



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: January 21, 2015

REPORT NO. HO 15-004

ATTENTION: Hearing Officer

SUBJECT: CARLETON 4
PTS PROJECT NUMBER: 373548

LOCATION: 3015-3021 Carleton Street

APPLICANT: David Parot

SUMMARY

Issue(s): Should the Hearing Officer approve a Map Waiver to create four residential condominiums within the Peninsula Community Plan area?

Staff Recommendation(s) – APPROVE Map Waiver No. 1325314.

Community Planning Group Recommendation - On November 20, 2014, the Peninsula Community Planning Board voted 15-0-0 to recommend denial of the project (See Discussion Section below and Attachment 7).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15304 (Minor Alterations and Land Use Alterations). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 12, 2014 and the opportunity to appeal that determination ended December 29, 2014.

BACKGROUND

The project proposes a Map Waiver to create four residential condominiums currently under construction on a 0.11-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. The site is adjacent to commercial establishments to the south and east and multi-family and single family residential dwellings to the north and west.

Prior to the submittal of the Map Waiver application, construction plans were reviewed and a building permit was issued by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of four residential townhomes. The

development included the construction of four two-bedroom dwelling units ranging in size from 1,644 square feet to 1,689 square feet. The four residential units each feature 2.5 bathrooms, subterranean parking, and decks.

A Map Waiver is required for the creation of four residential condominium units on a single lot as defined in San Diego Municipal Code section 125.0120.

DISCUSSION

The project proposes a Map Waiver to create four residential condominium units on a site located at 3015-3021 Carleton Street. Proposed land modifications/improvements with this Map Waiver include the reconstruction of a portion of curb, gutter, driveway, and sidewalk along Carleton Street. The project has been reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. An affordable housing fee was paid prior to the issuance of the building permit to comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, and Division 13, of the Land Development Code).

Community Planning Group

On November 20, 2014, the Peninsula Community Planning Board (PCPB) voted 15-0-0 to recommend denial of the project (Attachment 7). The PCPB believes the project was falsely advertized, is in noncompliance with the municipal code in particular to parking requirements, community character, and the planning process.

Staff's response to the Peninsula Community Planning Board's recommendation of denial is that the proposed condominiums are currently under construction through Building Permit No. 1137752 issued on January 14, 2014. The new structure was determined to be in conformance with the development regulations of the RM-3-7 zone to include height, parking, setbacks, floor area ratio, landscaping and architectural design. The project does not include deviations from the regulations. The project is in conformity and consistent with the Peninsula Community Plan which designates the site for multi-family residential development with an allowed density range of 30-44 dwelling units per acre, which would allow up to five units on the site. The Map Waiver meets the objective of the Peninsula Community Plan by providing multifamily housing development and redevelopment in areas in proximity to transit lines, provides housing opportunities within Peninsula for the elderly and empty nesters who desire to remain in the Peninsula community but no longer desire to maintain a single-family dwelling, and provides housing opportunities for persons of all income levels, including both rental and ownership units, through new construction and rehabilitation of deteriorating structures.

New residential developments which meet all San Diego Municipal Code requirements are a Process 1 (ministerial/administrative) decision process and these types of projects are not required to be reviewed by a designated community planning committee and are allowed by right. The subject Map Waiver application is a Process 3 development permit. Council Policy 600-24 allows community planning groups the opportunity to provide a recommendation of development permits to staff and a decision maker. As specified in Council Policy 600-24 the

recommendation from the community planning group reviewing a development permit are to base their recommendation on conformance with the Land Development Code, adopted Community Plan and/or General Plan.


Conclusion

Staff has determined that the project complies with the development regulations of all applicable sections of the Land Development Code, City Council policies, and the State Map Act as it regulates the creation of condominiums through a Map Waiver process. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. **Approve** Map Waiver No. 1325314 with modifications; or
2. **Deny** Map Waiver No. 1325314 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



William Zounes,
Development Project Manager

Attachments:

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Map Waiver Resolution
6. Draft Map Waiver Conditions
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology
10. Project Plans

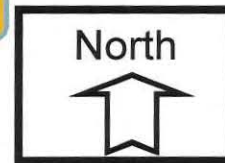


Attachment 1
Aerial Photograph of Site



Aerial Photograph (Birds Eye)

Carleton 4 Map Waiver Project No. 373548
3015 - 3021 Carleton Street





Map ONE
Peninsula
Existing Conditions
Land Use

Legend


- Single Family Residential
- Single Family Res. (under construction)
- TDR
- Group Quarters
- Middle Income Park
- Commercial, Commercial/Residential
- Commercial (under construction)
- Industrial, Intermediate/Storage
- Industrial (under construction)
- Extractive Industry
- Communication Utilities, Transportation Related
- Amusement/Leisure
- Institutional
- Military Use
- Schools
- Education Center (under construction)
- Park, Open Space
- Public Recreation
- Unimproved
- Vacant or Under

Map ONE Peninsula Existing Conditions Land Use Map is a planning tool used to show existing land use conditions in the Peninsula area. It is not a legal document and should not be used to determine legal rights or obligations. The map is based on the most current information available and is subject to change without notice. The City of San Diego Planning Department is not responsible for any errors or omissions in this map. For more information, please contact the City of San Diego Planning Department at (619) 451-3400.

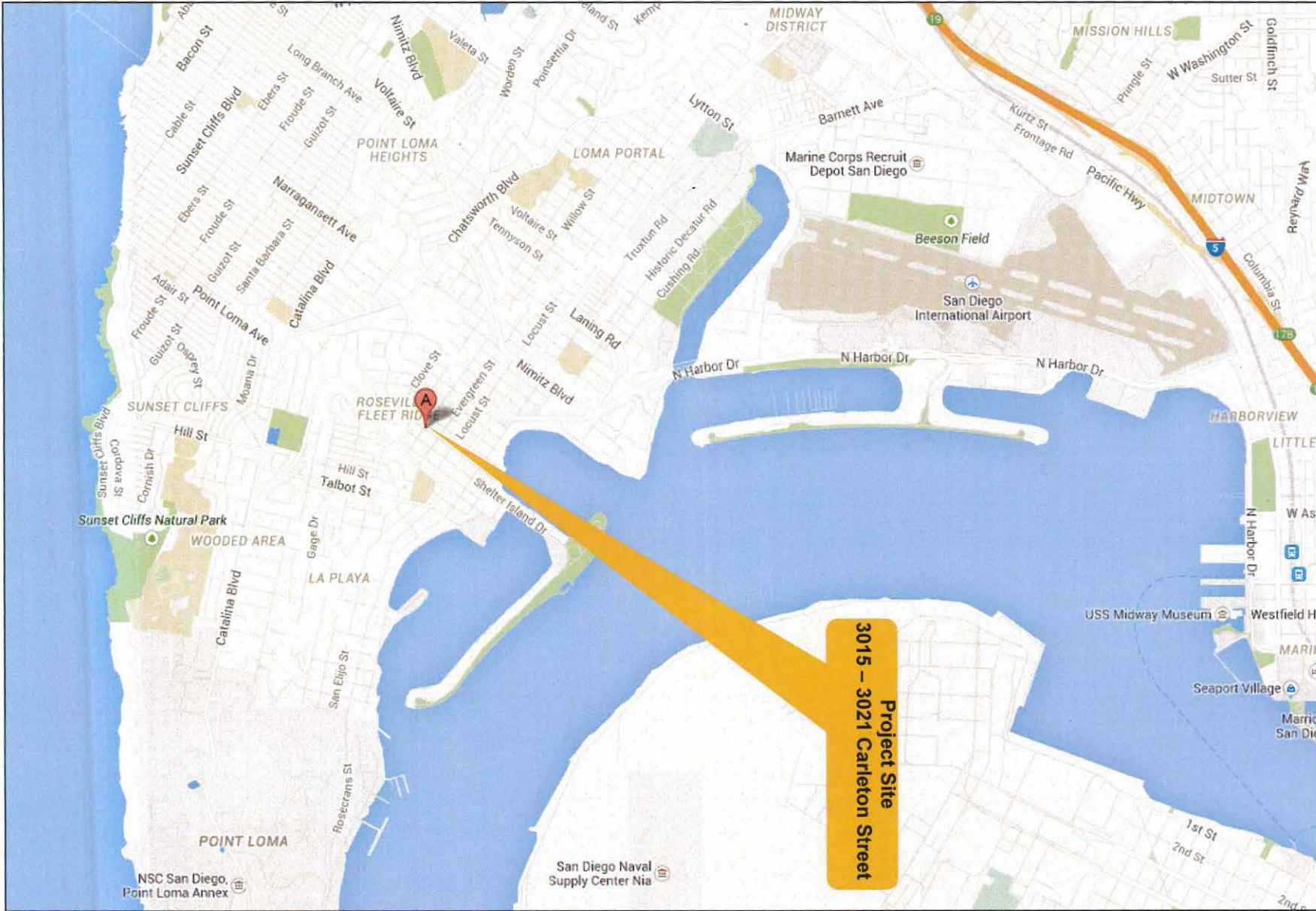
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Feet

City of San Diego
Planning Department
March 18, 2004

Attachment 2
Community Plan Land Use Map

 **Peninsula Land Use Plan**
Carleton 4 Map Waiver Project No. 373548
3015 - 3021 Carleton Street

**Attachment 3
Project Location Map**



Project Location Map
Carleton 4 Map Waiver Project No. 373548
3015 - 3021 Carleton Street

PROJECT DATA SHEET		
PROJECT NAME:	Carleton 4	
PROJECT DESCRIPTION:	Map Waiver to create four residential condominiums	
COMMUNITY PLAN AREA:	Peninsula Community Plan	
DISCRETIONARY ACTIONS:	Map Waiver	
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Family Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RM-3-7; (Residential Multiple Unit) HEIGHT LIMIT: 30-Foot max. height limit LOT SIZE: 5,000 square-foot minimum lot size. FLOOR AREA RATIO: 1.8 maximum FRONT SETBACK: 10/20- feet SIDE SETBACK: 5-feet min STREETSIDE SETBACK: 10-feet REAR SETBACK: 5-feet. PARKING: 8 parking spaces provided		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial /CC-4-2	Commercial
SOUTH:	Commercial; /CC-4-2	Commercial
EAST:	Commercial /CC-4-2	Commercial
WEST:	Multi-Family Residential /RM-3-7	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 20, 2014, the Peninsula Community Planning Board voted 15-0-0 to recommend denial of the project.	

RESOLUTION NO. _____ :
DATE OF FINAL PASSAGE JANUARY 21, 2015

A RESOLUTION OF THE HEARING OFFICER
ADOPTING THE FINDINGS AND APPROVING MAP
WAIVER NO. 1325314 FOR CARLETON 4 – PROJECT
NO. 373548

WHEREAS, ACROPOLIS CAPITAL, LLC, Subdivider, and ROBERTO S. DOMINGO, engineer, submitted an application with the City of San Diego for Map Waiver No. 1325314, to waive the requirement for a Tentative Map for the creation of four residential condominiums. The project site is located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. The property is legally described as Lot 9 in block 24 of Roseville, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 165, filed in the office of the County Recorder of San Diego County ; and

WHEREAS, the Map proposes the subdivision of a 0.12-acre site into one (1) lot for a 4 unit residential condominium creation, currently under construction; and

WHEREAS, on December 12, 2014, the City of San Diego, as Lead Agency through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15305 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520;

Attachment 5
Draft Map Waiver Resolution

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, the project consists of four units under construction for which Certificates of Occupancy have not been issued; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351(f) and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is four; and

WHEREAS, on January 21, 2015, the Hearing Officer of the City of San Diego considered Map Waiver No. 1325314 and pursuant to sections 125.0122 (map waiver) of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. 1325314:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Act §§ 66473.5, 66474(a), and 66474(b)).

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton

Attachment 5
Draft Map Waiver Resolution

Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The project is in conformity and consistent with the Peninsula Community Plan which designates the site for multi-family residential development with an allowed density range of 30-44 dwelling units per acre, which would allow up to eight units on the site. The Map Waiver meets the objective of the Peninsula Community Plan by providing multifamily housing development and redevelopment in areas proximate to transit lines; provides housing opportunities within Peninsula for the elderly and empty nesters who desire to remain in the Peninsula community but no longer desire to maintain a single-family dwelling, and provides housing opportunities for persons of all income levels, including both rental and ownership units, through new construction and rehabilitation of deteriorating structures. Therefore, the proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (San Diego Municipal Code § 125.0440(b)).

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The proposed condominiums are currently under construction through Building Permit No. 1137752 issued on January 13, 2014. The development includes the construction of two, 2,023 square-foot and a 1,771 and 1,969 square-foot residential units for a total of four attached condominium units.

Each unit is three-stories and includes two bedrooms, 2 1/2 bathrooms, den and decks. The construction was determined to be consistent with the development regulations of the RM-3-7 zone to include height, setbacks, floor area ratio, landscaping and architectural design. The project does not include deviations from the regulations. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

**Attachment 5
Draft Map Waiver Resolution**

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The site is relatively flat and has been previously graded. The site fronts Carleton Street. The RM-3-7 zone allows one dwelling unit for every 1,000 square feet of site area. The existing site is 5,000 square feet which will accommodate five dwelling units. The Peninsula Community Plan designates the site as multi-family residential. The creation of four residential condominiums is consistent with the community plan's land use designation and within the RM-3-7 zone density range. Therefore, the site is physically suitable for the type and density of the development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The project is located within an urbanized and built-out environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on or adjacent to the site. Therefore, the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

**Attachment 5
Draft Map Waiver Resolution**

Land modifications/improvements are proposed with this Map Waiver to include new sidewalk, driveway, water services and sewer lateral. The project has been reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Map Waiver includes conditions and corresponding exhibits relevant to obtaining permits for the work within the public right-of-way and paying applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. The proposed sidewalk improvements should further improve safety conditions by providing an easier path of travel for pedestrians through these areas. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The proposed subdivision will not conflict with existing public easements as there are none on the site. The site has frontage on Carleton Street which are dedicated public rights-of-way. Additionally, general utilities run along the public rights-of-ways and not through the existing project site. The subdivision proposes public improvements to include a new sidewalk, driveway, water services and sewer lateral. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The potential and opportunity exists to implement sustainable building techniques that utilize photovoltaic systems (solar panels) to generate a certain percentage of the project's energy needs. The four units incorporate roofs which may facilitate solar panels

in the future and the units face the southwest, conducive to effective solar utilization. Additionally, thermally broken dual glazed windows will be installed which will help reduce solar heat gain within the units. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The decision maker has reviewed the administrative record including the project plans and environmental documentation to determine the effects of the proposed subdivision on the housing needs of the region. With the proposed creation of four residential condominiums, there would be a loss of four rental units and a gain of four for-sale units. The four residential units are within a built out urbanized community with adequate infrastructure. The decision maker has determined that the available fiscal and environmental resources are balanced by adequate public transit in the immediate area, the proximity of shopping, and essential services and recreation in the nearby developed urban area. The project is within a block from public transit and retail services and sales. In addition, Cabrillo Recreation Center is located within blocks from the site. Therefore, the housing needs of the region are balanced against the needs for public services and the available fiscal and environmental resources.

9. The proposed subdivision of land complies with requirements of the Subdivision Map Act and the Land Development Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act or the Land Development Code enacted pursuant thereto (San Diego Municipal Code § 125.0123 and Subdivision Map Act § 66428(b)).

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on

Attachment 5
Draft Map Waiver Resolution

January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The proposed subdivision complies with all of the applicable requirements of the Subdivision Map Act and the Land Development Code. The development complies with the requirements that regulate the size and location of the structure, including setbacks, coverage, height, and floor area. The proposed subdivision is within a developed urban residential neighborhood and located on existing improved and dedicated rights-of-way. The development would not be subject to floodwater inundation. Drainage is directed off the site into the City's stormwater collection system. The property is within the jurisdiction of the City of San Diego, and therefore all normal residential waste generated from the subdivision would be collected and disposed of in the City landfill. Therefore, the proposed subdivision of land complies with requirements of the Subdivision Map Act and the Land Development Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act or the Land Development Code enacted pursuant thereto (San Diego Municipal Code § 125.0122 and Subdivision Map Act § 66428(b)).

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer , Map Waiver No. 1325314 is hereby granted to ACROPOLIS CAPITAL, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By _____
William Zounes
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 24004832

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 1325314
CARLETON 4 PROJECT NO. 373548
ADOPTED BY RESOLUTION NO. XXXXXX ON JANUARY 21, 2015

GENERAL

1. This Map Waiver will expire February 4, 2018.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the 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 Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The Subdivider shall construct the required Public Improvements, as shown on the approved construction plan with approval number 1201275, which included new sidewalk, driveway, water services and sewer lateral.

Attachment 6
Draft Map Waiver Conditions

7. The Subdivider shall apply for a plumbing permit for the installation of appropriate above ground 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. BFPD's are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.
8. The Subdivider shall sign and provide to the City a letter acknowledging their obligation and intent to create, via CC&Rs on each Unit's title, provisions for the continuous future operation and maintenance of the development's private sewer main in a manner satisfactory to the Public Utilities Director and the City Engineer.
9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
10. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
11. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance, unless otherwise noted.

MAPPING

12. Prior to the issuance of a Certificate of Compliance, City staff will perform a field site visit to verify that all property corners, or property corner offsets have been set. If any property corners are missing, they must be set and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the Record of Survey or Corner Record shall be provided to the City.

INFORMATION:

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).

Attachment 6
Draft Map Waiver Conditions

- 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 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).

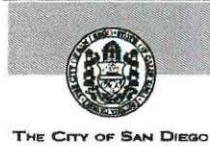
Internal Order No. 24004832

Distribution Form Part 1



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

Project Name: MAP CARLETON STREET WAIVER		Project Number: 373548	Distribution Date:	
Project Scope/Location: MAP WAIVER TO CONSTRUCT FOUR CONDO UNITS ON BUILDING UNDER CONSTRUCTION 3015 - 3021 CARLETON ST.				
Applicant Name: DAVID PAROT			Applicant Phone Number:	
Project Manager: WILL ZOUNES	Phone Number:	Fax Number: (619) 321-3200	E-mail Address:	
Project Issues (To be completed by Community Planning Committee for initial review):				
<p>① # OF BEDROOMS FOR EACH UNIT</p> <p>② WHAT CONSTITUTES A BEDROOM?</p> <p>③ APPLICANT ADVERTISING UNITS AS THREE UNITS</p> <p>④ NUMBER OF PARKING SPACES</p> <p>⑤ DOES PROJECT VIOLATE MUNICIPAL CODE?</p> <p>⑥ WHY CONSTRUCTION PLANS NEVER REVIEWED BY BOARD OR PUBLIC?</p> <p>⑦ IN KEEPING WITH COMMUNITY CHARACTER?</p>				
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
<p>Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services. Upon request, this information is available in alternative formats for persons with disabilities.</p>				



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

Distribution Form Part 2

Project Name: CARLETON STREET MAP WAIVER		Project Number: 373548	Distribution Date:
Project Scope/Location: MAP WAIVER TO CONSTRUCT FOUR CONDO UNITS ON BUILDING UNDER CONSTRUCTION 3015-3021 CARLETON ST			
Applicant Name: DAVID PAROT		Applicant Phone Number:	
Project Manager: WILL ZOUNES	Phone Number:	Fax Number: (619) 321-3200	E-mail Address:
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Deny M - CARNEVALE S - ROSS	Members Yes 0	Members No 12	Members Abstain —
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: PROJECT VIOLATES MUNICIPAL CODE. FALSELY ADVERTISED. LACKS REQUIRED PARKING. VIOLATES COMMUNITY CHARACTER. PLANNING PROCESS VIOLATED			
NAME: DON SEVRENS		TITLE: SECRETARY	
SIGNATURE: <i>D.E. Sevrens</i>		DATE: 11/24/14	
Attach Additional Pages If Necessary. <i>(ATTACHED)</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

📍 **Carleton Street Map Waiver, Project No. 373548, 3015-3021 Carleton St.**

Map waiver to construct four residential condominiums at building currently under construction. Applicant: David Parot

Discussion pointed out that the project received ministerial approval, escaping board and public review. It was pointed out that the third floor “lofts” or “dens” contain closets and bathrooms and are really third bedrooms and violate Municipal Code parking requirements. Also, testimony pointed out there has been extensive advertising of three-bedroom units although the applicant denied responsibility for the advertising. The applicant said it was identical to other 30-foot condos in Roseville which generated discussion from board and the public of unhappiness with loopholes leading to substandard buildings and destruction of community character.

Sevrens: Complained of obfuscation and seemingly misleading statements by the project manager and the applicant as to perceived violations of the Municipal Code.

Ross: A den with a closet is a third bedroom and this does not meet the parking requirements.

Coons: There are two levels of subterfuge here.

Quinn: Similar three-story condos in Roseville have created many problems.

Webb: We never get to see the plans before they are built.

Carnevale: We are not going to stand for this (broken) process any more.

Dick: If we are serious (on opposing projects which use this methodology) we should send an emissary to any future hearing.

Motion by Carnevale, second by Ross to deny map waiver. Unanimous vote to deny (12-0).

Ownership Disclosure Statement

Project Title:
CARLETON STREET CONDOMINIUMS

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
ACROPOLIS CAPITAL, LLC

Owner Tenant/Lessee

Street Address:
3160 CAMINO DEL RIO SOUTH, STE. 202

City/State/Zip:
SAN DIEGO, CALIFORNIA 92108

Phone No: (619)788-7470 Fax No: (619)330-2772

Name of Corporate Officer/Partner (type or print):
ALLADDINE GUEDDAR

Title (type or print):
MANAGING MEMBER

Signature:  Date: 1-3-2019

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

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Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

**Project Chronology
Carleton 4 Map Waiver
PROJECT NO. 373548**

Date	Action	Description	City Review Time	Applicant Response
6/24/14	First Submittal	Project Deemed Complete and distributed		
7/23/14	First Submittal Assessment Letter out		29 days	
10/23/14	Second submittal In	Normal Submittal		92 days from First Assessment Letter
11/7/14	Second Submittal Assessment Letter out		15 days	
11/21/14	Third submittal In	Normal Submittal		14 days from First Assessment Letter
12/8/14	Third Submittal Assessment Letter out		17 days	
1/21/15	Hearing Officer Hearing		44 days	
TOTAL STAFF TIME**			3 month 15 days	
TOTAL APPLICANT TIME**				3 months 15 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to HO Hearing	7 months 0 days	

**Based on 30 days equals to one month.

GRAPHIC SCALE:



TENTATIVE MAP WAIVER NO. 1325314

PROJECT NO. 373548

CARLETON 4 CONDOMINIUMS

LEGAL DESCRIPTION:

LOT 9 IN BLOCK 24 OF ROSEVILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 165, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

GENERAL NOTES:

- BUILDING ADDRESS: 3045, 3017, 3019 & 3021 CARLETON STREET
- ASSESSOR'S PARCEL NO.: 531-322-08
- EXISTING AND PROPOSED ZONING: RM-3-7
- SETBACKS WERE DETERMINED PURSUANT TO SAN DIEGO MUNICIPAL CODE 131.0443 PER THE ABOVE ZONE AND ARE AS FOLLOWS:
 - FRONT YARD: 10 FT. FROM PL., 20 FT. MIN. STD.
 - SIDE YARD: 5 FT.
 - REAR: 5 FT.
- CALIFORNIA COORDINATE INDEX:
 - NAD 27 INDEX: 202-1607
 - NAD 83 ZONE 6 INDEX: N 1842 E 6257
- TOTAL GROSS/ NET AREA: 0.113 AC./ 5,000.00 SQ. FT.
- EXISTING TOTAL NO. OF LOTS: 1
- PROPOSED TOTAL NO. OF LOTS: 1
- EXISTING USE DESIGNATION: MULTI FAMILY RESIDENTIAL
- TOTAL NUMBER OF PROPOSED RESIDENTIAL CONDOMINIUM UNITS: (4)
 - UNIT 1 - TWO BEDROOM, WITH OFFICE/DEN AND 3.5 BATHS
 - UNIT 2 - TWO BEDROOM, WITH OFFICE/DEN AND 3.5 BATHS
 - UNIT 3 - TWO BEDROOM, WITH OFFICE/DEN AND 3.5 BATHS
 - UNIT 4 - TWO BEDROOM, WITH OFFICE/DEN AND 3.5 BATHS
- ALL LIVING UNITS HAVE A BASEMENT LEVEL GARAGE, THREE (3) STORES OF LIVING SPACE WITH ROOF PATIO DECKS.
- "NEW" BUILDING CONSTRUCTION IS CURRENTLY ONGOING WITH THE PROCESSING OF THIS TENTATIVE MAP WAIVER APPLICATION.
- THE TOTAL NUMBER OF PARKING SPACES AS REQUIRED PER TABLE 142-050 OF THE MUNICIPAL CODES, SECTION 142.052 IS 2.08 SPACES PER EACH TWO (2) BEDROOM UNIT. THERE WILL BE (4) GARAGE SPACES PROVIDED ON SITE TO ACCOMMODATE A TOTAL OF (8) EIGHT PARKING SPACES.
- OVERLAY ZONES:
 - AIRPORT INFLUENCE AREA - SAN DIEGO INTERNATIONAL
 - COASTAL HEIGHT LIMIT
- THERE ARE NO EXIST. OR PROPOSED BUS STOPS LOCATED ON CARLETON STREET.
- THE INDICATED BUILDING LINES SHOWN HEREON IS OF THE BUILDING FOOTPRINT.
- THE SOURCE OF A PORTION OF THE TOPOGRAPHY UTILIZED FOR THIS MAP WAS OBTAINED FROM A TOPOGRAPHIC SURVEY PREPARED BY J & B SURVEYING, INC. DATED APRIL 8, 2013.
- DATE PREPARED: 12-23-13, 1ST UPDATE 10-21-14, 2ND UPDATE 11-13-14

BASIS OF ELEVATION:

THE BASIS OF ELEVATION FOR THIS TENTATIVE MAP WAIVER IS THE WESTERLY BRASS PLUS LOCATED AT THE INTERSECTION OF CARLETON STREET AND ROSECRANS STREET PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK. ELEVATION: 20.838 M.S.L. (N.G.V.D. 29)

OWNER / APPLICANT:

ACROPOLIS CAPITAL LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
C/O TJRF ASSOCIATES
3160 CAMINO DEL RIO SOUTH, SUITE 302
SAN DIEGO, CALIFORNIA 92108
TELEPHONE: (619) 501-8011
FACSIMILE NO.: (619) 330-2772

[Signature]
ALADDINE GUEDDAR, MANAGING MEMBER

OWNER AUTHORIZED AGENT:

DAVID B. PAROT
C/O TJRF ASSOCIATES
3160 CAMINO DEL RIO SOUTH, SUITE 302
SAN DIEGO, CALIFORNIA 92108
TELEPHONE: (619) 501-8011
FACSIMILE NO.: (619) 330-2772

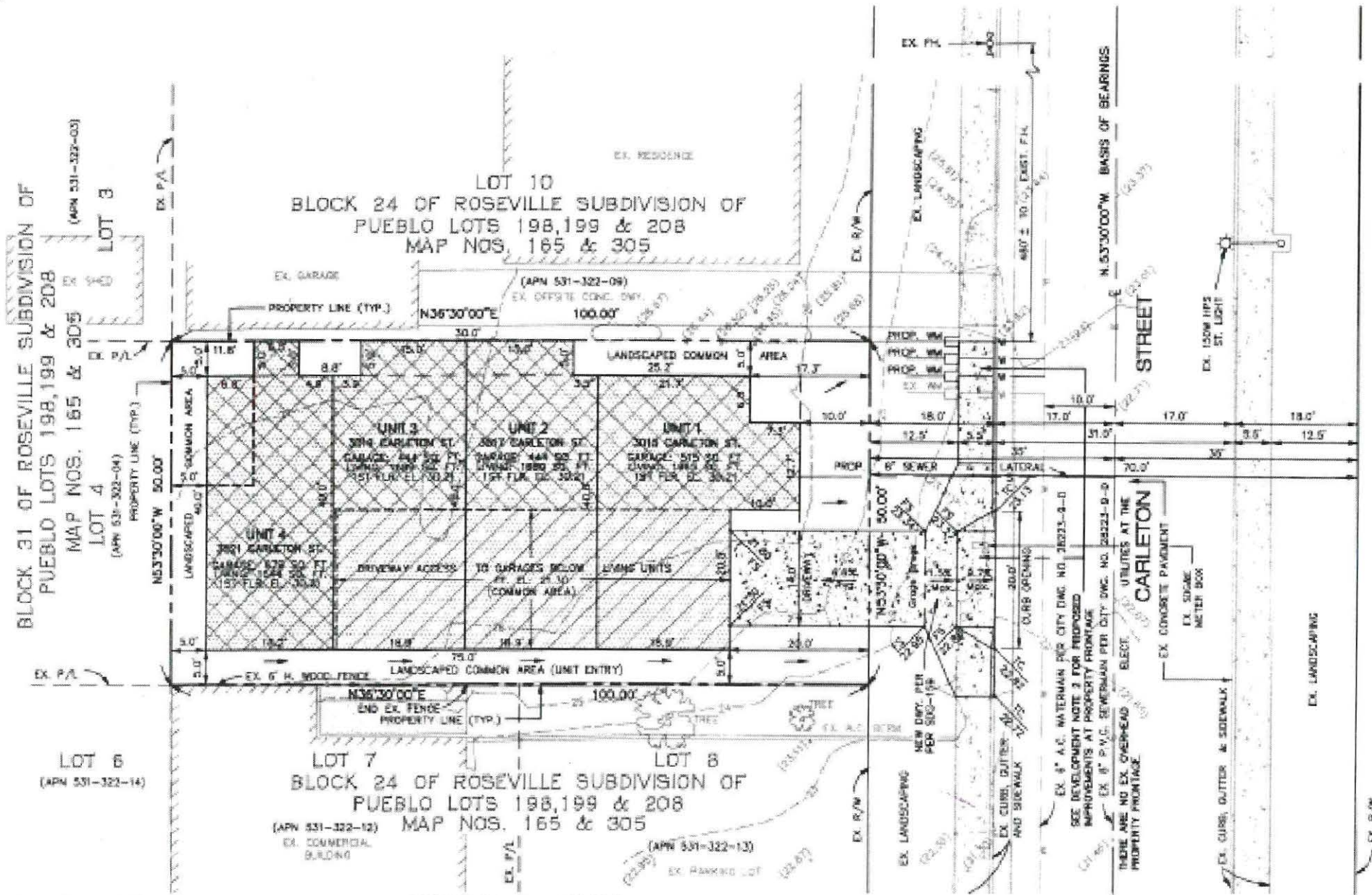
[Signature]
DAVID B. PAROT, OWNER AUTHORIZED AGENT (619) 584-1765

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPRESENTS A TENTATIVE MAP WAIVER PREPARED UNDER MY DIRECTION DURING THE MONTH OF JANUARY 2014, AND IT CONFORMS TO PROFESSIONAL ACCEPTED STANDARDS AND WAS ALSO PREPARED COMPLIANCE WITH THE CITY OF SAN DIEGO MAP WAIVER REQUIREMENTS (SECTION 125.0120).



[Signature]
ROBERTO B. DOMÍNGUEZ, P.E. REG. NO. 25915
REGISTRATION EXPIRES: 03-31-2015
T & R ENGINEERS & ASSOCIATES
5030 PLAYA CATALINA
SAN DIEGO, CALIFORNIA 92124
TELEPHONE: (858) 258-4179
FACSIMILE NO.: (858) 496-0840



DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS IS 4.
- A WAIVER IS REQUESTED FOR BOTH THE TENTATIVE PARCEL MAP AND PARCEL MAP.
- THE CONSTRUCTION OF A NEW CONCRETE DRIVEWAY, 3" 6" 8" CURB & GUTTER, 4" THICK CONCRETE SIDEWALK, NEW 8" SEWER SERVICE AND (3) NEW WATER SERVICES HAVE BEEN PERMITTED PURSUANT TO CONSTRUCTION PLAN 343394, APPROVED 10-18-2013.
- TRASH RECEPTACLES FOR EACH UNIT WILL BE PROVIDED & STORED WITHIN EACH OF THE APPURTENANT GARAGES. IT WILL BE THE RESPONSIBILITY OF EACH LIVING UNIT OWNER TO PLACE THEIR INDIVIDUAL TRASH RECEPTACLE OUT AND ONTO THE CURBSIDE FOR CITY SCHEDULED PUBLIC COLLECTION.

MONUMENTATION NOTE:

PRIOR TO RECORDATION OF THIS CERTIFICATE OF COMPLIANCE THE SUBDIVIDER SHALL SET ALL MONUMENTATION AND FILE A CORNER RECORD IN THE OFFICE OF THE COUNTY RECORDER.

EXISTING IMPROVEMENT DWGS:

DRAWING NOS. 28223-9-0

EXISTING & PROPOSED EASEMENTS:

NONE

TITLE REPORT BY:

CORINTHIAN TITLE COMPANY, REFERENCE ORDER NO. 71683-PO

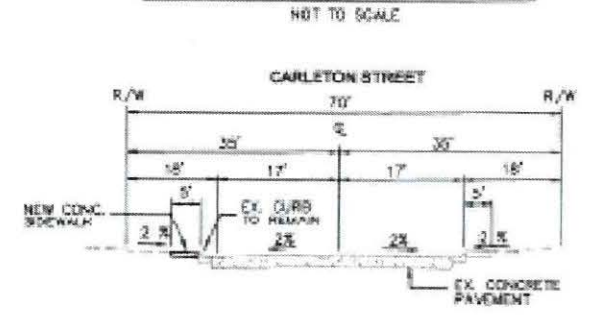
BASIS OF BEARINGS:

THIS BASIS OF BEARINGS FOR THIS MAP WAIVER IS A PORTION OF THE STREET CENTERLINE OF CARLETON STREET BETWEEN LOCUST STREET AND ROSECRANS STREET ACCORDING TO PARCEL MAP NO. 19026, RECORDED AUGUST 5, 2002, PER FILE/PAGE NO. 2002-0659222 OF OFFICIAL RECORDS. I.E. - N. 53°30'00" W.

LEGEND:

- INDICATES EXISTING ELEVATION
- INDICATES PROPOSED ELEVATION
- INDICATES DIRECTION OF EASEMENT (TYP.)
- INDICATES GARAGE SPACE BELOW TO APPURTENANT LIVING UNIT ABOVE.
- INDICATES GARAGE DRIVEWAY ACCESS BELOW LIVING UNITS ABOVE.

TYPICAL STREET SECTIONS



VICINITY MAP

