



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 9, 2024 REPORT NO. HO-24-048

HEARING DATE: October 16, 2024

SUBJECT: 543-545 Rosemont Street, Process Three Decision

PROJECT NUMBER: [PRJ-1066870](#)

OWNER/APPLICANT: Rosemont House, LLC., Owner/Ron Bateman, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Map Waiver and a Coastal Development Permit for a residential condominium conversion of two units existing residential dwelling units located at 543 and 545 Rosemont Street. The 0.143-acre site is in the RM-1-1 and Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation, Parking Impact Overlay Zone (Coastal), Residential Tandem Parking Overlay Zone, Transit Priority Area (TPA), and Transit Area Overlay Zone (TAOZ) within the La Jolla Community Plan area?

Proposed Actions: Approve Coastal Development Permit No. PMT-3181965 and Map Waiver No. PMT-3181964.

Fiscal Considerations: Costs associated with this action are funded by permit fees.

Housing Impact Statement: The project proposes converting two existing residential dwelling units into two residential condominium dwelling units. The project is subject to the City's Inclusionary Housing Regulations (San Diego Municipal Code Chapter 14, Article 2, Division 13) and is conditioned to pay to the City of San Diego the required Inclusionary Affordable Housing In-Lieu Fee.

Community Planning Group Recommendation: On May 2, 2024, the La Jolla Community Planning Association voted 14-0-0 to approve the project (Attachment 6).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(K), Existing Facilities and where the exceptions listed in Section 15300.2 would not apply. The environmental determination for the project was made on February 29, 2024, and the opportunity to appeal the determination ended on March 14, 2024. (Attachment 9). There were no appeals of the environmental determination.

BACKGROUND

The project site is currently developed with two dwelling units within an existing building located at 543 and 545 Rosemont Street. The 0.143-acre site is approximately located a third of a mile east of the Pacific Ocean in an established urbanized neighborhood. The project site is in the RM-1-1 (Residential Multiple Unit) zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impact), Transit Area Overlay Zone, and a Transit Priority Area within the La Jolla Community Plan (Community Plan). There are no public views or coastal access from the project site, as identified in the Community Plan. The project site is not located within or adjacent to the City's Multi-Habitat Planning Area (MHPA) nor is it located within or adjacent to any environmentally sensitive lands (ESL). The Community Plan designates the project site for Residential Low Medium Density (nine to 15 dwelling units per acre), or up to three dwelling units on the 0.143-acre site. The RM-1-1 zone allows one dwelling unit per 3,000 square feet of lot area, or a maximum of three dwelling units on the subject site.

The existing residential dwelling units consist of an approximate 594-square-foot single-story two-bedroom dwelling unit located at 543 Rosemont Street and an approximate 1,594-square-foot two-story three-bedroom dwelling unit located at 545 Rosemont Street. The units were built in approximately 1948 and 1974 respectively. Both dwelling units are connected by an attached two-car garage between both residences. The dwelling units are wood framed construction over a concrete slab on grade with a shallow foundation system. The exterior façade consists of a smooth stucco finish with accent wood siding and wood trim. The roofing is composition asphalt shingle. The two dwelling units are individually metered for gas and electric services with meters located on the exterior walls of the dwelling units.

Pursuant to San Diego Municipal Code (SDMC) Section 126.0707(f), a Process Two, Coastal Development Permit is required for any coastal development involving a subdivision pursuant to the Subdivision Map Act; and pursuant to SDMC Section 125.0120(b)(2)(A) and 125.0122, a Process Three Tentative Map Waiver is required for a condominium conversion project creating four or fewer condominium units. The discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC Section [112.0103](#). Therefore, the decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer and is appealable to the Planning Commission.

DISCUSSION

The project includes the conversion of two existing residential dwelling units into condominium units. The site is fully developed and does not contain any Environmentally Sensitive Lands nor does it contain nor is adjacent to Multi-Habitat Planning Area (MHPA). No deviations or variances are required or requested for the proposed mapping action. The Map Waiver for the project was reviewed and determined to be in compliance with the SDMC and Subdivision Map Act.

The Community Plan designates the site as Residential Low Medium Density (nine to 15 dwelling units per acre), and the proposed two-unit residential condominium conversion project is consistent with the allowed density per the underlying Community Plan residential land use designation and the RM-1-1 zone regulations. The project is consistent with the goals of the Community Plan in that it meets the land use designation of this site and meets the goal of providing a variety of housing

options to residents. The Housing Element of the General plan identifies the need to achieve a diversity of housing available to households of all income levels citywide, and as outlined in Policies HE-1.2 and HE-1.12, the City encourages developments accessible to lower-income residents citywide and especially in high-opportunity and resource-rich areas that are close to transit and employment centers. By providing condominium dwelling units, the project is proposing the availability of homeownership opportunities at a lower price point than that which would be available for a single dwelling unit located on the property.

CONCLUSION

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The project meets all applicable regulations and policy documents, and staff supports the determination that the project is consistent with the recommended land use plan and development standards in effect for this site in accordance with the SDMC, the La Jolla Community Plan and the General Plan. Thus, staff recommends that the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-3181965 and Map Waiver No. PMT-3181964, with modifications.
2. Deny Coastal Development Permit No. PMT-3181965 and Map Waiver No. PMT-3181964, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

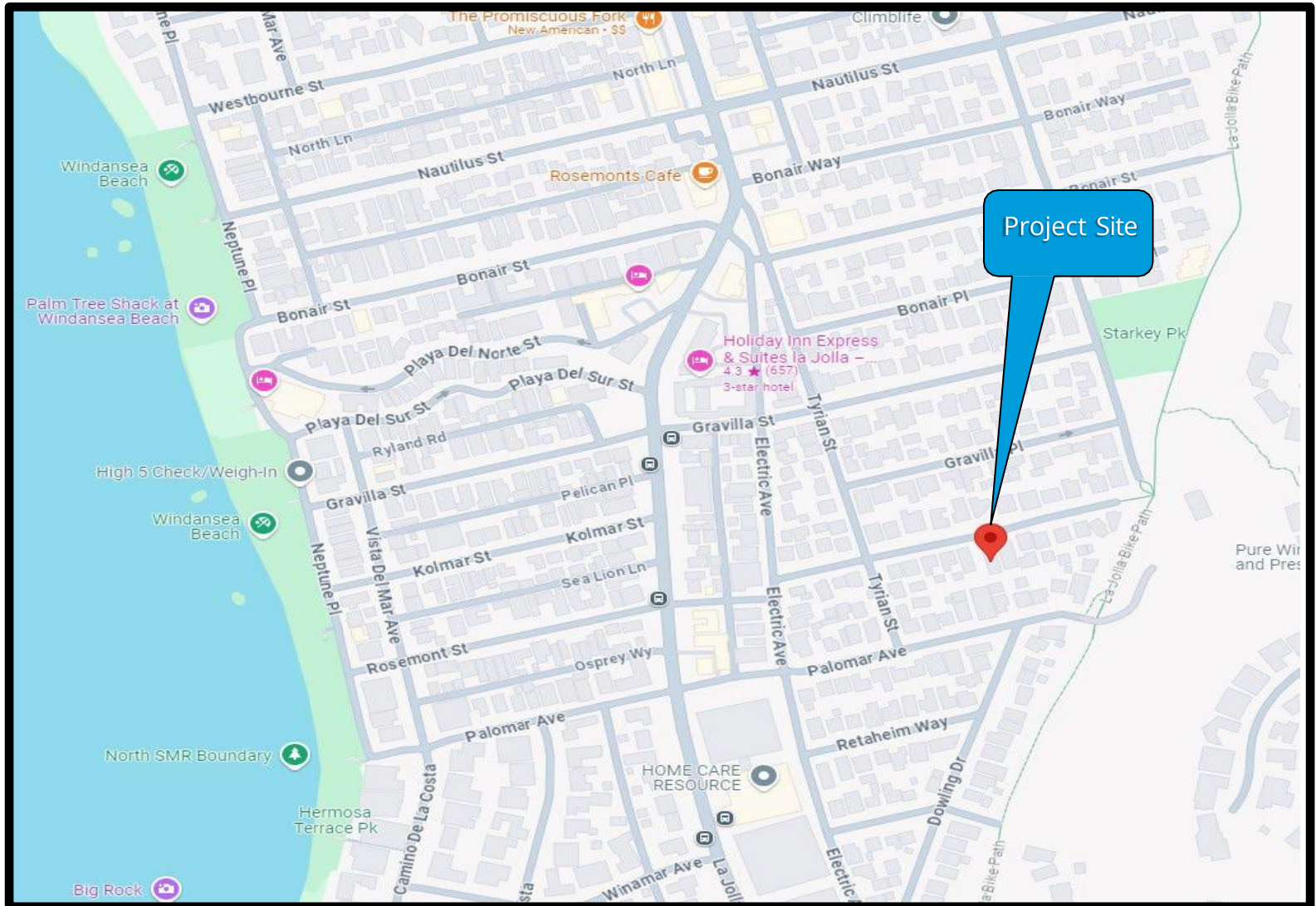


Chandra Clady
Development Project Manager
Development Services Department

Attachments:

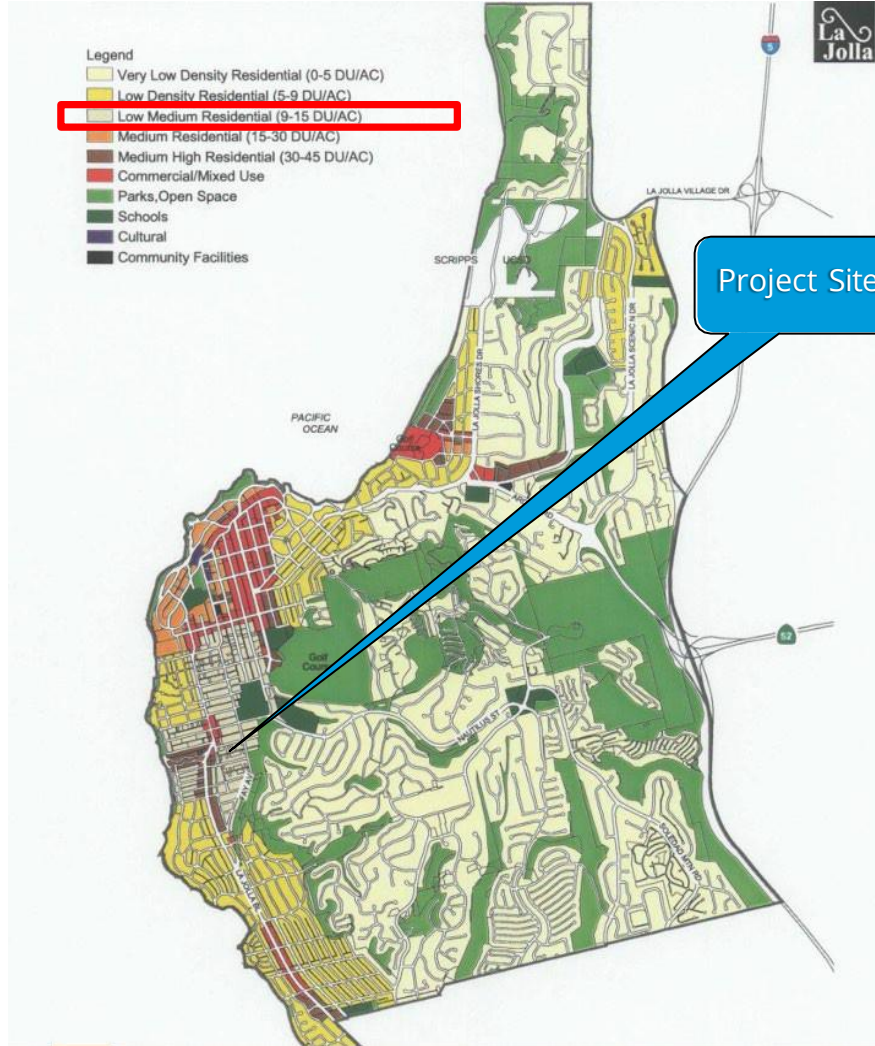
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Draft Map Waiver Conditions
7. Draft Map Waiver Resolution with Findings
8. Community Planning Group Recommendation
9. Notice of Right to Appeal (NORA)

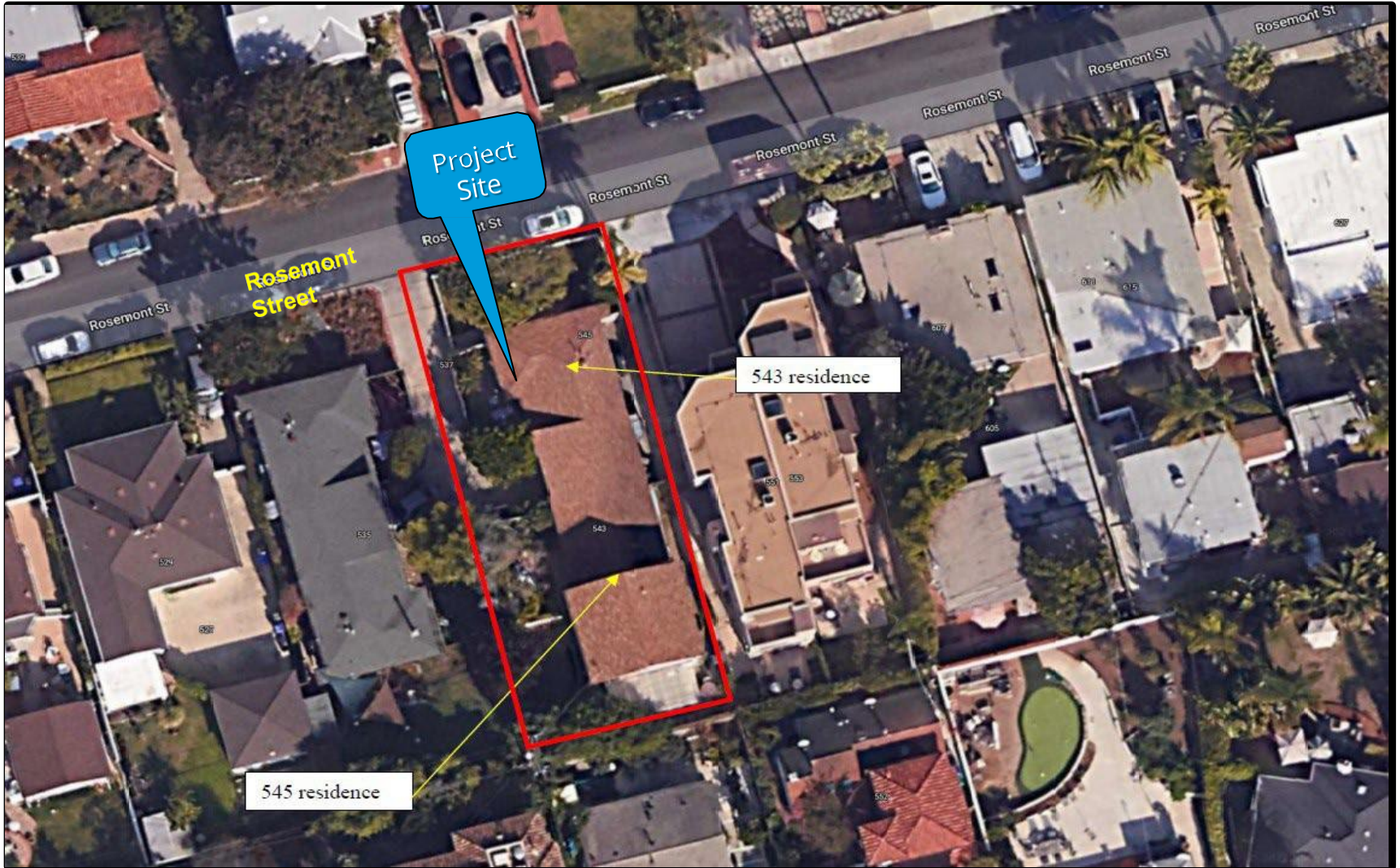
10. Ownership Disclosure Statement
11. Project Plans



Project Location Map

543-545 Rosemont Street
Project No. PRJ-1066870





Aerial Photo

543-545 Rosemont Street
Project No. PRJ-1066870



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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11004543

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3181965
543-545 ROSEMONT STREET - PROJECT NO. PRJ-1066870
HEARING OFFICER

This Coastal Development Permit No. PMT-3181965 is granted by the Hearing Officer of the City of San Diego to ROSEMONT HOUSE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0707. The 0.143-acre site is in the RM-1-1 and Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Priority Area (TPA), and Transit Area Overlay Zone (TAOZ) within the La Jolla Community Plan area. The project site is legally described as: LOT 22 OF HYMAN'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 1808, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 5, 1924.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to convert two existing residential dwelling units into residential condominium units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 16, 2024, on file in the Development Services Department.

The project shall include:

- a. The conversion of two residential dwelling units into residential condominium units (via associated Map Waiver No. PMT-3181964) consisting of an approximate 594-square-foot single-story two-bedroom dwelling unit located at 543 Rosemont Street and an approximate 1,594-square-foot two-story three-bedroom dwelling unit located at 545 Rosemont Street; and
- b. Landscaping (planting, irrigation and landscape-related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision-maker. This permit must be utilized by October 30, 2027.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. This Coastal Development permit shall conform to the provisions of Map Waiver No. PMT-3181964.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision-maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the damaged curb and gutter per current City Standard adjacent to the site on Rosemont St, satisfactory to the City Engineer.

13. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing driveway per current City Standard adjacent to the site on Rosemont St, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permit the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA), from the City Engineer, for any landscaping in Rosemont St Right-of-Way.

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

LANDSCAPE REQUIREMENTS:

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

17. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

WATER AND SEWER REQUIREMENTS:

19. Prior to the issuance of any building permits, if it is determined during the building permit review process the existing water and sewer service will not be adequate to serve the proposed project, the Owner/Permittee shall, assure by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

20. Prior to the issuance of any building permit Owner/Permittee shall installed 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. Prior to the issuance of any building permits, the Owner/Permittee shall assure construction of the proposed water meters, within public right-of-way, for all proposed water services.

21. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

22. 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.

TRANSPORTATION

23. All automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls shall be in compliance with the 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 appropriate City decision-maker in accordance with the SDMC.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on October 16, 2024, and Resolution No. HO-XXXX.

ATTACHMENT 4

COASTAL DEVELOPMENT PERMIT NO. PMT-3181965
Date of Approval: October 16, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT



Chandra Clady
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.

Rosemont House, LLC, a California Limited Liability Company
Owner/Permittee

By _____
Name: Brian Bosson
Title: Managing Partner

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

HEARING OFFICER RESOLUTION NO. _____

COASTAL DEVELOPMENT PERMIT NO. PMT-3181965

543-545 ROSEMONT - PROJECT NO. 1066870

WHEREAS, ROSEMONT HOUSE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Owner/Permittee, filed an application with the City of San Diego for a Coastal Development Permit for a residential condominium conversion of two existing dwelling units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. PMT-3181965, on portions of a 0.143-acre site.

WHEREAS, the project site is located at 543 and 545 Rosemont Street in the RM-1-1 zone, the Coastal Overlay Zone (Non-Appealable), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and a Transit Priority Area (TPA) within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as LOT 22 OF HYMAN'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 1808, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 5, 1924.

WHEREAS, on February 29, 2024, 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) (Section 21000 et seq.) under CEQA Guideline Section 15301(k), Existing Facilities and where the exceptions listed in Section 15300.2 would not apply. There was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

WHEREAS, on October 16, 2024, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 3181965 and pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego that it adopts the following findings with respect to Coastal Development Permit No. 3181965:

A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code Section (SDMC) Section 126.0708]

1. Findings for all Coastal Development Permits:

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

The project site is located at 543 and 545 Rosemont Street in the RM-1-1 zone, the Coastal Overlay Zone (Non-Appealable), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and a Transit Priority Area (TPA), within the La Jolla Community Plan and Local Coastal Program (LJCP). The site is within an urbanized neighborhood of the LJCP, which does not specify physical accessways or view corridors across from the project site. Figure 9 of Page 22 of the Local Coastal Land Use Plan of the La Jolla Community Plan identifies public views from public vantage points in the community located westerly of La Jolla Boulevard. The project site is not identified as a portion of Rosemont Street with a public vantage point. The project is a mapping action for the conversion of two existing dwelling units into two residential condominium dwelling units. Therefore, the project will not encroach upon any existing physical accessway that is legally used by the public, nor will it impact public views to and along the ocean or other scenic coastal areas as specified in the LJCP.

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

The project site is fully developed and does not contain sensitive vegetation, biological resources, or Environmentally Sensitive Lands (ESL). It is not within or adjacent to the City's Multiple Species Conservation Plan/Multiple Habitat Planning Area (MHPA), and no archaeological sites are located within the project site.

No physical development is proposed within the subdivision other than public improvements within the established and improved public right-of-way. The project

was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(k) Existing Facilities and the environmental analysis for the proposed project did not identify the requirement for further analysis associated with environmentally sensitive lands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project site is currently developed with two dwelling units within an existing building located at 543 and 545 Rosemont Street. The 0.143-acre site is approximately located 0.33 miles east of the Pacific Ocean in an established urbanized neighborhood within the La Jolla Community Plan area. The project site is in the RM-1-1 zone, the Coastal Overlay Zone (Non-Appealable), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and a Transit Priority Area (TPA), within the LJCP. There are no public views or coastal access from the project site, as identified in the LJCP. The project site is not located within or adjacent to the City's Multi-Habitat Planning Area (MHPA) nor is it located within or adjacent to any environmentally sensitive lands (ESL). The Community Plan designates the project site for Residential Low Medium Density (nine to 15 dwelling units per acre), or up to three dwelling units on the 0.143-acre site. The RM-1-1 zone allows one dwelling unit per 3,000 square feet of lot area or a maximum of three dwelling units on the subject site.

The existing dwelling units consist of an approximately 594-square-foot single-story two-bedroom dwelling unit located at 543 Rosemont Street and an approximately 1,594-square-foot two-story three-bedroom dwelling unit located at 545 Rosemont Street, built in 1948 and 1974 respectively. Both dwelling units are connected by an attached two-car garage between both residences. The dwelling units are wood framed construction over a concrete slab on grade with a shallow foundation system. The exterior façade consists of a smooth stucco finish with accent wood siding and wood trim. The roofing is composition asphalt shingle. The two dwelling units are individually metered for gas and electric services with meters located on the exterior walls of the dwelling units.

The project includes the conversion of two existing residential dwelling units into condominium units. No deviations or variances are required or requested for the proposed mapping action. No physical development is proposed on the project site other than public improvements conditioned as part of this mapping action. The existing structure is more than 45 years old; however, SDMC 143.0212(a)(1) exempts this project from historical significance review in that there will be no impact on the building's exterior.

The Community Plan designates the site as Residential Low Medium Density (nine to 15 dwelling units per acre), and the proposed two-unit residential condominium conversion project is consistent with the allowed density per the underlying Community Plan residential land use designation and the RM-1-1 zone regulations. The project is consistent with the goals of the Community Plan in that it maintains the land use designation of this site and meets the goal of providing a variety of housing options to residents. The Housing Element of the General plan identifies the need to achieve a diversity of housing available to households of all income levels citywide, and as outlined in Policies HE-1.2 and HE-1.12, the City encourages developments accessible to lower-income residents citywide and especially in high-opportunity and resource-rich areas that are close to transit and employment centers. By providing condominium dwelling units, the project is proposing the availability of home ownership opportunities at a lower price point than that which would be available for a single dwelling unit located on the property. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is not located between the nearest public road and the sea or the shoreline of any body of water. Therefore, this finding does not apply.

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

ATTACHMENT 5

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. PMT-3181965 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Coastal Development Permit No. PMT-3181965, a copy of which is attached hereto and made a part hereof.



Chandra Clady
Development Project Manager
Development Services

Adopted on October 16, 2024

IO#: 11004543

DRAFT

ATTACHMENT 6

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. PT-3181964
543-545 ROSEMONT STREET - PROJECT NO.1066870
ADOPTED BY RESOLUTION NO. _____ ON _____

GENERAL

1. This Map Waiver will expire on October 16, 2027.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Map Waiver shall conform to the provisions of Coastal Development Permit No. 3181964.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

CONDOMINIUM CONVERSION

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

ATTACHMENT 6

8. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the Subdivision Map Act.
9. The Subdivider shall provide the tenants a Notice of Application for a Public Report at least ten days prior to the submittal to the Department of Real Estate [DRB], pursuant to Subdivision Map Act section 66427.1(a).
10. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Subdivision Map Act section 66427.1(a)(2)(E). The provisions of this condition shall neither alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Civil Code sections 1941, 1941.1 and 1941.2.
11. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days after approval of a Parcel Map for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
12. The Subdivider shall give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (San Diego Municipal Code § 125.0431(a)(4)).
13. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Subdivision Map Act section 66427.1(a)(2)(F) and San Diego Municipal Code section 125.0431(a)(5). The right shall commence on the date the subdivision public report is issued, as provided in section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right. (San Diego Municipal Code § 125.0431(a)(5)).
14. Prior to the recordation of the Certificate of Compliance, the Subdivider shall provide a copy of the Building Conditions Report to a prospective purchaser prior to the opening of an escrow account. (San Diego Municipal Code § 144.0504(c)).
15. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

AFFORDABLE HOUSING

16. Prior to recordation of the Certificate of Compliance, the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the condominium conversion

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inclusionary fee pursuant to the Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 142.1301 et seq.).

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

ENGINEERING

18. Prior to the recordation of the Certificate of Compliance, the Subdivider shall assure, by permit and bond, the reconstruction of the damaged curb and gutter per current City Standard adjacent to the site on Rosemont Street, satisfactory to the City Engineer.
19. Prior to the recordation of the Certificate of Compliance, the Subdivider shall assure, by permit and bond, the reconstruction of the existing driveway per current City Standard adjacent to the site on Rosemont Street, satisfactory to the City Engineer.
20. Prior to the recordation of the Certificate of Compliance, the Subdivider shall obtain an Encroachment Maintenance and Removal Agreement (EMRA), from the City Engineer, for any landscaping in Rosemont Street Right-of-Way.
21. 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, is satisfactory to the City Engineer.
22. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

23. "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].
24. "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."

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25. Every Certificate of Compliance shall:
- a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for the conversion of the grid-to-ground distances shall be shown on the map.
26. Prior to the recordation of the Certificate of Compliance, all conditions in the Tentative Map Waiver Resolution of Approval must be satisfied.

WATER AND SEWER

27. All proposed private water and sewer facilities located within a single lot must be designed to meet the requirements of the current California Uniform Plumbing Code as adopted by the City of San Diego and will be reviewed as part of a separate Building Permit or Plumbing Permit plan check.
28. Prior to recordation of the Certificate of Compliance, if it is later determined that an existing water service is inadequately sized to serve the proposed project, the applicant must obtain a Permit to Work in the Public ROW to abandon (kill) the existing water service line at the main and install a new water service perpendicular to the main in a location acceptable to the Public Utilities Director.
29. All separately titled dwelling units which occupy a single lot (e.g. condominiums, townhouses, etc.), which share private water or sewer mains, are required to have their titles encumbered by CC&Rs which have been written so as to ensure that the operation and maintenance of those private mains (and all associated appurtenances) will be provided for in perpetuity.
30. All proposed water and sewer facilities which lie within the public ROW, public easement, or which service two or more lots, shall be designed and constructed in accordance with the criteria established in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and all applicable City regulations, standards, and practices.
31. Any existing sewer lateral to be reused must be videoed and inspected by a California licensed plumber to verify (via a signed statement on company letterhead) all of the following: the lateral has an appropriate cleanout, is in good condition, is free of all debris, is properly connected to a public sewer main, and is suitable for reuse. If the lateral does not

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meet these requirements, it must be cleaned, repaired if necessary, and re-inspected or abandoned, capped at the property line, and replaced with a new permitted lateral.

32. No private improvements (including landscaping, enhanced paving, private utilities, or structures of any kind) that could impede the City's operation, access, maintenance, repair, or replacement of its public water and sewer utilities may be installed, constructed, retained or stored on, over, or under the public ROW or a public water, sewer, or general utility easement without a City approved and County Recorded Encroachment and Maintenance Removal Agreement (EMRA).
33. Prior to recordation of the Certificate of Compliance, all proposed water and sewer facilities within the public right-of-way (ROW) and/or public easement (as detailed on the Project's City approved Exhibit 'A' or within the Project's PUD approved Water and Sewer Studies) shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.
34. No trees or shrubs exceeding three feet in height at maturity shall be installed or remain within five feet of any public water facilities or within ten feet of any public sewer facilities without an approved Encroachment Maintenance & Removal Agreement (EMRA).

TRANSPORTATION DEVELOPMENT

35. All automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls shall be in compliance with the 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 appropriate City decisionmaker in accordance with the SDMC.

LANDSCAPE/BRUSH MANAGEMENT

36. Prior to recordation of the Certificate of Compliance, the Owner/Permittee shall submit complete landscape and irrigation construction documents for the public right of way improvements consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved.
37. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.
38. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace

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in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

INFORMATION:

- The approval of this Map Waiver by the Hearing Office of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies, including but not limited to the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of the 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. 11004543

HEARING OFFICER RESOLUTION NO. _____

TENTATIVE MAP WAIVER NO. 3181964
543-545 ROSEMONT STREET – PROJECT NO. 1066870

WHEREAS, ROSEMONT HOUSE, LLC, a California Limited Liability Company, Subdivider, and Robert J. Bateman, Surveyor, submitted an application with the City of San Diego for Tentative Map Waiver No. 3181964 to waive the requirement for a Tentative Map to create two residential condominium units. The project site is located at 543 and 545 Rosemont Street in the RM-1-1 Zone, the Coastal Overlay Zone (Non-Appealable), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and a Transit Priority Area (TPA) within the La Jolla Community Plan area. The property is legally described as PARCEL 1: LOT 22 OF HYMAN'S ADDITION, IN THE CITY OF SAN DIEGO COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 1808, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 5, 1924. PARCEL 2: AN EASEMENT FOR INGRESS AND EGRESS FOR DRIVEWAY PURPOSES OVER, ALONG AND ACROSS THE EASTERLY 6.00 FEET OF THE NORTHERLY 58.6 FEET OF LOT 21 OF HYMAN'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.1808, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 5, 1924; and

WHEREAS, the Map proposes the subdivision of a 0.143-acre site into two residential condominium units; and

WHEREAS, on February 29, 2024, the City of San Diego, as Lead Agency, through the Development Services Department made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15301(K), Existing Facilities, and there was no

appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; 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 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium units is two; and

WHEREAS, on October 16, 2024, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 3181964, and pursuant to Sections 125.0122 and 125.0444 of the San Diego Municipal Code (SDMC), and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego that it adopts the following findings with respect to Map Waiver No. 3181964:

A. Findings for a Tentative Map [SDMC Section 125.0440]

1. Findings for all Tentative Maps:

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

The project site is currently developed with two dwelling units within an existing building located at 543 and 545 Rosemont Street. The 0.143-acre site is approximately located a

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third of a mile east of the Pacific Ocean in an established urbanized neighborhood within the La Jolla Community Plan area. The project site is in the RM-1-1 (Residential Multiple Unit) zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area within the La Jolla Community Plan area. There are no public views or coastal access from the project site, as identified in the La Jolla Community Plan (Community Plan). The project site is not located within or adjacent to the City's Multi-Habitat Planning Area (MHPA) nor is it located within or adjacent to any environmentally sensitive lands (ESL). The Community Plan designates the project site for Residential Low Medium Density (nine to 15 dwelling units per acre), or up to three dwelling units on the 0.143-acre site. The RM-1-1 Zone allows one dwelling unit per 3,000 square feet of lot area, or a maximum of three dwelling units on the subject site.

The existing residential dwelling units consist of an approximate 700-square-foot (SF) single-story two-bedroom dwelling unit located at 543 Rosemont Street and an approximate 1,500 SF two-story three-bedroom dwelling unit located at 545 Rosemont Street (rear portion of the project site) and built approximately in 1948 and 1974 respectively. Both dwelling units are connected by an attached two car garage between both residences. The dwelling units are wood framed construction over a concrete slab on grade with a shallow foundation system. The exterior façade consists of smooth stucco finish with accent wood siding and wood trim. The roofing is composition asphalt shingle. The two dwelling units are individually metered for gas and electric services with meters located on the exterior walls of the dwelling units.

The project includes the conversion of two existing residential dwelling units into condominium units. The site is fully developed and does not contain any Environmentally Sensitive Lands, nor does it contain nor is adjacent to Multi-Habitat Planning Area (MHPA). No deviations or variances are required or requested for the proposed mapping action. No physical development is proposed on the project site other than public improvements conditioned as part of this mapping action. The existing structure is more than 45 years old; however, SDMC 143.0212(1) exempts this project from historical significance review in that there will be no impact on the building's exterior.

The Community Plan designates the site as Residential Low Medium Density (nine to 15 dwelling units per acre), the proposed two-unit residential condominium conversion project is consistent with the allowed density per the underlying Community Plan residential land use designation and the RM-1-1 zone regulations. The project is consistent with the goals of the Community Plan in that it meets the maintains the land use designation of this site and meets the goal of providing a variety of housing options to residents. The Housing Element of the General plan identifies the need to achieve a diversity of housing available to household of all income levels citywide and in as outlined in Policies HE-1.2 and HE-1.12 the City encourages developments accessible to lower income residents citywide and especially in high opportunity and resource-rich areas that are close to transit and employment centers. By providing condominium dwelling units the project is proposing the availability of home ownership opportunity at a lower price point than that which would be available for a single dwelling unit located on the property.

Therefore, the proposed subdivision is consistent with the policies, goals, and objectives of the applicable land use plan.

b. 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 subdivision is described in Finding 1 above, incorporated by reference herein. The proposed subdivision is a condominium conversion for two residential condominium units. The 0.143-acre site is located at 543 and 545 Rosemont Street, in the RM-1-1 (Residential Multiple Unit) zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area within the La Jolla Community Plan area. There are no public views or coastal access from the project site, as identified in the La Jolla Community Plan (Community Plan). The project site is not located within or adjacent to the City's Multi-Habitat Planning Area (MHPA) nor is it located within or adjacent to any environmentally sensitive lands (ESL). The Community Plan designates the project site for Residential Low Medium Density (nine to 15 dwelling units per acre), or up to three dwelling units on the 0.143-acre site. The RM-1-1 Zone allows one dwelling unit per 3,000 square feet of lot area, or a maximum of three dwelling units on the subject site.

The subdivision conforms with the development regulations of the applicable RM-1-1 base zone, including, but not limited to, minimum lot size, setbacks, floor area ratio, height, and parking requirements. The proposed subdivision is not requesting, nor does it require any deviations or variances from the applicable regulations of the Land Development Code. Therefore, the proposed subdivision complies with all development regulations of the Land Development Code.

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

The proposed subdivision is for the conversion of two existing residential dwelling units into condominiums units. The proposed subdivision conforms to the applicable development regulations of the underlying RM-1-1 Zone and the La Jolla Community Plan (LJCP) residential land use designation. The subdivision conforms with the development regulations of the applicable RM-1-1 base zone, including, but not limited to, minimum lot size, setbacks, floor area ratio, height, and parking requirements. The proposed subdivision is not requesting, nor does it require any deviations or variances from the applicable regulations of the Land Development Code.

The LJCP designates the site as Residential Low Medium Density (nine to 15 dwelling units per acre), the proposed two-unit residential condominium conversion subdivision is consistent with the allowed density per the underlying Community Plan residential land use designation and the RM-1-1 zone regulations. The site has been previously developed and the topography is generally flat. The site is located in a developed urban neighborhood with no watercourses, Environmentally Sensitive Lands (ESL) nor is the site within or adjacent to the City's Multiple Species Conservation Plan/Multiple Habitat Planning Area. No archaeological sites are located within the project site. Staff has also

reviewed and accepted a preliminary drainage study prepared for the site that concluded that the project complies with the City's drainage regulations and standards. Therefore, the site is physically suitable for the type and density of development.

d. 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 project site is located approximately a third of a mile east of the Pacific Ocean within an urbanized area within the La Jolla community. The project site was previously developed and does not contain nor is it adjacent to any, sensitive vegetation or biological resources, Environmentally Sensitive Lands, the City's Multiple Species Conservation Plan/Multiple Habitat Planning Area, or fish or wildlife habitats. Additionally, the project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(K) (Existing Facilities). The proposed subdivision is a condominium conversion for two residential condominium units; and does not include additional development of the subject property and no other modifications to the site or structures are requested with this subdivision. The proposed subdivision will not result or have the potential to result in direct or indirect destruction, ground disturbance, modification of any habitat, harm, harassment or take of any fish and/or wildlife species. Therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The proposed subdivision is to create residential condominium units for individual ownership with no enlargement or expansion of use. The project site is located within the developed urban neighborhood of La Jolla, surrounded by similar development and served by existing right-of-way improvements and public utilities. The proposed subdivision was reviewed and determined to be in conformance with the Municipal Code and Subdivision Map Act. The Tentative Map Waiver includes conditions and corresponding exhibits of approval relevant to adequate parking, and public improvements. The proposed subdivision is consistent with development regulations of the underlying zone and the Land Development Code regulations and requirements continue to govern this project. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

f. 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 project site does not contain any easements acquired by the public at large for access or use of property within the subdivision. The site has frontage on and is accessed from the existing developed Rosemont Street public right-of-way. The proposed project does not include any new easements with this application. 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.

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

The design of the proposed subdivision is for the conversion of two existing dwelling units into residential condominium units for individual ownership. The proposed subdivision does not include any additional construction, enlargement of the existing structure or an expansion of use. As the subdivision does not propose any improvements to the existing residential dwelling units and there isn't a proposed expansion of use this finding is not applicable to the proposed subdivision.

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

The project promotes the LJCP's goal of creating home ownership opportunities and a range of housing types within the La Jolla Community Plan area. The creation of two residential condominiums does not adversely impact public resources as the residential dwelling units currently exist on site and are adequately served by public services and resources. All appropriate public services (including fire, police, schools, public parks, libraries and medical services) as well as necessary utilities such as electricity, water and sewer exist within the built out urbanized community and provide adequate services for the proposed subdivision. Other than the subdivision to allow for the creation of condominium units for individual ownership within a built out urbanized community, the project does not include additional development of the property and no other modifications to the site or structures are requested with this subdivision other than public improvements that are a part of the subdivision conditions of approval. The proposed subdivision would require payment of the City of San Diego's Inclusionary Affordable Housing In-Lieu fee as required by the conditions of approval. There are no significant impacts related to traffic, parking, noise, or other environmental impacts. The decision maker has reviewed the administrative record, including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region, and determined that the proposed subdivision for the creation of two residential condominiums is consistent with the housing needs in the La Jolla community. Therefore, 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.

B. Findings for Tentative Maps for Condominium Conversion [SDMC Section 125.0444]

1. Findings for all Tentative Maps for Condominium Conversion:

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

The existing dwelling units are currently occupied by the subdivider therefore the requirement to provide notices in accordance with SDMC Section 125.0431 is not applicable to this subdivision.

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

The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low-income housing. The proposed subdivision is conditioned to pay the inclusionary affordable housing in-lieu fee in accordance with the Inclusionary Affordable Housing Ordinance.

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

The project does not provide housing for the elderly, disabled or low-income housing, therefore this condition does not apply to this subdivision.

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


BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. 3181964 is hereby granted to Subdivider subject to the attached conditions which are made a part of this resolution by this reference.

By



Chandra Clady
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions

Page 3	City of San Diego • Information Bulletin 620	August 2018
	<p>City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101</p>	<h2 style="margin: 0;">Community Planning Committee Distribution Form</h2>
Project Name: 543/545 ROSEMONT		Project Number: 1066870
Community: <p style="text-align: center;">La Jolla</p>		
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>		
<ul style="list-style-type: none"> • Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny 		Date of Vote: <p style="text-align: center;">May 05, 2024</p>
# of Members Yes 14	# of Members No 0	# of Members Abstain 0
Conditions or Recommendations: APPROVED WITHOUT CONDITIONS		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: ADRIAN FERAL		
TITLE: SECRETARY		DATE: May 29, 2024



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 29, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 11004543

PROJECT NAME / NUMBER: 543 Rosemont / PRJ 1066870
COMMUNITY PLAN AREA: La Jolla
COUNCIL DISTRICT: 1
LOCATION: 543-545 Rosemont Street, San Diego, CA 92037

PROJECT DESCRIPTION: Map Waiver and Coastal Development Permit for a residential condominium conversion of two units in an existing building located at 543-545 Rosemont Street. The 0.143-acre site is in the RM-1-1 and Coastal (Non-Appealable) overlay zones within the La Jolla Community Plan area, Council District 1. APN: 351-493-13

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (k), Existing Facilities.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (k), Existing Facilities; and where the exceptions listed in Section 15300.2 would not apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Chandra Clady
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5286 / CClady@sandiego.gov


On February 29, 2024 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This

determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (March 14, 2024). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318
			October 2017

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 CJ Var Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other

Project Title: S4J-S45 Rosemont Siftel Map Waiver _____ **Project No. For City Use Only:** _____
Project Address: 543 & 545 Rds. Rosemont Street _____

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability - General - Wholly Owned Joint Venture Partnership Individual
 Corporate Identification No. 202036610800 _____

By signing the Ownership Disclosure Statement the owner(s) acknowledge that an application for a permit map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes a firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: ROSEMONT HOUSE LLC _____ Owner Tenant/Lessee Successor Agency

Street Address: 7660 FAY AVENUE, SUITE H 802 _____

City: LA JOLLA _____ State: CA _____ Zip: 92037 _____

Phone No.: 853-2-29-9499 _____ Fax No.: _____ Email: jon.ihmechanic@gmail.com _____

Signature: _____ Date: _____

Additional: Yes No

Applicant

Name of Individual: ROSEMONT HOUSE UC _____ Owner Tenant/Lessee Successor Agency

Street Address: 7660 FAY AVENUE, SUITE H 802 _____

City: LA JOLLA _____ State: CA _____ Zip: 92037 _____

Phone No.: 858-229-9499 _____ Fax No.: _____ Email: jon.ihmechanic@ma11.com _____

Signature: _____ Date: _____

Additional: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

TENTATIVE MAP WAIVER No. 543 & 545 ROSEMONT STREET

Project No. 1066870

CITY OF SAN DIEGO
DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:
TENTATIVE MAP TO CONVERT/CREATE 2 RESIDENTIAL CONDOMINIUM UNITS
- STREET ADDRESS: 543 & 545 ROSEMONT STREET
N 00S E W SIDE
BETWEEN TYRAN STREET AND DRAPER AVENUE
- SITE AREA:
TOTAL SITE AREA: (6250.06 SF) (0.143 ACRE)
NET SITE AREA: (6250.06 SF) (0.143 ACRE)
- DENSITY: (RESIDENTIAL)
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 2
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 2
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 2
- PARKING:
PARKING CRITERIA:
RESIDENTIAL COMMERCIAL INDUSTRIAL
 MIXED USE OTHER

ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-1-1
COMMUNITY PLAN NAME: LA JOLLA
OVERLAY ZONES: COASTAL HEIGHT LIMITATION
COASTAL
PARKING IMPACT
RESIDENTIAL TANDEM PARKING
TRANSIT PRIORITY AREA

UNIT AREAS LIVING SPACE

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT
2 BR UNIT 'A'	1	594
3 BR UNIT 'B'	1	1,594
TOTAL	2	2,188

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

MONUMENTATION & MAPPING

THIS PROJECT PROPOSES TO WAIVE THE TENTATIVE MAP AND PARCEL MAP. A MAP WAIVER WILL BE SUBMITTED AND A CERTIFICATE OF COMPLIANCE WILL BE FILED AFTER MAP WAIVER APPROVAL. MONUMENTS WILL BE SET AND A CORNER RECORD WILL BE FILED.

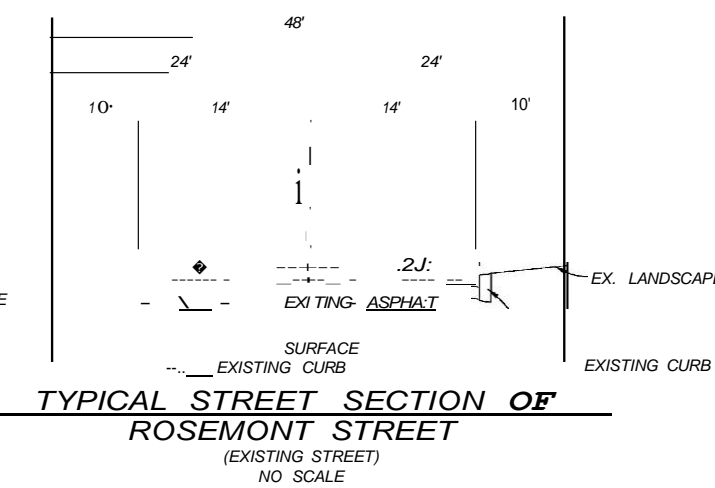
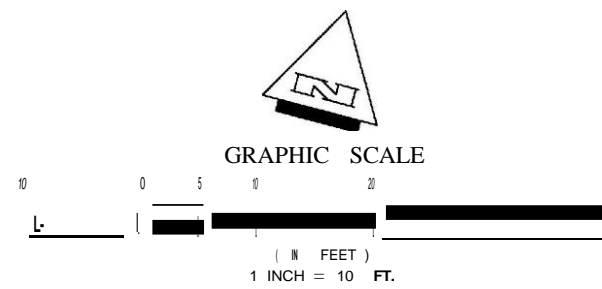
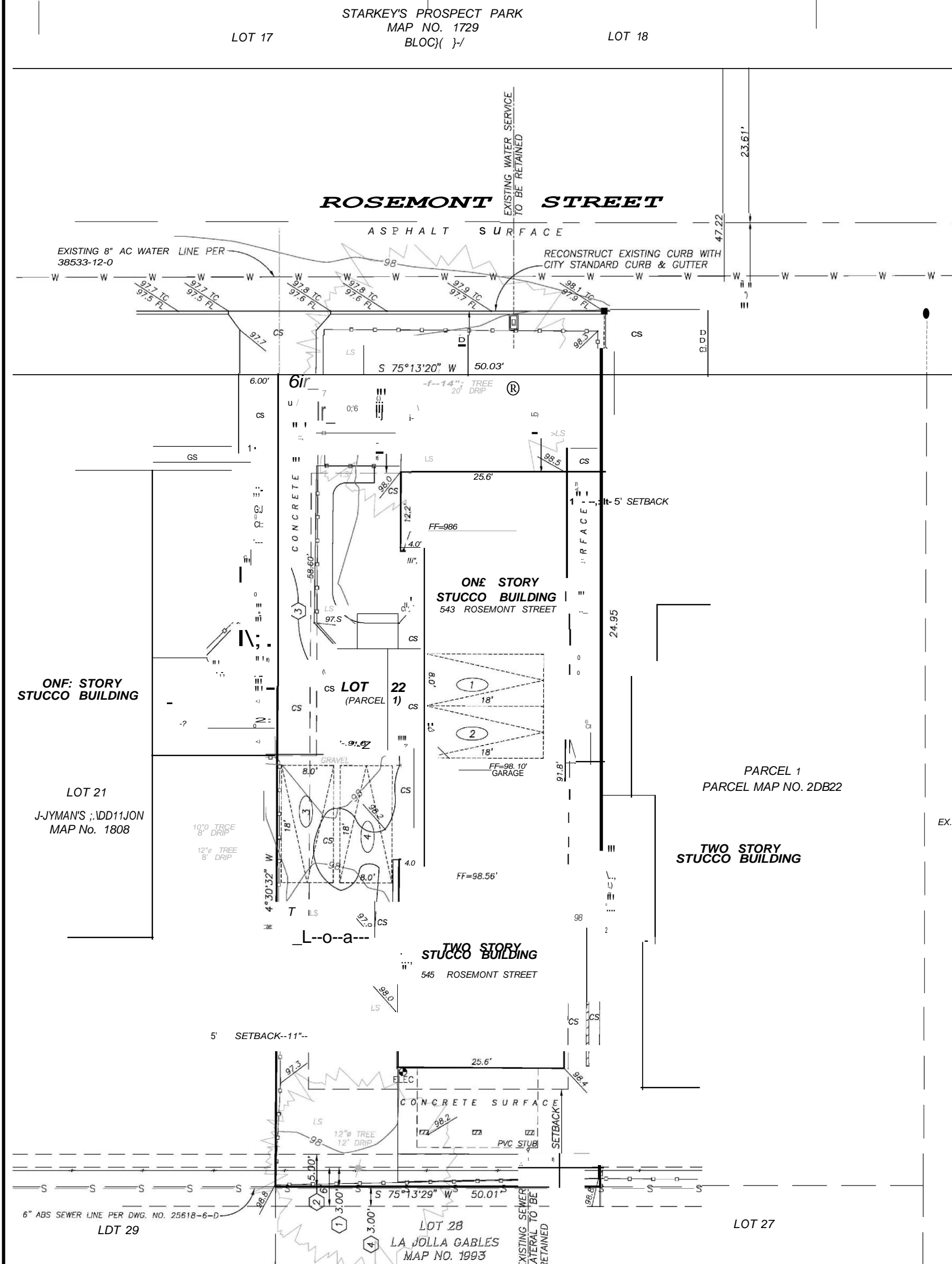
EXISTING EASEMENTS:

- (L) AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR SEWER PURPOSES, DEDICATED PER MAP NO. 1808 RECORDED NOVEMBER 5, 1924. PLOTTED HEREON.
- AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED AUGUST 3, 1927 IN BOOK 1355, PAGE 238 OF DEEDS. PLOTTED HEREON.
- AN EASEMENT FOR INGRESS AND EGRESS FOR DRIVEWAY PURPOSES, RECORDED AUGUST 31, 1960 AS INSTRUMENT NO. 176890 OF OFFICIAL RECORDS. PLOTTED HEREON.
- (C) AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR SEWER PURPOSES, DEDICATED PER MAP NO. 1993 RECORDED JANUARY 26, 1927. PLOTTED HEREON.

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
7028 CONVOY COURT
SAN DIEGO, CALIFORNIA 92111-1017 (858) 565-8362
PROJECT NO. 351-493-13 Rosemont St 543 & 545.dwg

Robert J. Bateman
ROBERT J. BATEMAN, P.L.S. 7046
8/26/2024
DATE



- DEVELOPMENT NOTES:
- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4.125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 2.
 - NUMBER OF EXISTING LOTS - 1
NUMBER OF PROPOSED LOTS - 1

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 25618-6-0
WATER DRAWING NO. 242-1685

LEGEND:

- INDICATES LEAD AND DISC STAMPED "L.S. 5335"
- INDICATES WATER METER
- INDICATES CONCRETE SURFACE
- ▨ INDICATES PARKING SPACE
- FF INDICATES FINISHED FLOOR
- AC INDICATES AIR CONDITIONING UNIT
- LS INDICATES LANDSCAPE AREA
- CS INDICATES CONCRETE SURFACE
- W INDICATES WATER LINE
- S - - - INDICATES SEWER LINE
- INDICATES OVERHEAD WIRES
- INDICATES WOOD FENCE
- INDICATES WALL
- INDICATES PROPERTY LINE/MW BOUNDARY

OWNER/DEVELOPER:

ROSEMONT HOUSE LLC
7660 FAY AVENUE, SUITE H802
LA JOLLA, CALIFORNIA 92037

JONAH MECHANIC, OWNER

Prepared By:
SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
7028 CONVOY COURT
SAN DIEGO, CA 92111-1017
PHONE: 858-565-8362
FAX: 858-565-4354 EMAIL: rbateman@sdlse.com

Consultants:

Basis of Bearings:
THE SOUTHERLY RIGHT-OF-WAY LINE OF ROSEMONT STREET AS SHOWN ON PARCEL MAP NO. 20622, I.E. N 75°13'20" E

Benchmark:
NORTHWEST BRASS PLUG AT THE INTERSECTION OF PALOMAR AVENUE AND TYRAN STREET
ELEVATION=91.533 M.S.L.

Project Legal Description:
PARCEL 1:
LOT 22 OF HYMAN'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1808 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON NOVEMBER 5, 1924.

PARCEL 2:
AN EASEMENT FOR INGRESS AND EGRESS FOR DRIVEWAY PURPOSES OVER, ALONG AND ACROSS THE EASTERLY 6.00 FEET OF THE NORTHERLY 58.6 FEET OF LOT 21 OF HYMAN'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1808 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON NOVEMBER 5, 1924.

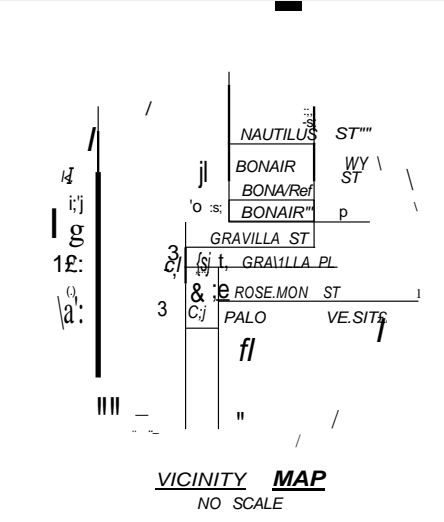
LAMBERT COORDINATES:
NAD 27 = 242-1685 NAD 83 = 1,892-6,245
A.P.N. 351-493-13

Project Name:
543 & 545 Rosemont Street

Project Address:
543 & 545 Rosemont St.
La Jolla, CA 92037

Project Owner:
ROSEMONT HOUSE LLC
7660 FAY AVE., SUITE H802
LA JOLLA, CA 92037

Sheet Title:
MAP WAIVER NO. _____
Project No. 1066870



Project Soil Condition: Existing developed site.

Source of Topography: Field Survey by San Diego Land Surveying on 02-04-2021

Project Permits Required:
TENTATIVE MAP WAIVER
Coastal Development Permit

Project Data:
Number of Stories: 2
Proposed use: Residential
Existing use: Residential
Zone Designation: RM-1-1
La Jolla Planned District,
Year of Construction: 1948

Scale: 1" = 10'
Original Date: September 21, 2022
Revised: August 2, 2023
Revised: February 7, 2024

Revised: May 23, 2024
Revised: Aug. 26, 2024

543-545 ROSEMONTE STREET
LA JOLLA, CA 92037-6146

* REMOVE OR RELOCATE EXISTING FENCE FROM RIGHT-OF-WAY

R. Osevi, ovt st

* EXISTING SHUT PICKET FENCE

SHARED DRIVEWAY

2" WOOD FENCE & GATE

UNIT #1 (543)

EX. CONC. WALKWAY

EXISTING 6" WOOD FENCE

EXISTING CONC. WALKWAY

EXISTING GRAVEL

PROPOSED PARKING (10 FT TREE)

EX. CONC. WALKWAY

UNIT #2 (545)

PROPOSED CONC.

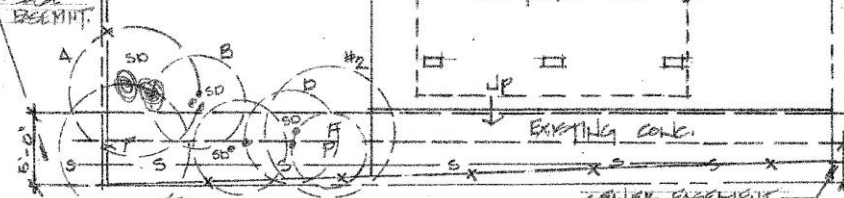
EXISTING CONC. PAVING

H...J...J

EXISTING 6" WOOD FENCE

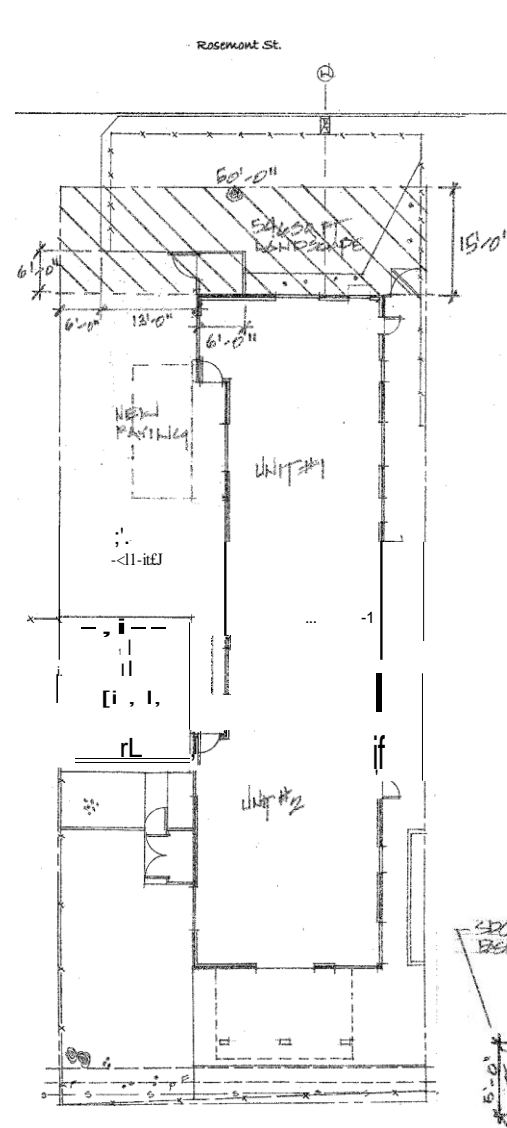
EXISTING CONC. PAVING

EXISTING SHADY STRUCTURE



LANDSCAPE DIAGRAM PLAN

1" = 1' Remaining Yard
Street Yard



27. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 3. ROOT SYSTEMS OF EXISTING TREES WILL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE WETTING AND DRYING DURING DEWATERING.
 4. THE EXISTING GRADE WILL BE MAINTAINED WITHIN THE DRIP LINE OF EXISTING TREES.
 5. ROOTS OF EXISTING TREES WILL BE CUT APPROXIMATELY 6 INCHES BACK FROM NEW CONSTRUCTION AND ALL CUTS WILL BE SEALED WITH WOOD PAINT AS MANUFACTURED BY FLINTKOTE OR APPROVE EQUAL.
 6. A CERTIFIED CONSULTING ARBORIST SHALL OVERSEE PRUNING OF ANY ROOTS 6-INCHES OR GREATER IN DIAMETER.
 7. MAINTAIN AND DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION
 8. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

- LANDSCAPE CONTRACTOR TO PROVIDE GUARANTEES NORMAL TO THE TRADE FOR LONGEVITY OF ALL PLANT MATERIALS, THREE MONTHS FOR SHRUBS AND GROUND COVERS, AND ONE YEAR FOR TREES.
- LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM ONCE A WEEK MAINTENANCE SERVICE FOR A PERIOD OF 90 DAYS (MINIMUM 12 SERVICE DAYS OVERALL) BEGINNING THE FIRST DAY AFTER FINAL APPROVAL OF JOB COMPLETION BY CLIENT AND LANDSCAPE ARCHITECT.
- CONTRACTOR TO INFORM LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL SITE CONDITIONS.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- OWNER TO LOCATE AND STAKE PROPERTY LINES. NO DEMOLITION, CONSTRUCTION OR PLANTING SHALL OCCUR OUTSIDE OF PROPERTY LINE WITHOUT PROPERTY OWNERS CONSENT.
- CONTRACTOR AND OR OWNER SHALL OBTAIN ALL NECESSARY APPROVALS AND OR PERMITS FOR ANY AND ALL WORK WITHIN THE RIGHT OF WAY (OUTSIDE THE PROPERTY LINES) AS WELL AS WITHIN THE BOUNDS OF THE PROPERTY.
- OWNER TO INSURE NEWLY INSTALLED PLANT MATERIAL RECEIVES ENOUGH WATER TO MAINTAIN GOOD HEALTH AND VIGOROUS GROWTH WITHOUT OVER WATERING. PLANT MATERIAL SHALL BE WATERED PERIODICALLY AT SUCH TIME JUST PRIOR TO LEAF WILTING. ADJUST WATERING TO ACCOMMODATE FOR VARIATIONS IN RAIN FALL, TEMPERATURE, SOLAR EXPOSURE AND SEASONAL CHANGES FOR EACH PLANT.
- OWNER TO MAINTAIN AND KEEP CLEAR ALL DRAINAGE SWALES AND INSURE POSITIVE SURFACE DRAINAGE AWAY FROM BUILDINGS TOWARDS SUBSURFACE DRAINAGE OR OFF SITE STORM DRAIN SYSTEMS AT A MINIMUM OF 2% SLOPE.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- POST FERTILIZATION FOR ALL PLANTING AREAS (16-6-8) SHALL OCCUR 45 DAYS AFTER PLANTING AT A RATE OF 15 LBS. PER 1,000 SQ. FT.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
- MINIMUM TREES SEPARATION DISTANCE:
TRAFFIC SIGNALS/STOP SIGNS - 20 FEET
UNDERGROUND UTILITIES LINES - 5 FEET (10 FEET FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTION (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- THE RIGHT OF WAY, EXISTING GRADES, ELEVATIONS AND BUILDING LOCATION AS SHOWN ON THESE DRAWINGS WAS FURNISHED TO THE LANDSCAPE ARCHITECT AS A PORTION OF THE SUPPORT DOCUMENTATION AS PROVIDED IN THE CONTRACT DOCUMENTS. WICHMANN LANDSCAPE ARCHITECTURE IS NOT RESPONSIBLE FOR VERIFYING THE INFORMATION AS SUPPLIED, AND THE INCLUSION ON THESE DRAWINGS DOES NOT IMPLY ANY WARRANTY OF THE ACCURACY OR CORRECTNESS OF THE SUPPORT DOCUMENTATION. THE SUPPORT INFORMATION IS SHOWN FOR INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL TAG AND PHOTOGRAPHY ALL SELECTED TREES AND SPECIMEN PLANTS AT THE NURSERY. PHOTOGRAPHS OF TAGGED TREES AND SPECIMEN PLANTS SHALL BE SUPPLIED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANT MATERIAL BEING SHIPPED AND OR PICKED-UP FROM NURSERY.
- A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES.
- ALL RIGHT-OF-WAY PLANTINGS INCLUDING EXISTING AND PROPOSED STREET TREES SHALL BE IRRIGATED WITH AN AUTOMATICALLY CONTROLLED DRIP SYSTEM.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
- TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER SDMC 142.0411
- ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED.

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE
EXISTING PLANT MATERIAL - To Remain				
	Cupaniopsis anacardioides	carrotwood Tree	1	18' ht x 24' wd x 12" cal.
	Ficus benjamina	Weeping Chinese Fig	#1	15' ht. X 10' wd x 6" cal.
			#2	18' ht x 20' wd x 12" cal.
	Yucca aloifolia	Spanish Dagger	A	18' ht x 12' wd x 24" cal
			B, C ft D	10' ht x 6' wd x 6" cal
	Rhaps excelsa	Lady Palm	1	8' ht x 8' wd
	Liriope gigantea	Giant Uriope	2	12' ht x 12' wd
	Nerium oleander	Oleander	2	8' ht x 5' wd
	Pttosporum tobira	Mock Orange	1	8' ht x 3' wd x 4" cal
	Rumohra adiantiformis	Leatherleaf fern	2	2' ht x 1' wd
	Bauhinia blakeana	Orchid Tree	1	24" Box

PLANTING NOTES

- PREPARE ALL PLANTING AREAS AS FOLLOWS. ALL QUANTITIES ARE BASED ON 1000 SQ. FT.: SCARIFY EXISTING SOIL TO A DEPTH OF 8"; REMOVE ALL DEBRIS, WEEDS AND ROCKS LARGER THAN 2" DIA.; APPLY 2 CU. YDS. NITRIFIED WOOD SHAVINGS, 150 LBS. AGRICULTURAL GYPSUM, 10 LBS. IRON SULPHATE, 50 LBS. TRIO-HUMATE AND 15 LBS. 8-20-20 FERTILIZER (EXCLUDING SLOPES TO BE HYDROSEEDED OR SLOPES EQUAL TO OR GREATER THAN 2:1). ROTOTILL IN TWO DIRECTION ALL AMENDMENTS INTO THE TOP 8" OF EXISTING SOIL. RAKE TO GRADE AND IRRIGATE THOROUGHLY.
- FERTILIZER/SOIL AMENDMENT TREATMENT ABOVE IS FOR BIDDING PURPOSES ONLY. SOIL TEST MAY REDUCE OR INCREASE TOTAL SOIL AMENDMENT YARDAGE. CONTRACTOR SHALL OBTAIN A SOILS ANALYSIS TEST WITH AT LEAST TWO SOILS SAMPLES OF FINAL ROUGH GRADE AT SITE AND SUBMIT RESULTS TO LANDSCAPE ARCHITECT. COST OF LAB TEST SHALL BE PAID BY OWNER. SOIL TEST KITS ARE AVAILABLE BY CALLING 1-800-927-3311. CONTRACTOR TO SUBMIT MODIFIED SOIL PREPARATION BID TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO STARTING SOIL PREPARATION WORK.
- ALL NEWLY INSTALLED TREES SHALL BE RESTAKED WITH 2" DIA LODGE POLE(S) OUTSIDE OF THE ROOTBALL. 15 GAL TREES SHALL BE STAKED WITH (1) LODGE POLE ON THE WINDWARD SIDE OF THE TREE. 24" BOX TREES SHALL HAVE (2) LODGE POLES OPPOSITE OF EACH OTHER. TREES LARGER THAN 24" BOX SHALL BE GUYED. INSTALL (2) PLASTIC CINCH TIES PER STAKE WITH ONE TWIST BETWEEN STAKE AND TRUNK.
- EVERY PLANT DELIVERED TO THE JOB SITE SHALL BE IN GOOD CONDITION, WITH A LEGIBLE PLANT TAG IDENTIFYING THE BOTANICAL GENUS, SPECIES AND VARIETY OF PLANT FOR VERIFICATION BY LANDSCAPE ARCHITECT WITH APPROVED PLANS AND OR PLANT LEGEND. PLANT MATERIAL WITHOUT TAGS WILL BE REJECTED AND RETURNED TO THE NURSERY AT THE CONTRACTORS COST.
- MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES. MULCH SHALL BE 1 1/2" MINUS FOREST FINES FROM AGRISERVICE, 760-295-6255.
- ANY SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHOWING SIGNS OF DEFOLIATION, LEANING, CHLOROSIS (YELLOWING), OR SETTLING PRIOR TO, OR AT THE END OF MAINTENANCE SHALL BE REPLACED BY THE CONTRACTOR, INCLUDING GROUND COVER.

PR6PAR.6J: '1.Y:
 WICMANN LANDSCAPE ARCHITECTURE
 405 VIA DEL NORTE
 LA JOLLA, CA 92037
 (619) 451-4220
 steve@wicmann.com La Jolla, CA

PR.Q16CT NAM6:
 RUSSELL S. COLLINS
 543-545 ROSEMONTE STREET
 WILDLIFE, CALIFORNIA: G14G

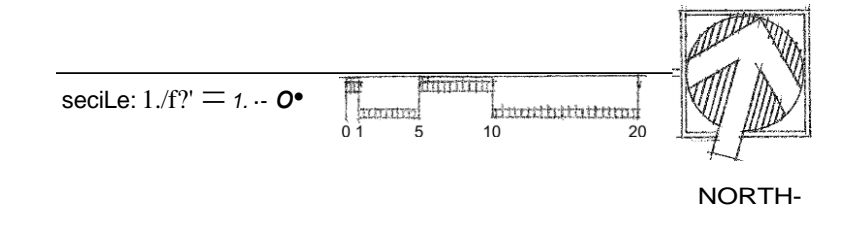
SR16TTITL-6: LANDSCAPE PLAN
 ORIGINAL DATC. SHEET 1 OF 1
 DEP#:

STREET YARD [§142.1404-§142.0405] - All Multiple Dwelling Unit Residential Development
 Planting area in the public right-of-way is not counted towards fulfillment of the required street yard planting area.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area: 750 sq. ft. x 50% = 375 sq. ft.	546 sq. ft.	171 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area: 750 sq. ft. x 0.05 = 37.5 points	221 points	183.5 points
	Plant Points Achieved with Trees (50%)	175 points

REMAINING YARD [§142.0404 - §142.0405] - 4 Dwelling Units or Less
 A minimum of 60 points per residential structure. Planting shall be distributed within a 10-foot offset from the structural envelope or within the remaining yard.

Plant Points	Plant Points Provided	Excess Points Provided
60 points x # of residential structures	1,605 sq. ft.	1,545 sq. ft.
	Plant Points Achieved with Trees (50%)	1,575 points



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Date: 5/22/22
 Drawn By: [Signature]
 Checked By: [Signature]

Sheet
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 OF ONE