



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: December 11, 2024 REPORT NO. HO-24-059

HEARING DATE: December 18, 2024

SUBJECT: 2664 L Street Tentative Map Waiver, Process Three Decision

PROJECT NUMBER: [PRJ-1113811](#)

OWNER/APPLICANT: Lars Frederick Gullberg, Owner / Charles Linch, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map Waiver to create six residential condominium units, five of which include Accessory Dwelling Units under construction at [2664 L Street](#) within the [Southeastern San Diego Community Planning](#) area?

Proposed Actions: Approve Tentative Map Waiver No PMT-3297607

Fiscal Considerations: None with this action. All costs associated with the processing of the application are recovered through a flat fee deposit account funded by the applicant.

Housing Impact Statement: The project consists of six condominium dwelling units currently under construction. The Housing Commission has determined that the project does not trigger additional housing fees.

Community Planning Group Recommendation: On October 14, 2024, the Southeastern San Diego Community Planning Board voted 6-0-0 to recommend approval of the proposed project without conditions.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development Projects. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 2, 2024, and the opportunity to appeal that determination ended October 16, 2024.

### BACKGROUND

The 0.14-acre project site is located at 2664 L Street (Attachments 1-2) in the RM-3-7 (Residential Multiple Dwelling Unit) zone, Airport Land Use Compatibility Overlay Zone, the Airport Influence

Area (San Diego International Airport Review Area – 2), the FAA Part 77 Notification Area, a Community of Concern, the Community Plan Implementation Overlay Zone (CPIOZ-A), a Parking Standards Transit Priority Area, the San Diego Promise Zone, a Transit Area, and a Transit Priority Area within the Southeastern San Diego Community Plan Area (Community Plan).

The project site was previously developed with a 644-square-foot single dwelling unit built in 1910. The site was reviewed for historic resources under PRJ-1070234 and found to not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Subsequently, the structure was demolished (PRJ-1088376), and the site is currently being developed with six dwelling units under ministerial project number PRJ-1070234, approved on August 23, 2023. Five of the site units will have an Accessory Dwelling Unit (ADU). The project site does not contain any sensitive habitat and is not located within or adjacent to the Multi Habitat Planning Area.

Pursuant to San Diego Municipal Code (SDMC) Section [125.0120](#), a Process Three Tentative Map Waiver can be requested for the construction of a new condominium project on a single parcel that was previously mapped and monumented. Therefore, the hearing officer will decide whether to approve, conditionally approve, or deny the project, and the decision can be appealed to the Planning Commission.

## DISCUSSION

The Project is a Tentative Map Waiver to create six condominium ownerships within a single structure. The dwelling units consist of one two-story dwelling unit of 750 square feet and five three-story dwelling units of 850 square feet each with a 550-square-foot accessory dwelling unit, for a total of 7,750 square feet of development that is currently under construction via PRJ-1070234. No physical development is proposed with the mapping action.

The 0.14-acre site is within the Community Plan land use designation of Residential Medium High (30-44 dwelling units per acre), which allows up to six dwelling units per acre on the site. Therefore, the project is consistent with the Community Plan land use designation. Further, the Map Waiver subdivides the property for condominium ownership which is consistent with the Community Plan Residential Land Use Policy P-LU-14, "Support rental and ownership opportunities in all types of housing, including alternative housing such as companion units, live/work studios, shopkeeper units, small-lot housing typologies, and for-sale townhomes."

In addition, Community Plan Land Use Element Goal Four calls for the creation of "a diverse mix of residential opportunities including affordable rental and market-rate housing, senior and multi-generational housing, and small lot townhome development". The project would provide ownership housing opportunities in support of this goal. Project public improvements include replacing the adjacent alley.

Conclusion: Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration.

ALTERNATIVES

1. Approve Tentative Map Waiver No. PMT-3297607, with modifications.
2. Deny Tentative Map Waiver No. PMT-3297607, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

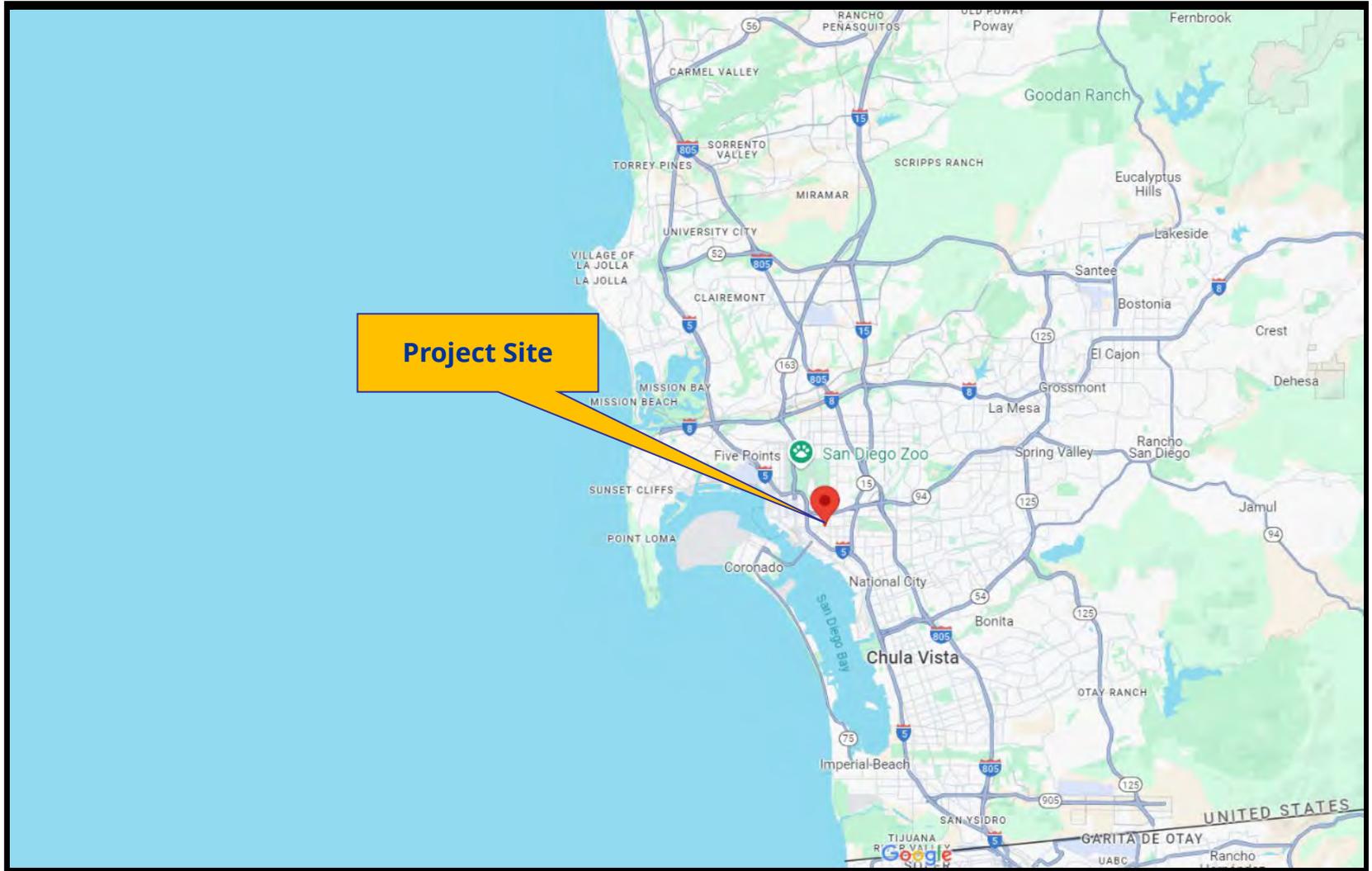


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Karen Bucey  
Development Project Manager  
Development Services Department

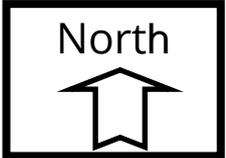
Attachments:

1. Aerial Photographs
2. Vicinity Map
3. Draft Map Conditions
4. Draft Map Resolution
5. Environmental Exemption
6. Ownership Disclosure Statement
7. Community Plan Vote Sheet
8. Tentative Map



## Project Location Map

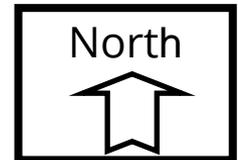
2664 L Street; Project No. PRJ-1113811  
Tentative Map Waiver





# Aerial Photograph

2664 L Street; Project No. PRJ-1113811  
Tentative Map Waiver



## ATTACHMENT 3

HEARING OFFICER  
CONDITIONS FOR MAP WAIVER NO. PMT-3297607  
2664 L STREET – PROJECT NO. PRJ-1113811  
ADOPTED BY RESOLUTION NO. \_\_\_\_\_ ON \_\_\_\_\_

### **GENERAL**

1. This Map Waiver will expire December 18, 2027.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. Please note if a tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.
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. The City shall promptly notify the Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If the City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the Subdivider shall not thereafter be responsible for defending, indemnifying, or holding City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.
6. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (SDMC Section 144.0507), to the satisfaction of the City Engineer.

### **ENGINEERING**

7. The Subdivider shall construct the required public improvements per previously approved Right-of-Way Permit, Project No. 1085092, PMT No. 3206095, satisfactory to the City Engineer.

## ATTACHMENT 3

8. The Subdivider shall reconstruct the existing damaged alley and replace it with a full-width city-standard concrete alley per Current City Standards adjacent to the site, satisfactory to the City Engineer.
9. The Subdivider shall ensure that all existing on-site utilities serving the subdivision are undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place or provide other means to assure the undergrounding is satisfactory to the City Engineer.

### **MAPPING**

10. Prior to the expiration of the Tentative Map Waiver (TMW), a Certificate of Compliance to subdivide the property into six (6) residential condominium units, shall be recorded in the San Diego County Recorder's Office.
11. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monuments are missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.

### **INFORMATION:**

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies, including but not limited to the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of the development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (SDMC Section 142.0607).

RESOLUTION NO. \_\_\_\_\_  
DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS  
AND APPROVING TENTATIVE MAP WAIVER NO. PMT-3297607  
2664 L STREET – PRJ-1113811

WHEREAS, Lars Frederick Gullberg and Charles Linch, Subdivider, and Metropolitan Mapping, Surveyor, submitted an application with the City of San Diego for Map Waiver No. PMT-3297607, to waive the requirement for a Tentative Map for the creation of six residential condominium units currently under construction, five with included accessory dwelling units. The 0.14-acre project site is located at 2664 L Street (Attachments 1-2) in the RM-3-7 (Residential Multiple Dwelling Unit) zone, Airport Land Use Compatibility Overlay Zone, the Airport Influence Area (San Diego International Airport Review Area – 2), the FAA Part 77 Notification Area, a Community of Concern, the Community Plan Implementation Overlay Zone (CPIOZ-A), a Parking Standards Transit Priority Area, the San Diego Promise Zone, a Transit Area, and a Transit Priority Area within the Southeastern San Diego Community Plan. The property is legally described as Parcel 1 of Parcel Map No. 22054, in the City of San Diego, County of San Diego of San Diego, State of California, according to the Parcel Map thereof, recorded December 6, 2023, as file No. 2023-7000547; and

WHEREAS, on October 2, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15332, In-Fill Development Projects, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) 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 SDMC sections 144.0220(a) and 144.0220(b); and

WHEREAS, the project proposes a Tentative Map Waiver to waive the requirement to file a Tentative Map to create six condominium units, five of which include an Accessory Dwelling Unit, as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act, and;

WHEREAS, on December 18, 2024, the Hearing Officer of the City of San Diego considered Map Waiver No. PMT-3297607, and pursuant to SDMC sections 125.0122 (Decision Process for Map Waivers), of the SDMC and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. PMT-3297607:

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

The 0.14-acre site is designated in the Community Plan as Residential Medium High (30-44 dwelling units per acre). The Map Waiver does not propose physical development; however, the six units currently under construction at the site are consistent with this designation. The Map Waiver subdivides the property for condominium ownership which is consistent with the Community Plan Residential Land Use Policy P-LU-14, "Support rental and ownership opportunities in all types of housing, including alternative housing such as companion units, live/work studios, shopkeeper units, small-lot housing typologies, and for-sale townhomes." Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The Tentative Map Waiver allows the dwelling units currently under construction (PRJ-1070234) to be sold separately as condominiums. The project will be conditioned to replace the existing damaged alley with a concrete alley adjacent to the project site. No deviations are required, and no other development is proposed with the mapping action. PRJ-1070234 complies with all applicable zoning, development regulations, and the Subdivision Map Act Section 66428. Therefore, 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.

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

The Tentative Map Waiver allows the dwelling units currently under construction (PRJ-1070234) to be sold separately as condominiums. It does not propose physical development; however, it is consistent with the Residential Medium High (30-44 dwelling units per acre) Community Plan designation. The site is existing and served by all public utilities and local streets. Therefore, the site is physically suitable for the type and density of 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 Tentative Map Waiver allows the dwelling units currently under construction (PRJ-1070234) to be sold separately as condominiums. No other development is proposed with the mapping action. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development Projects. This mapping action does not create new lots or facilitate any physical development beyond that which has already taken place. There are no environmentally sensitive lands on the site or in the vicinity. Therefore, 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.

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

The Tentative Map Waiver allows the dwelling units currently under construction (PRJ-1070234) to be sold separately as condominiums. The subdivision will not facilitate any physical development that has not already occurred. Therefore, the design of the subdivision or the type of improvements will not be detrimental to 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 is located on a private lot with no existing public easements, and where none are required by the Community Plan. Therefore, the design of the subdivision or the type of

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

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

The existing dwelling units, currently under construction (PRJ-1070234), were determined to be in conformance with the applicable policy and implementing zoning regulations in place at the time of approval. The proposed Tentative Map Waiver does not propose to change that design, nor does it preclude future owners of the units from installing passive or natural heating and cooling in the future. 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 Community Plan Residential Land Use Policy P-LU-11 calls to achieve a diverse mix of housing types and forms, consistent with allowable densities and urban design policies. The Tentative Map Waiver will allow the six dwelling units (five of which include an Accessory Dwelling Unit) to be offered for sale individually as condominiums, providing variety to the typical single dwelling unit housing type and implementing the Residential Land Use Policy. The site is served by all appropriate public services (including fire, police, medical, schools, public parks, and libraries), as well as necessary utilities such as electricity, water, and sewer, that, are adequate for the constructed development. Therefore, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. PMT-3297607 is hereby granted to Lars Frederick Gullberg and Charles Linch, Owners, subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Karen Bucey  
Development Project Manager  
Development Services Department

ATTACHMENT: Map Waiver Conditions  
Internal Order No. 11004543

**NOTICE OF EXEMPTION**

**TO:** Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

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

Office of Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title / Number:** 2664 L Street/ PRJ-1113811

**State Clearinghouse No.:** N/A

**Project Location-Specific:** 2664 L Street, San Diego, CA, 92102

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

**Description of nature and purpose of the Project:** Map Waiver for the creation of six residential condominium units that are currently under construction. The 0.14-acre site, located at 2664 L Street, is zoned Residential - Multiple Unit (RM-3-7) and designated as Residential - Medium High in the Southeastern Community Plan. The project is also within the following overlays: Sustainable Development Areas, Complete Communities Housing Solutions, Complete Communities Mobility Choices, Communities of Concern, San Diego Promise Zone, Airport Land Use Compatibility Overlay Zone, Community Plan Implementation Overlay Zone, Transit Area Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, and FAA Part 77 Noticing Area, within Council District 8. LEGAL DESCRIPTION: Lot 39 and the West 20 feet of Lot 40 in Block 42. APN: 535-501-2600.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** MRoland Management Services, LLC, 3752 Park Boulevard, Suite 701, San Diego, CA 92103, (619) 578-2916

**Exempt Status:** (Check one)

- 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: Section 15332, In-Fill Development
- Projects Statutory Exemptions:
- Other:

**Reasons why project is exempt:** The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area. The project site is an infill site as defined by CEQA Statute Section 21061.3., "The site has been previously developed for qualified urban uses." The project is consistent with the applicable General Plan designation

March 2024

(Residential - Medium High) and policies as well as applicable zoning designation (Residential - Multiple Unit (RM-3-7)) and regulations. The 0.14-acre project site occurs within City's jurisdictional limits, is surrounded by urban uses (residential and commercial) and is less than five acres. The project site has no value as a habitat for endangered, rare or threatened species. The project would not result in any significant impacts on traffic, noise, air quality, or water quality. Furthermore, the project can be adequately served by all required utilities and public services as it is located within an urban area with services present. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

**Lead Agency Contact Person:** Kristy Blodgett

**Telephone:** (619) 236-7788

**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 the California Environmental Quality Act.

  
\_\_\_\_\_/Senior Planner  
Signature/Title

\_\_\_\_\_  
October 17, 2024  
Date

**Check One:**

- Signed by Lead Agency  
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

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

**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:** EL DOMUS **Project No. For City Use Only:** PRJ-1113811

**Project Address:** 2664 L Street  
San Diego, CA. 92103

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

Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

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

**Property Owner**

Name of Individual: Lars Fredrik Gullberg  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 2400 Kettner Blvd., #206  
 City: San Diego State: CA Zip: 92101  
 Phone No.: 858-405-7800 Fax No.: \_\_\_\_\_ Email: Gullberg@ArtiFexWest.com  
 Signature: [Signature] Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Chrls Linch  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 2400 Kettner Blvd., #206  
 City: San Diego State: CA Zip: 92101  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: Linch@ArtiFexWest.com  
 Signature: [Signature] Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

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Click here to complete and submit this form online

<b>Page 3</b>		<b>City of San Diego · Information Bulletin 620</b>		<b>May 2020</b>
	<b>City of San Diego Development Services</b>	<b>Community Planning Committee Distribution Form</b>		
Project Name: 2664 L Street; Map Waiver		Project Number: PRJ-1113811		
Community: Southeastern San Diego				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				
# of Members Yes 6	# of Members No 0	# of Members Abstain 0		
Conditions or Recommendations:				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Amie Gutierrez				
TITLE: Chair, Southeastern San Diego Community Planning Group		DATE: 10/14/2024		
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

**TENTATIVE MAP WAIVER  
NO. PMT-3297607  
EL DOMUS**

**DEVELOPMENT SUMMARY**

**APPROVAL TYPE REQUESTED:**  
TENTATIVE MAP WAIVER (FOR CONDOMINIUM PURPOSES)  
**EXISTING LOTS:** 1  
**PROPOSED LOTS:** 1  
**TYPE OF CONSTRUCTION:** TYPE V-B  
**OCCUPANCY CLASSIFICATION:** OCCUPANCY TYPE R3  
**EXISTING ZONING:** BASE ZONE: RM-3-7  
**LANDSCAPE AREA:** 1,802 SQUARE FEET  
**TRANSIT STOPS:** NO TRANSIT STOPS ADJACENT TO THE SITE

**EXISTING SITE DATA**  
SITE ADDRESS: 2664 L STREET, SAN DIEGO, CA 92102  
ASSESSOR'S PARCEL NUMBER: 535-501-26  
SITE AREA: 6,311 SF  
OVERLAY ZONES: TRANSIT PRIORITY AREA  
GEOLOGIC HAZARD CATEGORY: 52

**BUILDING SETBACKS**  
FRONT: 10/20'  
SIDE: 5'  
REAR: 5'

**MAPPING NOTE**  
THIS IS AN APPLICATION FOR A TENTATIVE MAP WAIVER, FOR CONDOMINIUM PURPOSES. A CERTIFICATE OF COMPLIANCE SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP WAIVER, IF APPROVED.

**BUILDING DATA**  
NUMBER OF RESIDENTIAL CONDOMINIUM UNITS: 6 (1 BEDROOM)  
TOTAL FLOOR AREA OF RESIDENTIAL CONDOMINIUM UNITS: 7,750 SF  
NUMBER OF STORIES: 3  
NUMBER OF BUILDINGS: 6

**OFF-STREET PARKING SPACE REQUIREMENTS**  
PARKING REQUIRED: ZERO SPACES/ZERO SPACES PROVIDED

**CURRENT PERMITS**  
BUILDING CONSTRUCTION PRJ-1070234  
BLDG 1: PMT-3178034  
BLDG 2: PMT-3178035  
BLDG 3: PMT-3178040  
BLDG 4: PMT-3178055  
BLDG 5: PMT-3178058  
BLDG 6: PMT-3178061  
ROW CONSTRUCTION PLAN PMT NO. 3206095, PRJ NO. 1085092  
EMRA AGR-0001311

**DEVELOPMENT NOTES**  
THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 6.

**MONUMENTATION NOTES**  
ALL PROPERTY CORNER MONUMENTS ARE IN PLACE, SET PER PM 22054

**REFERENCE DRAWINGS**  
PM 22054, 200-20-L, 34696-14-D

- NOTES**
1. THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
  2. 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.
  3. DRAINAGE: SURFACE FLOW TO L STREET, VIA ON-SITE BIOSWALE

**LEGAL DESCRIPTION**  
PARCEL 1 OF PARCEL MAP NO. 22054, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF, RECORDED DECEMBER 6, 2023 AS FILE NO. 2023-7000547

**EASEMENTS**  
SEWER EASEMENT TO THE EASTERLY ADJOINING PROPERTY, RECORDED MARCH 20, 1945 IN BOOK 1848, PAGE 62 OF OFFICIAL RECORDS (LOCATION NOT DISCLOSED)

**SOURCE OF TOPOGRAPHY**  
FIELD SURVEY BY METROPOLITAN MAPPING, DECEMBER 2023

**BASIS OF ELEVATIONS**  
CITY OF SAN DIEGO BENCHMARK DESCRIPTION: SEBP  
25TH STREET & J STREET ELEVATION: 105.85 FEET DATUM: NGVD 29

**BASIS OF BEARINGS**  
THE NORTHERLY LINE OF L STREET, AS SHOWN ON PM 22054 I.E., N89°51'42"W

**PROJECT OWNER**  
LARS FREDERICK GULLBERG & CHARLES LINCH  
2400 KETTNER BLVD, #206, SAN DIEGO, CA 92101

BY: LARS FREDERICK GULLBERG DATE

BY: CHARLES LINCH DATE

**PROJECT NAME**  
EL DOMUS

**SHEET TITLE**  
TENTATIVE MAP WAIVER NO. PMT-3297607

**LEGEND**

	PROPERTY LINE
	CENTER LINE
	LOT LINE
	RIGHT OF WAY
	BOUNDARY LINE DATA (BEARING/DISTANCE)
	EXISTING BOUNDARY MONUMENT PER PM 22054

**EXISTING IMPROVEMENTS**

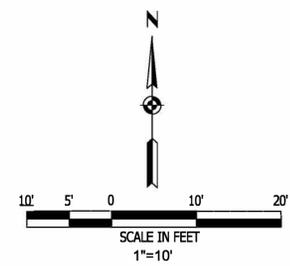
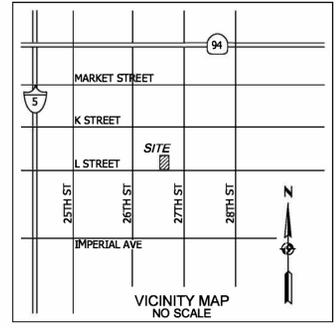
	EDGE OF CONCRETE
	CURB & GUTTER
	CONCRETE SURFACE
	SEWER LINE
	WATER LINE
	WATER METER

**ABBREVIATIONS**

APPROX	APPROXIMATE
BLDG	BUILDING
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
DI	DRAIN INLET
DWAY	DRIVEWAY
EL	ELEVATION
EX	EXISTING
FL	FLOWLINE
FTG	FOOTING
GB	GRADE BREAK
PP	UTILITY POLE
S/B	SETBACK
TG	TOP OF GRATE (DRAIN)
TC	TOP OF CURB
TYP	TYPICAL
TW	TOP OF WALL
UP	UP (STEP)
WM	WATER METER

**EXISTING FRANCHISE UTILITY TABLE**

(TYPE)	(STATUS)
ELECTRIC	UNDERGROUNDED
GAS	UNDERGROUNDED
TELEPHONE	UNDERGROUNDED
CABLE TELEVISION	UNDERGROUNDED



PREPARED BY:  
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VERNON V. FRANCK, PLS 7927  
10/09/2024  
DATE

