includes deviation requests for the required setbacks of the front (63 percent deviation) and rear (42 percent deviation) entry porches, per the chart above. Staff is supportive of the front entry porch deviation based on the limited size of the porch and its contribution to providing a stronger residential street presence and pedestrian orientation for the project. Also, the project’s location on a cul-de-sac radius limits the area available from construction adjacent to the right-of-way. The rear entry porch is designed to be the minimum necessary to provide access to the rear unit and its location in the rear yard minimizes potential impacts to neighboring properties.

Community Plan Analysis

The Uptown Community Plan designates the site for high density residential development at a rate of 44-73 dwelling units per acre, or 5-8 units allowed on this site. The three units proposed do not fall within the recommended Community Plan density range of 5-8 units due to the size of the lot, which measures 50’ wide x 100’ long.

The infill project site is surrounded by existing development, consisting primarily of larger multi-unit residential complexes that were constructed through the accumulation of multiple parcels. The project site is one of only two remaining single-family lots on this block and is therefore constrained in terms of site design compared to the existing, larger, multi-parcel projects. Once the required driveway width is provided, the area available for required parking is greatly constrained and the narrow lot width does not facilitate the provision of multi-level parking.

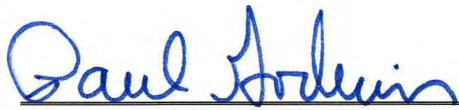
In order to achieve at the minimum five units recommended by the land use plan, only studio or one-bedroom units could be constructed and still meet the parking requirements. The Uptown Community Plan encourages the provision of a wide variety of housing types for all age, income and social groups. The project would provide three- to potentially five-bedroom units in an area that largely consists of one- to two-bedroom units, thereby providing a wider variety of housing types, especially for families. The proposed density does comply with the MR-800B Zone, which would allow up to six dwelling units on the project site, with no minimum unit requirement.

In conclusion, staff has determined that the project complies with the development regulations of all applicable sections of the Land Development Code and all required findings can be made. Therefore, staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Site Development Permit No. 1397874 and Tentative Map No. 1397875, with modifications.
2. Deny Site Development Permit No. 1397874 and Tentative Map No. 1397875, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Paul Godwin, Development Project Manager

Attachments:

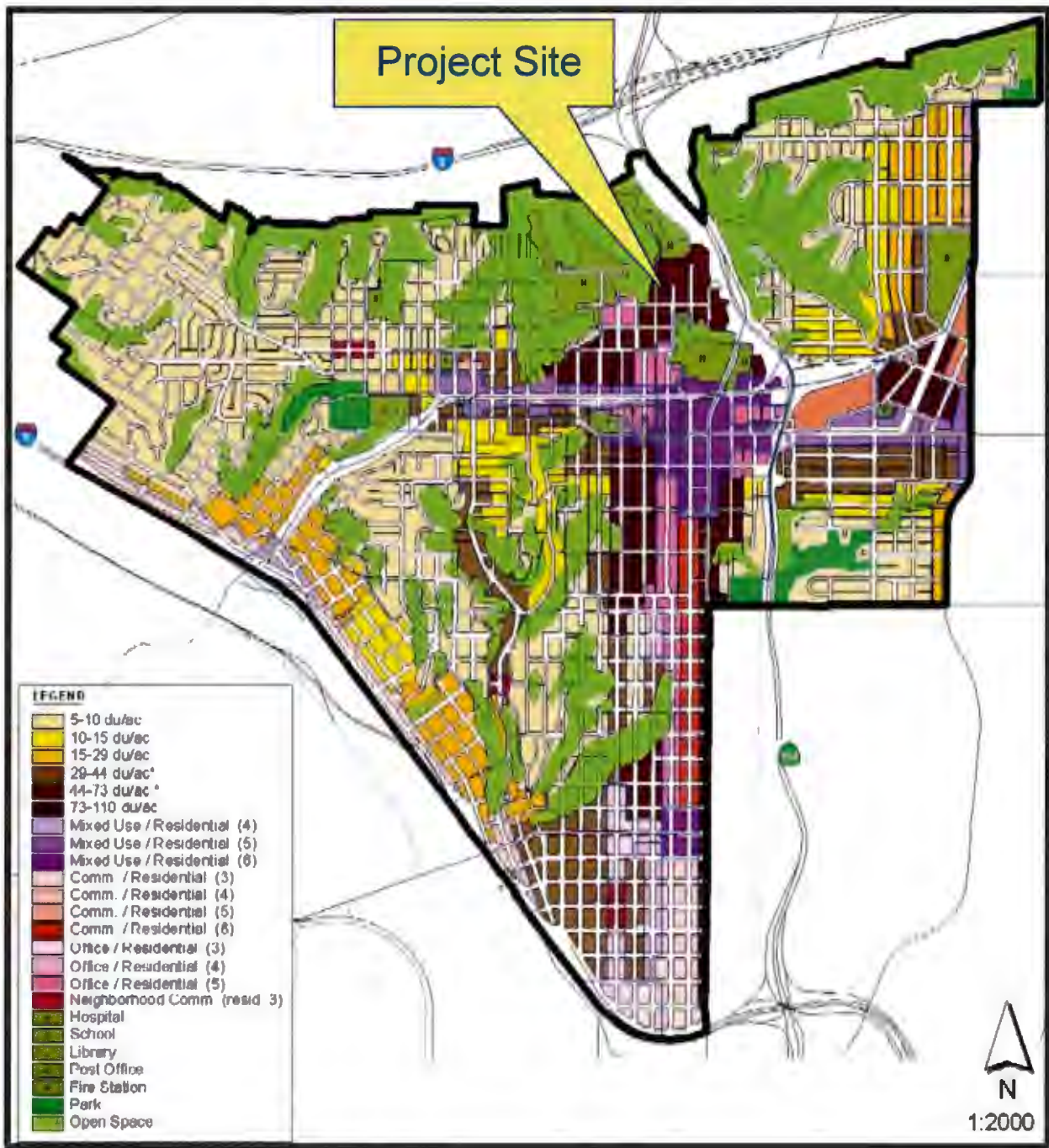
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Resolution
7. Draft Map Conditions
8. Environmental Exemption
9. Project Plans
10. Map Exhibit- Tentative Map
11. Community Planning Group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



Location Aerial Photo

Moe's on 4th SDP/TM – 4236 4th Avenue
PROJECT NO. 393721





Uptown CP Land Use Map

MOE'S ON 4TH SDP/TM - 4236 4TH AVENUE

PROJECT NO. 393721





Project Location Map

MOE'S ON 4TH SDP/TM – 4236 4TH AVENUE
PROJECT NO. 393721



HEARING OFFICER
RESOLUTION NO. **DRAFT**
SITE DEVELOPMENT PERMIT NO. 1397874
MOE'S ON 4TH SDP/TM - PROJECT NO. 393721

WHEREAS, ALI EBRAHIMI, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish a single-family residence and construct three (3) residential condominium units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 1397874), on portions of a 0.11-acre site;

WHEREAS, the project site is located at 4236 4th Avenue, in the MR-800B Zone of the Mid-City Communities Planned District Ordinance, within the Uptown Community Plan area;

WHEREAS, the project site is legally described as Lot 35 and 36 in Block 7 of Fifth Street Addition, Map No. 577;

WHEREAS, on October 28, 2015, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1397874 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 5, 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 Sections 15301(Existing Facilities) and 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated October 28, 2015.

FINDINGS:

Site Development Permit - Section 126.0504

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

The proposed development would allow the demolition of an existing single-family residence and the construction of three residential condominium units in a developed, urban neighborhood on a level project site. The Uptown Community Plan designates the site for high density residential development at a range of 44-73 dwelling units per acre, or 5-8 units allowed on this site. The three units proposed do not fall within the recommended Community Plan density range of 5-8 units due to the size of the lot, which measures 50' wide x 100' long. The infill project site is surrounded by existing development, consisting primarily of larger multi-unit residential complexes that were constructed through the accumulation of multiple parcels. The project site is one of only two remaining single-family lots on this block and is therefore constrained in terms of site design compared to the existing, larger, multi-parcel projects.

Once the required driveway width is provided, the area available for required parking is greatly constrained and the narrow lot width does not facilitate the provision of multi-level parking. In order to achieve the minimum five units recommended by the land use plan, only studio or one-bedroom units could be constructed and still meet the parking requirements. The Uptown Community Plan encourages the provision of a wide variety of housing types for all age, income and social groups. The project would provide three- to perhaps five-bedroom units in an area that largely consists of one- to two-bedroom units, thereby providing a wider variety of housing types, especially for families, than is currently available.

The Urban Design Element of the General Plan recommends that patios, balconies, courtyards and other recreational amenities be provided to maximize useable open space. Each unit features balconies and a private roof deck with patio cover, for a total of 1,780 square feet of deck area provided. The project would meet the Urban Design Element objective of increasing the quality and quantity of landscaping in the public right-of-way and the provision of street trees through the incorporation of a street tree where none is currently provided and additional trees, shrubs and ground cover in the front yard setback. Additionally, a vertical, wall-mounted, planted trellis that extends from the first to third floors has been incorporated into the front of the structure to provide visual interest to the blank wall space, visual appeal to the streetscape and enhance the pedestrian experience, as recommended by the Urban Design Element.

The Transportation Element of the Community Plan recommends that off-street parking should be screened from the public right-of-way and adjacent residences. Each unit features a private garage with door, which is accessed from a common driveway. Due to the "L" shaped configuration of the building, the garages are not directly visible from the street and there is an existing block wall between the site and the structure to the north which is adjacent to the driveway.

The project proposes deviations to the setback and Floor Area Ratio (FAR) requirements of the MR-800B Zone, as allowed by the Mid-City Communities Planned District Ordinance. The Uptown Community Plan does not provide specific recommendations regarding these particular development requirements, except to encourage upper-floor step backs to assist in addressing transitions and scale between new and existing development. The project has been designed in an "L" shape configuration, with the widest portion at the rear of the lot to reduce bulk and scale when viewed from the street. The requested setback and FAR deviations still allow for substantial step-backs of the upper floor elevations and the inclusion of bay windows, patios, trellises, varied building materials and textures achieve the purpose and intent of the regulations while accommodating the narrow width of the lot. Please see Finding No. 3 below for additional deviation information.

Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The proposed development would allow the demolition of an existing single-family residence and the construction of three residential condominium units in a developed, urban neighborhood on a level project site that is served by all existing utilities and the developed 4th Avenue right-of-way. The proposed development has been designed to conform with the City of San Diego's codes, policies and regulations whose primary focus is the protection of the public's health, safety and welfare.

The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the project for this site contains specific conditions addressing the project's compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by professional staff to ensure construction will comply with all relevant uniform building, fire, plumbing, electrical, mechanical and traffic control code regulations and permitting requirements.

Construction inspections, including final inspection and certificate of occupancy issuance are required to assure construction permits are implemented in accordance with the approved plans and will comply with all regulations. Additionally, the project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301(Existing Facilities) and 15303 (New Construction). Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The site is located in the MR-800B Zone of the Mid-City Communities Planned District Ordinance (MCCPDO), which is a multi-family residential zone that allows up one unit per 800 square feet of lot area, or a maximum of six units allowed on this 0.11-acre site. The three proposed units comply with the six-unit maximum and there is no minimum unit count required by the zone. With the exception of the deviations described below, the project complies with all other development regulations of the MCCPDO. Additionally, seven off-street parking spaces are required and provided and all landscaping requirements, including the provision of street trees and ground cover, have been met as required by the Municipal Code.

The MCCPDO, SDMC Sections 1512.0202 and 1512.0203, allow projects to deviate from the applicable development regulations, including but not limited to required yards, offsetting planes, lot coverage and floor area ratio, provided the deviations are consistent with the purpose and intent of the underlying zone, are appropriate for the location and result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the zone. The requested deviations are as follows:

Deviation:	MR-800B Requirement	Proposed Dimension	Percent of Deviation
Front Setback	10'	8'	20%
Rear Setback	15'	12'	20%
First & Second Floor Side Yard Setbacks	5'	4'	20%
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Floor Area Ratio (Front 40% of Lot)	Max 2,133 sq/ft	2,576 sq/ft	20%
Front Entry Porch	10'	3'-8"	63%
Rear Entry Porch	15'	8'-8"	42%

The site is unique for the neighborhood in that it's one of two remaining single-family lots on the block and measures approximately 50' wide by 100' long. The majority of the surrounding development consists of larger, two- to four-story, multi-family projects that have been constructed through the accumulation of multiple parcels. That option does not exist for this infill site, therefore developing the property in accordance with its multi-family zone and community plan land use designation presents challenges.

The project has been designed in an "L" shape configuration, with the widest portion at the rear of the lot to reduce bulk and scale when viewed from the street. The requested side-yard setback and Floor Area Ratio (FAR) deviations still allow for substantial step-backs of the upper floor elevations and the inclusion of bay windows, patios, trellises, varied building materials and textures achieve the purpose and intent of the regulations while accommodating the narrow width of the lot. The requested building setback and FAR deviations represent 18-20 percent deviations from the development standards, which can be approved administratively via a Neighborhood Development Permit (NDP) per SDMC Section 1512.0202(a)(1). However, because the project includes two additional deviations which exceed 20 percent, the approval of a Site Development Permit is required.

The project includes deviation requests for the required setbacks of the front (63 percent deviation) and rear (42 percent deviation) entry porches, per the chart above. Staff is supportive of the front entry porch deviation based on the limited size of the porch and its contribution to providing a stronger residential street presence and pedestrian orientation for the project. Also, the project's location on a cul-de-sac radius limits the area available from construction adjacent to the right-of-way. The rear entry porch is designed to be the minimum necessary to provide access to the rear unit and its location in the rear yard minimizes potential impacts to neighboring properties.

Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

Mid-City Communities Development Permit- Section 1512.0204(a)

- 1. The proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District (Section 1512.0101), and will not adversely affect the Uptown Community Plan or the General Plan of the City of San Diego;**

The proposed development would allow the demolition of an existing single-family residence and the construction of three residential condominium units in a developed, urban neighborhood on a level project site. The site is located in the MR-800B Zone of the Mid-City Communities Planned District Ordinance (MCCPDO), which is a multi-family residential zone that allows up to one unit per 800 square feet of lot area, or a maximum of six units allowed on this 0.11-acre site. The three proposed units comply with the six-unit maximum and there is no minimum unit count required by the zone. The Uptown Community Plan designates the site for high density residential development at a range of 44-73 dwelling units per acre, or 5-8 units allowed on this site. The three units proposed do not fall within the recommended Community Plan density range of 5-8 units due to the size of the lot, which measures 50' wide x 100' long. The infill project site is surrounded by existing development, consisting primarily of larger multi-unit residential complexes that were constructed through the accumulation of multiple parcels.

The project site is one of only two remaining single-family lots on this block and is therefore constrained in terms of site design compared to the existing, larger, multi-parcel projects.

Once the required driveway width is provided, the area available for required parking is greatly constrained and the narrow lot width does not facilitate the provision of multi-level parking. In order to achieve the minimum five units recommended by the land use plan, only studio or one-bedroom units could be constructed and still meet the parking requirements. The Uptown Community Plan encourages the provision of a wide variety of housing types for all age, income and social groups. The project would provide three- to five-bedroom units in an area that largely consists of one- to two-bedroom units, thereby providing a wider variety of housing types, especially for families, than is currently available.

The Urban Design Element of the General Plan recommends that patios, balconies, courtyards and other recreational amenities be provided to maximize useable open space. Each unit features balconies and a private roof deck with patio cover, for a total of 1,780 square feet of deck area provided. The project would meet the Urban Design Element objective of increasing the quality and quantity of landscaping in the public right-of-way and the provision of street trees through the incorporation of a street tree where none is currently provided and additional trees, shrubs and ground cover in the front yard setback. Additionally, a vertical, wall-mounted, planted trellis that extends from the first to third floors has been incorporated into the front of the structure to provide visual interest to the blank wall space, visual appeal to the streetscape and enhance the pedestrian experience, as recommended by the Urban Design Element.

The Transportation Element of the Community Plan recommends that off-street parking should be screened from the public right-of-way and adjacent residences. Each unit features a private garage with door, which is accessed from a common driveway. Due to the "L" shaped configuration of the building, the garages are not directly visible from the street and there is an existing block wall between the site and the structure to the north which is adjacent to the driveway.

The project proposes deviations to the setback and Floor Area Ratio (FAR) requirements of the MR-800B Zone, as allowed by the Mid-City Communities Planned District Ordinance. The Uptown Community Plan does not provide specific recommendations regarding these particular development requirements, except to encourage upper-floor step backs to assist in addressing transitions and scale between new and existing development. The project has been designed in an "L" shape configuration, with the widest portion at the rear of the lot to reduce bulk and scale when viewed from the street. The requested setback and FAR deviations still allow for substantial step-backs of the upper floor elevations and the inclusion of bay windows, patios, trellises, varied building materials and textures achieve the purpose and intent of the regulations while accommodating the narrow width of the lot.

Therefore, the proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District (Section 1512.0101), and will not adversely affect the Uptown Community Plan or the General Plan of the City of San Diego.

2. **The proposed development will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable;**

The project would demolish an existing single-family home and construct three residential condominium units in a four-story structure. The infill project site is in an established residential neighborhood surrounded by existing development, consisting primarily of larger two- to four-story multi-unit residential complexes that were constructed through the accumulation of multiple parcels, as well as the only other remaining single-family home on the block, which is located immediately south of the project site. The Uptown Community Plan designates the site for high density residential development at a range of 44-73 dwelling units per acre.

Considering the large differences in scale and design between the one-story single family home to the south and the two- to four-story multi-family developments that surround the project site on the remaining sides, the new four-story, multi-family structure will be sympathetic to the scale, form and texture of surrounding development. The project design features varied building materials and textures, additional upper-floor setbacks, bay window projections, trellises and an "L" shaped building design to reduce the bulk and scale of the project and compliment the pattern of existing development. As such, the project will not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community will be achieved to the greatest extent possible.

3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity;

The proposed development would allow the demolition of an existing single-family residence and the construction of three residential condominium units in a developed, urban neighborhood on a level project site that is served by all existing utilities and the developed 4th Avenue right-of-way which includes curb, gutter and sidewalk. The proposed development has been designed to conform to the City of San Diego's codes, policies and regulations whose primary focus is the protection of the public's health, safety and welfare.

The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the project for this site contains specific conditions addressing the project's compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by professional staff to ensure construction will comply with all relevant uniform building, fire, plumbing, electrical, mechanical and traffic control code regulations and permitting requirements.

Construction inspections, including final inspection and certificate of occupancy issuance are required to assure construction permits are implemented in accordance with the approved plans and will comply with all regulations. Additionally, the project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301(Existing Facilities) and 15303 (New Construction). Therefore, the proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

4. **For residential and mixed residential/commercial projects within the park-deficient neighborhoods shown on Map Number B-4104 that are not exempted by Section 1512.0203(b)(1)(A) or (B), the proposed development provides a minimum of 750 square feet of on-site usable recreational open space area per dwelling unit. The on-site usable recreational open space area shall not be located within any area of the site used for vehicle parking, or ingress and egress, and shall be configured to have a minimum of 10 feet in each dimension. The area will be landscaped and may also include hardscape and recreational facilities;**

The Mid-City Communities Planned District identifies facility deficient neighborhoods as those shown on Map. No B-4104. The Central Urbanized Planned District now incorporates all neighborhoods that are shown on Map No. B-4101 and those neighborhoods are no longer within the Mid-City Communities Planned District. This site is not required to provide the on-site recreational open space because this Section does not apply.

5. **In the absence of a street light within 150 feet of the property, adequate neighborhood-serving security lighting consistent with the Municipal Code is provided on-site; and**

An existing current City standard street light is located adjacent to the project site on Fourth Avenue. Therefore the project is in compliance with the Municipal Code and the current street light standards according to the City of San Diego Street Design Manual and Council Policy 200-18.

6. **The proposed use will comply with the relevant regulations in the San Diego Municipal Code.**

The proposed development would allow the demolition of an existing single-family residence and the construction of three residential condominium units in a developed, urban neighborhood on a level project site. The site is located in the MR-800B Zone of the Mid-City Communities Planned District Ordinance (MCCPDO), which is a multi-family residential zone that allows up one unit per 800 square feet of lot area, or a maximum of six units allowed on this 0.11-acre site. The three proposed units comply with the six-unit maximum and there is no minimum unit count required by the zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1397874 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 1397874, a copy of which is attached hereto and made a part hereof.

Paul Godwin
Development Project Manager
Development Services

Adopted on: October 28, 2015

Internal Order No. 24005230

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: 24005230

SITE DEVELOPMENT PERMIT NO. 1397874
MOE'S ON 4TH SDP/TM - PROJECT NO. 393721
 HEARING OFFICER

This Site Development Permit is granted by the Hearing Officer of the City of San Diego to ALI EBRAHIMI, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502. The 0.11-acre site is located at 4236 4th Avenue, in the MR-800B Zone of the Mid-City Communities Planned District Ordinance, within the Uptown Community Plan area. The project site is legally described as: Lot 35 and 36 in Block 7 of Fifth Street Addition, Map No. 577.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish a single-family residence and construct three (3) residential condominium units, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 28, 2015, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing single-family residence and the construction of three residential condominium units in a four-story structure, including seven off-street parking spaces within a covered garage. The project would include 7,141 square feet of living space, 1,583 square feet of garage space and 1,780 square feet of deck area;
- b. The project requires deviations from the SDMC requirements of the MCCPD-MR800B Zone, specifically described as:

Deviation:	MR-800B Requirement	Proposed Dimension	Percent of Deviation
Front Setback	10'	8'	20%
Rear Setback	15'	12'	20%
First & Second Floor Side Yard Setbacks	5'	4'	20%
Third Floor Side Yard Setbacks	8'	6'-6"	18%
Fourth Floor Side Yard Setbacks	11'	9'	18%
Floor Area Ratio (Front 40% of Lot)	Max 2,133 sq/ft	2,576 sq/ft	20%
Front Entry Porch	10'	3'-8"	63%
Rear Entry Porch	15'	8'-8"	42%

- c. Landscaping (planting, irrigation and landscape related improvements), including the provision of street trees and a planted vertical trellis on the front building elevation;
- d. Off-street parking; and
- e. 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 November 12, 2018.
2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).

6. 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.

7. 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.

8. 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.

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

AFFORDABLE HOUSING REQUIREMENTS:

10. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

AIRPORT REQUIREMENTS:

11. Prior to issuance of Building Permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING REQUIREMENTS:

12. The Site Development Permit shall comply with all Conditions of the Parcel Map for the Tentative Map No.1397875.

13. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

14. The drainage system proposed for this development, as shown on the site plan, is private, shall be directed to the 4th Avenue Right-of-Way and subject to approval by the City Engineer.

15. Prior to the issuance of any building permits, the Owner/ Permittee shall assure, by permit and bond, to reconstruct the existing driveway with current City Standard 13 foot wide concrete driveway, adjacent to the site on 4th Avenue, satisfactory to the City Engineer.

16. Prior to the issuance of any building permits, the Owner/ Permittee shall dedicate additional Right-of-Way to provide a 10 foot curb-to-property-line distance per approved Exhibit 'A', satisfactory to the City Engineer.

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

18. Prior to the issuance of any construction permit, the Owner/ Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

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

20. Prior to the issuance of any construction permit the Owner/ Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

21. Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

LANDSCAPE REQUIREMENTS:

22. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. In the event that the Landscape Plan and the Public Improvement Plan conflict, the Public Improvement Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

23. Prior to issuance of public improvement plans, landscape construction plans consistent with this development permit shall be submitted for approval. Improvement plans shall take into account a 40 sq-ft area around each required tree which is unencumbered by utilities.

24. Prior to building permit issuance, landscape and irrigation plans substantially conforming to Exhibit 'A,' (Landscape Development Plan) shall be submitted to the Development Services Department for approval.

25. Any existing landscape to remain, as indicated on the approved plans, that is damaged during construction shall be replaced in kind to the satisfaction of the Development Services Department within 30 days of damage or final inspection.

PLANNING/DESIGN REQUIREMENTS:

26. Owner/Permittee shall maintain a minimum of seven (7) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

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

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

29. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS:

30. No fewer than seven (7) parking spaces shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". 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 Department.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

31. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new public water and sewer service outside of any driveway, and the disconnection at the main of the existing unused water and sewer service adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

33. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

34. Prior to Final Inspection, all public water and sewer facilities, if required shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

INFORMATION ONLY:

- The issuance of this discretionary 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 October 28, 2015, and [Approved Resolution Number].

Site Development Permit No. 1397874
Date of Approval: October 28, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Paul Godwin
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.

Owner/Permittee

By _____
Ali Ebrahimi, Owner

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

HEARING OFFICER
RESOLUTION NUMBER R- **DRAFT**

TENTATIVE MAP NO. 1397875
MOE'S ON 4TH SDP/TM - PROJECT NO. 393721

WHEREAS, Ali Ebrahimi, Subdivider, and Antony Christensen, Surveyor, submitted an application to the City of San Diego for a Tentative Map for the Moe's on 4th SDP/TM project, to allow the creation of three (3) residential condominium units and to waive the requirement to underground existing offsite overhead utilities. The project site is located on the west side of 4th Avenue, north of Arbor Drive, at 4236 4th Avenue, in the MR-800B Zone of the Mid-City Communities Planned District Ordinance, within the Uptown Community Plan. The property is legally described as Lot 35 and 36 in Block 7 of Fifth Street Addition, Map No. 577; and

WHEREAS, the Map proposes the Subdivision of a 0.11-acre site into one (1) lot for a three (3) unit residential condominium development.; and

WHEREAS, on October 5, 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 Sections 15301(Existing Facilities) and 15303 (New Construction); 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 subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is three (3); 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) in that the conversion involves a short span of overhead facility (less than 600 feet in length); and

WHEREAS, on October 28, 2015, the Hearing Officer of the City of San Diego considered Tentative Map No. 1397875, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440 and 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1397875:

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

The proposed subdivision would allow the creation of three residential condominium units in a developed, urban neighborhood. The Uptown Community Plan designates the site for high density residential development at a range of 44-73 dwelling units per acre, or 5-8 units allowed on this site. The three units proposed do not fall within the density range provided by the Community Plan due to the narrow width of the lot, which measures 50' wide x 100' long. The infill project site is surrounded by existing development, consisting primarily of larger multi-unit residential complexes that were constructed through the accumulation of multiple parcels. The project site is one of only two remaining single-family lots on this block and is therefore constrained in terms of site design compared to the existing, larger, multi-parcel projects. Once the required driveway width is provided, the area available for required parking is greatly constrained and the narrow lot width does not facilitate the provision of multi-level parking.

In order to achieve at the minimum five units recommended by the land use plan, only studio or one-bedroom units could be constructed and still meet the parking requirements. The Uptown Community Plan encourages the provision of a wide variety of housing types for all age, income and social groups. The project would provide three- to five-bedroom units in an area that largely consists of one- to two-bedroom units, thereby providing a wider variety of housing types, especially for families. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The proposed development would allow the demolition of an existing single-family residence and the construction of three residential condominium units in a developed, urban neighborhood on a level project site. The site is located in the MR-800B Zone of the Mid-City Communities Planned District Ordinance (MCCPDO), which is a multi-family residential zone that allows up one unit per 800 square feet of lot area, or a maximum of six units allowed on this 0.11-acre site. The three proposed units comply with the six-unit maximum and there is no minimum unit count required by the zone.

The project proposes deviations to the setback and Floor Area Ratio (FAR) requirements of the MR-800B Zone, as allowed by the MCCPDO. The Uptown Community Plan does not provide specific recommendations regarding these particular development requirements, except to encourage upper-floor step backs to assist in addressing transitions and scale between new and existing development. The project has been designed in an “L” shape configuration, with the widest portion at the rear of the lot to reduce bulk and scale when viewed from the street. The requested setback and FAR deviations still allow for substantial step-backs of the upper floor elevations and the inclusion of bay windows, patios, trellises, varied building materials and textures achieve the purpose and intent of the regulations while accommodating the narrow width of the lot.

There are existing power poles and overhead utilities lines located at the southeast corner of the site adjacent to 4th Avenue and an adjacent pole to the north also on 4th Avenue. City staff has determined the request to waive the requirement to underground existing offsite overhead utilities qualifies under the guidelines of SDMC Section 144.0242, *Waiver of the Requirements to Underground Privately Owned Utility Systems and Service Facilities*, in that the conversion involves a short span of overhead facility (less than 600 feet in length).

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

The proposed subdivision would allow the creation of three residential condominium units in a developed, urban neighborhood. The site is currently developed with a single-family residence built in 1946. The previously graded, level, infill project site is surrounded by existing single- and multi-family residential development and there are no Environmentally Sensitive Lands (ESL) on or adjacent to the site. The site is served by existing water, sewer, electric and gas utilities and is accessed by a paved road (4th Avenue) which includes curb, gutter and sidewalk. Therefore, the site is physically suitable for the type and density of development.

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

The proposed subdivision would allow the creation of three residential condominium units in a developed, urban neighborhood. The site is currently developed with a single-family residence built in 1946 and is surrounded by existing residential development. The Tentative Map was reviewed by the City of San Diego for conformance with the Land Development Regulations, California Building Code, and Land Use Policies. The Tentative Map included a review for compliance for storm water runoff requirements during and after construction.

The City of San Diego, as Lead Agency, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA), under CEQA Guidelines Sections 15301(Existing Facilities) and 15303 (New Construction). The level project site is surrounded by existing residential and commercial development and there are no watercourses or Environmentally Sensitive Lands (ESL) on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The proposed project would allow the demolition of an existing single-family home and the construction of three residential condominium units in a developed, urban area. The project conforms to the development regulations of the MR-800B Zone, with the exception of the requested deviations, which are allowed per the Mid-City Communities Planned District Ordinance, SDMC Section 1512.0203(b)(4). A Tentative Map is included to consolidate the two contiguous lots into one lot and create the three (3) condominium units.

The project is required to obtain all required ministerial construction/grading permit approvals and comply with all applicable uniform Building, Fire, Plumbing, Electrical, Mechanical and Storm Water requirements in addition to all health, life and safety requirements. The project has been conditioned to provide appropriate right-of-way improvements, including driveway approach improvements and the provision of appropriate site visibility triangles. The project was evaluated for the potential need for additional street lighting, however none is required given the existing lighting improvements. The project is served by all existing utilities and is accessed from the developed 4th Avenue right-of-way, which includes curb, gutter and sidewalk.

The City of San Diego, as Lead Agency, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA), under CEQA Guidelines Sections 15301(Existing Facilities) and 15303 (New Construction). Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

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

The proposed subdivision would allow the creation of three residential condominium units in a developed, urban neighborhood. There are no easements acquired by the public at large for access through or use of the property that would be impacted by this subdivision. The site fronts on 4th Avenue and there are no other adjacent rights-of-way or public access opportunities. No vacations or changes to the existing right-of-way or easements are associated with this project. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The proposed subdivision would allow the creation of three residential condominium units in a developed, urban neighborhood. The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and preserving environmentally sensitive lands. The potential and opportunity to implement sustainable building techniques, such as photovoltaic systems, recycled products and energy-efficient materials has not been precluded and is available during construction permit review. The project site is surrounded by similar development and the east-west orientation of the site does not preclude solar and/or passive heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The proposed subdivision would allow the creation of three residential condominium units in a developed, urban neighborhood. A Tentative Map is included to consolidate the two contiguous lots into one lot and create the three (3) condominium units.

The Uptown Community Plan designates the site for high density residential development at a range of 44-73 dwelling units per acre, or 5-8 units allowed on this site. The three units proposed do not fall within the density range provided by the Community Plan due to the narrow width of the lot, which measures 50' wide x 100' long. The infill project site is surrounded by existing development, consisting primarily of larger multi-unit residential complexes that were constructed through the accumulation of multiple parcels. The project site is one of only two remaining single-family lots on this block and is therefore constrained in terms of site design compared to the existing, larger, multi-parcel projects. Once the required driveway width is provided, the area available for required parking is greatly constrained and the narrow lot width does not facilitate the provision of multi-level parking. In order to achieve at the minimum five units recommended by the land use plan, only studio or one-bedroom units could be constructed and still meet the parking requirements. The Uptown Community Plan encourages the provision of a wide variety of housing types for all age, income and social groups. The project would provide three- to five-bedroom units in an area that largely consists of one- to two-bedroom units, thereby providing a wider variety of housing types, especially for families.

The site is located in the MR-800B Zone of the Mid-City Communities Planned District, which is a multi-family residential zone that allows up one unit per 800 square feet of lot area, or six units allowed on this site.

The project will be required to pay all applicable Developer Impact Fees (DIF), school fees, water/sewer connection fees and other impact fees at building permit issuance in accordance with the City's Public Facilities Financing Plan and Impact Fee Schedule. The project site is served by existing public infrastructure, including 4th Avenue on east side of the site, water, sewer, electrical and gas lines. Impacts to available environmental resources would be avoided in that the in-fill urban site is surrounded by existing similar development and does not contain nor is adjacent to ESL.

The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of three (3) residential condominium units is consistent with the housing needs anticipated for the Uptown Community Planning area. Therefore, 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 above findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 1397875, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to Ali Ebrahimi subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Paul Godwin
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24005230

HEARING OFFICER
 CONDITIONS FOR TENTATIVE MAP NO. 1397875
 MOE'S ON 4TH SDP/TM - PROJECT NO. 393721

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire November 12, 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 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 Site Development Permit No. 1397874.
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 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.

Project No. 393721
 TM No. 1397875

AIRPORT

7. Prior to recordation of the Parcel Map, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING

8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
9. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
10. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.
11. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The Subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
12. 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. Back Flow Prevention Devices (BFPDs) shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
13. The Subdivider shall provide a letter, agreeing to prepare Covenants, Conditions & Restrictions (CC&Rs) for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.

MAPPING

14. “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].
15. “California Coordinate System” means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is “Zone 6,” and the official datum is the “North American Datum of 1983.”
16. The 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 meridian (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.

GEOLOGY

17. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego’s “Guidelines for Geotechnical Reports,” satisfactory to the City Engineer.

INFORMATION:

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

Internal Order No. 24005230

Project No. 393721
TM No. 1397875

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.: 393721

PROJECT TITLE: Moe's on 4th

PROJECT LOCATION-SPECIFIC The project is located at 4236 Fourth Street, San Diego, CA 92103 within the Uptown Community Plan

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Site Development Permit and Tentative Parcel Map to demolish an existing 1,217 single family residence and to construct (3) three condominium residential units totaling 9,850 square feet. The 5,000 square foot lot is located in the MCCPD-MR-800B zone of the Mid-City Community Planned District in the Uptown Community Plan Area. All work would be conducted within a previously developed site with existing public utilities to serve the new development.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Ali Ebrahimi, 12541 Rios Drive, SD CA, 92128. (858) 405-7284.

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)..
(X) CATEGORICAL EXEMPTION: SECTIONS 15301 (EXISTING FACILITIES) 15303 (New Construction)
() STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review which determined that the project meets the criteria set forth in State CEQA Guideline §15301 which allows for demolition of single family residences and §15303 which allows for the construction of up to four dwelling units in urbanized areas. The project site is previously developed and is devoid of sensitive resources and; therefore, the exceptions listed in CEQA §15300.2 would not apply. No cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; no historical resources would be affected by the action, and the project was not identified on a list of hazardous waste sites pursuant to §65962.5 of the Government Code.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

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

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

CEQA [Signature] / SENIOR PLANNER

SIGNATURE/TITLE

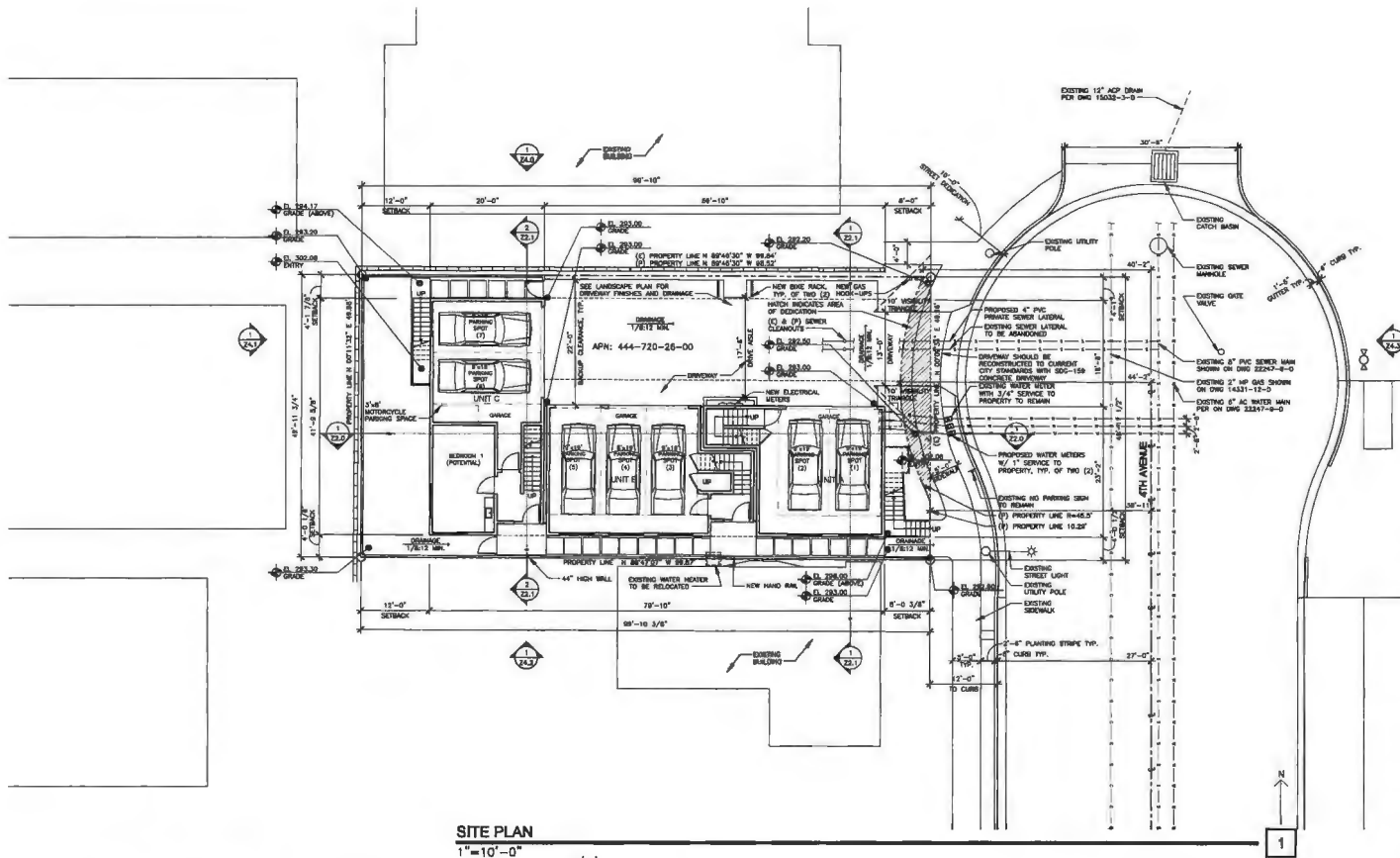
10/19/2015

DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



SITE PLAN
1"=10'-0"

SHEET INDEX:

- Z1.0 SITE PLAN, FIRE HYDRANT MAP, VICINITY MAP
- Z1.1 PLANNING ANALYSIS - SETBACKS
- Z1.2 PLANNING ANALYSIS - FAR
- Z1.3 PLANNING ANALYSIS - OFFSETTING PLANES
- Z1.4 FIRE ACCESS PLAN
- Z2.0 SITE SECTION
- Z2.1 SITE SECTIONS
- Z3.0 FIRST FLOOR PLAN
- Z3.1 SECOND FLOOR PLAN
- Z3.2 THIRD FLOOR PLAN
- Z3.3 FOURTH FLOOR PLAN
- Z3.4 ROOF PLAN
- Z4.0 NORTH ELEVATION
- Z4.1 WEST ELEVATION
- Z4.2 SOUTH ELEVATION
- Z4.3 EAST ELEVATION
- CD1 SITE SURVEY
- CD2 TENTATIVE PARCEL MAP
- CD3 TENTATIVE PARCEL MAP
- L10 LANDSCAPE PLAN

SHEET INDEX

NTS	2
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GRADING TABULATION TABLE:

TOTAL AMOUNT OF SITE TO BE GRADED: 5000 S.F.
 % OF TOTAL SITE: 100%
 AMOUNT OF CUT: 0
 MAXIMUM DEPTH OF CUT: N/A
 AMOUNT OF FILL: 0 CUBIC YARDS
 MAXIMUM DEPTH OF FILL: N/A
 AMOUNT OF EXPORT: 0
 MAXIMUM RETAINING WALL HEIGHT @ R: 0 FEET

NOTES:

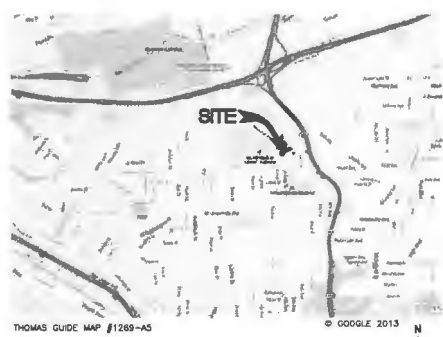
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCC). THE WPCC SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

PROJECT DESCRIPTION:

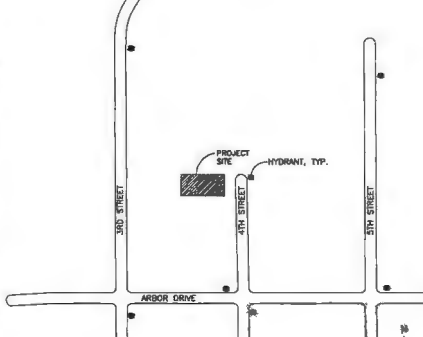
THE PROJECT CONSISTS OF THE FOLLOWING: DEMOLITION OF AN EXISTING 1,117 SF SINGLE FAMILY RESIDENCE, CONSTRUCTION OF A NEW 7,141.02 SF THREE UNIT CONDO DEVELOPMENT BY 1,261.42 SF OF GARAGE AND 1,760.58 SF DECK.

THE PROJECT PROPOSES SETBACK DEVIATIONS WITHIN 20% AS PART OF SITE DEVELOPMENT PERMIT

CONCRETE ORDER FOR TERRAZZO	LOGIC/HAZARD CATEGORY	PROJECT ITEM:
245,400.7224	2	DEMOLITION ASSOCIATED
CONCRETE/STRUCTURE HEIGHT: 4' STORIES	STRUCTURE HEIGHT	245,157.462 - SUITE 100
CONCRETE/STRUCTURE NUMBER: 1	48'-4" STRUCTURE HEIGHT	245,000.00 - SUITE 103
LOG DESCRIPTION: 17813 7 TO 317	FLOOR TOTAL	815,296.4215 FLOOR
EXISTING ZONING: MCD-141-R008	LIQUID = 7,141.02 SF	ENGINEER: CONSTRUCTION ENGINEERING & SURVEYING
DENSITY CATEGORY: 1	DECK = 1,760.58 SF	DESIGNER: CONSTRUCTION ENGINEERING & SURVEYING
OVERLAY ZONES: 1	FLOOR AREA RATIO: 1.53	TRAIL DEVELOPMENT JWG, SUITE 2
ADDITIONAL REFERENCE AREA: 1	ROOF ALLOWED = 1,436 SF	252,171.550 - SUITE 104
FIRE BRUSH ZONES 300' BUFFER: 1	ROCKS AREA = 1,863.62 SF	815,296.4215 FLOOR
FIRE 10420 SHERIFF ZONE: 1	TOTAL ALLOWED = 2,133.17 SF	SETBACK: FRONT = 10' TO 8'
LOT SIZE: 5000 SF (0.115 AC)	7,141.02 SF (PROPOSED) < 7,833.42 SF → [OK]	REAR = 15' TO 8'
MAXIMUM TYPE OF CONSTRUCTION: 1	FRONT 40% ALLOWED = 75	DECK 21.1' FOR ARCH ANALYSIS
TYPE YRS: 1	75 = 2,000 SF = 1,000 SF	SETBACK DEVIATIONS < 20%
EXISTING OCCUPANCY: 1	ROCKS AREA = 40% OF 1,863.62 = 833.37 SF	REAR = 15' TO 8'
PROPOSED OCCUPANCY: 1	TOTAL ALLOWED = 2,133.17 SF	DECK 21.1' FOR ARCH ANALYSIS
PROPOSED USE: 1	2,133.17 SF (PROPOSED) < 2,133.17 SF →	LOT COVERAGES: REAR = 20% x 5000 = 1000 SF
	FAR DEVIATION IN FRONT 40% OF LOT < 20% (SEE Z1.1 FOR ARCH ANALYSIS)	STREET FRONTAGE: 50' FRONT ENCLOSED PARKING
	EXISTING STRUCTURE YEAR BUILT: 1	HOME LIFE: 50' FRONT ENCLOSED PARKING
	EXISTING LIFE: 1	48'-4" < 60' → [OK]
	PROPOSED LIFE: 1	LANDING REQUIREMENTS: 2.25' MIN. CLEAR
		2.25' MIN. CLEAR = 2.25' MIN. CLEAR



VICINITY MAP
NTS



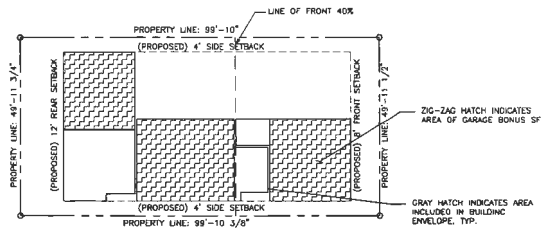
FIRE HYDRANT MAP
NTS

- GENERAL NOTES:**
- THERE ARE NO EXISTING OR PROPOSED BUS STOPS AT THIS LOCATION.
 - BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PERS POLICY P-0-05 (UTC 901-4-4).
 - THERE ARE NO PLOTTABLE EASEMENTS ON THIS SITE. SEE SURVEY ON SHEET CD1 FOR BLANKET EASEMENT INFORMATION.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (STORM REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - ENERGY EFFICIENT APPLIANCES SHALL BE PROVIDED AT THE RESIDENTIAL UNIT.
 - NO STORM WATER RUN-OFF WILL BE DIRECTED TO THE PUBLIC RIGHT-OF-WAY AND DISCHARGED ONTO ANY ADJACENT PROPERTY.
 - VISIBILITY TRIANGLES: NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS SHALL EXCEED 3' IN HEIGHT.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBOWNER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBOWNER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (STORM REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS AND SPECIFICATIONS.
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GENERAL NOTES
NTS

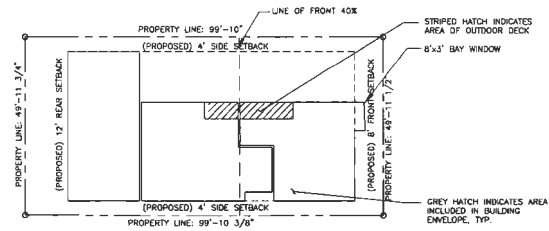
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	4TH AVE HOMES																					
3038 FIRST AVENUE - SUITE 100 SAN DIEGO, CA 92103 619.299.4711 - 619.299.4399 FAX - DDM@DANA.GLOBAL.COM	4236 4TH AVENUE SAN DIEGO, CA 92103																					
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PROJECT SCALE 1:11 AT 24x36 10' SIZE



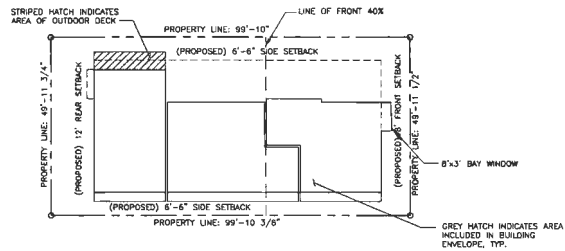
FIRST FLOOR FAR DIAGRAM

1/16"=1'-0"



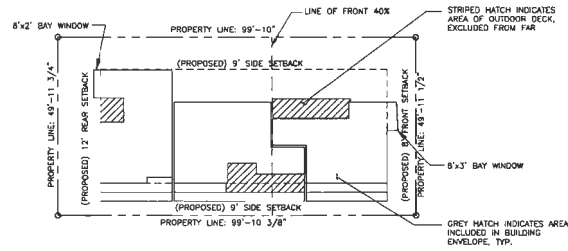
SECOND FLOOR FAR DIAGRAM

1/16"=1'-0"



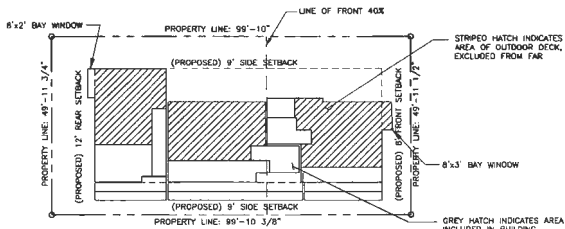
THIRD FLOOR FAR DIAGRAM

1/16"=1'-0"



FOURTH FLOOR FAR DIAGRAM

1/16"=1'-0"



ROOF FAR DIAGRAM

1/16"=1'-0"



FAR SUMMARY:

FIRST FLOOR = 578.46 SF
 SECOND FLOOR = 2,355.25 SF
 THIRD FLOOR = 2,200.56 SF
 FOURTH FLOOR = 1,772.58 SF
 ROOF = 236.17 SF (PENTHOUSE)
 TOTAL ENCLOSED = 7,141.02 SF
 ***SEE SHEET Z1.0 FOR FAR CALCULATION

TOTAL AREAS:

UNIT 1:
 LIVING = 2,104.28 SF
 DECK = 627.74 SF
 GARAGE = 521.25 SF

UNIT 2:
 LIVING = 2,456.57 SF
 DECK = 608.66 SF
 GARAGE = 625.50 SF

UNIT 3:
 LIVING = 2,580.17 SF
 DECK = 545.94 SF
 GARAGE = 436.67 SF

NOTES

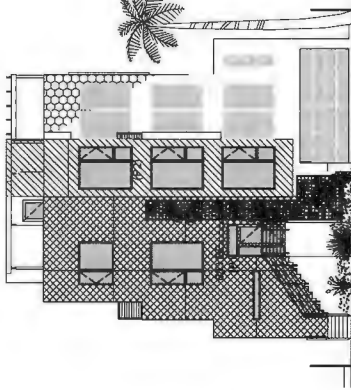
N/A



ARCHITECT			1425 4TH AVE HOMES
	DR DONATO ASSOCIATES ARCHITECTURE + GRAPHICS		4236 4TH AVENUE SAN DIEGO, CA 92103
3009 FIRST AVENUE, SUITE 100 SAN DIEGO, CA 92103 619.959.4210 • 619.289.4350 FAX: 619.289.4350			
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	08-18-15	CLT	REVISED PER PLANNING COMMENTS
			Z1.2 FAR PLANNING ANALYSIS
PLOT SCALE 1:1 AT 24x36 "D" SIZE			SHEET 3 OF 20

OFFSETTING PLANES CALCULATION:

ORIGINAL AREA: 1825 SF
 MIN. % OF TOTAL AREA: 20%
 MAX. % OF TOTAL AREA: 60%
 PLANE 1 (P1): 683 SF (41%) OK
 PLANE 2 (P2): 333 SF (20%) OK
 PLANE 3 (P3): 528 SF (32%) OK



TRANSPARENCY CALCULATION:

MIN. % PER FLOOR = 15%

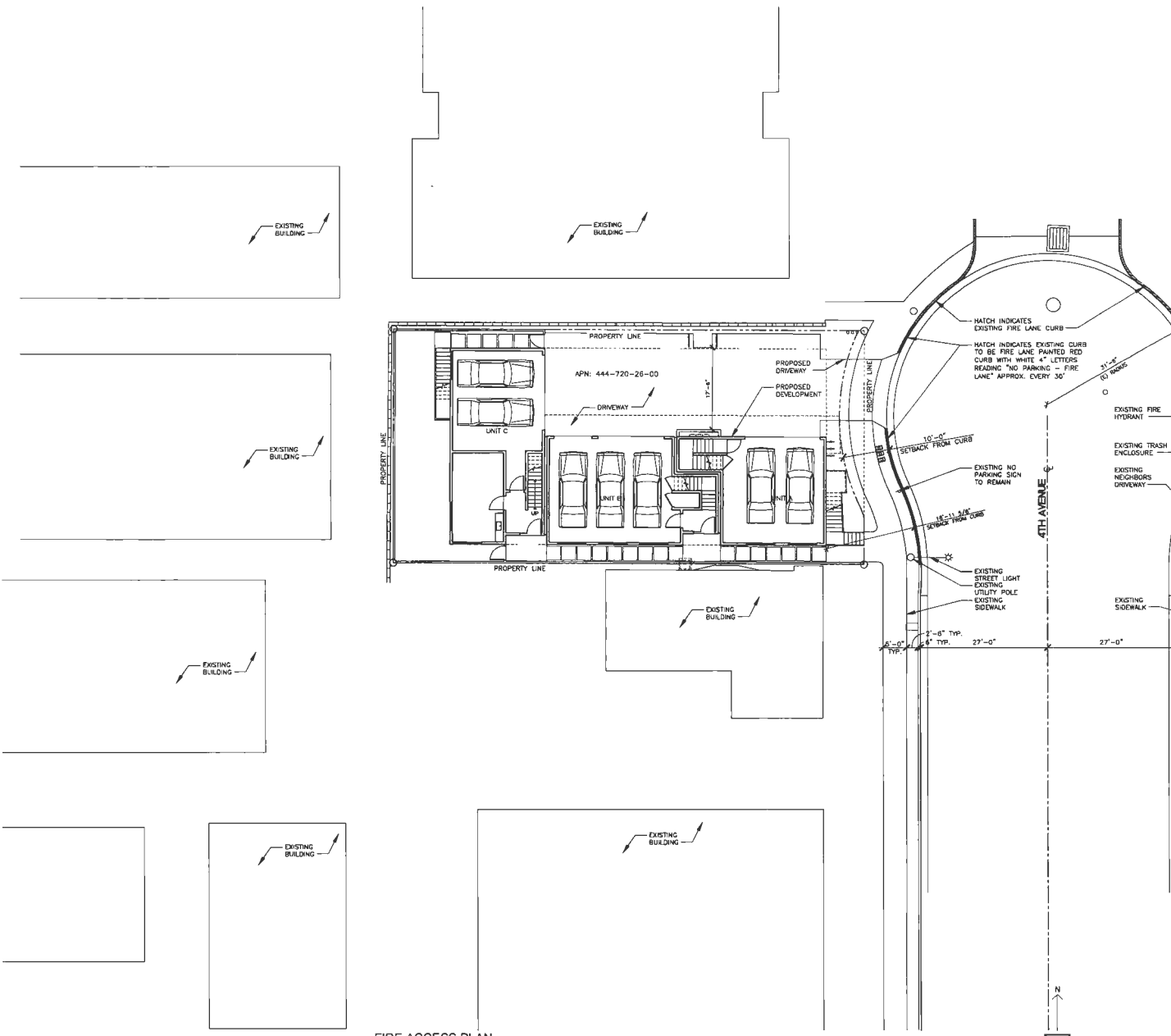
FLOOR	AREA	PERCENTAGE
FOURTH FLOOR:	307 SF	17%
THIRD FLOOR:	423 SF	23%
SECOND FLOOR:	346 SF	19%
FIRST FLOOR:	329 SF	18%
TOTAL:	1405 SF	77%

OFFSETTING PLANES CALCULATION

NTS

1

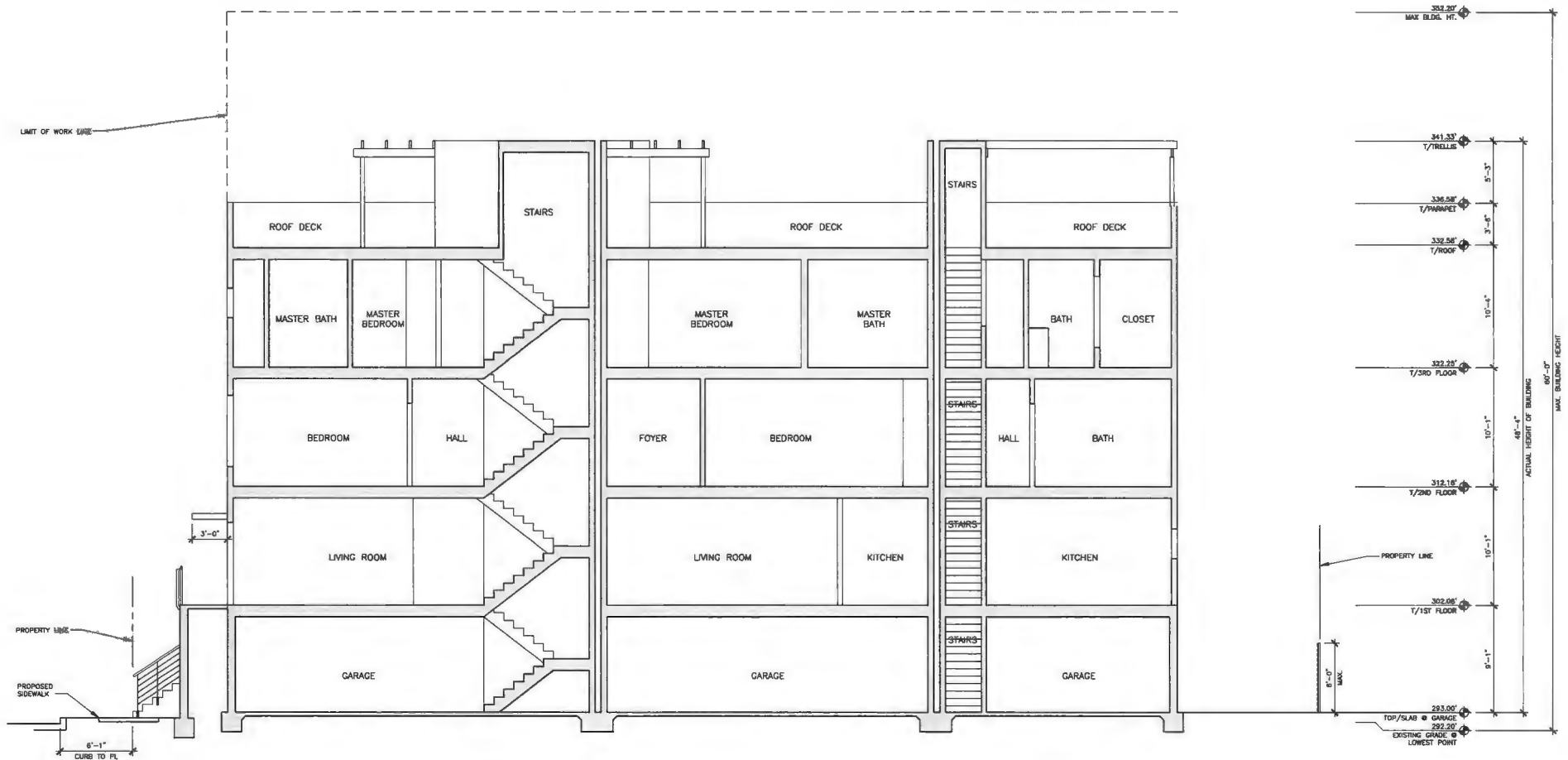
[D]	1425 4TH AVE HOMES	6335 4TH AVENUE SAN DIEGO, CA 92103	Z1.3	OFFSET & GRADE PLANNING ANALYSES	SHEET 4 OF 20
DE DONATO ASSOCIATES ARCHITECTURE + GRAPHICS 1890 FIRST AVENUE, SUITE 200, SAN DIEGO, CA 92101 TEL: 619.594.1100 FAX: 619.594.1101 WWW.DONATOARCH.COM		THE CLIENT AND ARCHITECTURE FIRM SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE REVIEWER FOR THE PREPARATION OF THIS PLAN. THE REVIEWER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.			
REVIEWER'S COMMENTS: 10-18-14 - OK FOR PERMIT REVIEW 11-28-14 - OK FOR COMPLETENESS REVIEW 01-29-15 - OK FOR DISCRETIONARY REVIEW 07-18-15 - OK FOR DISCRETIONARY REVIEW 08-18-15 - OK FOR PLANNING COMMENTS		REVIEWER'S COMMENTS: 11-28-14 - OK FOR COMPLETENESS REVIEW 01-29-15 - OK FOR DISCRETIONARY REVIEW 07-18-15 - OK FOR DISCRETIONARY REVIEW 08-18-15 - OK FOR PLANNING COMMENTS			
PLOT SCALE 1" = 24'x30" TO SIZE					



NOTES:
 1. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ ACCESS SIDE OF THE STRUCTURE.
 2. FIRE APPLIANCE ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
 3. CFC 103.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THIS CODE. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.

FIRE ACCESS PLAN
 1"=10'-0"

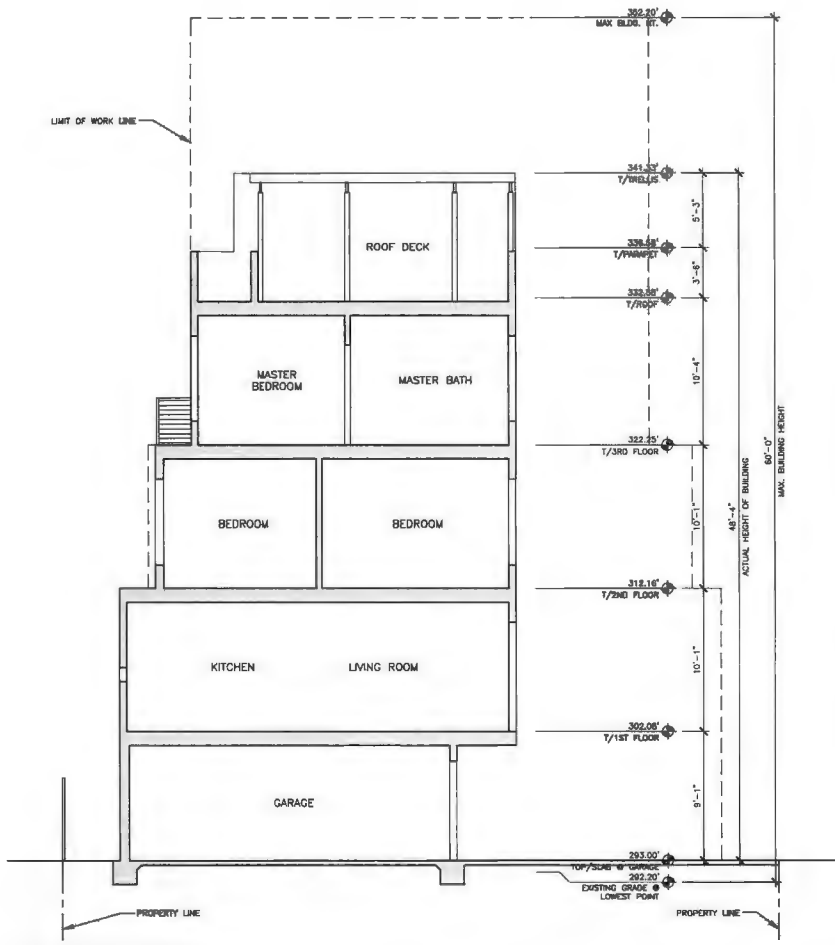
ARCHITECT	[da]	1425 4TH AVE HOMES	
	DI DONATO ASSOCIATES ARCHITECTURE + GRAPHICS 3833 FIRST AVENUE - SUITE 100 - SAN DIEGO - CA 92103 619.299.4310 • 619.299.4390 FAX: 608.MAN@AOL.COM	4236 4TH AVENUE SAN DIEGO, CA 92103	
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SHEET INFORMATION	Z1.4		FIRE ACCESS PLAN
PLOT SCALE 1:1 AT 24x36 "O" SIZE			SHEET 3 OF 20



EAST-WEST SECTION
1/4"=1'-0"

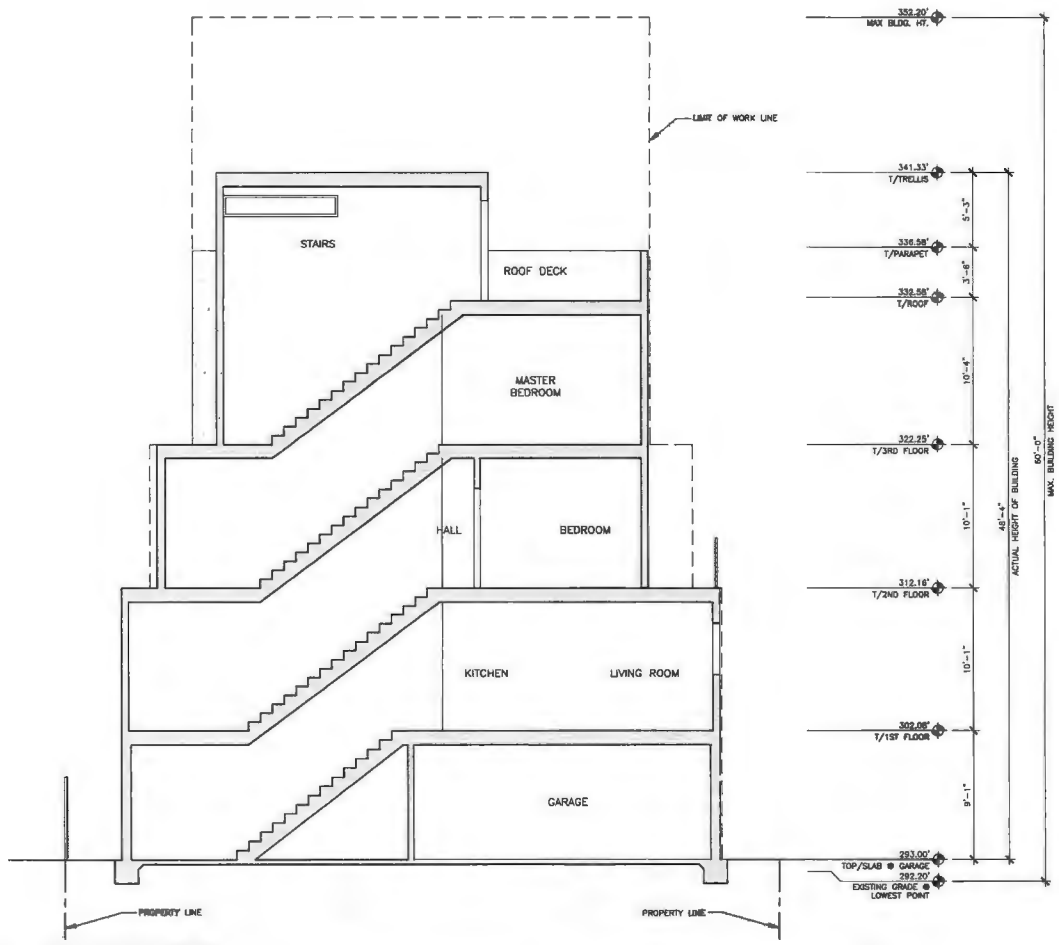
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	BE DONATO ASSOCIATES ARCHITECTURE + GRAPHICS 4808 FIRST AVENUE - SUITE 100 - SAN DIEGO, CA 92103 TEL: 619.289.4210 • FAX: 619.289.4290 WWW: DONATOARCH.COM																							
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PLOT SCALE 1:1 AT 24x36" SIZE			SHEET 8 OF 20																					



NORTH-SOUTH SECTION
1/4" = 1'-0"

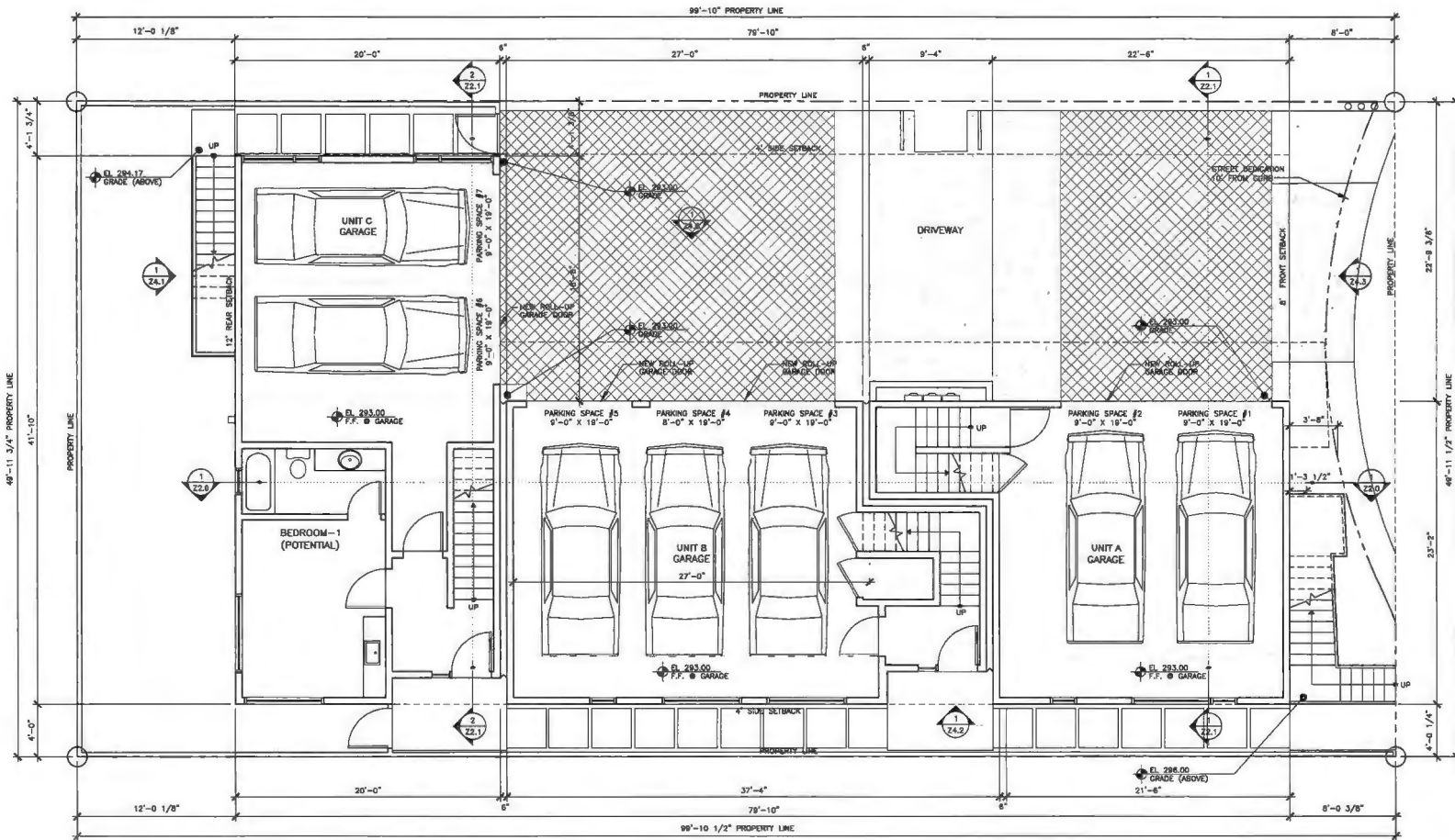
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NORTH-SOUTH SECTION
1/4" = 1'-0"

2

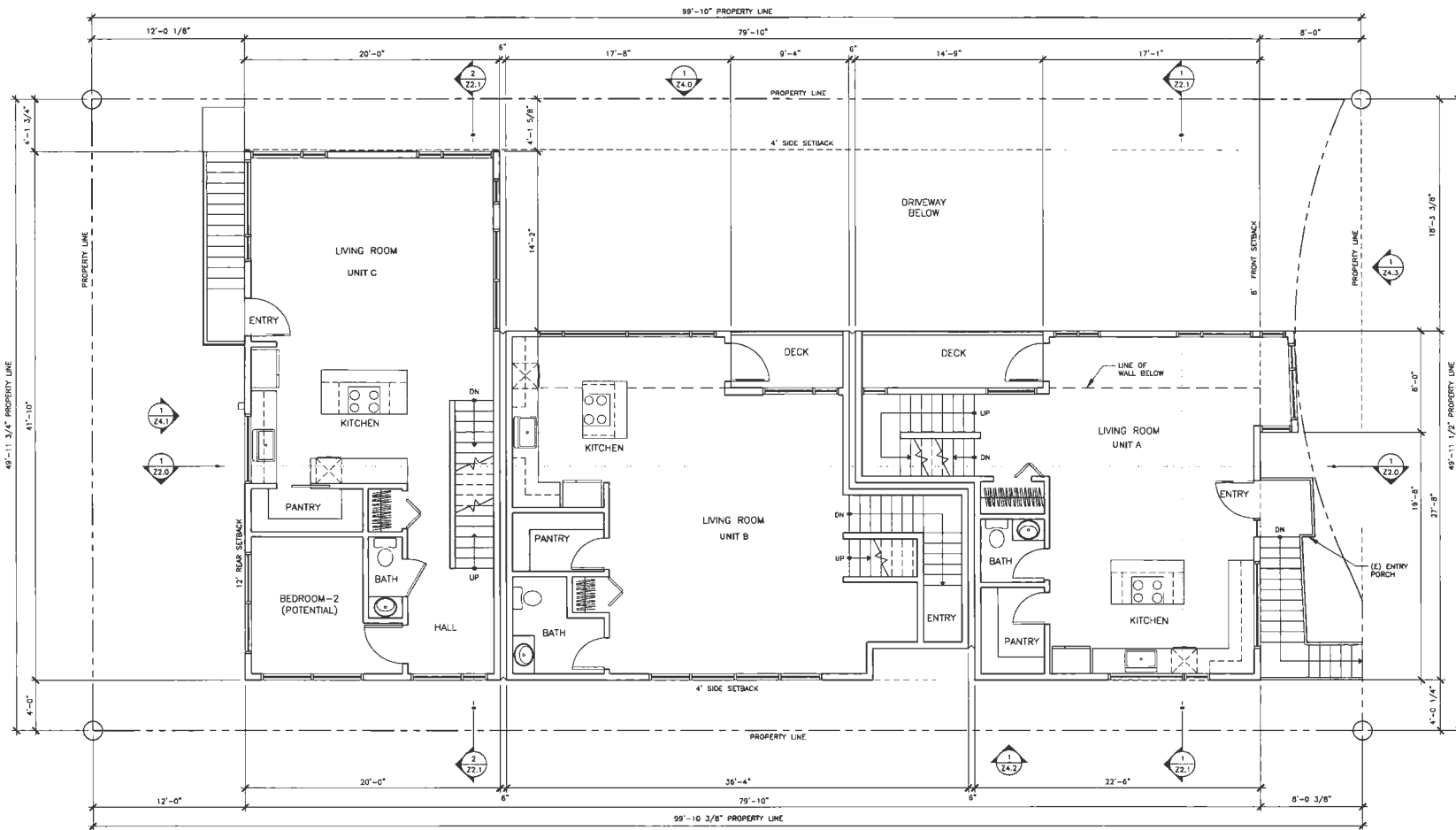
ARCHITECT	[da]		1425 4TH AVE HOMES	
	88 DONATO ASSOCIATES ARCHITECTURE + GRAPHICS 3838 FIRST AVENUE - SUITE 100 - SAN DIEGO - CA 92103 619.299.4110 - 619.299.4280 FAX: CDAMAIL@DAI.COM		4236 4TH AVENUE SAN DIEGO, CA 92103	
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PLOT SCALE 1:1 AT 24x36 "D" SIZE				Z2.1
				SHEET 7 OF 20



FIRST FLOOR PLAN
1/4"=1'-0"


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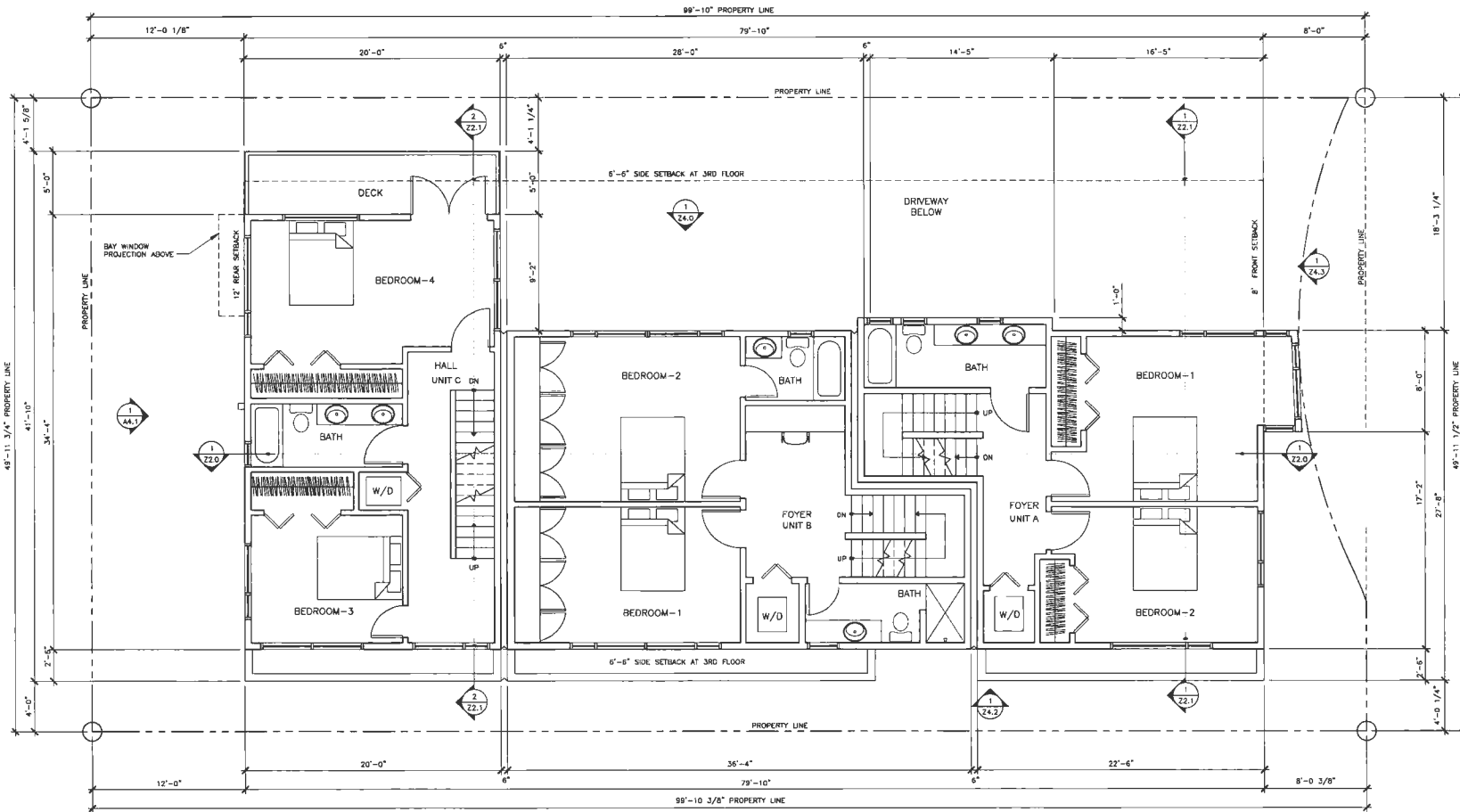
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ISSUES REVISIONS	PROJECT NAME 1425 4TH AVE HOMES	
	PLOT SCALE 1:1 AT 24x36 "D" SIZE	
SHEET INFORMATION SHEET 6 OF 20		<h1>Z3.0</h1> <p>FIRST FLOOR PLAN</p>
DATE BY ISSUE DESCRIPTION 10-18-14 CLT FOR PRELIMINARY REVIEW 11-26-14 CLT REVISED PER COMPLETENESS REVIEW COMMENTS 12-09-14 CLT FOR DISCRETIONARY SUBMITAL 04-28-15 CLT REVISED PER DISCRETIONARY REVIEW COMMENTS 07-18-15 CLT REVISED PER 2ND DISCRETIONARY REVIEW 08-18-15 CLT REVISED PER PLANNING COMMENTS		



SECOND FLOOR PLAN
1/4"=1'-0"



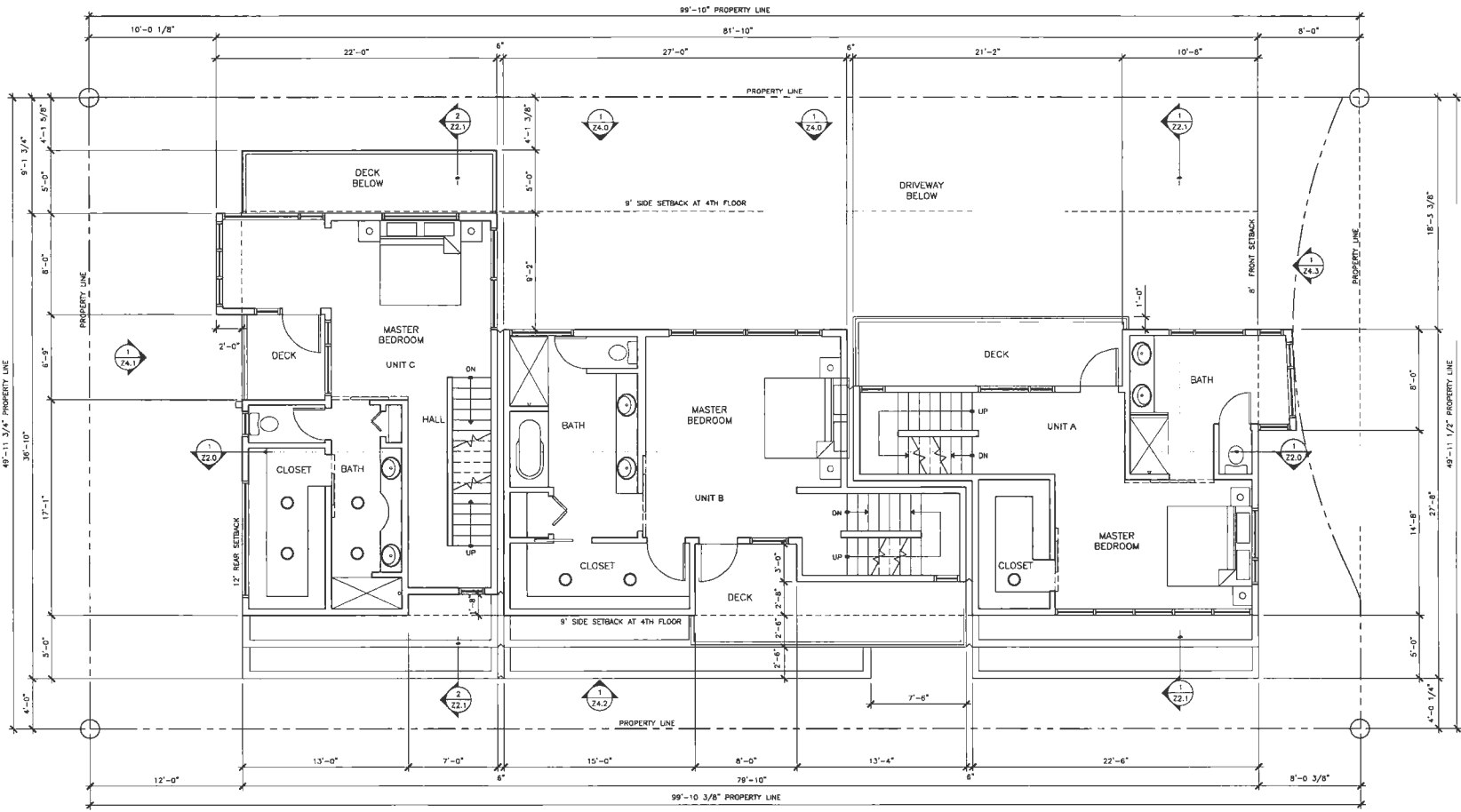
ARCHITECT			1425 4TH AVE HOMES	
	DONATO ASSOCIATES ARCHITECTURE - GRAPHICS		4235 4TH AVENUE SAN DIEGO, CA 92103	
	3839 FIRST AVENUE, SUITE 100 - SAN DIEGO, CA 92103 618.299.4210 - 618.299.4250 FAX: DONATO@DCA.COM			
	<small>THIS DESIGN OR DRAWING IS THE PROPERTY OF DONATO ASSOCIATES AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AGREEMENT OF DONATO ASSOCIATES. ANY CHANGES OR REVISIONS TO THIS DESIGN OR DRAWING SHALL BE THE PROPERTY OF DONATO ASSOCIATES AND SHALL BE THE PROPERTY OF DONATO ASSOCIATES. ANY CHANGES OR REVISIONS SHALL BE BROUGHT TO THE ATTENTION OF DONATO ASSOCIATES IN WRITING.</small>			
ISSUES REVIEWED	DATE	BY	ISSUE DESCRIPTION	2 SHEET INFORMATION Z3.1 SECOND FLOOR PLAN SHEET 9 OF 20
	10-18-14	CLT	FOR PRELIMINARY REVIEW	
	11-26-14	CLT	REVISED PER COMPLETENESS REVIEW COMMENTS	
	12-09-14	CLT	FOR DISCRETIONARY SUBMITTA	
	04-28-15	CLT	REVISED PER DISCRETIONARY REVIEW COMMENTS	
07-16-15	CLT	REVISED PER 2ND DISCRETIONARY REVIEW		
09-16-15	CLT	REVISED PER PLANNING COMMENTS		
PLOT SCALE: 1:1 AT 24x36 "D" SIZE				



THIRD FLOOR PLAN
1/4"=1'-0"

1

ARCHITECT		1425																											
		4TH AVE HOMES																											
CONSULTANT		4236 4TH AVENUE																											
		SAN DIEGO, CA 92103																											
ISSUES REVIEWED		3038 FIRST AVENUE - SUITE																											
		100 SAN DIEGO, CA 92103																											
SHEET INFORMATION		619.299.4210 • 619.299.4250																											
		FAX: CDONATO@AUGL.COM																											
<p>THIS DOCUMENT IS PREPARED BY THE ARCHITECT FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.</p>																													
<table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>ISSUE DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>10-16-14</td> <td>CLT</td> <td>FOR PRELIMINARY REVIEW</td> </tr> <tr> <td>11-26-14</td> <td>CLT</td> <td>REVISED PER COMPLETENESS REVIEW COMMENTS</td> </tr> <tr> <td>12-09-14</td> <td>CLT</td> <td>FOR DISCRETIONARY SUBMITTAL</td> </tr> <tr> <td>04-29-15</td> <td>CLT</td> <td>REVISED PER DISCRETIONARY REVIEW COMMENTS</td> </tr> <tr> <td>07-18-15</td> <td>CLT</td> <td>REVISED PER 2ND DISCRETIONARY REVIEW COMMENTS</td> </tr> <tr> <td>09-16-15</td> <td>CLT</td> <td>REVISED PER PLANNING COMMENTS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			DATE	BY	ISSUE DESCRIPTION	10-16-14	CLT	FOR PRELIMINARY REVIEW	11-26-14	CLT	REVISED PER COMPLETENESS REVIEW COMMENTS	12-09-14	CLT	FOR DISCRETIONARY SUBMITTAL	04-29-15	CLT	REVISED PER DISCRETIONARY REVIEW COMMENTS	07-18-15	CLT	REVISED PER 2ND DISCRETIONARY REVIEW COMMENTS	09-16-15	CLT	REVISED PER PLANNING COMMENTS						
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<p>Z3.2 THIRD FLOOR PLAN</p>																													
<p>FLOT SCALE 1:1 AT 24x36 "O" SIZE</p>																													
<p>SHEET 10 OF 20</p>																													

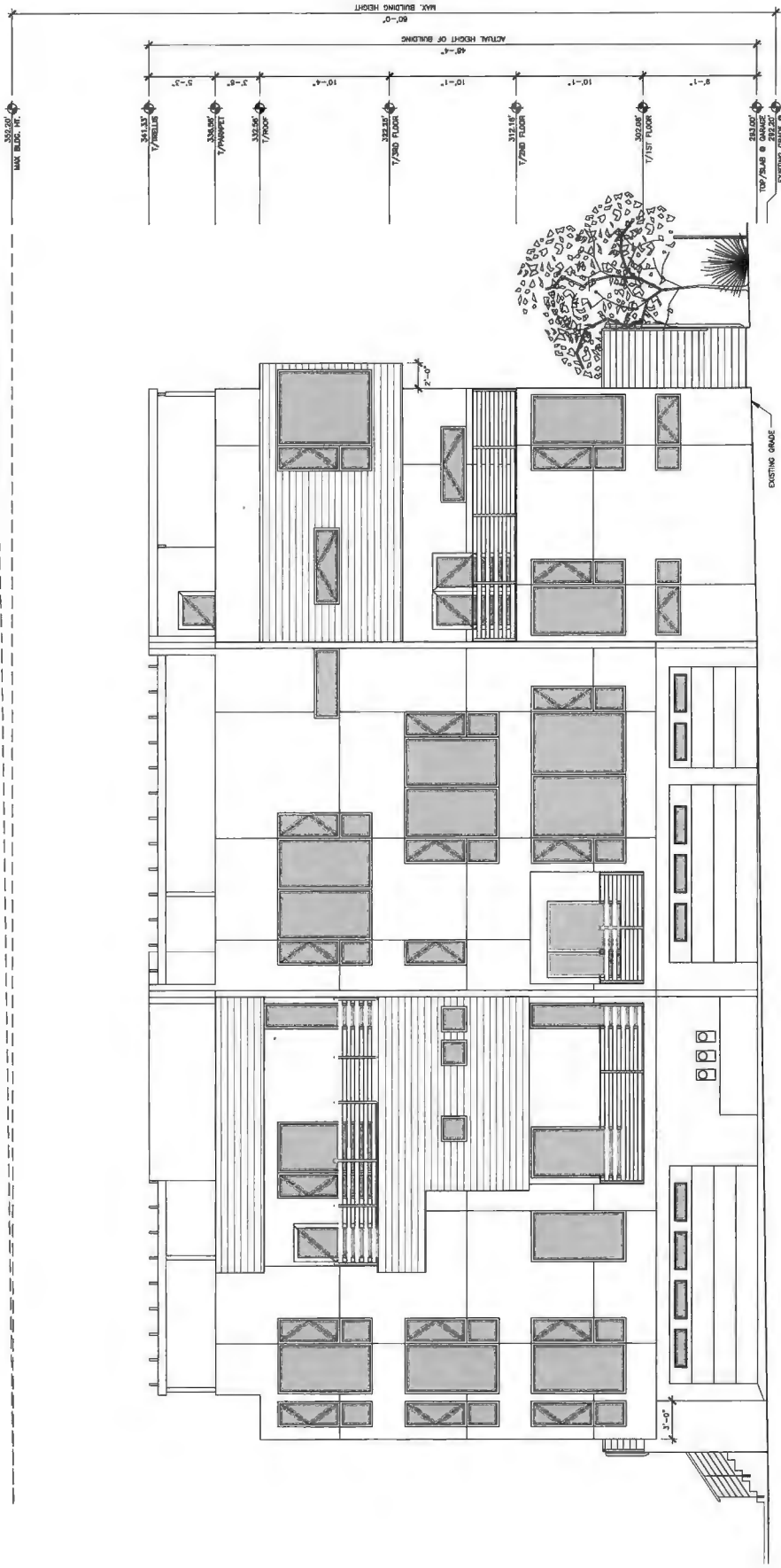


FOURTH FLOOR PLAN
1/4"=1'-0"



ARCHITECT		1425 4TH AVE HOMES																				
		DONATO ASSOCIATES ARCHITECTURE + GRAPHICS 2028 FIRST AVENUE - SUITE 100 - SAN DIEGO, CA 92103 619.298.4210 • 619.298.4250 FAX: 609.661.0400																				
		PROJECT NAME 4236 4TH AVENUE SAN DIEGO, CA 92103																				
		SHEET INFORMATION <h1 style="margin: 0;">Z3.3</h1> <p style="margin: 0;">FOURTH FLOOR PLAN</p>																				
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09-16-15	CLT	REVISED PER PLANNING COMMENTS																				

MAX. BUILDING HEIGHT PLUMB LINE



NORTH ELEVATION
1/4"=1'-0"

1

[]a		1425 4TH AVE HOMES	
ARCHITECTURE & INTERIORS		4328 4TH AVENUE SAN DIEGO, CA 92116	
1000 BROADWAY, SUITE 1000 SAN FRANCISCO, CA 94103 TEL: 415.774.1000 FAX: 415.774.1001		PROJECT NO. 1425-01	
DATE		BY	
10-18-14	CLT. FOR PRELIMINARY REVIEW	10-18-14	CLT. FOR PRELIMINARY REVIEW
11-18-14	CLT. FOR PERMITTING	11-18-14	CLT. FOR PERMITTING
12-08-14	CLT. FOR DISCRETIONARY SUBMITTAL	12-08-14	CLT. FOR DISCRETIONARY SUBMITTAL
01-28-15	CLT. REVISED FOR DISCRETIONARY REVIEW COMMENTS	01-28-15	CLT. REVISED FOR DISCRETIONARY REVIEW COMMENTS
02-18-15	CLT. REVISED FOR PERMITTING REVIEW	02-18-15	CLT. REVISED FOR PERMITTING REVIEW
03-18-15	CLT. REVISED FOR PLANNING COMMENTS	03-18-15	CLT. REVISED FOR PLANNING COMMENTS

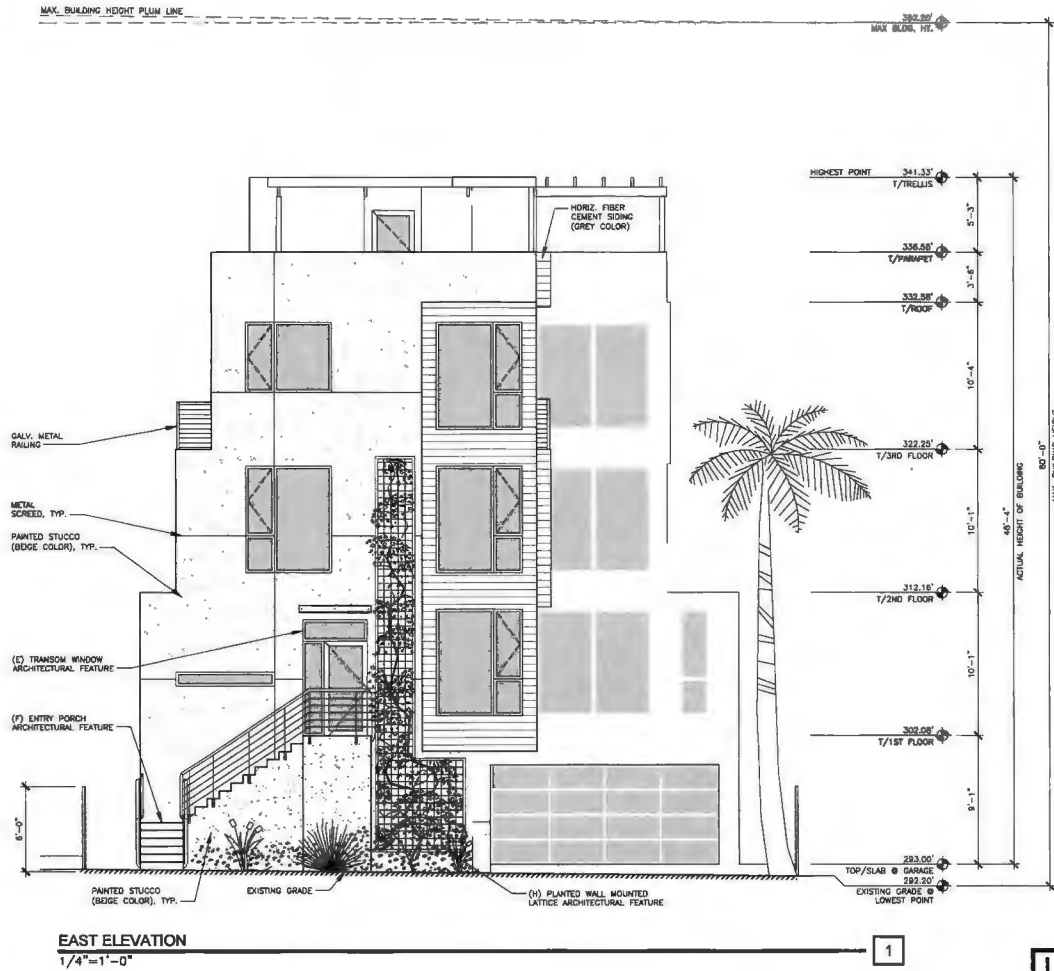
ISSUES REVISIONS

SHEET INFORMATION

Z4.0
NORTH ELEVATION

SHEET 13 OF 30

PLG. SCALE: 1/4" = 1'-0" SEE



ARCHITECTURAL FEATURES (CONT'D) PER SECTION 1512.0304-b.(1)

- (C) CLEBERATORY WINDOW
- (C) TRANSOM WINDOW
- (F) ENTRY PORCH
- (H) PLANTED WALL MOUNTED LATTICE
- (I) WINDOWS RECESSED 2" MIN.

GENERAL NOTES

1. ARTIFICIAL LIGHT USED TO ILLUMINATE THE PREMISES SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
2. NO UTILITY EQUIPMENT, MECHANICAL EQUIPMENT, TANK, DUCT, ELEVATOR ENCLOSURE, COOLING TOWER, OR MECHANICAL VENTILATOR SHALL BE ERRECTED, CONSTRUCTED, MAINTAINED, OR ALTERED ANYWHERE ON THE PREMISES UNLESS ALL SUCH EQUIPMENT AND APPEARANCES ARE CONTAINED WITHIN A COMPLETELY ENCLOSED PERIMETER OR OTHER PORTION OF A BUILDING HAVING WALLS OF VISUAL SCREENING WITH CONSTRUCTION AND APPEARANCE SIMILAR TO THE MAIN BUILDING.
3. SEE SHEET 21.3 FOR OFFSETTING PLANE DIAGRAMS AND CALCULATIONS.

[o]a

1425
4TH AVE HOMES

16 DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3000 FIRST AVENUE SUITE
100 SAN DIEGO, CA 92103
619.299.4210 • 619.299.4250
FAX: 619.299.4210

4236 4TH AVENUE
SAN DIEGO, CA 92103

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
10-16-14	CLT	FOR PRELIMINARY REVIEW
11-26-14	CLT	REVISED PER COMPLETENESS REVIEW COMMENTS
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07-18-15	CLT	REVISED PER 2ND DISCRETIONARY REVIEW
09-16-15	CLT	REVISED PER PLANNING COMMENTS

24.3

EAST
ELEVATION

PLOT SCALE: 1:1 AT 24x36" D SIZE

SHEET INFORMATION
SHEET 16 OF 20

TITLE NOTES

NOTE:
NO EASEMENTS EXIST ENCLUMBERING THE PROPERTY BUT OTHER ITEMS THAT CANNOT BE PLOTTED EXIST. SEE TITLE REPORT.

LEGEND

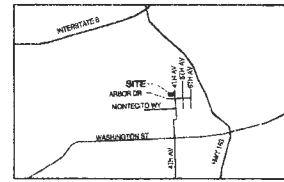
PROPERTY LINE/TM BOUNDARY	---
EXISTING CONTOUR	- - - - -
EXISTING SEWER LINE	—S—S—
EXISTING WATER LINE	—K—K—
MANHOLE	○

ABBREVIATIONS

AC	AIR CONDITIONER
CO	CURB OUTLET
DP	DRAIN PIPE
EB	ELECTRIC BOX
EL	ELEVATION
EV	FINISH FLOOR
FS	FINISH SURFACE
GM	GAS METER
SCD	SEWER CLEANOUT
SL	STREET LIGHT
SLPB	STREET LIGHT PULLBOX
TP	TOP OF PARAPET
TS	TOP OF STRUCTURE
TW	TOP OF WALL
UP	UTILITY POLE
WM	WATER METER

UTILITY TABLE

TELE (AT&T):	OVERHEAD
CATV (TIME WARNER):	OVERHEAD
ELEC (SDG&E):	OVERHEAD



VICINITY MAP
NOT TO SCALE

**TENTATIVE PARCEL MAP NO. 1397875
CONDOMINIUM CREATION**

LEGAL DESCRIPTION

LOTS 36 AND 38 IN BLOCK 7 OF FIFTH STREET ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 477, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

BASIS OF BEARINGS

THE WESTERLY LINE OF FOURTH AVENUE AS SHOWN ON PARCEL MAP NO. 20613, I.E. NORTH 00°09'34" EAST

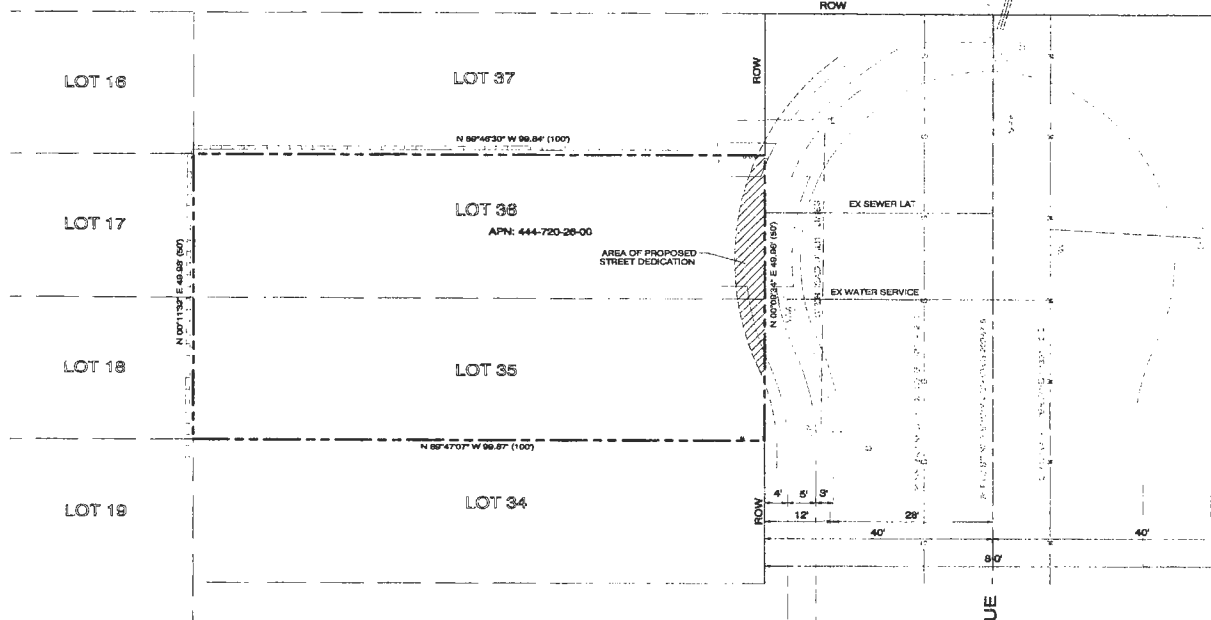
BENCHMARK

CITY OF SAN DIEGO BRASS PLUG AT THE NORTHWEST CORNER OF THE INTERSECTION OF ARBOR DRIVE AND FIFTH AVENUE. ELEVATION: 296.656', MSL, (NGVD 1829).

NOTES

- THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ON THE GROUND SURVEY CHRISTENSEN ENGINEERING AND SURVEYING, DATED OCTOBER 30, 2014.
- THE USE OF PROPOSED LOT IS FOR 3 RESIDENTIAL CONDOMINIUM UNITS.
- THE SUBJECT PROPERTY IS SERVED BY SEPARATE SANITARY SEWER LATERAL AND WATER SERVICE CONNECTED TO CITY OF SAN DIEGO MAINS.
- THE EXISTING NUMBER OF LOTS IS TWO. THE PROPOSED NUMBER OF LOTS IN THIS SUBDIVISION IS ONE.
- DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER PHPS POLICY P-00-9 (JFC 801.4.4)
- NAD27 COORDINATES = 214-1719. NAD83 COORDINATES = 1854-6278.
- THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 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 THREE.
- THE TOTAL AREA OF THE PROJECT IS 0.115 ACRES.
- THE SOURCE OF TITLE INFORMATION IS PRELIMINARY TITLE REPORT PREPARED BY CORINTHIAN TITLE COMPANY, ORDER NO. 78647-PD, DATED NOVEMBER 12, 2014.
- A WAIVER OF UNDERGROUNDING OF OVERHEAD UTILITIES IS REQUESTED.
- THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS IS 3.
- A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDERS OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP AND ALL CORNERS WILL BE SET ON THE MAP.

**FIFTH STREET ADDITION
BLOCK 7
MAP NO. 577**



OWNER'S CERTIFICATE

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

ALL FAREWELL (SRAMPH) DATE
12541 RIOS ROAD
SAN DIEGO, CA 92128



SCALE: 1" = 10'



CE & S CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7888 SILVERTON AVENUE, SUITE 107, SAN DIEGO, CALIFORNIA 92128
TELEPHONE: (619)271-6801 FAX: (619)271-6812

Anthony K. Christensen
ANTHONY K. CHRISTENSEN LS7506

EXP. 12-31-15

APRIL 28, 2015
DATE



Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE 107
SAN DIEGO, CA 92128
PHONE (619)271-6801 FAX (619)271-6812

Project Address:
4236 FOURTH AVENUE
SAN DIEGO, CA 92103

Project Name:
MOE'S ON FOURTH

Sheet Title:

Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 04-28-15 ADDRESS CITY COMMENTS REVISED SAN H JCSG/AN

Original Date: NOVEMBER 12, 2014

Sheet 1 of 2 Sheets

TENTATIVE PARCEL MAP

ATTACHMENT 10

RESIDENTIAL UNIT TABULATION					
UNIT	LIVING AREA	PARKING AREA	DECK AREA	BEDROOMS	PARKING SPACES
A	2,104.28 SF	621.25 SF	627.74 SF	3	2
B	2,068.87 SF	626.25 SF	646.58 SF	3	2
C	2,260.17 SF	428.67 SF	548.34 SF	3	2

TOTAL OFF-STREET PARKING SPACES:
 SPACES REQUIRED PER TABLE 143-050 (2,250 SQRM UNIT X 1 UNIT) = 6.75 SPACES
 SPACES REQUIRED = 6.75 SPACES
 SPACES PROVIDED = 7 GARAGE SPACES ON-SITE

TENTATIVE PARCEL MAP SUMMARY
 THIS PROJECT PROPOSES CREATION OF 3 RESIDENTIAL CONDOMINIUM UNITS.

ASSESSOR PARCEL NO. & ADDRESS

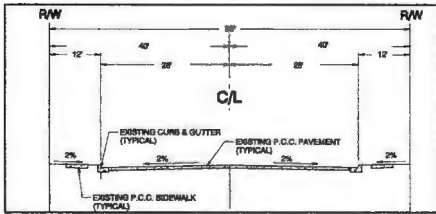
ASSESSORS PARCEL NUMBER: 444-720-28-00
 ADDRESS: 4226 FOURTH AVENUE
 SAN DIEGO, CA 92103

OWNER:
 AU FUNDOS LLP/ASBM
 12541 REDD ROAD
 SAN DIEGO, CA 92126

ZONING:
 MDCD-AR-400B
 MID-CITY COMMUNITIES PLANNED DISTRICT-441-400B
 OVERLAY ZONES:
 FIRE SPRINKLER ZONE 300 BUFFER
 FIRE HAZARD SEVERITY ZONE
 AIRPORT INFLUENCE AREA

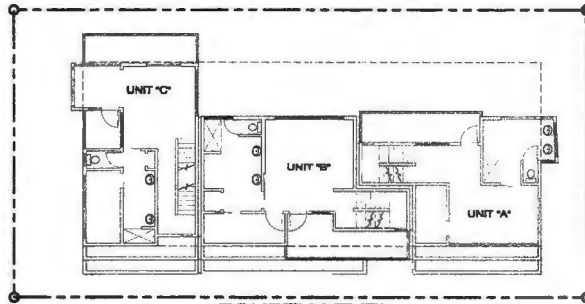
SETBACK:
 8'-10" FRONT YARD,
 4'-0" INTERIOR SIDE YARD
 12'-0" REAR YARD.

AREA:
 SITE AREA: 0.115 ACRES (4,889 SQUARE FEET)
 GROSS FLOOR AREA:
 8,991.87 SQUARE FEET LIVING
 2,195.11 SQUARE FEET GARAGE
 1,812.69 SQUARE FEET DECKS

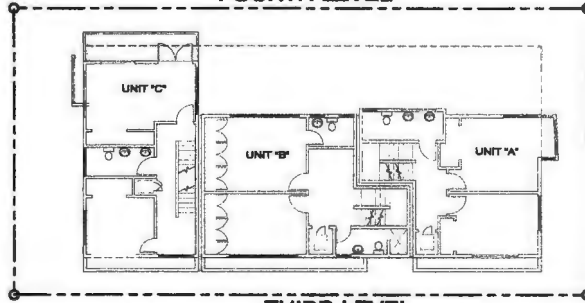


TYPICAL STREET SECTION: FOURTH AVENUE
 NOT TO SCALE

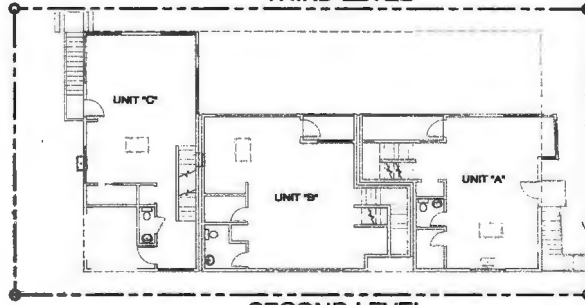
CE & S CHRISTENSEN ENGINEERING & SURVEYING
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS
 7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126
 TELEPHONE: (619)271-6901 FAX: (619)271-6912



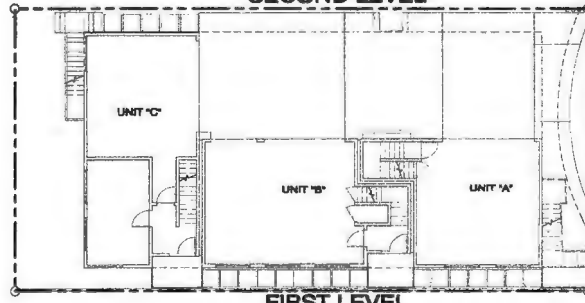
FOURTH LEVEL



THIRD LEVEL



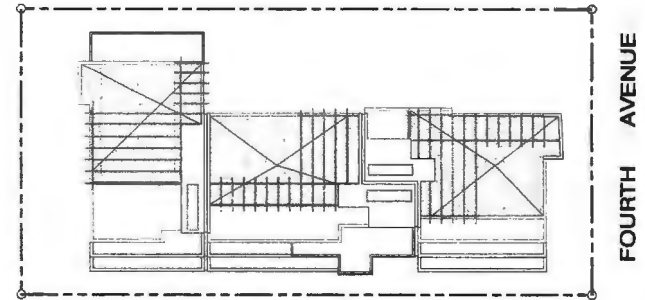
SECOND LEVEL



FIRST LEVEL

FOURTH AVENUE
 FOURTH AVENUE
 FOURTH AVENUE
 FOURTH AVENUE
 FOURTH AVENUE
 FOURTH AVENUE
 FOURTH AVENUE

**TENTATIVE PARCEL MAP NO. 1397875
 CONDOMINIUM CREATION**



ROOF LEVEL



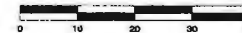
Anthony K. Christensen
 ANTHONY K. CHRISTENSEN, LS27008

EXP. 12-31-11

APRIL 28, 2016
 DATE



SCALE: 1" = 10'



Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE 'J'
 SAN DIEGO, CA 92126
 PHONE (619)271-6901 FAX (619)271-6912

Project Address:
 4226 FOURTH AVENUE
 SAN DIEGO, CA 92103

Project Name:
 MOES ON FOURTH

Sheet Title:

Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1: 04-28-15 ADDRESS CITY COMMUNITES REVISED ARCH DESIGN

Original Date: NOVEMBER 25, 2014
 Sheet 2 of 2 Sheets

TENTATIVE PARCEL MAP

Godwin, Paul

From: Michael Brennan [michaelbrennan.community@gmail.com]
Sent: Tuesday, October 06, 2015 3:05 PM
To: Godwin, Paul
Cc: James D Mellos III Chair Uptown Planners
Subject: Re: Moe's on 4th - Project No. 393721

Paul,

Just to be clear, this is the project at 4236 4th Ave, correct?

If so - the vote was 14-0-1 in favor of recommending the project for approval. Draft minutes from this item are below:

4236 4th Ave. SDP:

Corey Thomas & Allan Diminado representing applicant: 3 units on a lot zoned for 6. Units will be sold as condominiums. Dedicating a portion of the property to the City to complete cul-de-sac. Applicant is asking for a variance in front, rear and side setback. Future unit owners will own the exterior of the buildings while still following homeowner's association rules. The allowable height is 60' and the proposed height is 48'-4". Finishes include wood and smooth stucco. Rear stair is in the 15' setback.

Jay N. Motions to recommend the project for approval Bob seconds

Motion approved

14-0-1 All in favor, Chair abstains

-Michael

On Oct 6, 2015, at 8:13 AM, James D Mellos III Chair Uptown Planners <uptownplannerschair2015@gmail.com> wrote:

Michael can you please answer his question? Thank you!

Sent from J. Demetrios Mellos III Esq.'s Verizon iPhone 6

Begin forwarded message:

From: "Godwin, Paul" <PGodwin@sandiego.gov>
Date: October 6, 2015 at 7:35:35 AM PDT

To: "UptownPlannersChair2015@gmail.com" <UptownPlannersChair2015@gmail.com>
Subject: Moe's on 4th - Project No. 393721

Hello –

I am the City's Project Manager for the Moe's on 4th Project, PTS No. 393721, which is the demolition of an existing single-family home and the construction of a three-unit residential condominium structure. The applicant has indicated they appeared before your group on August 4 2015, and received a recommendation of approval by a vote of 14-0.

Please provide your written recommendation and/or meeting minutes so that they can be included with the Hearing Officer staff report. This project is scheduled for Hearing Officer on October 28, 2015, and the report is scheduled for printing on October 15, 2015.

Thank you!

Paul

Paul B. Godwin

Development Project Manager III
City of San Diego, Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101
Phone: (619) 446-5190
City Website: www.sandiego.gov
Email: pgodwin@sandiego.gov

<image001.png> [Pay Invoices](#) and [Check Project Status Online](#)

Correspondents should assume that all communication to or from this address is monitored and recorded, may be reviewed by third parties and is subject to review under a public records act request.



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**
 Moe's on 4th 393721

Project Address:
 4236 4th Avenue, San Diego, CA 92103

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): Ali Ebrahimi
 Owner Tenant/Lessee Redevelopment Agency
Street Address: 12541 Rios Rd
City/State/Zip: SD 92128
Phone No: 858-405-7284 **Fax No:**
Signature: **Date:** 1/15/14

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: **Fax No:**
Signature: **Date:**

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