



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: June 4, 2025 REPORT NO. HO-25-023

HEARING DATE: June 11, 2025

SUBJECT: 4374 Georgia Street Condominium Conversion, Process Three Decision

PROJECT NUMBER: [PRJ-1115535](#)

REFERENCE: Local Historic Designation: [HRB #1387](#)

OWNER/APPLICANT: Matthew J. and Nikala E. Coder / Vernon V. Franck, Surveyor

### SUMMARY

Issue: Should the Hearing Officer approve the conversion of three dwelling units (two of which are under construction, each with an Accessory Dwelling Unit) into condominiums, for a total of five (5) residential units located at [4374 Georgia Street](#) within the [North Park Community Plan](#)?

### Proposed Actions:

1. Approve Tentative Map Waiver No. PMT-3296327

Fiscal Considerations: None. All costs associated with this action are funded by a deposit account funded by the applicant.

Community Planning Group Recommendation: On August 20, 2024, the North Park Community Planning Board voted 11-0-0 to recommend approval of the project without conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 4, 2025, and the opportunity to appeal that determination ended April 18, 2025.

#### BACKGROUND:

The 0.138-acre project site is located at 4374 Georgia Street within the RM-3-9 zone within the North Park Community Plan, which designates the site for very high density residential land uses (53-73 dwelling units per acre. Existing development surrounding the property includes single-family dwelling unit housing and multiple-dwelling unit residential condominiums to the north and south, and Kindred Hospital and Elderly Care to the east, across Georgia Street.

Two of the three units to be converted are under construction per Building Permit PRJ-1039278, issued on March 10, 2023. The existing dwelling unit is a designated historic resource ([HRB #1387](#)).

#### DISCUSSION:

Project Description: The project proposes to convert an existing single-family dwelling and two (2) detached under-construction dwelling units into three (3) residential condominiums with (2) accessory dwelling units, for a total of five residential units (3 for-sale and 2 for-rent). The application includes a waiver of the requirement to underground existing off-site overhead utilities. Staff supports this waiver because the conversion involves a short span of overhead utility less than a full block in length, and it would not represent a logical extension to an underground facility.

Condominium Conversion Noticing requirements: The existing single-dwelling unit-family home is occupied, and the noticing requirements for condominium conversions must be met, which are included as conditions. Additionally, the subdivider must provide relocation assistance to the existing tenant or enter into a written Agreement with the San Diego Housing Commission.

#### CONCLUSION:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions to support approval of the Project (Attachments 3 and 4). Staff recommends the Hearing Officer approve the project as proposed.

#### ALTERNATIVES:

1. Approve Tentative Map Waiver No. PMT-3296327, with modifications.
2. Deny Tentative Map Waiver No. PMT-3296327, if the findings required to approve the project cannot be affirmed.

Respectfully Submitted,

*Negar Sadegholvad*

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Negar Sadegholvad  
Development Project Manager

Development Services Department  
Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Draft Map Resolution with Findings
4. Draft Map Conditions
5. Environmental Exemption
6. Ownership Disclosure
7. Community Group Recommendation
8. Project Plans



## Aerial View of Project Site

4374 Georgia Street Tentative Map Waiver  
Project No. PRJ-1115535

North

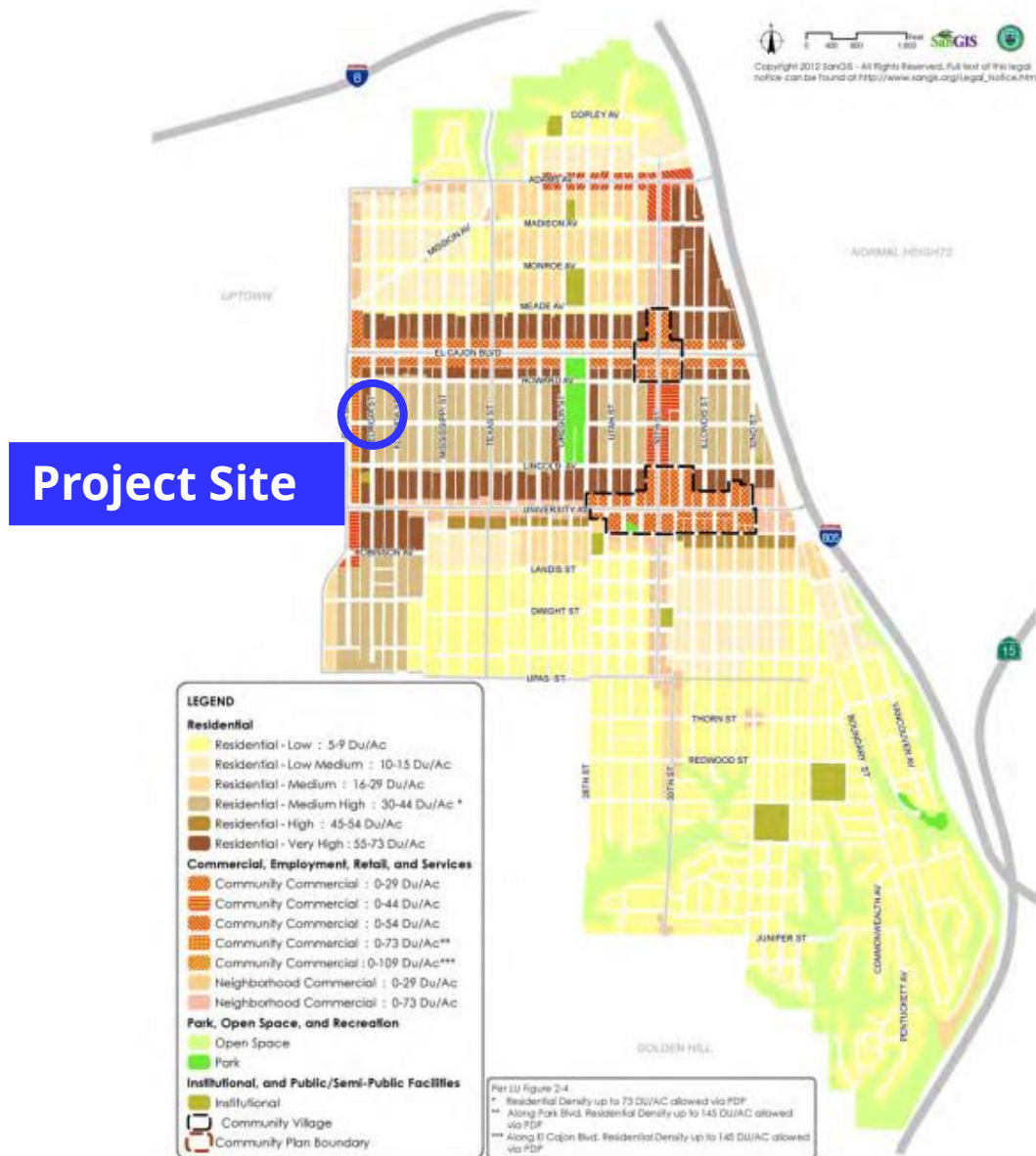


## NORTH PARK COMMUNITY PLAN

## LAND USE

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Figure 2-1: Community Plan Land Use Map



RESOLUTION NO. HO-\_\_\_\_\_  
DATE OF FINAL PASSAGE JUNE 11, 2025

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS  
AND APPROVING TENTATIVE MAP WAIVER NO. PMT-3296327 FOR  
**4374 GEORGIA STREET CONDOMINIUM CONVERSION – PROJECT NO.  
1115535**

WHEREAS, the CODER LIVING TRUST, Subdivider, and VERNON V. FRANCK, Surveyor, submitted an application with the City of San Diego for a Tentative Map Waiver No. PMT-3296327 to waive the requirement to file a Tentative Map for the conversion of an existing single-family dwelling and two (2) detached under-construction dwelling units into three (3) residential condominiums with (2) accessory dwelling units, for a total of five residential units (3 for-sale and 2 for-rent). The project site is located at 4374 Georgia Street in the RM-3-9 zone within the North Park Community Plan; and

WHEREAS, the property site is legally described as Lots 42 and 43 in Block 98 of University Heights, in the City of San Diego, County of San Diego, State of California, According to Map made by G.A. D' Hemcourt in Book 8, Page 36 of Et Seq of Lis Pendens, Filed in the Office of the County Recorder of said San Diego County. Excepting Therefrom Those Portions of Said Lots Lying West of the East Line of Roberts Alley as Shown on Map of Roberts Subdivision Being Map 890, Filed December 21, 1902; and

WHEREAS, the Tentative Map proposes the subdivision of a 0.138-acre site into one (1) lot for three (3) residential condominium units; and

WHEREAS, on April 4, 2025, 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; 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 project consists of the conversion of three dwelling units, one of which is existing, and two of which are currently under construction for which Certificates of Occupancy have not been issued; and

WHEREAS, the subdivision is a condominium project under construction as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is three; 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 fact that the conversion involves a short span of overhead utility (less than a full block in length), and would not represent a logical extension to an underground facility; and

WHEREAS, on June 11, 2025, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. PMT-3296327, and pursuant to Sections 125.0122 and 125.0440 of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego that it adopts the following findings with respect to Tentative Map Waiver No. PMT-3296327:

**A. Findings for a Tentative Map Waiver – SDMC 125.0123 and 125.0440**

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

The proposed Tentative Map Waiver is for a condominium conversion of a single-dwelling unit and two condominium units (currently under construction) into three condominium units with two (2) accessory dwelling units, for a total of five (5) residential units (3 for-sale and 2 for-rent). The proposed Tentative Map Waiver is consistent with the policies, goals, and objectives of the North Park Community Plan. Per Chapter 2 of the North Park Community Plan, the site is designated Very High Density Residential in the University Heights neighborhood of North Park. The Residential-Multiple Unit (RM) 3-9 zone permits multiple dwelling unit residential development. Currently, this site contains an existing historic single dwelling unit, built in 1913, and two 3-story condominiums under construction as part of Building Permits PMT-3115475 and PMT-3115495 under project No. PRJ-1039278.

The proposed subdivision changes the type of ownership from a single ownership to condominium interest, allowing each dwelling to be conveyed separately. Additionally, the two accessory dwelling units (ADUs) on site must be rented, as they cannot be conveyed separately. This helps implement Community Plan land use policy LU-4.15 to 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 are consistent with the policies, goals, and objectives of the North Park 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 project does not propose physical development; it is only a mapping action to allow condominium ownership. The existing single-dwelling unit on the property will be preserved under Historic Resource guidelines, and the two three-story condominiums with attached ADUs in the back of the lot are currently under construction under approvals PMT-3115475 and PMT-3115495. The site is zoned RM-3-9, and the dwelling units to be converted are consistent with the zoning and development regulations applicable to the site. No deviations are proposed or required to approve the tentative map waiver. 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 project site is approximately 0.138 acres and contains one existing dwelling unit. The site has been previously graded and is generally flat and is served by existing utilities and developed rights-of-way. Two detached three-story condominiums are currently under construction in the back of the lot with one attached accessory dwelling unit (ADU) per condominium. Per SDMC Section 141.0302, ADUs are not subject to the density limitations of the premises, bringing the total number of dwelling units on this site to three – the ADUs will not be separately conveyable. The project site is located in a developed, urbanized area, and the project does not propose physical development. The site is designated and zoned for Multi-Dwelling Unit development, and the dwelling units to be converted are consistent with the development regulations applicable to the site. 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 was reviewed for conformance with the applicable zoning and development regulations of the Land Development Code. The review included requiring compliance with storm water runoff requirements during and after construction. The proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15332, In-Fill Development. The project is located within an urbanized and built environment where there are no watercourses on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage and no fish or wildlife will be substantially and avoidably injured on this site.

**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 was reviewed and determined to be in conformance with the applicable zoning and development regulations of the San Diego Municipal Code and the Subdivision Map Act. Off-site public improvements have been approved and are being completed under EMRA and Right-of-Way Permit PMT-3134958 for new water service, to sidewalk underdrains and to replacement of the existing sidewalk, curb and gutter on the front side of the property on Georgia Street, and alley dedication per drawing 41427-B. These improvements will help to advance the public health, safety, and welfare by improving pedestrian walking areas and maintaining a visually appealing streetscape. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

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

The proposed project does not contain public easements and does not propose any new easements for the development. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

No new development will result from the subdivision of the site. All public and private improvements are existing or under construction. Natural heating and cooling opportunities exist within the development through the implementation of daylight openings within existing structures that will provide natural heat and cross ventilation for natural cooling. Future construction on the site would be subject to the development regulations of the San Diego Municipal Code, which allows designs that include passive and natural heating and cooling. 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 does not propose physical development; therefore, it does not represent an increase in the number of housing units available in the region. However, by allowing condominium ownership of units that were previously not separately available for sale, the project will increase the supply of differing ownership opportunities in the region in support of the housing goals of the North Park Community Plan, as identified in finding A.1. above, and incorporated by this reference. The development of the site is balanced against the needs for public services and the available fiscal and environmental resources for North Park as it is served by existing utilities that are suitable for development intensity, is appropriately served by emergency services, and does not create an additional burden on the services required for the community.

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

The applicant has provided all notices required by San Diego Municipal Code Section 125.0431. The Initial Notice of Application of the Map Waiver for the condominium conversion was dated June 27, 2024, and posted at the subject premises. Furthermore, conditions of approval require that notice as required by San Diego Municipal Code section 125.0431 has been and will be 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.**

This project is privately financed, and no funds were obtained from a governmental agency to provide for 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.**

This project was not developed to provide housing for the elderly, disabled, or to provide low-income housing; therefore, this finding does not apply.

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-3296327 including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to Matthew J. and Nikala E. Coder, Trustees of the Coder Living Trust, subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Negar Sadegholvad  
Development Project Manager  
Development Services Department

ATTACHMENT: Map Waiver Conditions

Internal Order No. 24009943

HEARING OFFICER  
CONDITIONS FOR TENTATIVE MAP WAIVER NO. PMT-3296327  
**4374 GEORGIA STREET CONDOMINIUM CONVERSION PROJECT NO. PRJ-1115535**  
ADOPTED BY RESOLUTION NO. HO-\_\_\_\_\_ ON JUNE 11, 2025

**GENERAL**

1. This Map Waiver will expire on June 11, 2028.
2. Compliance with all 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 expiration of the Tentative Map Waiver (TMW), a Parcel Map to consolidate and subdivide the 0.1376-acre properties into 3 residential condominium units, shall be recorded in the San Diego County Recorder's Office.
4. Prior to the recordation of the Parcel Map, 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.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**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 10 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.

#### **ATTACHMENT 4**

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 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 condition shall neither 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 Civil Code sections 1941, 1941.1 and 1941.2.
9. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days after approval of a Parcel Map for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
10. The Subdivider shall give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (San Diego Municipal Code Section 125.0431(a)(4)).
11. 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 Section 125.0431(a)(5)).
12. 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 § 144.0504(c)).
13. 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 section 144.0507), to the satisfaction of the City Engineer.

#### **AFFORDABLE HOUSING**

14. The Owner/Permittee shall show evidence that relocation assistance has been paid to eligible tenants or shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable relocation benefit conditions consistent with the San Diego Municipal Code.

**ENGINEERING**

15. 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, is satisfactory to the City Engineer.
16. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver 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.
17. The subdivider shall construct and complete the required public improvements per PRJ-1048738, PMT-3134958, satisfactory to the City Engineer.
18. The subdivider shall obtain an Encroachment Maintenance Removal Agreement for the wall, private walkway, landscape, and irrigations located within the City's right-of-way, satisfactory to the City Engineer.
19. The subdivider shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**MAPPING**

20. "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).
21. "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."
22. Every 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 median (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 the conversion of the grid-to-ground distances shall be shown on the map.

23. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.
24. All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with San Diego Municipal Code section 144.0130.
25. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6, pursuant to sections 8801 through 8819 of the California Public Resources Code.

#### **HISTORIC**

26. Within 60 days of the recordation of the Parcel Map and prior to the issuance of the Certificate of Occupancy, Resolution Number R-20102902 and the Mills Act Agreement for 4374 Georgia Street shall be updated and recorded in the San Diego County Recorder's Office.

#### **INFORMATION:**

- The approval of this Tentative 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 Tentative 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 Tentative Map Waiver, may protest the imposition within 90 days of the approval of this Tentative 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

## **ATTACHMENT 4**

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. 24009943



## 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:** 4374 Georgia St / PRJ-1115535

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

**Project Location-Specific:** 4374 Georgia St, San Diego, CA 92103

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

**Description of nature and purpose of the Project:** This project is a Tentative Map Waiver for a condominium conversion of an existing historic single dwelling unit and to create two new condominium units from two new residential dwelling units permitted under a separate project (Building Permit PRJ-1039278) and currently under construction. The project requires consolidating the two existing lots on the project site, and then subdividing the three new condominium unit properties. Only the mapping action is under review; there is no construction under this permit. The project is located at 4374, 4378, and 4380 Georgia Street on a 0.138-acre site, and is in the RM-3-9 Base Zone in North Park within the North Park Community Plan Area. LEGAL DESCRIPTION: LOTS 42 AND 43 IN BLOCK 98 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP MADE BY G.A. D'HEMCOURT IN BOOK 8, PAGE 36 ET SEQ. OF LIS PENDENS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS LYING WEST OF THE EAST LINE OF ROBERTS ALLEY AS SHOWN ON MAP OF ROBERTS SUBDIVISION BEING MAP NO. 890, FILED DECEMBER 21, 1902.

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

**Name of Person or Agency Carrying Out Project:** MRoland Management Services, 3752 Park Blvd, Suite 701, San Diego, CA, 92103, (619) 985-9256.

**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: §15332, In-Fill Development
- ☐ Statutory Exemptions:
- ☐ Other:

**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15332, In-Fill Development; and where the exceptions listed in Section 15300.2 would not apply. Section 15332 allows for infill development where projects meet the specified conditions. The project would convert one existing single dwelling unit to a condominium, and create 2 new residential condominium units from two dwelling units currently under construction. This conforms with the North Park Community Plan designation of Very High Density Residential. The project site is within city limits, is less than five acres in size, is surrounded by urban uses, is of no value as a habitat for endangered species, would not result in significant effects on traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

**Lead Agency Contact Person:** Stephanie Kellogg

**Telephone:** (619) 533-3190

**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.

Christy Hensch / senior planner  
Signature/Title

April 22, 2025  
Date

**Check One:**

- ☒ Signed by Lead Agency  
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:



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

# Ownership Disclosure Statement

DS-318

October 2017

**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:** 4374 Georgia Street Tentative Parcel Map **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 4374 Georgia 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: Matthew J. and Nikala E. Coder, Trustees of the Coder Living Trust ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 2208 Pentuckett Avenue

City: San Diego State: CA Zip: 92104

Phone No.: 619-770-9408 Fax No.: \_\_\_\_\_ Email: MJCoder@gmail.com

Signature:  Date: April 17, 2024

Additional pages Attached: ☐ Yes ☒ No

**Applicant**

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

**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



# North Park Planning Committee

## Full Board Meeting

Minutes: Aug 20, 2024 6:30PM

**Meeting Location:** North Park Christian Fellowship 2901 N Park Way San Diego CA 92104

**In attendance:**

Board Member	Present (online)	Absent (excused)
Jay Robinson Duff	X	
Lynn Elliott	X	
Patrick Garbani	X	
Neil Heacox	X	
Bob LaRose	X	
Barton Lynch	X	
Roger McClish	X	
Heidi Orcino	X	
Kevin Piechota		X
Liz Saba		(X)
Doug Schueler		X
Glenn Todd	X	
Mark Spitzer	X	
Mieko Sunbury		(X)
Jason Vance	X	

### I. Parliamentary Items

- A. Call to order, roll call, and attendance report
  - 1. 11 present
- B. Agenda modifications
  - 1. Add a special election for Kevin Piechota's seat. This is not a midterm, so we can appoint someone. McClish motion to appoint someone, 11-0-0 in favor
- C. Adoption of agenda
- D. Adoption of previous months minutes
  - 1. September 26th instead of July 27th for AARP walk audit event
  - 2. Garbani motion to pass as modified
- E. Treasurer's Report
  - 1. Meiko not present - treasurer's report incoming. Should be normal Google and Zoom charges.

**II. Non-agenda public comment, announcements, event notices (6:40-6:55)**

- Bill Keller - On 29th St off Upas - There were squatters in a house on Upas and Dale st. They have been there for over a year. There have been issues of crime. Neighbors spoke to the police but problems have continued and worsened. There is trash attracting vermin - the health dept needs to be informed, vice, police, code enforcement. Response has been uncoordinated. There was a fire today. Building owner has not been cooperating with the police. NPPC should be aware and look into this where appropriate. The concerned parties across city departments need to come together to get this worked out.
  - Bill will approach the councilman to see if he can help bring the parties together.
  - Jenny Hall from SDPD: SDPD is well aware of this property. Jenny reported this to code enforcement months ago. The council office is aware and everyone is in contact. SDPD may not be aware of what exactly code enforcement is doing. Trespass letter was signed today. Things have been slow but moving in the right direction.
- Kim Busick - Lives next to a house that has caused problems regarding their trees, dogs, cars, etc. There have been issues of them parking in front of Kim's driveway. This has led to an angry confrontation. Parking enforcement came and said they will need to have the curb painted. Kim submitted a traffic service request and got a response that it would take 90 days to evaluate.
  - Jenny Hall says there needs to be a street request through their division. She offered her email to help escalate the issue.
  - Logan asked to be added to the email as well to escalate this.
- Mark West NP Main Street - NP ranked one of the top up and coming neighborhoods.
  - [Aug 24th there is a neighborhood cleanup starting in the NP mini park.](#)
  - Sept 26th there's [Putt-oberfest](#).
  - Oct 6th [Taste of NP](#). Tickets go on sale Sept 1 and sell out quickly.
  - Sept 26th AARP walk audit.
  - Shuttle agreement has been signed - they will be running soon.
- Becky ? - Grand jury recommended that the city develop reports on the fiscal and health impacts of marijuana legalization, particularly for youth and seniors. Becky asked NPPC to support the city developing the report in a timely manner.
- Roger McClish - [Sept 21-22 Adams Ave Street Fair](#) 10AM-10PM Saturday, 10AM-6PM Sunday. Music, rides, food, crafts, etc will be available.
- NP Rec Council meeting on Monday Aug 26 at 6PM at the NP Rec Center to finalize CIP spending.

**III. Elected Official & Planner Reports (6:55-7:15 pm) (2 minutes each)****A. Chris Gris, Assemblymember Chris Ward, 78th Assembly District**

[christopher.gris@asm.ca.gov](mailto:christopher.gris@asm.ca.gov)

1. Several Ward bills are in the Senate. AB1858 on framework for school shooter drills. AB1884 Dept of Defense excused absences for K-12 students. AB2353 property taxation exemption. CSU low income tax credit. AB1979 AB1635 - Hillcrest DMV property redevelopment. AB3093 RHMA planning.
  - a) AB1955 was signed - SAFETY act. Goes into effect Jan 1.

**B. Logan Braydis, Hon. Stephen Whitburn, City Council Dist. 3, (619) 236-6633**

[LBraydis@sandiego.gov](mailto:LBraydis@sandiego.gov)

1. NP mini park pedestrian improvements are now completed. Traffic loop detector is the last thing to go in. This should be done this month.
2. Shade structures at NP mini park have a layout set. Should take a few months while these are built and installed. Park will remain open during installation.

- a) Project design images are available.
- 3. Bicycle master plan update is going on. There's a [survey](#) to provide feedback until Sept 10.
- 4. [Back to school drive](#). Donations accepted until Aug 25th. Any school supplies welcome.
- 5. [Traffic request webform](#). This goes directly to city depts.
- C. Jeffrey Ryan, Planning Department, (619) 235-5221 [JTRyan@sandiego.gov](mailto:JTRyan@sandiego.gov)
  - 1. [2024 land development code](#) update was approved in June with 99 changes. Suggestions for next year are [now open on the dept website](#).
  - 2. [Blueprint San Diego](#) was also updated. More info on the website.
  - 3. [Environmental justice element](#) was adopted with concrete actions and policies the city can adopt to further this cause.
  - 4. [Hillcrest](#) and [University City](#) plans were updated.
  - 5. Mid-cities and other community plan updates are underway.
  - 6. Virtual workshop on the 2024 annual report on homes is tomorrow at noon. This will be reviewed again at the planning commission on Aug 29th and again in September.
  - 7. CPC meetings are important to participate in.
- D. Zar Shain Head Librarian, NP Library (619) 533-3972 [SDhain@sandiego.gov](mailto:SDhain@sandiego.gov)
  - 1. Last day to enter summer reading logs is Aug 31 for prizes
  - 2. Special events - puppets, sparkles the clown, family craft night, preschool story time, craft resumes, NP library book club, and more - [see the library event page](#).
- E. Jenny Hall SD Police Community Relations Officer, [jmason@pd.sandiego.gov](mailto:jmason@pd.sandiego.gov)
  - 1. There is a new captain in mid-city. Captain Takeuchi was replaced with Martha Sainz.
  - 2. Redwood 3200 block - on the 9th there was a morning sexual battery. SDPD found and arrested the suspect.
  - 3. Possible domestic violence at 2800 El Cajon on Saturday. Attempted homicide. Arrested today.
- F. Lynn Elliott, Chair CPC Report
  - 1. Short-term rental changes weren't fully accepted by the city council. CPC working on environmentally sensitive lands update.

#### IV. Consent Items

- A. Approve 4374 Georgia St, PRJ-1115535 Map Waiver to convert 3 units to Condominiums
  - 1. McClish suggests we pull this item.
  - 2. McClish asked an approximation of how much the condos will ultimately sell for.
  - 3. Robinson/Duff motion to approve, seconded by Vance. 11-0-0 approved.

#### V. Action/Informational Items

- A. Discuss and approve CIP list. We have sent one list to the City and will send another list (they may be the same) to the City and to City Council.
  - 1. Logan suggests that we can try sending an amended list.
  - 2. Community member raises issues of the opportunity for community input.
    - a) McClish issue with master bike lane plan. Current wording may imply that bike lanes should not be on main thoroughfares despite this opinion being in the minority of the comments submitted. Lynn amended the paragraph to be more neutral.

- b) Improvement expected on senior center to understand the ground sinking/cracked slab issue, removal of windows, and addition of air conditioning.
    - c) Balboa park issues going to the Balboa committee.
  - 3. Garbani/LaRose motion to approve as amended. 11-0-0 in favor.
- B. Kevin Piechota has resigned. NPPC can appoint a replacement.
  - 1. LaRose motion to appoint Cody, Spitz seconds. 11-0-0 in favor.

**VI. Subcommittee Reports**

- A. Urban Design & Project Review: Chair Mark Spitzer
  - 1. 4374 Georgia St was discussed, now passed by NPPC

**VII. Liaison Reports**

- A. MAD - Patrick Garbani:
  - 1. No report, last meeting canceled
  - 2. NP Main St had someone removed from the board. Pro soccer team made a presentation.
- B. AABA - Roger McClish:
  - 1. They will submit their own CIP list.
- C. El Cajon Blvd - Lynn Elliott:
  - 1. No report.

**VIII. New Business**

- A. Maintenance on street improvement issues will be sent to Logan.

**IX. Adjournment: Garbani/LaRose motion to adjourn**

- A. Next meeting: September 17



TENTATIVE MAP WAIVER  
NO. PMT-3296327  
GEORGIA STREET HOMES

SCOPE OF WORK  
TENTATIVE MAP WAIVER (FOR CONDOMINIUM PURPOSES)  
EXISTING LOTS: 2, PROPOSED LOTS: 1

THIS APPLICATION IS SOLELY FOR THE ENTITLEMENT TO CREATE 3 CONDOMINIUM UNITS. THE CONCURRENT BUILDING ACTIVITY REFERENCED HEREON IS NOT A PART OF THIS REQUEST.

SITE ADDRESS  
4374, 4378 AND 4380 GEORGIA STREET, SAN DIEGO, CA 92103

APN  
445-321-08

LEGAL DESCRIPTION  
LOTS 42 AND 43 IN BLOCK 98 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP MADE BY G.A. D'HEMCOURT IN BOOK 8, PAGE 36 ET SEQ. OF LIS PENDENS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS LYING WEST OF THE EAST LINE OF ROBERTS ALLEY AS SHOWN ON MAP OF ROBERTS SUBDIVISION BEING MAP NO. 890, FILED DECEMBER 21, 1902.

EXCEPTING THE WESTERLY 5 FEET THEREOF, AS DEDICATED PER DWG 100221-B AND DEED DEC #20240223299, RECORDED 8/21/2024.

LOT SIZE  
5,996 SF

EASEMENTS  
THERE ARE NO EXISTING OR PROPOSED EASEMENTS.  
PRIVATE EASEMENTS FOR ACCESS AND UTILITIES WILL BE CREATED ON THE CONDOMINIUM PLAN.

PROJECT INFORMATION

BASE ZONE: RM-3-9

YEAR BUILT: 1913, 2024

OVERLAY ZONES  
SUSTAINABLE DEVELOPMENT AREA (SDA), TRANSIT PRIORITY AREA (TPA), SAN DIEGO UNIFIED SCHOOL DISTRICT (SDUSD), EL CAJON BLVD GATEWAY IMPROVEMENT DISTRICT (BID), ALUCOZ - SDIA,TAOZ, TPA, AFFORDABLE HOUSING PARKING DEMAND-HIGH, TRANSIT AREA OVERLAY (TAOZ), SAN DIEGO AIRPORT - AIRPOST INFLUENCE AREA (AIA), AIA - SDIA REVIEW AREA 2, FAA - SDAI 140', AIRPORT: FAA HEIGHT NOTIFICATION, DESIGNATED HISTORIC RESOURCE - HRB #1387, CCHS - FAR TIER 2, CCMC- MOBILITY ZONE 2, SDA

BUILDING SETBACKS

FRONT: 10'/20'  
SIDE: 5'  
REAR: 5'

PARKING CALCULATIONS: ZERO SPACES/2 SPACES PROVIDED

CONCURRENT PROJECT STATUS  
REAR UNITS UNDER CONSTRUCTION PER PRJ-1039278  
ROW PERMIT ISSUED PER PRJ-1048737, PMT-3134958  
LOT CONSOLIDATION PARCEL MAP TO FOLLOW APPROVAL OF THIS TM WAIVER

MAPPING NOTE

A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR THE EXPIRATION OF THE TENTATIVE MAP WAIVER, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

CONDOMINIUM 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 3.

THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS AND RESTRICTIONS, AND PROVATE ACCESS EASEMENTS.

THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE THREE PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.

REFERENCE DRAWINGS

CITY OF SD: DWG 30873-5-D, DWG 14198-3-D, DWG 100221-B  
BUILDING PROJECT: PRJ-1039278, PRJ-1048737  
ROW CONSTRUCTION PLAN: PRJ-1048737, PMT-3134958

SOURCE OF TOPOGRAPHY

FIELD SURVEY BY METROPOLITAN MAPPING, DECEMBER 2023

BASIS OF ELEVATIONS

CITY OF SAN DIEGO BENCHMARK DESCRIPTION: NEBP  
EL CAJON BLVD & PARK BLVD  
ELEVATION: 344.503 FEET DATUM: NGVD 29

BASIS OF BEARINGS

THE SOUTH LINE OF LOT 42, BLOCK 98, OF UNIVERSITY HEIGHTS, ACCORDING TO MAP THEREOF BY G.A. D'HEMCOURT IN BOOK 8, PAGE 36 ET SEQ. OF LIS PENDENS, AS SHOWN ON RECORD OF SURVEY MAP NO. 23088 I.E., N89°45'00"W

PROJECT OWNER

MATTHEW J. CODER AND NAKALA E. CODER, AS TRUSTEES OF THE CODER LIVING TRUST

BY: MATTHEW J. CODER DATE

BY: NAKALA E. CODER DATE

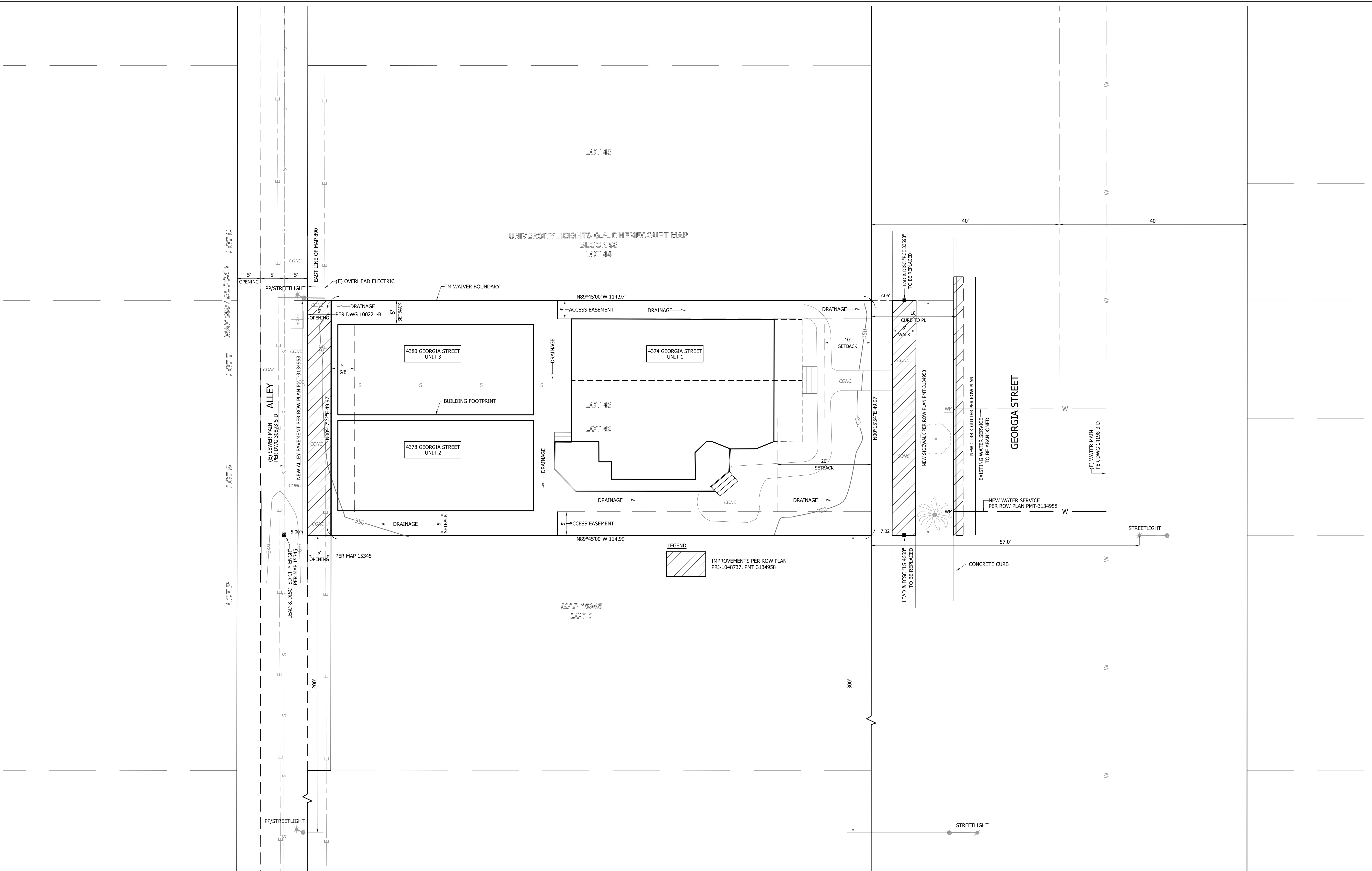
PROJECT NAME

GEORGIA STREET HOMES

SHEET TITLE

TENTATIVE MAP WAIVER NO. PMT-3296327

LC: 214-1723 CCS 83: 1854-6283 PRJ-1115535 SHEET 1 OF 1

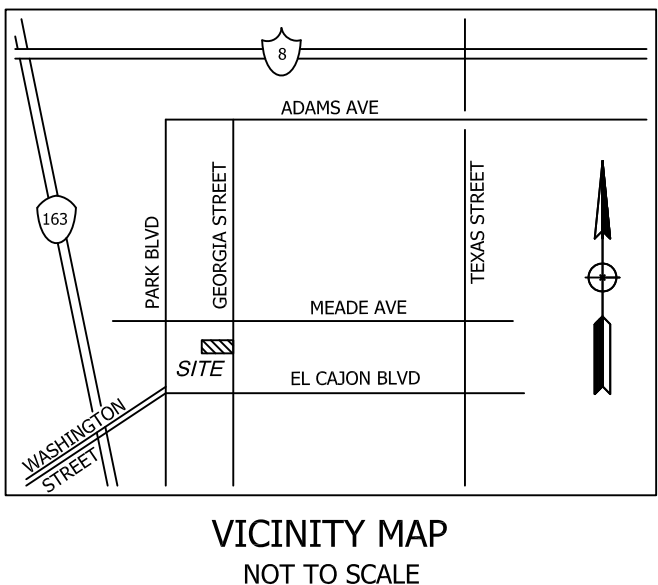
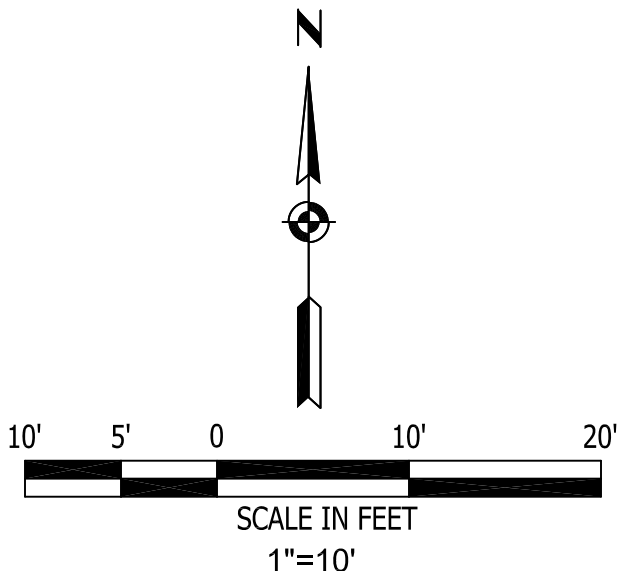


PREPARED BY:  
METROPOLITAN MAPPING  
3712 30TH STREET  
SAN DIEGO, CA 92104  
TEL: 619-431-5250  
email: metromap.sd@gmail.com

04/01/2025  
DATE

VERNON V. FRANCK, PLS 7927

PROFESSIONAL LAND SURVEYOR  
VERNON V. FRANCK  
No. 7927  
STATE OF CALIFORNIA



EXISTING FRANCHISE UTILITY TABLE	
(TYPE)	(STATUS)
ELECTRIC	OVERHEAD
TELEPHONE	OVERHEAD
CABLE TELEVISION	OVERHEAD

ABBREVIATIONS	
APPROX	APPROXIMATE
BLDG	BUILDING
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
DI	DRAIN INLET
DWAY	DRIVEWAY
EL	ELEVATION
(E)	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

LEGEND	
	PROPERTY LINE
	CENTER LINE
	LOT LINE
	RIGHT OF WAY
	BOUNDARY LINE DATA (BEARING/DISTANCE)
	EXISTING BOUNDARY MONUMENT AS NOTED
N55°42'50"E 80.96'	
EXISTING IMPROVEMENTS	
	EDGE OF CONCRETE
	CURB & GUTTER
	CONC
	CONCRETE SURFACE
	SEWER LINE
	WATER LINE
	WATER METER
	DRAINAGE FLOW