



1st PLAN CHECK COMMENT SHEET

- Building
- In House
- ESGIL - Date Sent: _____
- Planning
- Mike V
- Arturo
- REF#
- Storm Water
- Check Best Management Practices BMPs
- Engineering
- REF#
- Code Enforcement
- REF#
- Sanitation
- Fire

Date: 03/16/2022

Project No: B22-000-0166

Property Owner: Sunray

Valuation: 64336

Contact: jponce@jpsdesignstudio.com

Phone No:

Project Site: 2169Ensenada St

APN: 577-021-10-00

Project Description: 400 SF JADU Garage conversion

Please return comments to counter. Thank you!

****Please indicate if an inspection is required prior to Building Final on the permit.**

COMMENTS:

SEE ATTACHED COMMENT LETTER

Signature:

Date:

APRIL 12, 2022

Time:

1:10



CITY OF LEMON GROVE

Community Development Department

"Best Climate On Earth"

April 12, 2022

1st PLANNING PLAN CHECK CORRECTIONS

PLAN CHECK NO: B22-000-0166 ADDRESS: 2169 Ensenada

Please review the following comments and make all necessary revisions to obtain clearance from the Lemon Grove Planning Department for the issuance of a Building Permit. Titles, chapters, and sections referenced are from the Lemon Grove Municipal Code (available on our website at www.lemongrove.ca.gov).

1. Sheet A1.0 (Site Plan)

- a. Show existing utilities, sewer and gas/water meters. If separated from duplex units, provide location of gas meter & shut off valves, provide location of water meter and connections and provide location of sewer lines. Identify utility connection/lines on design plans **Existing utilities, sewer and gas/water meters now shown. Refer to Sheet A1.0**
- b. Show all existing and proposed surface improvements, site features to remain and protected during construction and those features that are to be demolished (walls, patios, sheds, cabana, etc.). **Refer to Sheet A1.0**
- c. Show all proposed exterior mechanical equipment. In accordance with LGMC Section 17.24.030.C, mechanical equipment are not allowed in the front yard setback and **no closer or within 5-feet from the rear and side yard setback. Need to relocate the proposed water heater from the five side yard setback. Water heater relocated to back of dwelling. Refer to Sheet A1.0**
- d. In accordance with LGMC Section 18.44.070, a minimum of one 15-gallon fruit or nut tree is required for each additional dwelling (excluding existing trees). Show location of tree and note "water will be available." Incorporate/attach San Diego Regional Standard Planting Detail (attached). **PLANTING DETAIL ADDED, REFER TO SHEET A1.0.**

2. Sheet A2.1, provide notes referring LMMC Section 17.24.060.B.3, that any proposed structure repairs, enhancements or additions shall be compatible in siding, roof materials, colors, and window treatments for on-site improvements. **New Note #1 added. Refer to Sheet A2.1**

3. Preliminary conditions – Prior to permit issuance

- a. Submit address request form.
- b. Submit Construction and Debris application and pay the required diversion deposit. **b. TO BE PAID AT PERMIT ISSUANCE.**
- c. Execute applicable agreements/covenants. Per State Law, a deed restriction shall be required for the creation of the JADU. Staff will prepare agreements for signature. **c. TO BE AN ADU, WILL NOT BE OWNER OCCUPIED.** Payment of \$120 shall be paid and document recorded prior to building permit issuance.

4. Planning final inspection shall be required prior to building final inspection.

Please revise and resubmit plans to include the corrections noted above. If you have any questions or concerns please contact me at 619-825-3800 or gmattson@lemongrove.ca.gov.

Greg Mattson, AICP
Adjunct Planning Consultant

RECORDING REQUEST BY:)
)
CITY OF LEMON GROVE)
)
WHEN RECORDED MAIL TO:)
CITY CLERK)
CITY OF LEMON GROVE)
3232 MAIN STREET)
LEMON GROVE, CA 91945)
)
NO TRANSFER TAX DUE)

This space for Recorder's Use

DEED RESTRICTION REGARDING REAL PROPERTY

Sunray Property Investments, LLC ("OWNERS" hereinafter) are the owners of real property described in Exhibit "A" which is attached hereto and made a part hereof and which is commonly known as Assessor's Parcel Number 577-021-10-00 and addressed as 2169 Ensenada Street, Lemon Grove, CA 91945 ("PROPERTY" hereinafter). In consideration of the approval of Building Permit B22-000-0166, for a 400 square feet Junior Accessory Dwelling Unit pursuant to Government Code Section 65852.22 at the referenced PROPERTY by the City of Lemon Grove ("CITY" hereinafter), the OWNERS hereby covenant and agree that:

1. Separate sale of the junior accessory dwelling unit from the single-family residence shall be prohibited; and
2. The size and attributes of the junior accessory dwelling unit shall conform to Government Code Section 65852.22.

This Deed Restriction shall run with the land and be binding upon and inure to the benefit of the future owners, encumbrances, successors, heirs, personal representatives, transferees and assigns of the respective parties.

If either party is required to incur costs to enforce the provisions of this Deed Restriction, the prevailing party shall be entitled to full reimbursement of all costs, including reasonable attorney's fees, from the other party. The CITY may assign to persons impacted by the performance of this Deed Restriction the right to enforce this Deed Restriction against OWNERS.

Dated: _____

Sunray Property Investments, LLC (Notarize)

Acknowledged:

Audrey Malone
Deputy City Clerk,
City of Lemon Grove

EXHIBIT "A"
Legal Description

LOT 5, BLOCK 3 OF MONTEREY HEIGHTS, ACCORDING TO MAP THEREOF NO. 01966 IN THE CITY OF LEMON GROVE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 6, 1926.

Commonly Known As: 2169 Ensenada Street, Lemon Grove CA, 91945.

APN: 577-021-10-00

ALL SIGNATURES MUST BE NOTARIZED

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF _____ }

On _____ before me, _____
Name and Title of Notary Public

personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under the PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public (Seal)



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- Building In House ESGIL - Date Sent: _____
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COMMENTS: No Comment

Signature: Phil Carr

Date: 4/1/22

Time: 15