



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: December 9, 2015 REPORT NO. HO 15-140
ATTENTION: Hearing Officer
SUBJECT: GLENWOOD TERRACE
PROJECT NO. 415480
LOCATION: 1532 – 1536 Glenwood Drive, San Diego, CA 92103
APPLICANT: Joseph Scarlatti, Westone Management Consultants

SUMMARY

Issue(s): Should the Hearing Officer approve a Tentative Parcel Map for the conversion of three existing residential units to condominiums and to waive the requirement to underground existing offsite overhead utilities at 1532 – 1536 Glenwood Drive within the Uptown Community Plan area?

Staff Recommendation: APPROVE Tentative Parcel Map No. 1454044

Community Planning Group Recommendation: On August 4, 2015, the Uptown Planners voted 14-0-1 to recommend approval with no additional conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(k), Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 20, 2015, and the opportunity to appeal that determination ended November 3, 2015.

BACKGROUND

The 0.19-acre site is located at 1532 – 1536 Glenwood Drive in the Mid-City Communities Planned District MR-1500 Zone of the Uptown Community Plan area (Attachment 1). The Community Plan designates this site for Residential (Attachment 2). The MR-1500 Zone allows multi-family residential development at a density of one dwelling unit per 1,500 square feet of lot area, which would allow up to five units on the site. The site is presently developed with one, three-story structure with three, two-bedroom units (Attachment 3). The structure was built in 1996 and provides a total of six off-street parking spaces, two spaces each within each unit's ground floor garage. All development on the site complies with the zoning and development

regulations that were in effect at the time of construction. No Building or Zoning Code violations have been recorded against the property.

Surrounding land use consists of predominately multi-family residential with some older single-family units.

DISCUSSION

The project proposes a Tentative Map for the subdivision of a 0.19-acre site to convert three existing dwelling units into condominiums on one lot (Attachment 12). The applicant is also requesting that the requirement for the undergrounding of the existing overhead utilities be waived.

Section 125.0410 of the San Diego Municipal Code (SDMC) requires that a tentative map be processed for the subdivision of land. According to SDMC Sections 125.0440 and 125.0444, Findings for Tentative Maps and for Condominium Conversions, the decision maker may approve a tentative map for the purposes of the conversion of residential property into a condominium project if the decision maker finds that the proposed conversion complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. City staff has reviewed the proposed condominium conversion and determined that it complies with both the Subdivision Map Act and the SDMC.

Undergrounding Waiver Request:

SDMC Section 144.0242 allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. City staff has determined the undergrounding waiver request qualifies for consideration pursuant to SDMC Section 144.0242(c) in that the conversion is a requirement of a condominium conversion of an existing development, that the conversion involves a short span of overhead facilities less than a full block in length, that the conversion would not represent a logical extension to an under-grounding facility. The applicant would be required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 20 of the draft Tentative Parcel Map Conditions. All onsite utilities serving the subdivision shall be undergrounded with appropriate permits per Condition No. 21 of the draft Tentative Parcel Map Conditions.

This project has two power poles located along the eastern portion of the property and one power pole on the southern portion of the property. The City's Undergrounding Master Plan for Fiscal Year 2009 designates the site within Council District Two Block 2B1, with the allocation year for undergrounding to be 2037 and construction beginning in 2039.

Project-Related Issues:

The requested conversion of these residential units to condominiums represents primarily a change in ownership. The applicant has certified that the required 60-day Notices of Intent to Convert to Condominiums were provided to the tenants on December 9, 2014 (Attachment 8).

This project was Deemed Complete on April 27, 2015. All condominium conversion projects Deemed Complete after February 7, 2004, must conform to the regulations regarding inclusionary housing and tenant relocation benefits adopted by the City Council on March 15, 2004. The property owner has opted to pay the Affordable Housing fee established by the Inclusionary Housing Ordinance rather than providing affordable units on site. Relocation benefits will be based on a Housing Commission tenant survey anticipated to be conducted after the approval of the tentative map and prior to the recordation of the parcel map. Both the Affordable Housing fee and the relocation assistance are conditions of the Tentative Map.

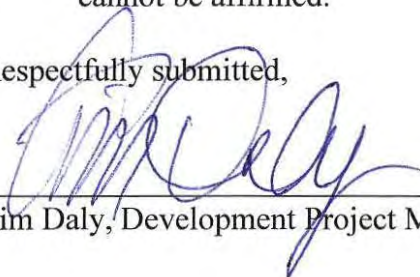
Conclusion:

Staff has reviewed the request for a Tentative Map for the conversion of three residential units into condominiums and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating tentative maps. Staff believes the requirement findings can be supported and recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Parcel Map No. 1454044, with modifications.
2. Deny Tentative Parcel Map No. 1454044, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Tim Daly, Development Project Manager

Attachments:

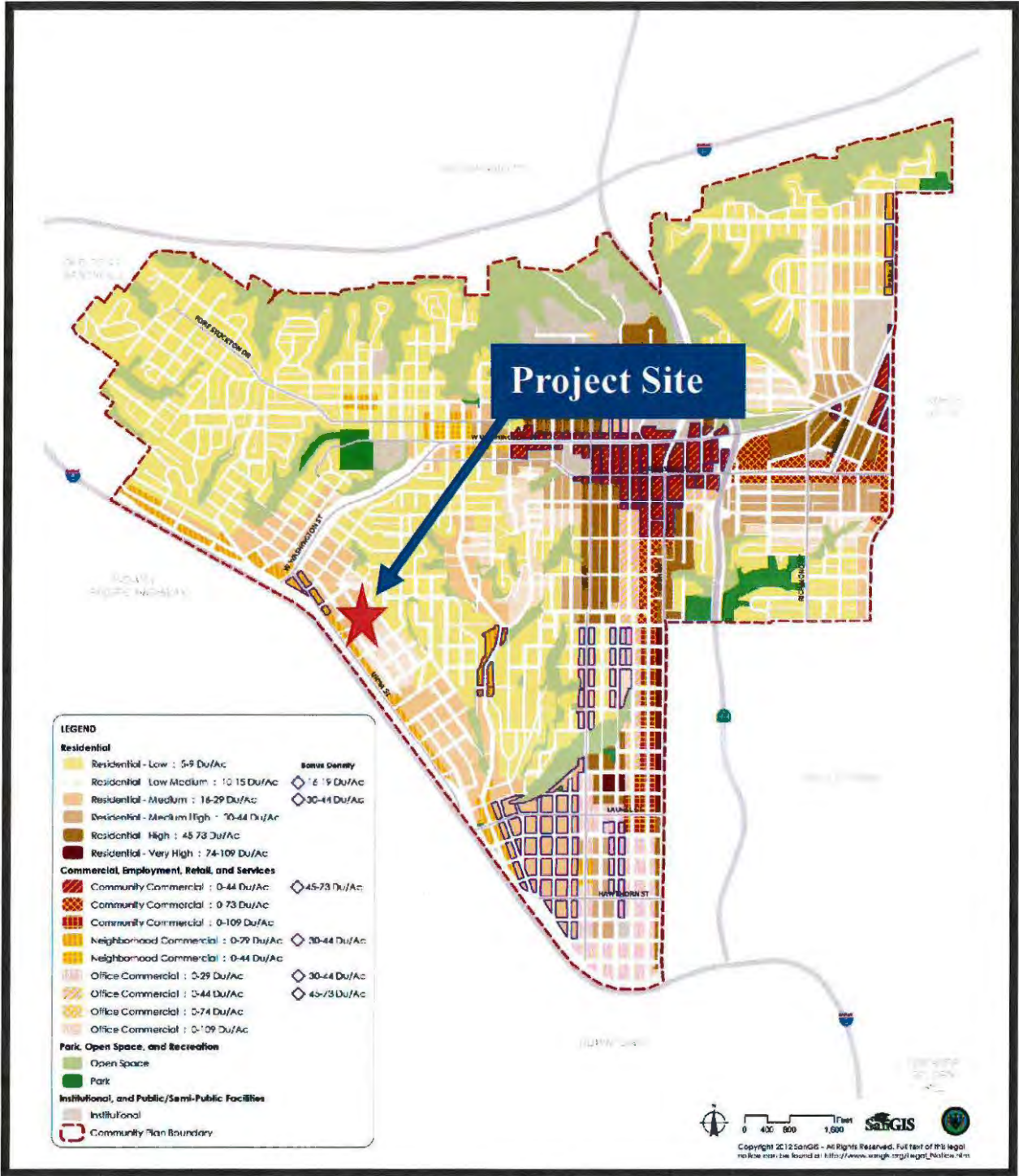
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Map Resolution
6. Draft Map Conditions
7. Environmental Exemption
8. 60-day Notices of Intent to Convert to Condominiums
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology
12. Map Exhibit-Tentative Map (Provided separately to Hearing Officer)



Project Location

Glenwood Terrace, Project No. 415480
1532 – 1536 Glenwood Drive, San Diego CA 92103

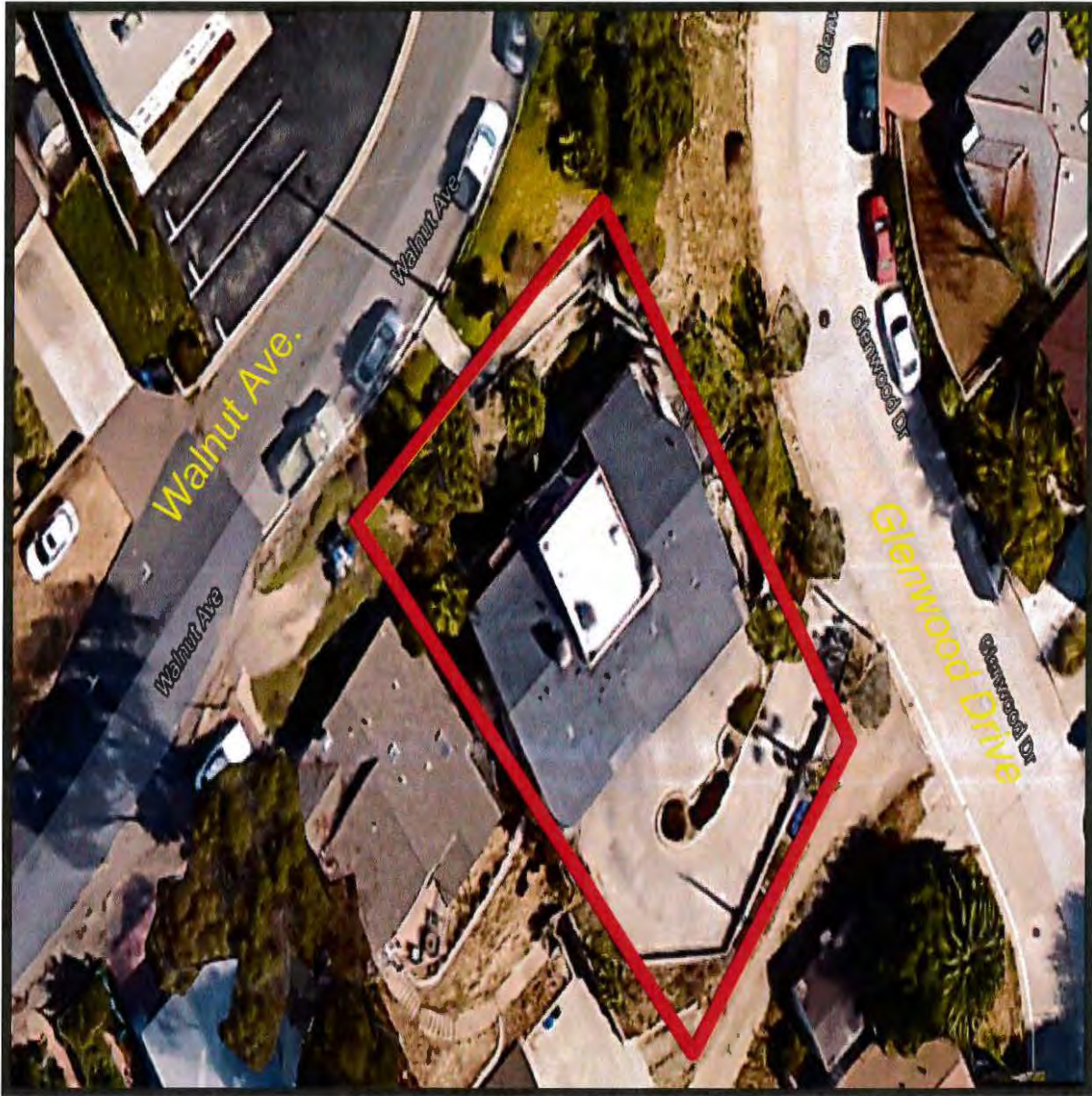




Uptown Community Land Use Map

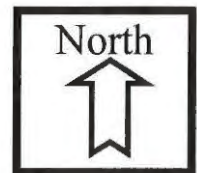
Glenwood Terrace, Project No. 415480
 1532 – 1536 Glenwood Drive, San Diego CA 92103





Aerial Photo

**Glenwood Terrace, Project No. 415480
1532 – 1536 Glenwood Drive, San Diego CA 92103**



PROJECT DATA SHEET

PROJECT NAME:	Glenwood Terrace	
PROJECT DESCRIPTION:	Tentative Parcel Map for the conversion of three existing residential units to condominiums and to waive the requirement to underground existing offsite overhead utilities	
COMMUNITY PLAN AREA:	Uptown	
DISCRETIONARY ACTIONS:	Tentative Parcel Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: MR-1500 HEIGHT LIMIT: 30 feet; 30 feet existing LOT SIZE: Min. 6,000 square feet; 8,231 square feet existing FLOOR AREA RATIO: 0.55 FAR max.; 0.51 FAR existing FRONT SETBACK: 10 feet; 24.7 feet existing REAR SETBACK: 15 feet; 47 feet existing INTERIOR SIDE SETBACK: 6 feet; 5.8 feet existing PARKING: 6 parking spaces required; 6 provided		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; MR-1500	Residential
SOUTH:	Residential; MR-1500	Residential
EAST:	Residential; MR-1500	Residential
WEST:	Residential; MR-1500	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 4, 2015, the Uptown Planners voted 14-0-1 to recommend approval with no additional conditions.	

HEARING OFFICER RESOLUTION NUMBER HO-_____

TENTATIVE PARCEL MAP NO. 1454044, GLENWOOD
TERRACE - PROJECT NO. 415480.

WHEREAS, Glenwood Triplex, LLC, Subdivider, and Robert Bateman, Surveyor, submitted an application to the City of San Diego for a tentative parcel map, Tentative Parcel Map No. 1454044, for the Glenwood Terrace project to convert three existing two-bedroom residential units into condominiums on a 0.19-acre site and to waive the requirement to underground existing offsite overhead utilities. The project site is located 1532 – 1536 Glenwood Drive, west side, between Vine Street and Walnut Street. The property is legally described as Lots 1 and 2 of Glenwood Terrace, in the City of San Diego, County of San Diego, State of California, according to Map No. 1169, filed in the Office of the County Recorder of San Diego County, February 24, 1909; and

WHEREAS, the Map proposes the Subdivision of a 0.19-acre site into one (1) lot for three (3) units residential condominium conversion; and

WHEREAS, on October 20, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline 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 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 3; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) based on the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. The requested waiver will not create a long term visual or functional impact to any streets, sidewalks or the public realm in conflict with adopted land use plan; and

WHEREAS, on December 9, 2015, the Hearing Officer of the City of San Diego considered Tentative Parcel Map No. 1454044, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, 125.0444, and 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Parcel Map No. 1454044:

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

The project proposes to convert three residential units constructed in 1996 into three residential condominiums and waive the requirement to underground offsite existing overhead utilities on the 0.19-acre site located at 1532 – 1536 Glenwood Drive within the Mid-City Communities Planned District MR-1500 Zone of the Uptown Community Plan area.

The proposed project is consistent with the residential land use designation of the Mid-City Communities Planned District MR-1500 Zone of the Uptown Community Plan area. The proposed project site conforms to the residential density of 10-15 du/acre as established by the community plan. The project is not within an identified view corridor or public access way. The proposed condominiums will meet the land use regulations of the certified Implementation Program including compliance with the San Diego Municipal Code development regulations including, but not limited to, height, setbacks, parking, landscape, and floor area ratio. 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, and Subdivision Map Act.

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

The project proposes to convert three residential units constructed in 1996 into three residential condominiums and waive the requirement to underground offsite existing overhead utilities. The requested underground waiver of the existing overhead facilities, qualifies under the guidelines of San Diego Municipal Code Section 144.0242, Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities, in that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

The construction was determined to be consistent with the development regulations of the Mid-City Communities Planned District MR-1500 Zone of the Uptown Community Plan area including 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.

The project proposes to convert three residential units constructed in 1996 into three residential condominiums and waive the requirement to underground offsite existing overhead utilities. The site is benched into an existing hillside and has previously flat graded pad area for the residential structure. The three residential units currently exist on the site. The site fronts on Glenwood Drive. The subdivision complies with the regulations of the Mid-City Communities Planned District MR-1500 Zone of the Uptown Community Plan area and the conversion of the three residential units into condominiums is within the community plan's density range of 10-15 du/acre. 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.

The project proposes to convert three residential units constructed in 1996 into three residential condominiums and waive the requirement to underground offsite existing overhead utilities. This subdivision was reviewed by the City of San Diego for conformance with the Land Development Regulations, California Building Code, and Land Use Policies. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (existing facility) of the State CEQA Guidelines which determined that the subdivision will have no substantial impact to the environment. 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.

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

The project proposes to convert three residential units constructed in 1996 into three residential condominiums and waive the requirement to underground offsite existing overhead utilities. There is no proposed development; the project proposes to convert three existing residential units into three residential condominiums for sale. There are no improvements required for the condominium conversion and therefore, the subdivision will not be detrimental to the public health, safety and welfare.

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

The project proposes to convert three residential units constructed in 1996 into three residential condominiums and waive the requirement to underground offsite existing overhead utilities. The site will continue to function as a residential development with all of the existing easements to remain and will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The project proposes to convert three residential units constructed in 1996 into three residential condominiums and waive the requirement to underground offsite existing overhead utilities. 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 three unit complex incorporates tilted roofs which may facilitate for solar panels in the future. Additionally, double-glazed glass windows with vinyl frames have been 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.

The project proposes to convert three residential units constructed in 1996 into three residential condominiums and waive the requirement to underground offsite existing overhead utilities. 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 conversion of three existing residential units to condominiums, there would be a loss of three rental units and a gain of three for-sale units. The three residential units are within a built out urbanized community with adequate infrastructure. The decision maker has determined that the available fiscal 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 less than a quarter mile from public transit and retail services and sales. Therefore, the housing needs of the region are balanced against the needs for public services and the available fiscal and environmental resources.

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

The project proposes to convert three residential units constructed in 1996 into three residential condominiums and waive the requirement to underground offsite existing overhead utilities. During processing of this Tentative Parcel Map application two of the existing residential units were occupied. The Tentative Map conditions require all perspective tenants be notified of the condominium conversion. This notice and all other required notices shall be enforced during the life of the Tentative Parcel Map. Therefore, all applicable notices required by San Diego Municipal Code section 125.0431 have been given in the manner required.

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

The project proposes to convert three residential units constructed in 1996 into three residential condominiums and waive the requirement to underground offsite existing overhead utilities. All costs associated with the processing of this subdivision were paid by the applicant. Therefore, the project was not financed by funds obtained from a governmental agency to provide for the elderly, disabled, or low income housing.

11. 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 proposes to convert three residential units constructed in 1996 into three residential condominiums and waive the requirement to underground offsite existing overhead

utilities. This subdivision was not processed to provide housing for the elderly, disabled, or to provide low income housing.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Parcel Map No. 1454044, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to Glenwood Triplex, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By

Tim Daly
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Parcel Map Conditions

Internal Order No. 24005712

HEARING OFFICER
CONDITIONS FOR TENTATIVE PARCEL MAP NO. 1454044, GLENWOOD
TERRACE PROJECT NO. 415480
ADOPTED BY RESOLUTION NO. HO-XXXXX ON DECEMBER 9, 2015

GENERAL

1. This Tentative Parcel Map will expire December 23, 2018.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the Tentative Parcel Map expiration date, a Parcel Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

Project No. 415480
TM No. 1454044

CONDOMINIUM CONVERSION

6. 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 ten 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.
7. 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.
8. 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).
9. 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 subdivision shall not 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 California Civil Code sections 1941, 1941.1 and 1941.2.
10. The Subdivider shall provide the tenants of the proposed condominiums with written notification within ten days or approval of a Final Map for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
11. The Subdivider shall give each tenant a notice of termination of tenancy sixty days prior to being required to vacate the property. (San Diego Municipal Code § 125.0431(a)(4)).
12. 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)).

13. 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 section 144.0504(c)).
14. Prior to the recordation of the Parcel Map, 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

15. Prior to recordation of the Parcel Map, the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the condominium conversion inclusionary affordable housing fee pursuant to the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code §§ 142.1301 et seq.).
16. Prior to the recordation of the Parcel Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Tenant Relocation Benefits (San Diego Municipal Code § 143.0505), to the satisfaction of the Development Services Department and the San Diego Housing Commission.

ENGINEERING

17. The Subdivider shall upgrade the existing streetlight on W. Walnut Avenue adjacent to project site to 81 W LED.
18. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
19. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.

20. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
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, satisfactory to the City Engineer.
22. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

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

ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

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

Internal Order No. 24005712

Project No. 415480
TM No. 1454044

NOTICE OF EXEMPTION

TO: X Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2422

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

 Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project No.: **415480**

Project Title: **Glenwood Terrace**

Project Location-Specific: 1532-1536 Glenwood Drive, San Diego, California 92103

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: **TENTATIVE MAP (TM)** to allow for the conversion of three existing residential townhomes to condominiums and to waive the requirements to underground existing utilities on a 0.19 acre site.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Joseph Scarlatti (Applicant),
 Westone Management Consultants,
 152 West Park Avenue, Suite 252,
 El Cajon, CA, 92020,
 (619) 334-3670

Exempt Status:

- Ministerial (Sec. 21080(b)(1); 15268);
 Declared Emergency (Sec. 21080(b)(3); 15269(a));
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
 Categorical Exemption: CEQA Exemption 15301 (k)-(Existing Facilities)

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301(k) which allows the division of existing multiple family or single-family residences into a common-interest ownership, where no physical changes occur which are not otherwise exempt. In addition; the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Annal M. Peterson AICP Senior Planner
 Signature/Title

October 20, 2015
 Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:



City of San Diego
Development Services
 1222 First Ave., MS-301
 San Diego, CA 92101
 (619) 446-5000

THE CITY OF SAN DIEGO

Certification of Tenant Notice for Condominium Conversion Map

Project Address: 1530 Glenwood Dr., San Diego CA 92123	Project No.: <i>For City Staff Use</i> 415480
<p>I hereby certify that the "NOTICE" required under California Government Code Section 66427.1(a) and Municipal Code Section 125.0431 has been given to each tenant and person applying for the rental of a unit of the proposed condominium conversion project located at the project address listed above. The "NOTICE" was mailed or delivered on <u>December 9th, 2014</u> (date).</p> <p>I understand that City staff may not file a tentative map or map waiver for condominium conversion with the decision-making body less than 60 calendar days from the date this "NOTICE" was mailed or delivered. Further, I understand that if it is found that any of this information is incorrect, the project application may be denied by the decision-making body or voided by the courts, and the project may have to be reheard after the required notices have been given.</p>	
<p>Owner/Owner Agent Name (Please Print): Joseph Scarlatti/Westone Management Consultants</p>	
Signature: <i>Joseph Scarlatti</i>	Date: November 12th, 2015
<p>Attachments:</p> <ol style="list-style-type: none"> 1. List of Names/Addresses of persons receiving notice 2. Copy of 60-day Notice of Intent to Convert to Condominiums 	

This information is available in alternative formats for persons with disabilities.
 Be sure to see us on the World Wide Web at www.sandiego.gov/development-services

DS-561 (5-05)



City of San Diego
Development Services
 1222 First Ave., MS-301
 San Diego, CA 92101
 (619) 446-5000

THE CITY OF SAN DIEGO

Certification of Tenant Notice for Condominium Conversion Map

Project Address:

Project No.: *For City Staff Use*

415480

I hereby certify that the "NOTICE" required under California Government Code Section 66427.1(a) and Municipal Code Section 125.0431 has been given to each tenant and person applying for the rental of a unit of the proposed condominium conversion project located at the project address listed above. The "NOTICE" was mailed or delivered on _____ (date).

I understand that City staff may not file a tentative map or map waiver for condominium conversion with the decision-making body less than 60 calendar days from the date this "NOTICE" was mailed or delivered. Further, I understand that if it is found that any of this information is incorrect, the project application may be denied by the decision-making body or voided by the courts, and the project may have to be reheard after the required notices have been given.

Owner/Owner Agent Name (*Please Print*):

Signature:

Date:

Attachments:

1. List of Names/Addresses of persons receiving notice
2. Copy of 60-day Notice of Intent to Convert to Condominiums

This information is available in alternative formats for persons with disabilities.
 Be sure to see us on the World Wide Web at www.sandiego.gov/development-services

DS-561 (5-05)

60 DAY NOTICE OF INTENT TO CONVERT

66427.1 Subdivision Map Act, Government code

To the Occupant(s) of

Joey Mationg

1532 Glenwood Dr.
San Diego, California
92103

Within sixty (60) days the owner of this building(s) plan to file a Tentative Map with the City of San Diego to convert the property to a condominium project.

You will be given notice of each hearing for which notice is required pursuant to Section 66451.3 and 66452.5 of the Government Code and you have the right to appear and the right to be heard at any such hearing.

Owners Agent;
Westone Management Consultants

Joseph Scarlatti

December 9th, 2014

FILE COPY

60 DAY NOTICE OF INTENT TO CONVERT

66427.1 Subdivision Map Act, Government code

To the Occupant(s) of

Thomas Parcels

1532 Glenwood Dr.
San Diego, California
92103

Within sixty (60) days the owner of this building(s) plan to file a Tentative Map with the City of San Diego to convert the property to a condominium project.

You will be given notice of each hearing for which notice is required pursuant to Section 66451.3 and 66452.5 of the Government Code and you have the right to appear and the right to be heard at any such hearing.

Owners Agent;
Westone Management Consultants

Joseph Scarlatti

December 9th, 2014

60 DAY NOTICE OF INTENT TO CONVERT

66427.1 Subdivision Map Act, Government code

To the Occupant(s) of

Justin Palicki

1534 Glenwood Dr.
San Diego, California
92103

Within sixty (60) days the owner of this building(s) plan to file a Tentative Map with the City of San Diego to convert the property to a condominium project.

You will be given notice of each hearing for which notice is required pursuant to Section 66451.3 and 66452.5 of the Government Code and you have the right to appear and the right to be heard at any such hearing.

Owners Agent;
Westone Management Consultants

Joseph Scarlatti

December 9th, 2014

FILE COPY

60 DAY NOTICE OF INTENT TO CONVERT

66427.1 Subdivision Map Act, Government code

To the Occupant(s) of

K. Rauch

1534 Glenwood Dr.
San Diego, California
92103

Within sixty (60) days the owner of this building(s) plan to file a Tentative Map with the City of San Diego to convert the property to a condominium project.

You will be given notice of each hearing for which notice is required pursuant to Section 66451.3 and 66452.5 of the Government Code and you have the right to appear and the right to be heard at any such hearing.

Owners Agent;
Westone Management Consultants

Joseph Scarlatti

December 9th, 2014

FILE COPY

60 DAY NOTICE OF INTENT TO CONVERT

66427.1 Subdivision Map Act, Government code

To the Occupant(s) of

This Unit is vacant

1536 Glenwood Dr.
San Diego, California
92103

Within sixty (60) days the owner of this building(s) plan to file a Tentative Map with the City of San Diego to convert the property to a condominium project.

You will be given notice of each hearing for which notice is required pursuant to Section 66451.3 and 66452.5 of the Government Code and you have the right to appear and the right to be heard at any such hearing.

Owners Agent;
Westone Management Consultants

Joseph Scarlatti

December 9th, 2014

FILE COPY

7014 2120 0002 9063 2980

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

Re: _____

Postage & Fees: \$ _____

K. RAUCH
 Street & Apt. No. or PO Box No. **1534 Glenwood St**
 City, State, ZIP+4® **SD CA 92123**

PS Form 3800, July 2014 See Reverse for Instructions

7014 2120 0002 9063 2997

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

J PALICKI
 Street & Apt. No. or PO Box No. **1534 Glenwood**
 City, State, ZIP+4® **SD CA 92123**

PS Form 3800, July 2014 See Reverse for Instructions



USPS Tracking™



Customer Service ›
Have questions? We're here to help.

Tracking Number: 70142120000290632980

Expected Delivery Day: Tuesday, December 30, 2014

Product & Tracking Information

Available Actions

Postal Product:
First-Class Mail®

Features:
Certified Mail™

Return Receipt

Text Updates

Email Updates

DATE & TIME

STATUS OF ITEM

LOCATION

December 30, 2014 , 2:13 pm

Notice Left (No Authorized Recipient Available)

SAN DIEGO, CA 92103

December 30, 2014 , 1:13 am

Departed USPS Facility

SAN DIEGO, CA 92199

December 29, 2014 , 10:44 pm

Arrived at USPS Origin Facility

SAN DIEGO, CA 92199

December 29, 2014 , 11:42 am

Acceptance

EL CAJON, CA 92020

Track Another Package

Tracking (or receipt) number

Track It

HELPFUL LINKS

- Contact Us
- Site Index
- FAQs

ON ABOUT.USPS.COM

- About USPS Home
- Newsroom
- USPS Service Updates
- Forms & Publications
- Government Services
- Careers

OTHER USPS SITES

- Business Customer Gateway
- Postal Inspectors
- Inspector General
- Postal Explorer
- National Postal Museum
- Resources for Developers

LEGAL INFORMATION

- Privacy Policy
- Terms of Use
- FOIA
- No FEAR Act EEO Data



USPS Tracking™



Customer Service ›
Have questions? We're here to help.

Tracking Number: 70142120000290632997

Expected Delivery Day: Tuesday, December 30, 2014

Product & Tracking Information

Available Actions

Postal Product:
First-Class Mail®

Features:
Certified Mail™

Return Receipt

Text Updates

Email Updates

DATE & TIME

STATUS OF ITEM

LOCATION

December 30, 2014 , 2:13 pm

Notice Left (No Authorized Recipient Available)

SAN DIEGO, CA 92103

December 30, 2014 , 1:13 am

Departed USPS Facility

SAN DIEGO, CA 92199

December 29, 2014 , 10:31 pm

Arrived at USPS Origin Facility

SAN DIEGO, CA 92199

December 29, 2014 , 11:45 am

Acceptance

EL CAJON, CA 92020

Track Another Package

Tracking (or receipt) number

Track It

HELPFUL LINKS

- Contact Us
- Site Index
- FAQs

ON ABOUT.USPS.COM

- About USPS Home
- Newsroom
- USPS Service Updates
- Forms & Publications
- Government Services
- Careers

OTHER USPS SITES

- Business Customer Gateway
- Postal Inspectors
- Inspector General
- Postal Explorer
- National Postal Museum
- Resources for Developers

LEGAL INFORMATION

- Privacy Policy
- Terms of Use
- FOIA
- No FEAR Act EEO Data

Copyright © 2015 USPS. All Rights Reserved.

7014 2120 0002 9063 2966

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Postage: \$
Certified Fee: \$
Return Receipt Fee (For Registered Mail): \$
Restricted Delivery Fee (For Registered Mail): \$
Total Postage & Fees: \$

THOMAS PARCELLS
1532 GLENWOOD DR
SD 92123

PS Form 3800, July 2014 See Reverse for instructions.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature: *[Signature]* Agent Addressee

B. Received by (Printed Name): _____ C. Date of Delivery: 12/30/14

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below: _____

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:
 THOMAS PARCELLS
 1532 GLENWOOD DR
 SAN DIEGO CA
 92123

2. Article Number (Transfer from service label): 7014 2120 0002 9063 2966

PS Form 3811, July 2013 Domestic Return Receipt

7014 2120 0002 9063 2973

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Postage: \$
Certified Fee: \$
Return Receipt Fee (For Registered Mail): \$
Restricted Delivery Fee (For Registered Mail): \$
Total Postage & Fees: \$

JOEY MATIONG
1532 GLENWOOD RD
SD CA 92123

PS Form 3800, July 2014 See Reverse for instructions.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature: *[Signature]* Agent Addressee

B. Received by (Printed Name): _____ C. Date of Delivery: 12/30/14

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below: _____

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:
 JOEY MATIONG
 1532 GLENWOOD DR
 SD CA 92123

2. Article Number (Transfer from service label): 7014 2120 0002 9063 2973

PS Form 3811, July 2013 Domestic Return Receipt

ATTACHMENT 8

From: Michael Brennan [michaelbrennan.community@gmail.com]
Sent: Wednesday, October 21, 2015 11:33 AM
To: Daly, Tim
Cc: uptownplannerschair2015@gmail.com
Subject: Re: Proj No. 415480, Glenwood Terrace - Uptown Planners recommendation?

Tim,

The project was approved by consent. The agenda item was moved to the consent agenda by a vote of 12-0-3, the consent agenda was approved with a vote of 14-0-1.

Excerpt from the draft minutes:

Ward / Hook motion and second to move VII. potential action items - Tentative map waiver items 1. & 2. to consent.

Motion passes:

12-0-3 Wahlstrom, Dahl and Chair abstain.

Adoption of the Agenda passes:

14-0-1 chair abstains

-Michael

On Oct 21, 2015, at 11:02 AM, uptownplannerschair2015@gmail.com wrote:

Michael can you please answer his questions? Thank you, j

J. Demetrios Mellos III

Chair

Uptown Planners

Tel: [619-696-3600](tel:619-696-3600) x1

e-mail: UptownPlannersChair2015@gmail.com

Sent from J. Demetrios Mellos III Esq.'s iPad Air 5.

On Oct 21, 2015, at 10:06 AM, Daly, Tim <TPDaly@sandiego.gov> wrote:

Hello,

I believe this item was on your group's Aug. 4, 2015 agenda. Can you please let me

know the recommendation, vote count, and any conditions.

Thx, Tim

Tim Daly

Development Project Manager

City of San Diego Development Services Dept., MS-501

1222 First Ave., San Diego, CA 92101

(619) 446-5356

tpdaly@sandiego.gov

Office Hours: 8:30am - 2:30pm, Mon. - Fri.

<image001.png> Now: [Pay Invoices](#) and [Deposits Online](#)

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

<image001.png>



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: Glenwood Terrace Project No. For City Use Only: 415480
 Project Address: 1532 Glenwood Dr., San diego, CA 92103

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

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

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

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

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

Project Title:	Project No. (For City Use Only) 415480
----------------	---

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): Glenwood Triplex, LLC	
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address: 10518 Rountree Road	
City/State/Zip: Los Angeles, CA 90064	
Phone No: 310-566-2667	Fax No: or 310-295-7474
Name of Corporate Officer/Partner (type or print): Dan Millstone	
Title (type or print): Owner	
Signature :	Date: 2-19-2015

Corporate/Partnership Name (type or print):	
<input type="checkbox"/> Owner <input type="checkbox"/> 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):	
<input type="checkbox"/> Owner <input type="checkbox"/> 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):	
<input type="checkbox"/> Owner <input type="checkbox"/> 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):	
<input type="checkbox"/> Owner <input type="checkbox"/> 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):	
<input type="checkbox"/> Owner <input type="checkbox"/> 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
Glenwood Terrace – Project No. 415480**

Date	Action	Description	City Review Time	Applicant Response
4/27/15	First Submittal	Project Deemed Complete		
6/2/15	First Review Complete		39 days	
9/22/15	Second Submittal			112 days
10/21/15	Second Review Complete		29 days	
11/6/15	All Issues Resolved			16 days
12/9/15	HO Hearing		33 days	
TOTAL STAFF TIME			101 days	
TOTAL APPLICANT TIME				128 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Hearing Officer	7 months, 12 days	