



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** August 1, 2013 **REPORT NO.** PC-13-096

**ATTENTION:** Planning Commission, Agenda of August 15, 2013

**SUBJECT:** TENTATIVE MAP, 4221 IDAHO STREET  
PROJECT NO. 310667-PROCESS FOUR

**OWNER/  
APPLICANT:** Centre Street Live Work Lofts, LLC.  
Beth Reiter, Von Reiter Group

### SUMMARY

**Issue:** Should the Planning Commission approve a Tentative Map to create 6 residential condominium units (under construction) and to waive the requirement to underground existing offsite overhead utilities on a site located at 4221-31 Idaho Street in the Greater North Park Community Planning Area?

**Staff Recommendation:** APPROVE Tentative Map No. 1104370.

**Community Planning Group Recommendation:** On July 16, 2013, the North Park Planning Group voted unanimously to deny the project (Attachment 7).

**Environmental Review:** On May 10, 2013, the City of San Diego conducted an environmental review and determined the project is exempt from the California Environmental Quality Act [CEQA] pursuant to Public Resources Code section 21000 et. seq., under CEQA Guidelines Section 15303(b) (New Construction or Conversion of Small Structures). No appeal of the Environmental Determination was filed within the time period provided by San Diego Municipal Code Section 112.0520.

**Fiscal Impact Statement:** None. All of the costs associated with this application are paid for by the applicant.

**Code Enforcement Impact:** None. There are no code violations associated with this project.

**Housing Impact Statement:** The project proposes no affordable housing units on or off-site. Instead, the applicant has paid the in-lieu fee per the Inclusionary Housing Ordinance at the time of their building permit issuance (Building Permit Nos. 992822, 992856-60).

## **BACKGROUND**

The 0.16-acre site is located at 4221-4231 Idaho Street (Attachment 1) in the MR-800B Zone of the Mid-City Communities Planned District and the Transit Area Overlay Zone, within the Greater North Park Community Plan (Attachment 2). The subject property is currently under construction for six, 2-bedroom dwelling units approved by Building Permit Nos. 992822, 992856-60 in December of 2012. The site is bounded by an alley to the north (across from a fast-food restaurant) and east, with the North Park Recreation Facility to the west and multi-family residential to the south.

## **DISCUSSION**

### **Project Description:**

The project proposes a Tentative Map for the subdivision of the property to create 6 condominium ownership interests and to waive the requirements to relocate the existing overhead utilities on a 0.16-acre site comprised of two lots. Section 125.0410 of the San Diego Municipal Code (SDMC) requires that a Tentative Map be processed for the subdivision of land. The Tentative Map request is a Process Four Planning Commission decision as outlined in the SDMC Section 125.0430. According to SDMC Section 125.0440, Findings for Tentative Maps, the decision maker may approve a Tentative Map if the decision maker finds that the proposed subdivision of land complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the San Diego Municipal Code.

For properties located within the Transit Area Overlay Zone, two off-street parking spaces are required for each unit for a total of 12 spaces. The project is proposing 12 parking spaces within garages located along the alley, consistent with the parking requirements.

### **Underground Utility Waiver**

San Diego Municipal Code (SDMC) Section 144.0240 allows the subdivider to apply for a waiver of the requirements to relocate the existing overhead utilities within the boundary of the subdivision or within the abutting public right-of-way. There are existing overhead facilities across the Idaho right-of-way and within the alley to the east. City staff has determined the design of the proposed, privately-owned underground utilities that will be constructed within the subdivision are consistent with accepted engineering practices and meet the requirements of SDMC 144.0240. 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.

Community Planning Group Recommendation: On July 16, 2013, the North Park Planning Group voted unanimously to deny the project (Attachment 7). The reason for the denial was based on the fact that the Planning group did not have an opportunity to review the ministerial building permits for the construction of the units. Ministerial building permit applications are reviewed and approved by city staff if the regulations are met, or denied if the regulations are not met. Building permits applications are not subject to review by the Community Planning Groups. In this case all the regulations for the construction of the six units were met and Building Permit Nos. 992822, 992856-60 were issued in December of 2012.

**Conclusion:**

Staff has reviewed the request for a Tentative Map for the subdivision to create 6 condominium ownership interests, and to waive the requirement to underground existing overhead utilities. Staff has found the project to be in conformance with the applicable sections of the San Diego Municipal Code and believes the required findings can be approved. Therefore staff recommends that the Planning Commission approve Tentative Map No. 1104370 subject to the proposed conditions (Attachment 5).

**ALTERNATIVES:**

1. **Approve** Tentative Map No. 1104370, with modifications.
2. **Deny** Tentative Map No. 1104370, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Mike Westlake  
Acting Deputy Director  
Development Services Department



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Renee Mezo  
Project Manager  
Development Services Department

Attachments:

1. Aerial Photograph

2. Community Plan Land Use Map
3. Project Data Sheet
4. Draft Tentative Map Resolution
5. Draft Tentative Map Conditions
6. Project Plans
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement



Project Site

Imagery ©2013 Google, Map data ©2013 Google - Edit in Google Map Maker Re

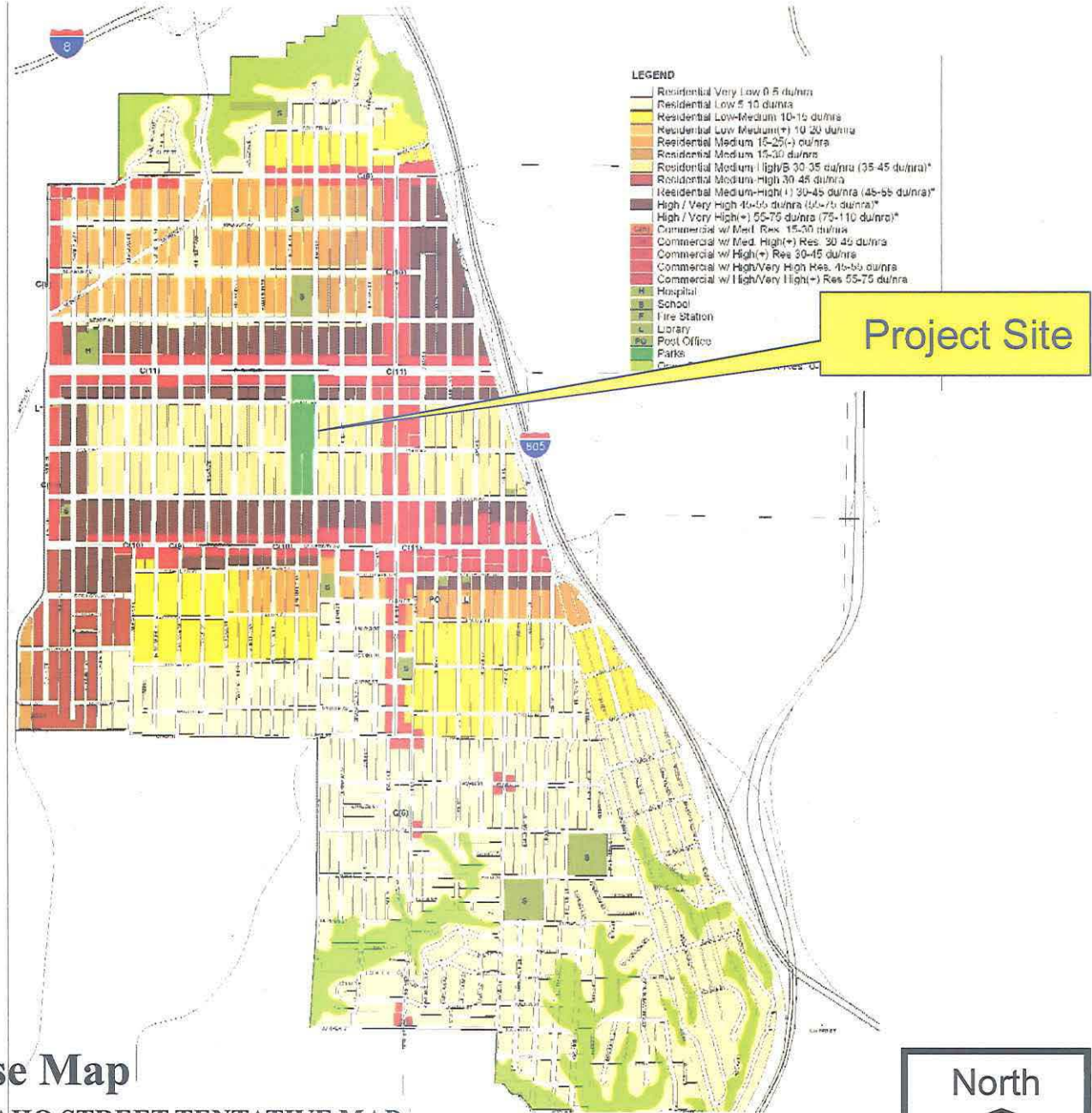
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# Project Location Map

4221 IDAHO STREET TENTATIVE MAP  
PROJECT NO. 310667





## Land Use Map

**4221 IDAHO STREET TENTATIVE MAP  
PROJECT NO. 310667**



# PROJECT DATA SHEET

## FOR CONDOMINIUM CONVERSIONS

<b>PROJECT NAME:</b>	4221 Idaho Street	
<b>PROJECT DESCRIPTION:</b>	Creation of 6 residential condominium units (under construction) and a waiver from the requirement to underground existing utilities.	
<b>COMMUNITY PLAN AREA:</b>	Greater North Park	
<b>DISCRETIONARY ACTIONS:</b>	Tentative Map	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Low density residential development at 5-10 dwelling units per acre	
<b><u>CURRENT ZONING INFORMATION:</u></b>	<b><u>CONSTRUCTED:</u></b>	
<b>ZONE:</b> MR-800B: A multi-unit residential zone	MR-800B	
<b>DENSITY:</b> one unit per 800	6 units	
<b>HEIGHT LIMIT:</b> 50'; 60' where a building is above enclosed parking	36.5'	
<b>LOT SIZE:</b> 6,000 s.f.	7,000 s.f.	
<b>FRONT SETBACK:</b> 10	10	
<b>SIDE SETBACK:</b> 6	5	
<b>STREETSIDE SETBACK:</b> 6	5	
<b>REAR SETBACK:</b> 1, if alley; 15 if no alley	2	
<b>PARKING:</b> 12	12	
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Commercial- CN-1	Fast food restaurant
<b>SOUTH:</b>	Multi-Family Residential; MR-800B	Multi-Family
<b>EAST:</b>	Multi-Family Residential; MR-800B	Multi-Family
<b>WEST:</b>	Multi-Family Residential; MR-800B	North Park Recreation Facility
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	none	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On July 16, 2013, the North Park Planning Committee voted unanimously to deny the project.	

PLANNING COMMISSION  
RESOLUTION NUMBER R-XXXX

TENTATIVE MAP NO. 1104370  
4221-4231 IDAHO STREET- PROJECT NO. 310667  
**DRAFT**

WHEREAS, Centre Street Live-Work Lofts, LLC., Subdivider, and Richard Matter Engineer, submitted an application to the City of San Diego for Tentative Map No. 1104370 to create 6 residential units (under construction) for condominium ownership interests and to waive the requirement to underground existing overhead utilities. The project site is located at 4221-4231 Idaho Street in the MR-800B zone of the Mid-City Communities Planned District and the Transit Area Overlay Zone, within the Greater North Park Community Plan. The property is legally described as Lots 13 and 14, Block 121 of University Heights, Map by G.A. d'Hemecourt in Book 8, page 36; and

WHEREAS, the map proposes the subdivision of a 0.16-acre site into one lot for six residential 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 1350 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is six (6); and

WHEREAS, on May 10, 2013, 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 15303 (b) (New Construction or



Conversion of Small Structures); 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, Government Code section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

WHEREAS, the design of the proposed, privately-owned underground utilities that will be constructed within the subdivision are consistent with accepted engineering practices and meet the requirements of Municipal Code Section 144.0240. 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. Therefore, the requirements to underground the privately owned utility systems and service facilities are waived; and

WHEREAS, on August 15, 2013, the Planning Commission of the City of San Diego considered Tentative Map No. 1104370, including the waiver of the requirement to underground existing overhead utilities, and pursuant to San Diego Municipal Code sections 125.0440, 125.0444, and 144.0240 and Subdivision Map Act, Government Code 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 Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1104370:

**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, Government Code §§ 66473.5, 66474(a), and 66474(b)).**

The project proposes to consolidate the existing two lots into one lot for the subdivision of six residential units (under construction) and to waive the requirement to underground existing overhead utilities. The units are located at 4221-31 Idaho Street and are currently under construction and no new development is proposed with this subdivision. No construction or grading is permitted by this Tentative Map No. 1104370. All development was previously approved by Building Permit Nos. 992822, 992856-60. The proposed project is a subdivision of the property to create six condominium ownership interests, and complies with the development regulations of the Mid-City Communities Planned District, MR-800 B zone which designates this site for one dwelling unit per 800 square feet. The six units comply with the density of the underlying zone and therefore, the proposed subdivision complies with the policies, goals, and objectives of the applicable land use plan.

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

The project proposes to consolidate the existing two lots into one lot for the subdivisions of six residential units (under construction) and to waive the requirement to underground existing overhead utilities. The units are located at 4221-31 Idaho Street and are currently under construction and no new development is proposed with this subdivision. No construction or grading is permitted by this Tentative Map No. 1104370. All development was previously approved by Building Permit Nos. 992822, 992856-60. The proposed subdivision was determined to be consistent with the development regulations of the MR-800B Zone of the Greater North Park Community Plan which includes height, setbacks, floor area ratio, landscaping and architectural design. Therefore, the site is physically suitable for the type and density of development.

**3. 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 consolidate the existing two lots into one lot for the subdivisions of six residential units (under construction) and to waive the requirement to underground existing overhead utilities. The units are located at 4221-31 Idaho Street and are currently under construction and no new development is proposed with this subdivision. No construction or grading is permitted by this Tentative Map No. 1104370. All development was previously approved by Building Permit Nos. 992822, 992856-60. The proposed subdivision was determined to be consistent with the development regulations of the MR-800B Zone of the Greater North Park Community Plan and no deviations are requested, therefore it complies with the applicable zoning and development regulations of the Land Development Code.

**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, Government Code § 66474(e)).**

The project proposes to consolidate the existing two lots into one lot for the subdivisions of six residential units (under construction) and to waive the requirement to underground existing overhead utilities. The units are located at 4221-31 Idaho Street and are currently under construction and no new development is proposed with this subdivision. No construction or grading is permitted by this Tentative Map No. 1104370. All development was previously approved by Building Permit Nos. 992822, 992856-60. The existing site was a vacant lot and the design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as none exist and the project is located in an urban area and there are no watercourses on the site.

**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, Government Code § 66474(f)).**

The project proposes to consolidate the existing two lots into one lot for the subdivisions of six residential units (under construction) and to waive the requirement to underground existing overhead utilities. The units are located at 4221-31 Idaho Street and are currently under construction and no new development is proposed with this subdivision. No construction or grading is permitted by this Tentative Map No. 1104370. All development was previously approved by Building Permit Nos. 992822, 992856-60. 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 of approvals relevant to adequate parking, public improvements, and paying applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code.

The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (b) (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and City regulations governing the construction and continued operation of the development apply to this project to prevent adverse affects to those persons or proerties in the vicinity of the projects. Therefore, the proposed project 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, Government Code § 66474(g)).**

The project proposes to consolidate the existing two lots into one lot for the subdivisions of six residential units (under construction) and to waive the requirement to underground existing overhead utilities. The units are located at 4221-31 Idaho Street and are currently under construction and no new development is proposed with this subdivision. No existing easements are located within the project boundaries as shown on Tentative Map No. 1104370. As such, no conflict will occur with the recording of the subdivision and therefore no conflict will result which would negatively affect the public at large.

**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 consolidate the existing two lots into one lot for the subdivisions of six residential units (under construction) and to waive the requirement to underground existing overhead utilities. The units are located at 4221-31 Idaho Street and are currently under construction and no new development is proposed with this subdivision. No construction or grading is permitted by this Map Waiver No. 1104370. All development was previously approved by Building Permit No. 992822, 992856-60 and complies, to the extent feasible, for future passive or natural heating and cooling opportunities. The proposed project is a subdivision of the property to create six residential units to condominium ownership interests, and would not impact 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, Government Code § 66412.3).**

The project proposes to consolidate the existing two lots into one lot for the subdivisions of six residential units (under construction) and to waive the requirement to underground existing overhead utilities. The units are located at 4221-31 Idaho Street and are currently under construction and no new development is proposed with this subdivision. No construction or grading is permitted by this Tentative Map No. 1104370. All development was previously approved by Building Permit No. 992822, 992856-60. The proposed project is a subdivision of the property to create six residential units to condominium ownership interests, and the Tentative Map, in of itself would not impact the housing within the region, public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 1104370, is hereby granted to Centre Street Live-

Work Lofts, LLC., subject to the attached conditions which are made a part of this resolution by reference.

By

\_\_\_\_\_  
Renee Mezo  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24003532

PLANNING COMMISSION CONDITIONS FOR  
TENTATIVE MAP NO. 1104370  
4221-4231 IDAHO STREET- PROJECT NO. 310667  
DRAFT

ADOPTED BY RESOLUTION NO. R-XXXX ON AUGUST 15, 2013

**GENERAL**

1. This Tentative Map will expire on August 29, 2016.
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 Final Map, unless otherwise noted.
3. A Final Map is required to consolidate the existing lots into one lot and to subdivide the ownership interest as a condition of the tentative map.
4. Prior to the recordation of the Final 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. 310667  
TM No. 1104370

**ENGINEERING**

6. The Subdivider shall construct the required Public Improvements, as shown on the City Construction Plan with approval number 1031716 which includes new alley apron and curb ramps, satisfactory to the City Engineer.
7. The subdivider shall install appropriate private back flow prevention devices on all existing and proposed water services (domestic, irrigation, and fire) adjacent to the project site in a manner satisfactory to the Water Department Director.
8. 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.
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. 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**

12. "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].
13. "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."

Project No. 310667  
TM No. 1104370

**INFORMATION:**

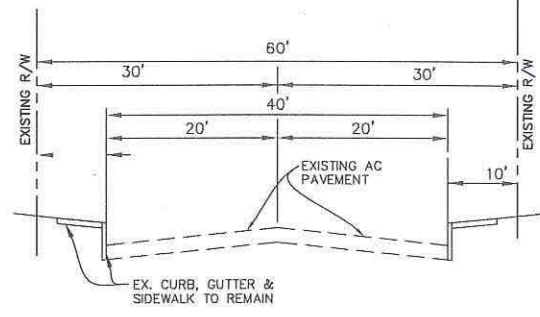
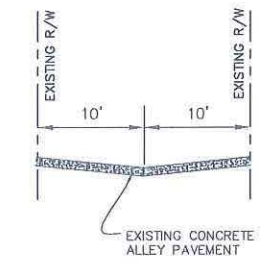
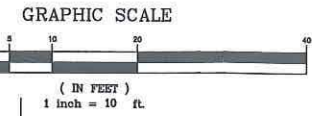
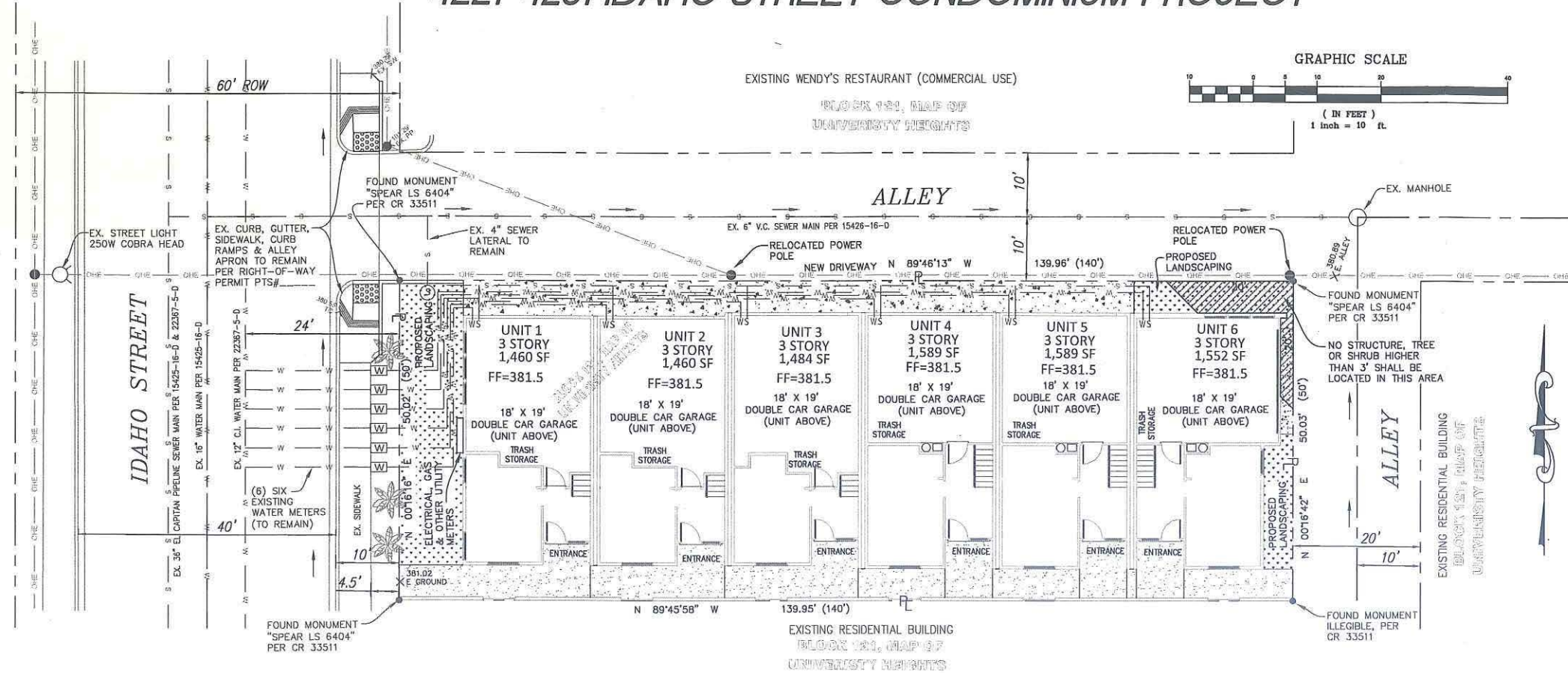
- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.
- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code Section 17620, in accordance with procedures established by the Director of Building Inspection.
- 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.
- 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. 24003532

Project No. 310667  
TM No. 1104370



# 4221-4231 IDAHO STREET CONDOMINIUM PROJECT



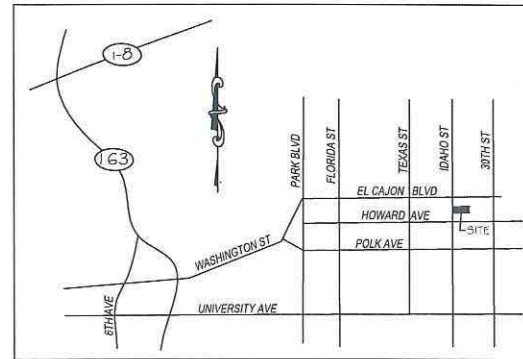
**LEGEND:**

SYMBOL	ITEM
* 93.5	EXISTING SPOT ELEVATION
---	TENTATIVE MAP BOUNDARY
---	EXISTING LOT LINE
FF	FINISH FLOOR
FG	FINISH GRADE
TC	TOP OF CURB
FL	GUTTER FLOW LINE

- GENERAL NOTES:**
- EXISTING ZONING: MCCPD-MR-800B
  - COMMUNITY PLAN: MID-CITY COMMUNITY PLANNED DISTRICT
  - PROPOSED ZONING: SAME AS EXISTING
  - EXISTING LOTS: 2, PROPOSED LOTS: 1
  - ASSESSOR'S PARCEL NUMBER: 445-432-04
  - DATE OF ORIGINAL BUILDING CONSTRUCTION: UNDER CONSTRUCTION, 2013. THE PROJECT NUMBER 282707 IS FOR THE BUILDING PERMIT, AND THE BUILDING PERMIT NUMBERS ARE: #992822, 992856, 992857, 992858, 992859, 992860
  - SEWER SERVICE: CITY OF SAN DIEGO
  - WATER SERVICE: CITY OF SAN DIEGO
  - FIRE PROTECTION: CITY OF SAN DIEGO
  - GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC COMPANY
  - TELEPHONE SERVICE: PACIFIC BELL
  - TOTAL SITE AREA: 7,000 SF (0.16 AC)
  - SQUARE FEET PER DWELLING UNIT:  
UNIT 1 & 2: 1460 SF  
UNIT 3: 1484 SF  
UNIT 4 & 5: 1589 SF  
UNIT 6: 1552 SF
  - TOPOGRAPHIC SURVEY PERFORMED BY: PQ DESIGN STUDIO, OCTOBER 2012
  - NAD 27 (LAMBERT) COORDINATE INDEX: 210-1692
  - NAD 83 COORDINATE INDEX: 1850-6254
  - ON-SITE EASEMENTS: NONE EXISTING PER TITLE REPORT.
  - THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS IS 6.
  - A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET.

**ON-SITE UTILITY TABLE**

UTILITY	LOCATION
ELECTRICAL	UNDERGROUND
GAS	UNDERGROUND
WATER/SEWER	UNDERGROUND
TELEPHONE	UNDERGROUND
CABLE	UNDERGROUND



**ASSESSOR'S PARCEL NUMBER:** 445-432-04-00  
**PROJECT ADDRESS:** 4221-4231 IDAHO STREET, SAN DIEGO, CA

**BENCHMARK:** SWBP @ IDAHO STREET AND EL CAJON BLVD, ELEV: 382.3 MSL

**REFERENCE DRAWINGS:** MAP NO. 558, UNIVERSITY HEIGHTS

**MINIMUM SETBACKS:**  
FRONT: 10' FROM PL  
SIDEYARD: 5' FROM PL  
REAR: 2' FROM PL

**LEGAL DESCRIPTION:** LOTS 13 & 14 IN BLOCK 121 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP MADE BY G.A. d'HEMECOURT, IN BOOK 8, PAGE 36 OF ET SEQ. OF LIS PENDENS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO.

**DECLARATION OF RESPONSIBLE CHARGE:**  
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

**OWNER:**  
E. CAMPOS INVESTMENTS, LLC  
DUSTIN WALTERMEYER  
11206 CORTE BELLEZA  
LA JOLLA, CA 92130

Revision 3: \_\_\_\_\_  
Revision 2: 07/08/2013  
Revision 1: 05/16/2013

**VON REITER GROUP**  
Civil Engineering Consultants

11110 negley avenue  
san diego, ca 92131  
www.vonreiter.com  
phone (619) 232-4580  
fax (619) 566-3770



NAME: RICHARD E. MATTER, JR. R.C.E. NO. 68281 EXP. 09-30-13 DATE: \_\_\_\_\_ DUSTIN WALTERMEYER DATE: \_\_\_\_\_

PTS #310667

**TENTATIVE MAP**

SHEET 1 OF 1 CREATED 03/24/2013

## Special Election to fill one open seat

To be eligible to run for this NPPC Board you must have a valid Registration Form on file & have signed in at one NPPC Board meeting from March 2013 through June 2013





### NORTH PARK PLANNING COMMITTEE

AGENDA: July 16, 2013– 6:30 PM

2901 NORTH PARK WAY, 2<sup>ND</sup> FLOOR

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- I. **Parliamentary Items** (6:30 pm)
- A. Call to Order, Roll Call and Attendance Report
  - B. Modifications to & Adoption of the July 16, 2013 Agenda
    - Urgent Non-Agenda Action Items – Items may be initiated by NPPC Board Member and added to the Agenda by a 2/3 vote of the Committee.
  - C. **Consent Agenda Items:** Items on the Consent Agenda were heard & voted on at an NPPC subcommittee; are not considered controversial. *Items on the Consent Agenda can be moved to Action for full discussion by any member of the Board or Public.* (UDPR July 1, 2013 In Attendance: Barry, Hill, Pyles, Carlson, Granowitz, Steppke, Callen, Bonn, Asgarian; PFPA July 10 Carlson, Granowitz, Steppke, Callen, Bonn, Vidales, Hill )
    1. 4221-4231 Idaho Street Tentative Map (TM) (Project No. 310667): Proposed TM for conversion of six under-construction residential units to condominiums. The site is located within the MR-800B zone. The project is a Process 4 decision that is made by the Planning Commission and can be appealed to City Council. **Motion: To deny the map waiver and waiver on undergrounding for the project at 4221 Idaho Street, project # 310667, due to construction starting without review by North Park Planning Committee .Granowitz/Steppke 9-0-0**
    2. Proposed Alcohol License (Beer and Wine) for 7-11 (3152 University Ave.): The San Diego Police Department has requested the NPPC to provide feedback on a proposed alcohol license allowing the sale of beer and wine at the 7-11 located at 3152 University Avenue. **Motion that the request for a beer and wine alcohol license at the 7-11 (3152 University Ave.) be denied due to oversaturation in the area and incomplete factual information. Steppke/Barry 8-1-0 (Asgarian voting no)**
    3. University Heights Identification Signs. Motion: To Approve Replacement of University Heights Signs at the North-West Corner of Texas St & El Cajon & the North-West Corner of Texas St & Adams Ave. Steppke/Callen 7-0-0
  - D. **ELECTION to fill Board Vacancy. This will be a vote of the Board only.**
  - E. Chair's Report/CPC
  - F. Treasurer's Report –Brandon Hilpert
  - G. Social Media - Brandon Hilpert
  - H. Planner's Report –Marlon Pangilinan, 619.235.5293; [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)
- II. **Non Agenda Public Comment (2 min. max each) Limited** to items not on the Agenda & non-debatable. Please fill out a Public Comment Sheet Give to Secretary
- III. **Announcements & Event Notices:** Please fill out a Public Comment Sheet and give to Secretary
- CIP Training for cpg's in the 3rd District including NPPC will be July 31, 6 pm War Memorial Building
  - Workshop on the NP Community Plan Update to be held Thursday August 8, 2013 6 pm, North Park Rec Center, 4044 Idaho St Social Room

- **CicloSDias** Sunday Aug 18, 2013 10am – 4 pm <http://ciclosdias.com/>

- IV. Elected Official Reports & contact Info:** Reports are limited to 2 Min Max
- A. Gavin Deeb, Hon. Susan Davis, US Congressional District 53, 619.208.5353 [Gavin.Deeb@mail.house.gov](mailto:Gavin.Deeb@mail.house.gov)
  - B. Jason Wiesz, Rep Hon. Toni Atkins, State Assembly District 76, 619.645.3090 [jason.weisz@asm.ca.gov](mailto:jason.weisz@asm.ca.gov)
  - C. Chris Ward, Hon. Marty Block State Senate District 39, 619.645.3133 [christopher.ward@sen.ca.gov](mailto:christopher.ward@sen.ca.gov)
  - D. Anthony Bernal, Hon. Todd Gloria, City Councilmember District 3, [ABernal@sandiego.gov](mailto:ABernal@sandiego.gov)
  - E. Linda Perine Hon Mayor Bob Filner Linda Perine ([lperine@sandiego.gov](mailto:lperine@sandiego.gov))

- V. Discussion/Action Items:** (2 Min Max per Speaker-Chair can award more time) (7:10 pm)
- A. **Donation to NP Christian Fellowship** (7:15 pm)
  - B. **NPPC needs a MAD Representative** (7:25 pm)
  - C. **Jack in the Box Update** (7:35 pm)
  - D. **Explanation new procedure related to Alcohol Permitting** Robert Barry (7:40 pm)
  - E. **CIP** (7:45 pm)
  - F. **North Park Community Plan Update** (Time Permitting & in no particular order) (8 pm)
    - 1. **Update Community Planning Boundaries**
    - 2. **Zoning**
    - 3. **Community Plan Elements**
      - a) **Noise Element**
      - b) **Urban Design Element**
      - c) **Public Facilities Element**
      - d) **Park & Recreation Element**

- VI. Reports** (8:45 pm)
- A. **Subcommittee Reports** (Limited to Items not on the Agenda, 5 Min Max per Report)
    - 1. Urban Design/Project Review, Robert Barry, Cheryl Dye - NP Adult Community Center, 6:00 pm 1st Monday. Next meeting August 5, 2013
    - 2. Public Facilities/Public Art, Dionne Carlson, Rene Vidales – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting August 14, 2013
  - B. **Liaisons Reports** (2 Min. Max per Report)
    - 1. Balboa Park Committee Rob Steppke
    - 2. Maintenance Assessment District Lucky Morrison
    - 3. North Park Main Street Cheryl Dye
    - 4. Regional Bike Plan Proposed Initial Implementation Carlson/Vidales
    - 5. Adams Ave BIA Dionne Carlson
    - 6. NP BID Collaborative Vicki Granowitz

- VII. Unfinished & Future Agenda Items**
- A. Bylaws

- VIII. Future Meeting Dates: NPCPU Workshop Aug 8; NPPC Board Meeting August 20**

- IX. Adjournment** (9 pm)
- \*\*Times are estimates only

- To request an agenda in alternative format, a sign language or oral interpreter, call (619) 236-6405.
- To Contact the Chair of NPPC, call Vicki Granowitz 619-884-0008 or [NPPC-Info@cox.net](mailto:NPPC-Info@cox.net)
- To Contact Urban Design/ Project Review, call Robert Barry at (619) 954-5588 or [robert.barry@cox.net](mailto:robert.barry@cox.net)
- To contact Public Facilities/Public Art call Dionne Carlson at (619) 584-2496 or [dionneleighcarlson@cox.net](mailto:dionneleighcarlson@cox.net)
- For information about North Park Activities go to NPCA website at [www.northparksd.org](http://www.northparksd.org)
- Adams Ave Business Improvement Association: <http://www.adamsavenuebusiness.com/>
- North Park Main Street: <http://northparkmainstreet.com/>
- "The Boulevard" El Cajon Boulevard Improvement Association: [www.theboulevard.org](http://www.theboulevard.org)

Ownership Disclosure

4221 Idaho Street

Project No. 310667

Tentative Map

**CENTRE STREET LIVE-WORK LOFTS, LLC.**

Members:

Erica M. Campos

Dustin Waltemeyer