



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 18, 2025 REPORT NO. HO-25-024

HEARING DATE: June 25, 2025

SUBJECT: 2335 Etiwanda Street

PROJECT NUMBER: [PRJ-1050641](#)

OWNER/APPLICANT: The Frederic L. Gordon and Janis I. Gordon Family Trust / Frederic L. Gordon

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit and Tentative Map Waiver for the conversion of an existing primary residential unit and an accessory residential unit into two residential condominium units and to waive the requirement to underground overhead utilities located at 2335 Etiwanda Street. The 0.15-acre site is in the Residential-Multiple Unit (RM-1-1) Base Zone, Coastal [Non-Appealable-2] Overlay Zone, Coastal Height Limit Overlay Zone, Transit Priority Area, Parking Standards Transit Priority Area within the Peninsula Community Plan area?

Proposed Actions:

1. Approve Coastal Development Permit No. PMT-3176286 and Tentative Map Waiver No. PMT-3176062.

Fiscal Considerations: None. All costs associated with the processing of this application are paid by the applicant.

Code Enforcement Impact: No actions are open on the project site.

Housing Impact Statement: The project proposes the conversion of an existing primary residential unit and an accessory residential unit into two residential condominium units. The project is subject to the City's Inclusionary Housing Regulations (San Diego Municipal Code, Chapter 14, Article 2, Division 13) and is conditioned to pay to the City of San Diego the required Inclusionary Affordable Housing In-Lieu Fee.

Community Planning Group Recommendation: On November 16, 2023, the Peninsula Community Planning Board voted 12-0-0 to recommend approval of the proposed project without conditions. (Attachment 11)

Environmental Determination:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities. The environmental exemption determination for this project was made on February 3, 2025 (Attachment 8). No appeals were filed within the time provided by San Diego Municipal Code (SDMC) Section [112.0520](#).

BACKGROUND

The subject property, located at 2335 Etiwanda Street, is currently developed with an existing primary residential unit (750 square feet) containing two bedrooms and an accessory residential unit (1,039 square feet) containing three bedrooms with an attached two-car garage. The property is adjacent to an existing public street, which is accessed from the Northeast corner of the lot via Etiwanda Street. The 0.15-acre (6,750 square feet) site is located approximately 0.93 miles east of the Pacific Ocean and is within an established urbanized neighborhood comprised of one and two-story residential single-dwelling units with varied architectural styles surrounding the site. According to building records, the primary residential unit was constructed in 1944, and the rear accessory residential unit was constructed in 1989. Although the property contains a structure more than 45 years old, staff determined that the structure does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. The property is in the Residential-Multiple Unit (RM-1-1) Base Zone, Coastal [Non-Appealable-2] Overlay Zone, Coastal Height Limit Overlay Zone, Transit Priority Area and Parking Standards Transit Priority Area, within the Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan).

The subject site is not located between the sea and the first public roadway paralleling the sea. The site does not encroach upon any existing physical way legally used by the public or any proposed public access way identified in the Community Plan. As stated above, the site has been previously developed and the topography is generally flat, to which does not obstruct any public views of the ocean, identified public view corridors, bluff, hillsides, open space canyons and beach areas from public vantage points within the community as referenced in the Community Plan. The project site does not contain Environmentally Sensitive Lands (ESL) as defined in SDMC Section [143.0113](#), nor is within or adjacent to the City's Multi-Habitat Planning Area (MHPA) designated lands. Furthermore, the site does not contain any easements acquired by the public at large for access or use of property within the subdivision. The proposed project does not include any new public service easements with this application.

DISCUSSION

Project Description

The 2335 Etiwanda project (Project) proposes the subdivision of an existing primary residential unit and an accessory residential unit into two residential condominium units. No physical development

is proposed other than site improvements and public improvements within the established right-of-way as required by the Permit and Map Waiver conditions.

Permits Required

Pursuant to San Diego Municipal Code (SDMC) Section [126.0707\(f\)](#), a Process Two, Coastal Development Permit is required for any coastal development involving a subdivision pursuant to the Subdivision Map Act. Pursuant to SDMC Section [125.0120\(b\)\(2\)\(A\)](#) and [125.0122](#), a Process Three Tentative Map Waiver is required for a condominium conversion project creating four or fewer condominium units.

The discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC Section [112.0103](#). The decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer with appealable rights to the Planning Commission.

Community Plan Analysis

The Community Plan's land use designation for the subject lot is Residential: Multi-Family, which allows up to 15 DU/ac. The 0.15-acre (6,750 square-foot) lot could support up to two dwelling units. Additionally, [Table 131-04G](#) of the SDMC allows a maximum permitted density of 3,000 square-feet per dwelling unit in the RM-1-1 Base Zone. The primary unit is approximately 750 square feet, and the accessory unit is approximately 1,039 square feet. The proposed project is consistent with the allowable density under the Community Plan's Residential Land Use designation and the underlying RM-1-1 Base Zone development regulations. The Community Plan's Residential Land Use objectives are to provide for a balance of residential types, densities, and prices emphasizing new development and redevelopment at higher densities in neighborhoods able to accommodate growth without adverse impacts to the immediate area or to the community as a whole. Furthermore, the [Housing Element](#) of the City's [General Plan](#) identifies the need to achieve a diversity of housing available to household of all income levels citywide and in as outlined in Policies HE-I.2 and HE-I.12, where the City encourages developments accessible to lower income residents citywide and especially in high opportunity and resource-rich areas that are close to transit and employment centers. The proposed project achieves the Residential Land Use objectives of encouraging multi-unit housing development and redevelopment in areas proximate to transit lines by keeping the existing dwelling units and subdividing the lot to provide condominium units instead of single-dwelling units with accessibility to nearby bus routes (MTS routes 923 and 35) as well as conserving the low-density character of the neighborhood. The project is consistent with the Community Plan land use designation and meets the goal of providing a variety of housing options and ownership opportunities to residents. By providing condominium dwelling units, the project is proposing the availability of home ownership opportunity at a lower price point than that which would be available for a single dwelling unit within one property. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

Project-Related Issues

The proposed subdivision conforms to both the applicable Residential Land Use designation of the Community Plan and the underlying RM-1-1 Base Zone development regulations including, but not limited to, minimum lot size, setbacks, floor area ratio, height, and parking requirements. The RM-1-

1 Base Zone allows one dwelling unit per 3,000 square feet of lot area, or a maximum of two dwelling units on the subject site. No modifications or additions to the existing structures are proposed and thus is consistent with the allowed density. Also, the proposed project maintains conformity with the Proposition D Coastal Height Limit regulations.

The property's frontage is developed with existing curb, gutter, and sidewalk. The Tentative Map Waiver includes exhibits of approval, including installation of public improvements be current to City Standard. The subject property is served by existing utilities and access to the site is provided via Etiwanda Street. A request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to SDMC Section [144.0242\(c\)\(1\)\(B\)](#), such that the street portion of the property would need to be converted is approximately 50 feet in length and, thus would not represent a logical extension to an underground facility. Also, pursuant to SDMC [144.0242\(c\)\(2\)\(B\)](#), the project does not involve any development work and the undergrounding would require significant amount of work to occur offsite of the project site as a result.

The project is located within a developed, urban neighborhood, surrounded by similar development and served by existing right-of-way improvements and public utilities. The project was analyzed and found no significant impacts related to traffic, parking, noise, or other environmental issues. The proposed subdivision was reviewed and determined to be in conformance with the regulations of the SDMC and the Subdivision Map Act.

Conclusion:

Staff has reviewed the proposed project and has found the proposal to be consistent with the governing entitlements, regulations of the Land Development Code, Community Plan, and the State's Subdivision Map Act. Staff, therefore, recommends approval of Coastal Development Permit No. PMT-3176286 and Tentative Map Waiver No. PMT-3176062.

ALTERNATIVES

1. APPROVE Coastal Development Permit No. PMT-3176286 and Tentative Map Waiver No. PMT-3176062 with modifications.
2. DENY Coastal Development Permit No. PMT-3176286 and Tentative Map Waiver No. PMT-3176062, if the findings required to approve the project cannot be affirmed.

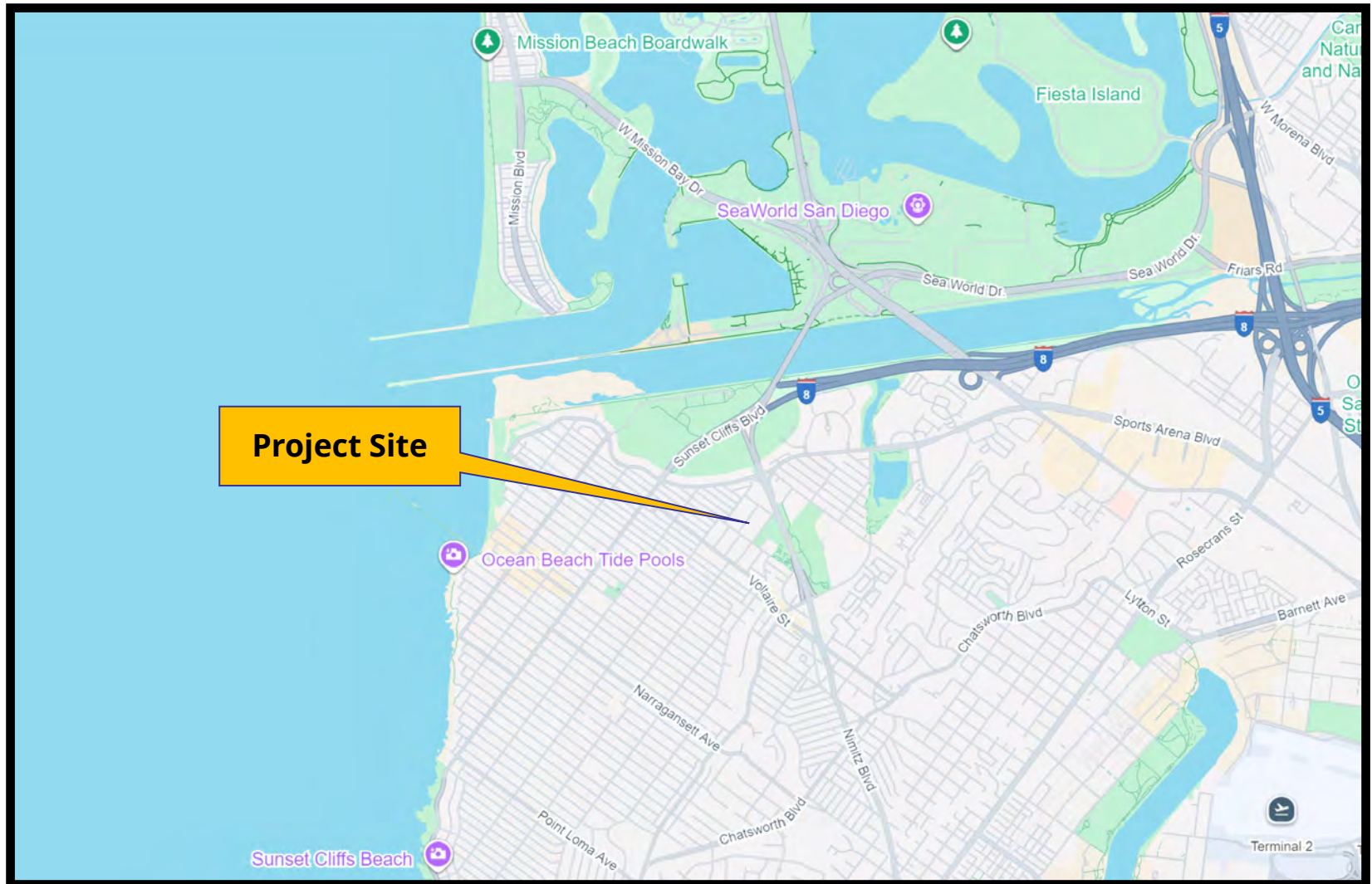
Respectfully submitted,



Mark Lopez
Development Project Manager
Development Services Department

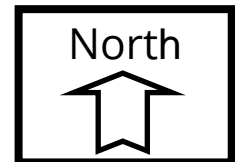
Attachments:

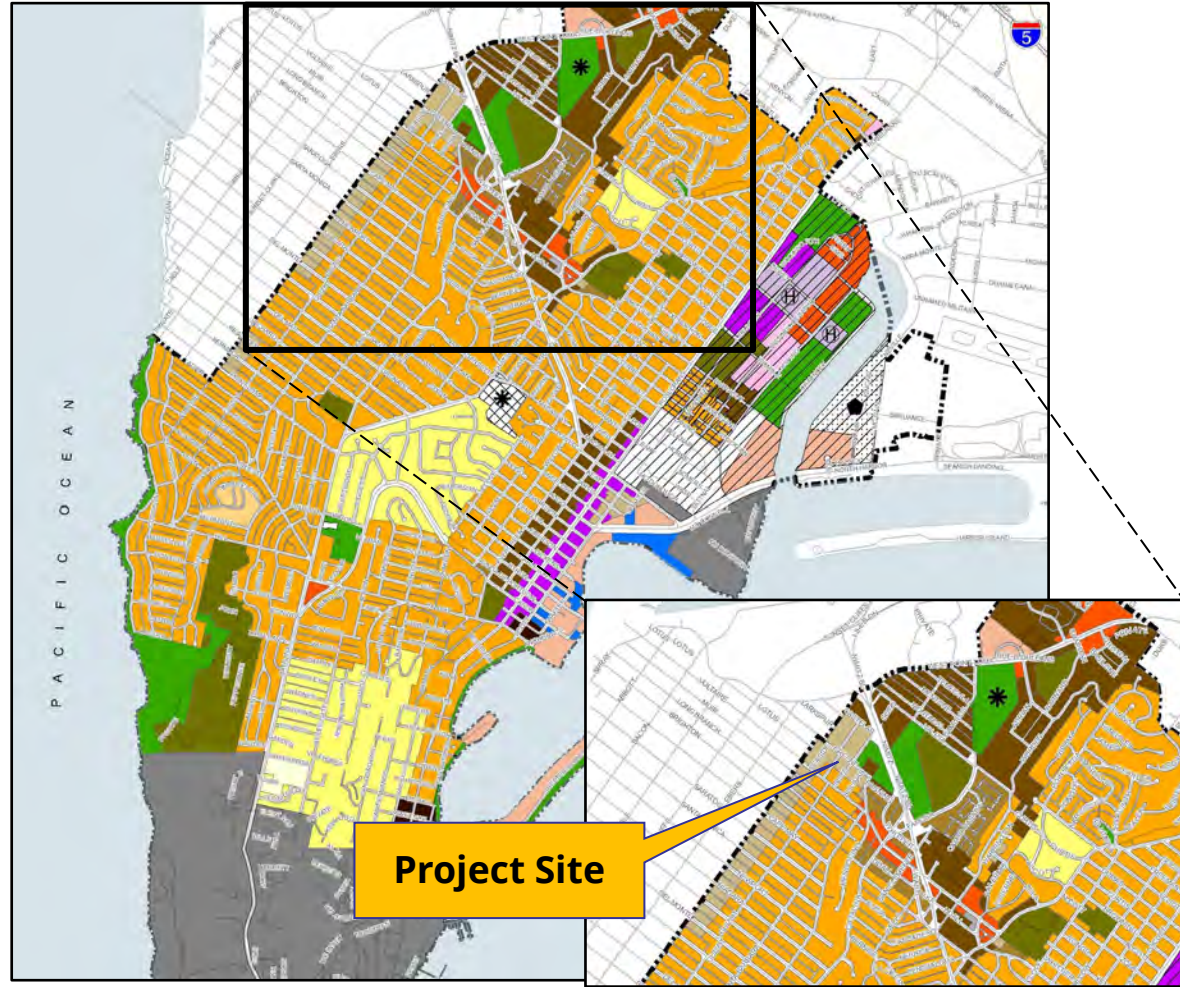
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Draft Conditions for Tentative Map Waiver
7. Draft Tentative Map Waiver Resolution with Findings
8. Environmental Determination
9. Ownership Disclosure Statement
10. Certification of Tenant Notice for Condominium Conversions
11. Community Planning Group Recommendation Vote
12. Project Plans



Project Location Map

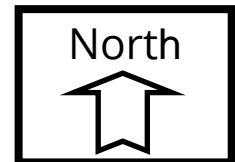
2335 Etiwanda Street; Project No. PRJ-1050641
2335 Etiwanda Street, San Diego, CA 92107





Community Plan Land Use Map

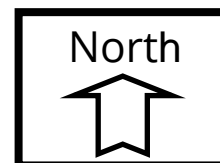
2335 Etiwanda Street; Project No. PRJ-1050641
2335 Etiwanda Street, San Diego, CA 92107





Aerial Photograph

2335 Etiwanda Street; Project No. PRJ-1050641
2335 Etiwanda Street, San Diego, CA 92107



RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11004543

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3176286
2335 ETIWANDA STREET - PROJECT NO. PRJ-1050641
HEARING OFFICER

This Coastal Development Permit No. PMT-3176286 is granted by the Hearing Officer of the City of San Diego to FREDERIC L. GORDON AND JANIS I. GORDON FAMILY TRUST, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) sections 125.0122. The 0.15-acre site is located at 2335 Etiwanda Street in the Residential-Multiple Unit (RM-1-1) Base Zone, Coastal [Non-Appealable-2] Overlay Zone, Coastal Height Limit Overlay Zone, Transit Priority Area, Parking Standards Transit Priority Area zones within the Peninsula Community Plan. The project site is legally described as: Lot 15 in Block 2 of J.M. De Puy's Subdivision, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 30, Filed in the office of the County Recorder of San Diego County, April 22, 1885 [APN No. 448-702-0500].

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to convert an existing primary residential unit and accessory residential unit into two residential condominium units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 25, 2025, on file in the Development Services Department.

The project shall include:

- a. The conversion of an existing primary residential unit and an accessory residential unit into two residential condominium units (via associated Map Waiver No. PMT-3176062);
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 10, 2028.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

AFFORDABLE HOUSING REQUIREMENTS:

10. Prior to issuance of any residential building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13 and the Inclusionary Housing Procedures Manual by payment of the applicable Inclusionary Affordable Housing In-Lieu Fee.

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway and the installation of a new City standard driveway adjacent to the site on Etiwanda Street, satisfactory to the City Engineer.

12. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for all existing private improvements, such as the Landscape/Irrigation in Etiwanda Street Right-of-Way.

13. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be drafted in accordance with Part 2, Chapter 4.2 and Appendix 'D' of the City of San Diego Storm Water Standards Manual.

LANDSCAPE REQUIREMENTS:

15. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

16. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

17. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

18. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(6).

19. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

20. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

21. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

22. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on June 25, 2025 and HO-XXXX.

ATTACHMENT 4

Coastal Development Permit Approval No.: PRJ-3176286
Date of Approval: June 25, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Mark Lopez
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

DRAFT

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**Frederic L. Gordon and
Janis I. Gordon Family Trust**
Owner/Permittee

By _____
Frederic L. Gordon
Trustee

**Frederic L. Gordon and
Janis I. Gordon Family Trust**
Owner/Permittee

By _____
Janis I. Gordon
Trustee

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

HEARING OFFICER RESOLUTION NO. HO-XXXX
COASTAL DEVELOPMENT PERMIT NO. PMT-3176286
2335 ETIWANDA - PROJECT NO. PRJ-1050641

WHEREAS, THE FREDERIC L. GORDON AND JANIS I. GORDON FAMILY TRUST, Owner/Permittee, filed an application with the City of San Diego for a permit for a Coastal Development Permit to allow the conversion of an existing primary residential unit and an accessory residential unit into two residential condominium units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. PMT-3176286), on portions of an approximately 0.15-acre site;

WHEREAS, the project site is located at 2335 Etiwanda Street in the Residential-Multiple Unit (RM-1-1) Base Zone, Coastal [Non-Appealable-2] Overlay Zone, Coastal Height Limit Overlay Zone, Transit Priority Area, Parking Standards Transit Priority Area of the Peninsula Community Plan;

WHEREAS, the project site is legally described as LOT 15 IN BLOCK 2 OF J.M. DE PUY'S SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 30, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 22, 1885 [APN No. 448-702-0500];

WHEREAS, on February 3, 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 Guideline Section 15301, Existing Facilities; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on June 25, 2025, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. PMT-3176286 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. PMT-3176286:

COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0708]

1. Findings for all Coastal Development Permits:

- a. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The 2335 Etiwanda project (Project) proposes the conversion of an existing primary residential unit and an accessory residential unit into two residential condominium units.

The 0.15-acre (6,750 square feet) site is located at 2335 Etiwanda Street. The subject property is in the Residential-Multiple Unit (RM-1-1) Base Zone, Coastal [Non-Appealable-2] Overlay Zone, Coastal Height Limit Overlay Zone, Transit Priority Area and Parking Standards Transit Priority Area, and the designated land use is Residential: Multi-Family, within the Peninsula Community Plan and Local Coastal program Land Use Plan (Community Plan).

The subject property is located approximately 0.93 miles east from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. The property is adjacent to an existing public street, to which is accessed at the Northeast corner of the lot via Etiwanda Street. The site does not encroach upon any existing physical way legally used by the public or any proposed public access way identified in the Community Plan. Furthermore, the site does not obstruct any public views of the ocean, identified public view corridors, bluff, hillsides, open space canyons and beach areas from public vantage points within the community as referenced in the Community Plan. No physical development is proposed other than site improvements and public improvements within the established right-of-way as required by condition. Therefore, the project will not encroach upon any existing physical accessway that is legally used by the public, nor will it impact public views to and along the ocean or other scenic coastal areas as specified in the Community Plan.

- b. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The subject property is located approximately 0.93 miles east from the Pacific Ocean and within a developed, urbanized neighborhood in the Peninsula community. The project site does not contain Environmentally Sensitive Lands (ESL) as defined in SDMC Section 143.0113, nor is within or adjacent to the City's Multi-Habitat Planning Area (MHPA) designated lands. No physical development is proposed within the subdivision other than site improvements and public improvements within the established public right-of-way. Furthermore, the project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and the environmental analysis for the proposed project did not identify the requirement for further analysis associated with environmentally sensitive lands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The subject site is currently developed with a primary residential unit (750 square feet) containing two bedrooms and an accessory residential unit (1,039 square feet) containing three bedrooms with an attached two-car garage. The site is approximately located 0.93 miles east of the Pacific Ocean and is within an established urbanized neighborhood, comprised of one and two-story residential single-dwelling units of varied architectural styles surrounding the site.

The project includes the conversion of the existing primary residential unit and the accessory residential unit into two residential condominium units. No physical development is proposed other than site improvements and public improvements as required by condition. No modifications to the existing structures are proposed, and thus the project maintains conformity with the Proposition D Coastal Height Limit regulations. According to building records, the property contains a structure constructed more than 45 years old; however, the structure does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The Community Plan's land use designation for the subject lot is Residential: Multi-Family, which allows up to 15 DU/ac. The 0.15-acre (6,750 square-foot) lot could support up to two dwelling units. Additionally, Table 131-04G of the SDMC allows a maximum permitted density of 3,000 square-feet per dwelling unit in the RM-1-1 Base Zone. The primary unit is approximately 750 square feet, and the accessory unit is approximately 1,039 square feet. The proposed project is consistent with the allowable density under the Community Plan's Residential Land Use designation and the underlying RM-1-1 Base Zone development regulations. The Community Plan's Residential Land Use objectives are to provide for a balance of residential types, densities, and prices emphasizing new development and redevelopment at higher densities in neighborhoods able to accommodate growth without adverse impacts to the immediate area or to the community as a whole. Furthermore, the Housing Element of the City's General Plan identifies the need to achieve a diversity of housing available to household of all income

levels citywide and in as outlined in Policies HE-I.2 and HE-I.12, where the City encourages developments accessible to lower income residents citywide and especially in high opportunity and resource-rich areas that are close to transit and employment centers. The proposed project achieves the Residential Land Use objectives of encouraging multi-unit housing development and redevelopment in areas proximate to transit lines by keeping the existing dwelling units and subdividing the lot to provide condominium units instead of single-dwelling units with accessibility to nearby bus routes (MTS routes 923 and 35) as well as conserving the low-density character of the neighborhood. The project is consistent with the Community Plan land use designation and meets the goal of providing a variety of housing options and ownership opportunities to residents. By providing condominium dwelling units, the project is proposing the availability of home ownership opportunity at a lower price point than that which would be available for a single dwelling unit within one property. Therefore, the proposed site is in conformity with the certified Local Coastal Program land use plan and complies with all the regulations of the certified Implementation Program.

d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project site is located approximately 0.93 miles east from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. There are no direct public views or coastal access from the project site, as identified in the Community Plan. The project is entirely within private property and will not adversely impact any public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies sections within Chapter 3 of the California Coastal Act.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. PMT-3176286 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. PMT-3176286, a copy of which is attached hereto and made a part hereof.

Mark Lopez
Development Project Manager
Development Services

Adopted on: June 25, 2025

IO#: 11004543

fm 7-17-17

DRAFT

ATTACHMENT 6

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. PMT-3176062
2335 ETIWANDA STREET - PROJECT NO. PRJ-1050641
ADOPTED BY RESOLUTION NO. HO-XXXX ON JUNE 25, 2025

GENERAL

1. This Map Waiver will expire on July 10, 2028.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Map Waiver shall conform to the provisions of Coastal Development Permit No. PMT-3176286.
6. 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

7. 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 6

8. 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.
9. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Subdivision Map Act section 66427.1(a)(2)(E). The provisions of this 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.
10. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days after approval of a Certificate of Compliance for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
11. The Subdivider shall give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (SDMC Section 125.0431(a)(4)).
12. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Subdivision Map Act section 66427.1(a)(2)(F) and SDMC 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. (SDMC Section 125.0431(a)(5)).
13. The Subdivider shall provide a copy of the Building Conditions Report to a prospective purchaser prior to the opening of an escrow account. (SDMC Section 144.0504(c)).
14. 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.

AFFORDABLE HOUSING

15. Prior to recordation of the Certificate of Compliance, the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the condominium conversion inclusionary housing fee pursuant to the Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 142.1301 *et seq.*).
16. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Coastal Overlay Zone Affordable Housing Replacement Regulations (San Diego Municipal Code § 143.0810 *et seq.*), to the satisfaction of the Development Services Department and the San Diego Housing Commission.

ENGINEERING

17. 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.

MAPPING

18. "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).
19. "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."
20. Prior to the expiration of the Tentative Map Waiver (TMW), a Certificate of Compliance to subdivide the property into two (2) residential condominium units, shall be recorded in the San Diego County Recorder's Office.
21. 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 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.
22. 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.
23. Every Certificate of Compliance 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.

ATTACHMENT 6

- 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.

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 (San Diego Municipal Code § 142.0607).

Internal Order No. 11004543

RESOLUTION NO. HO-XXXX
DATE OF FINAL PASSAGE

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. PMT-3176062 FOR
2335 ETIWANDA STREET – PROJECT NO. PRJ-1050641

WHEREAS, THE FREDERIC L. GORDON AND JANIS I. GORDON FAMILY TRUST, Subdivider, and Landmark Consulting, Surveyor, submitted an application with the City of San Diego for Tentative Map Waiver No. PMT-3176062, to waive the requirement for a Tentative Map for the conversion of an existing primary residential unit and an accessory residential unit into two residential condominium units; and to waive the requirement to underground existing utilities. The project site is located at 2335 Etiwanda Street, in the Residential-Multiple Unit (RM-1-1) Base Zone, Coastal [Non-Appealable-2] Overlay Zone, Coastal Height Limit Overlay Zone, Transit Priority Area, Parking Standards Transit Priority Area of the Peninsula Community Plan. The property is legally described as LOT 15 IN BLOCK 2 OF J.M. DE PUY'S SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 30, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 22, 1885; and

WHEREAS, the Map proposes the subdivision of a 0.15-acre site of one primary residential unit and one accessory residential unit, into two residential condominium units; and

WHEREAS, on February 3, 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 15301, Existing Facilities; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

WHEREAS, on June 25, 2025, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. PMT-3176062, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122, 125.0444, and 144.0240 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-3176062:

A. Findings for a Tentative Map [SDMC Section 125.0440]

1. Findings for all Tentative Maps.

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

The 2335 Etiwanda project (Project) proposes the subdivision of an existing primary residential unit and an accessory residential unit into two residential condominium units.

The 0.15-acre (6,750 square-foot) project site is located approximately 0.93 miles east from the Pacific Ocean, within a developed, urbanized neighborhood in the Peninsula Community Plan area. The subject property is in the Residential-Multiple Unit (RM-1-1) Base Zone, Coastal [Non-Appealable-2] Overlay Zone, Coastal Height Limit Overlay Zone, Transit Priority Area, Parking Standards Transit Priority Area, within the Peninsula Community Plan and Local Coastal program Land Use Plan (Community Plan). The site is currently developed with a primary residential unit (750 square feet) containing two bedrooms and an accessory residential unit (1,039 square feet) containing three bedrooms with an attached two-car garage. According to building records, the primary residential unit was constructed in 1944,

and the rear accessory residential unit was constructed in 1989. The site is adjacent to an existing public street, to which is accessed at the Northeast corner of the lot via Etiwanda Street.

The project site is not located between the sea and the first public roadway paralleling the sea. The project does not encroach upon any existing physical way legally used by the public or any proposed public access way, nor does not obstruct any public views of the ocean, identified public view corridors, bluff, hillsides, open space canyons and beach areas from public vantage points within the community as identified in the Community Plan. Additionally, the project site does not contain Environmentally Sensitive Lands (ESL) as defined in SDMC Section 113.0103. The project site does not contain, nor is it adjacent to the City's Multi-Habitat Planning Area (MHPA) designated lands.

The Community Plan's land use designation for the subject lot is Residential: Multi-Family, which allows up to 15 DU/ac. The 0.15-acre (6,750 square-foot) lot could support up to two dwelling units. Additionally, Table 131-04G of the SDMC allows a maximum permitted density of 3,000 square-feet per dwelling unit in the RM-1-1 Base Zone. The primary unit is approximately 750 square feet, and the accessory unit is approximately 1,039 square feet. The proposed project is consistent with the allowable density under the Community Plan's Residential Land Use designation and the underlying RM-1-1 Base Zone development regulations. The Community Plan's Residential Land Use objectives are to provide for a balance of residential types, densities, and prices emphasizing new development and redevelopment at higher densities in neighborhoods able to accommodate growth without adverse impacts to the immediate area or to the community as a whole. Furthermore, the Housing Element of the City's General Plan identifies the need to achieve a diversity of housing available to household of all income levels citywide and in as outlined in Policies HE-I.2 and HE-I.12, where the City encourages developments accessible to lower income residents citywide and especially in high opportunity and resource-rich areas that are close to transit and employment centers. The proposed project achieves the Residential Land Use objectives of encouraging multi-unit housing development and redevelopment in areas proximate to transit lines by keeping the existing dwelling units and subdividing the lot to provide condominium units instead of single-dwelling units with accessibility to nearby bus routes (MTS routes 923 and 35) as well as conserving the low-density character of the neighborhood. The project is consistent with the Community Plan land use designation and meets the goal of providing a variety of housing options and ownership opportunities to residents. By providing condominium dwelling units, the project is proposing the availability of home ownership opportunity at a lower price point than that which would be available for a single dwelling unit within one property. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

b) 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 proposed subdivision is for the conversion of two existing residential dwelling units into two condominiums units. The project is a subdivision only and does not facilitate any additional development. The proposed subdivision complies with all applicable development

regulations and proposes no deviations. The subdivision conforms with the development regulations of the applicable RM-1-1 Base Zone, including, but not limited to, minimum lot size, setbacks, floor area ratio, height, and parking requirements.

The project qualifies for a waiver from the requirement to underground existing overhead private utility facilities pursuant to SDMC Section 144.0242(c)(1)(B), such that the street portion of the property would need to be converted is approximately fifty feet in length and, thus would not represent a logical extension to an underground facility. Also, pursuant to SDMC 144.0242(c)(2)(B), the project does not involve any development work and the undergrounding would require significant amount of work to occur offsite of the project site as a result.

Therefore, the proposed subdivision complies with all development regulations of the Land Development Code. In addition, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

c) The site is physically suitable for the type and density of development.

The proposed subdivision is for the conversion of two existing residential dwelling units into condominiums units. The proposed subdivision conforms to both the applicable Residential Land Use designation of the Community Plan and the underlying RM-1-1 Base Zone development regulations. The subdivision conforms with the development regulations of the applicable RM-1-1 Base Zone, including, but not limited to, minimum lot size, setbacks, floor area ratio, height, and parking requirements.

As stated above in Finding 1.a, the proposed residential condominium conversion project is consistent with the allowed density per the Community Plan's Residential Land Use designation and the underlying RM-1-1 Base Zone development regulations. The site has been previously developed and the topography is generally flat. Therefore, the site is physically suitable for the type and density of development.

d) 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 subject property is located approximately 0.93 miles east from the Pacific Ocean and within a developed, urbanized neighborhood within the Peninsula community. No physical development is proposed other than site improvements and public improvements within the established right-of-way as required by the permit conditions. There are no watercourses, Environmentally Sensitive Lands (ESL), or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site. Furthermore, the project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and the environmental analysis for the proposed project did not identify the requirement for further analysis associated with environmentally sensitive lands. Furthermore, no archaeological sites were found to be present on-site. 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 on their habitat.

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

The project is located within a developed, urban neighborhood, surrounded by similar development and served by existing right-of-way improvements and public utilities. The proposed subdivision was reviewed and determined to be in conformance with the regulations of the SDMC and the State's Subdivision Map Act. The subject property is served by existing utilities and access to the site is provided via Etiwanda Street. The property's frontage is developed with existing curb, gutter, and sidewalk. The Tentative Map Waiver includes exhibits of approval, including installation of public improvements be current to City Standard. The proposed subdivision is consistent with the development regulations of the underlying zone and building permit requirements of the Land Development Code. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

- f) 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 site does not contain any easements acquired by the public at large for access or use of property within the subdivision. The site has frontage on and is accessed from the existing developed Etiwanda Street public right-of-way. The proposed project does not include any new public service easements with this application. 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.

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

The design of the proposed subdivision is for the conversion of two existing residential dwelling units into individually recognized condominium units. The proposed subdivision does not include any additional construction, enlargement of the building's footprint or an expansion of use(s). As the subdivision does not propose any improvements to the existing residential dwelling units and there isn't a proposed expansion of use this finding is not applicable to the proposed subdivision. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

- h) 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 promotes the Community Plan's goal of providing housing opportunities for residents of all levels and age groups within the Peninsula community. The creation of two residential condominiums does not adversely impact public resources as the residential dwelling units currently exist on site and are adequately served by public services and resources. All appropriate public services (including fire, police, schools, public parks, libraries and medical services) as well as necessary utilities such as electricity, water and

sewer exist within the built out urbanized community, and thus provide adequate services for the proposed subdivision. Other than the subdivision to allow for the creation of condominium units for individual ownership within a built out developed, urbanized neighborhood, the project does not include additional development of the property and no other modifications to the site, or structures are requested with this subdivision other than site improvements and public right-of-way improvements that are a part of the permit conditions of approval. The proposed subdivision would require payment of the City of San Diego's Inclusionary Affordable Housing In-Lieu fee as required by the conditions of approval. The project was analyzed and found no significant impacts related to traffic, parking, noise, or other environmental issues. The decision maker has reviewed the administrative record, including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region, and determined that the proposed subdivision for the creation of two residential condominiums is consistent with the housing needs of the Peninsula community. 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.

B. Findings for Tentative Maps for Condominium Conversion [SDMC Section 125.0444]

1. Findings for all Tentative Maps for Condominium Conversion:

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

Written notices were provided by the Subdivider in advance in accordance with SDMC Section 125.0431 to all tenants within the subject property at the time of this application.

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

The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low-income housing. The proposed subdivision is conditioned to pay the inclusionary affordable housing in-lieu fee in accordance with the Inclusionary Affordable Housing Ordinance.

- c) For any project that was developed to provide housing for the elderly, disabled or to provide low-income housing, provisions have been made to perpetuate the use for which the project was developed.**

The project does not specifically designate housing for the elderly, disabled or provide low-income housing, therefore the above finding does not apply to this subdivision.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. PMT-3176062 including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to The Frederic L. Gordon and Janis I. Gordon Family Trust subject to the attached conditions which are made a part of this resolution by this reference.

By

Mark Lopez
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions

Internal Order No. 11004543

Revised: 3/7/2016



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 3, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009368

PROJECT NAME / NUMBER: 2335 Etiwanda Street / PRJ-1050641

COMMUNITY PLAN AREA: Peninsula

COUNCIL DISTRICT: 2

LOCATION: 2335 Etiwanda St, San Diego, CA 92107

PROJECT DESCRIPTION: The project proposes a Tentative Map Waiver and Coastal Development Permit to convert two detached residences, one primary the other accessory dwelling unit, into two residential condominiums at 2335 Etiwanda Street. No development is proposed. The site is located in the RM-1-1 zone and Coastal (Non-Appealable) Overlay zone and is designated Multifamily Residential Development within the Peninsula Community Plan. **LEGAL DESCRIPTION:** Lot 15 in Block 2 of J.M Depuy's Subdivision, in the City of San Diego, County of San Diego State of California, according to the Map thereof no. 30, filed in the office of the County Recorded of San Diego County, April 22, 1885.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project is requesting a Coastal Development Permit and Tentative Map Waiver to convert two detached residences into residential condominiums. No new development is proposed and there is no expansion of use. Therefore, this exemption was deemed appropriate. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

DEVELOPMENT PROJECT MANAGER: Mark Lopez
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 533-4701 / lopezma@sandiego.gov

On February 3, 2025 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (February 18, 2025). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 2/3/2025

REMOVED: 2/18/2025

POSTED BY: M. Catellier

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	FORM
			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: Etiwanda Street **Project No. For City Use Only:** PRJ-1050641

Project Address: 2335 Etiwanda Street, San Diego, CA 92107

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

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? _____ Corporate Identification No. _____
☐ Partnership ☐ Individual The Gordon Family Trust

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: Frederic A. Gordon ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 594 Silvergate Ave
 City: San Diego State: CA Zip: 92106
 Phone No.: 619 572 2200 Fax No.: _____ Email: FGordonAPC@comcast.com
 Signature: [Signature] Date: 11/6/22
 Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Same as above ☐ 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



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

THE CITY OF SAN DIEGO

Certification of Tenant Notice for Condominium Conversion Map

Project Address:

2335-2337 ETILANDA SD CA 92107

Project No.: *For City Staff Use*

PRJ-1050641

I hereby certify that the "NOTICE" required under California Government Code Section 66427.1(a) and Municipal Code Section 125.0431 has been given to each tenant and person applying for the rental of a unit of the proposed condominium conversion project located at the project address listed above. The "NOTICE" was mailed or delivered on 3/14/22 (date).

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

Frederic L Gordon
Owner/Owner Agent Name (Please Print):

Signature:

Date:

3/15/22

Attachments:

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

Tenants Rights and Notices for Condominium Conversion Within the City of San Diego

You are being notified because you are a tenant in a rental apartment located at 2337 Etlow Ave 92107. An application has been submitted to the City of San Diego requesting that your apartment, along with all others in your complex, be converted into a condominium (for sale residential unit). This notice provides a summary of your rights, the property owner's obligations, the notices and documents you must receive, and the earliest time frame that you may be required to vacate your apartment if the conversion is approved. A public hearing will be held where the request to convert the apartments to condominiums may be approved or denied. You will receive another notice giving you the time, date, and location of that hearing. For additional information please call Gerald Semet, the City of San Diego Development Project Manager at 619 236 5328. Please contact the San Diego Housing Commission for questions regarding relocation and affordable housing at (619) 544-9193.

Your Rights as a Tenant Include:

- **Notification** - You have a right to receive required notices/documents throughout the process of converting to condominiums, including notification of public hearings.
- **Public Hearing** - You have a right to attend and speak at the public hearing that will be held to approve or deny the request to convert to condominium.
- **Right to Appeal** - You have the right to appeal a decision to approve or deny a conversion to condominium.
- **First Right of Refusal** - You have the first right to buy your unit or other available unit in the building at the same terms and conditions, or better, that will be offered to the general public.
- **Relocation Assistance** - You are entitled to payment equal to three months rent if you move because of the conversion. You will **forfeit your relocation payment** if you move before you receive the Notice of Termination of Tenancy.

Property Owner Obligations Include:

- **Maintenance** - The property and the building shall continue to be maintained in good condition throughout the process.
- **Notices** - The property owner shall provide notices to all tenants as identified in the notices section of this Summary of Tenant Benefits.
- **Offer to Purchase** - See First Right of Refusal above. You must be provided a 90 day period in which you may contract to purchase a unit in the building.

Notices/Documents:

A number of notices/documents will be provided to you throughout the process. A summary of each is provided on the reverse side of this notice.

Time Frame:

As a tenant of an apartment proposed to be converted to a condominium you can anticipate a **minimum** of 180 days before being asked to relocate if the condominium conversion is approved.

Este aviso esta disponible en español en la biblioteca y en la pagina de internet de la ciudad de San Diego www.sandiego.gov/development-services bajo Avisos en español.

**Summary of
Written Notices and Documents that Must be Provided to Each Tenant**

Notice or Document	Explanation*	Responsible to Provide
60 Day Notice of Intent to Convert to Condominium	Provided at least 60 days before the City makes a decision on the property owner's request to convert to condominium.	Property Owner**
Notice of Application	Mailed no later than 10 business days after the city has determined that the application submitted to convert to condominiums includes all of the required information.	City
Notice of Tenants Rights and Notices	Provided within 10 days of receipt of Notice of Application for existing tenants or prior to signing a rental agreement with a new tenant.	Property Owner
180 Notice Prior to Termination of Tenancy	Provided at least 180 days before you could be asked to vacate. <i>This is only a forewarning of a potential conversion to a condominium and not a notice to vacate.</i>	Property Owner
Notice of Public Hearing	Mailed 10 business days before the date of the public hearing for a decision on the proposed condominium conversion.	City
Copy of Staff Report	Provided no later than 3 days before the public hearing. The report will describe the project and include the staff recommendation to the decision maker.	Applicant
10 Day Notice of Approval of Final Map	Provided no later than 10 days after approval of the final map, parcel map or certificate of compliance for the proposed conversion.	Property Owner
10 Day Notice of Application for Public Report	For project proposing to convert five or more apartments. Provided at least 10 days before or after an application for a public report is or has been submitted to the California Department of Real Estate. The report is available to tenants that request it from the property owner.	Property Owner
Notice of 90 Day Period of First Right of Refusal to Purchase	Provided within 5 working days of either issuance of Subdivision Public Report or 5 within 5 working days of final City approval if not report is required. Tenants have exclusive right to contract to purchase their unit prior to offering purchase to general public.	Property Owner
90 Day Notice of Intent to Sell	Provided no later than 90 days before the units are offered for sale to the general public. Begins the 90 day right to purchase period.	Property Owner
Building Conditions Report	Provided to those tenants that purchase a condominium unit prior to the opening of an escrow account.	Property Owner
Notice of Termination of Tenancy	Provided to tenants 60 days prior to being required to vacate the property.	Property Owner

* More detailed information is provided in each notice and document.

** Property owner or agent of the property owner.



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

THE CITY OF SAN DIEGO

Certification of Tenant Notice for Condominium Conversion Map

Project Address:

2335-2337 ET/Ward St SD CA 92107

Project No.: *For City Staff Use*

I hereby certify that the "NOTICE" required under California Government Code Section 66427.1(a) and Municipal Code Section 125.0431 has been given to each tenant and person applying for the rental of a unit of the proposed condominium conversion project located at the project address listed above. The "NOTICE" was mailed or delivered on 5/14/22 (date).

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

Frederick Gordon
Owner/Owner Agent Name (Please Print):

Signature:

Date:

5/15/22

Attachments:

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

Tenants Rights and Notices for Condominium Conversion Within the City of San Diego

You are being notified because you are a tenant in a rental apartment located at 2335 Etiwanda 92407. An application has been submitted to the City of San Diego requesting that your apartment, along with all others in your complex, be converted into a condominium (for sale residential unit). This notice provides a summary of your rights, the property owner's obligations, the notices and documents you must receive, and the earliest time frame that you may be required to vacate your apartment if the conversion is approved. A public hearing will be held where the request to convert the apartments to condominiums may be approved or denied. You will receive another notice giving you the time, date, and location of that hearing. For additional information please call Candice Bennett, the City of San Diego Development Project Manager at 619 244 5328. Please contact the San Diego Housing Commission for questions regarding relocation and affordable housing at (619) 544-9193.

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* More detailed information is provided in each notice and document.

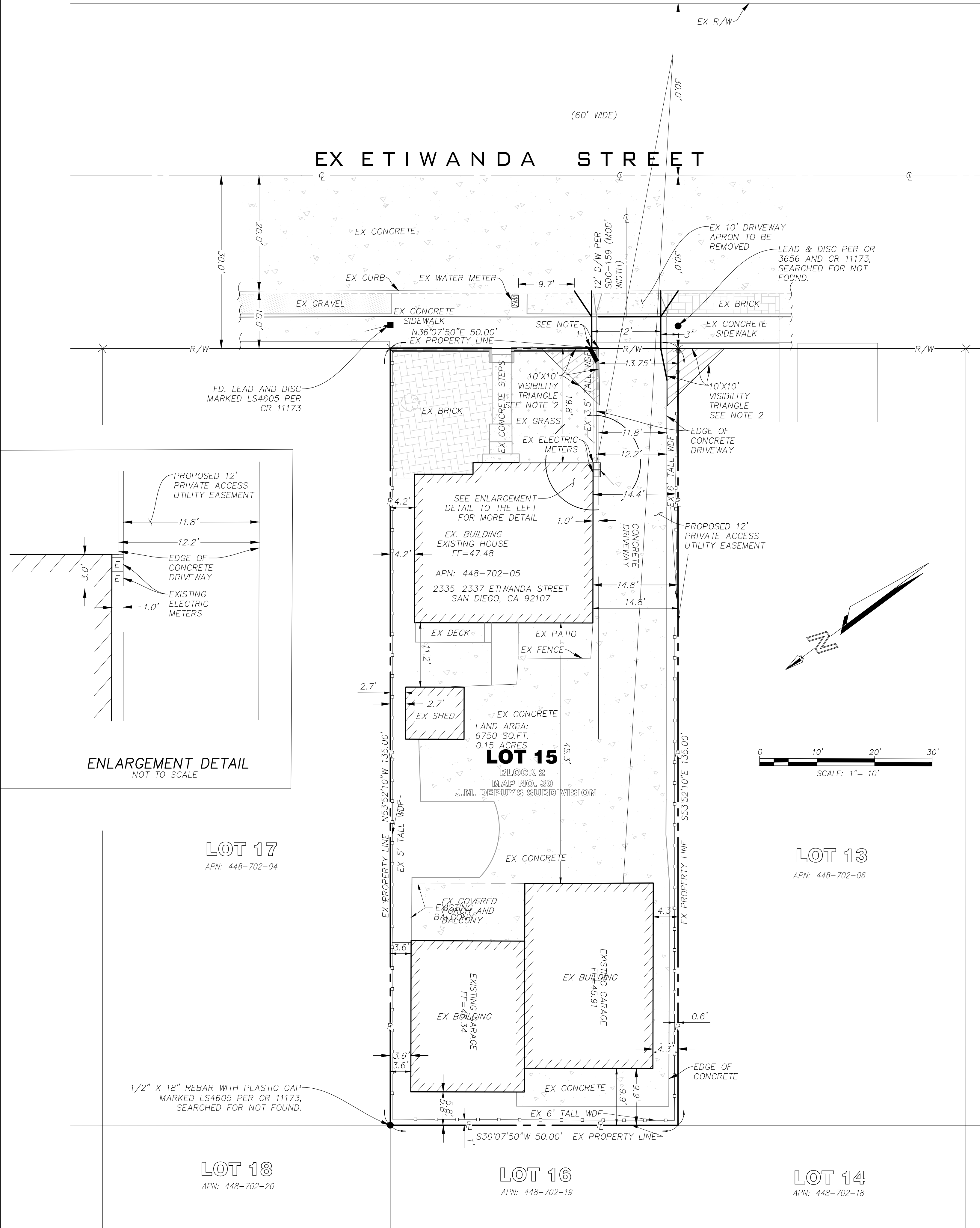
** Property owner or agent of the property owner.

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form
	Project Name: 2335-2337 Etiwanda		Project Number: PRJ-1050641
Community: Peninsula			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> 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			Date of Vote: November 16,
# of Members Yes 12	# 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: Joe Holasek			
TITLE: Project review Chair		DATE: November 18, 2023	
<p align="center"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>			

Visit our web site at www.sandiego.gov/development-services.

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

DS-5620 (08-18) ONLINE FORM



OWNER/DEVELOPER:

GORDON FREDERIC L & JANIS I FAMILY TRUST
2335-2337 ETIWANDA STREET
SAN DIEGO, CA 92107
619-572-2210

FREDERIC L GORDON
JANIS I GORDON

DATE

SURVEYOR'S STATEMENT:

I, STUART PEACE, A PROFESSIONAL CIVIL ENGINEER, STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION ON FEBRUARY 2021 AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS OF THE CHARACTER INDICATED HAVE BEEN SET OR FOUND AT THE SUBDIVISION BOUNDARY CORNERS, AND I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AT THE POSITIONS INDICATED BY THE LEGEND IN THIS MAP WITHIN 30 DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Stuart Peace

STUART PEACE, RCE 27232

DATE: MAY 6, 2024



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP WAIVER IS THE CENTERLINE OF CASTELAR STREET AS SHOWN ON SUBDIVISION MAP NO. 4834, I.E. S 53°52'10" E.

BENCH MARK:

WEST BRASS PLUG IN THE TOP OF CURB AT THE INTERSECTION OF GREENE STREET AND ETIWANDA STREET, AS PUBLISHED IN THE CITY OF SAN DIEGO VERTICAL CONTROL BOOK. ELEVATION = 45.83' (M.S.L./NGVD 29)

GENERAL NOTES:

DATE OF SURVEY 10-01-2021
EXISTING AND PROPOSED ZONING:..... RM-1-1
SOURCE OF TOPOGRAPHY LANDMARK CONSULTING
SOURCE OF WATER SUPPLY CITY OF SAN DIEGO
SEWAGE FACILITIES CITY OF SAN DIEGO
FIRE PROTECTION CITY OF SAN DIEGO
ASSESSOR'S PARCEL NO. 448-702-05
TOTAL SUBDIVISION AREA 0.15 AC. GROSS
TOTAL NO. OF EXIST. LOTS 1
TOTAL NO. OF PROPOSED LOTS 1
NAD 27 COORDINATES 212-1695
CCS 83 COORDINATES 1852-6255

GRADING NOTE:

NONE PROPOSED

CONDOMINIUM NOTE:

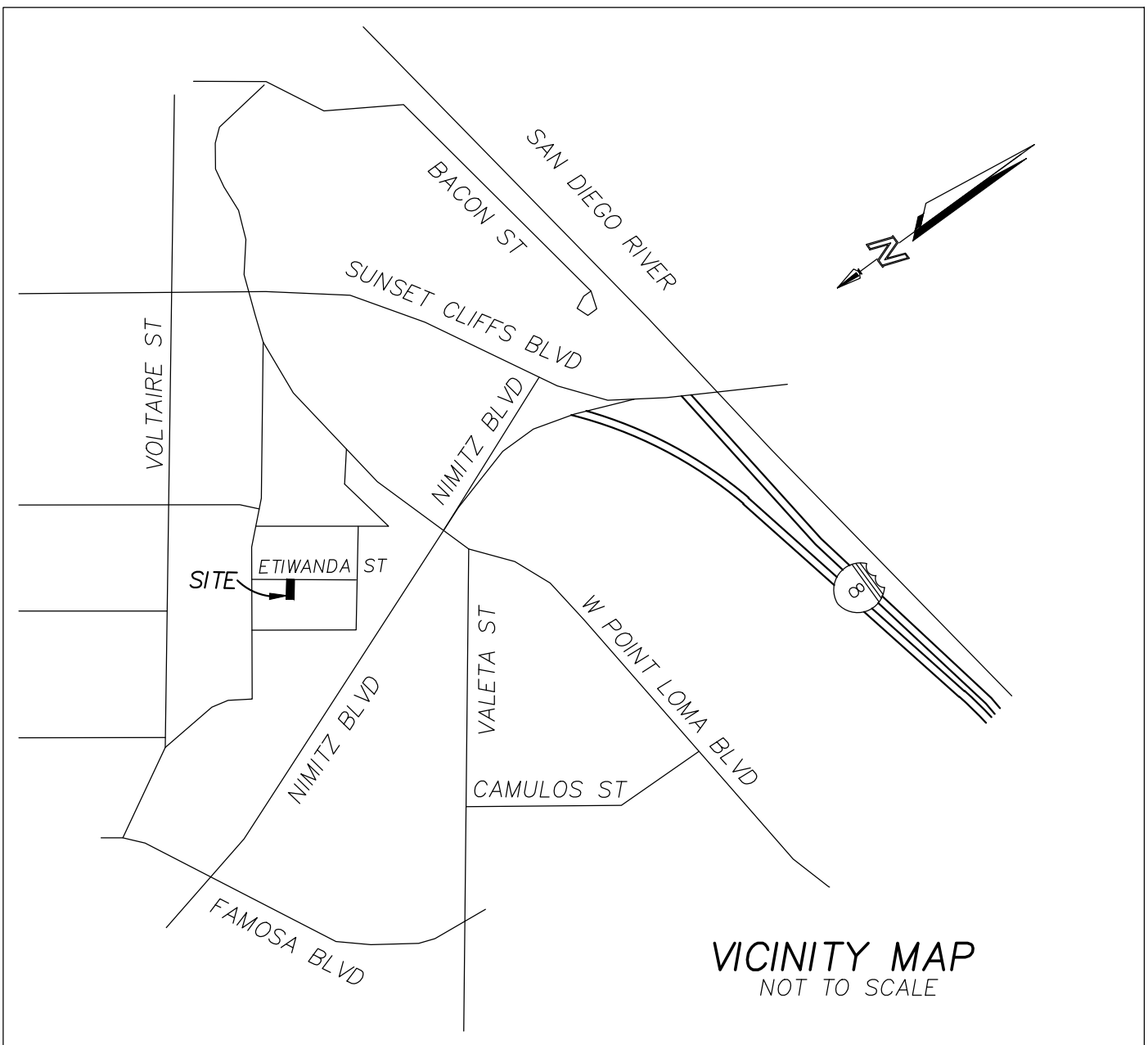
THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS IS 2.

MAPPING NOTE:

A CERTIFICATE OF COMPLIANCE SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP WAIVER, IF APPROVED.

NOTES:

- PORTION OF EX. CMU WALL TO BE REMOVED TO PROVIDE MIN 12' WIDTH FOR THE NEW DRIVEWAY; A NEW CMU WALL TO BE INSTALLED ALONG THE W'LY EDGE OF THE NEW DRIVEWAY. MAX. WALL HEIGHT LESS THAN 3'. NO PERMIT REQUIRED.
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (b)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN THE VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.



TENTATIVE MAP WAIVER NO. PMT-3176062 PROJECT NO.: PRJ-1050641
CDP PMT-3176286

ETIWANDA STREET

PROJECT DESCRIPTION:

TENTATIVE MAP, PARCEL MAP WAIVER AND COASTAL DEVELOPMENT PERMIT FOR THE INDIVIDUAL STRUCTURES, CURRENTLY RECOGNIZED AS ONE PRIMARY RESIDENTIAL UNIT AND ONE ACCESSORY RESIDENTIAL UNIT, INTO TWO (2) CONVERSION OF RESIDENTIAL CONDOMINIUMS.

LEGAL DESCRIPTION:

LOT 15 IN BLOCK 2 OF J.M. DEPUY'S SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 30, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 22, 1885.

COASTAL HEIGHT LIMIT: 30'

AIRPORT APPROACH AND AIRPORT ENVIRONMENT

ZONING: RM-1-1

AREA: 6750 SF

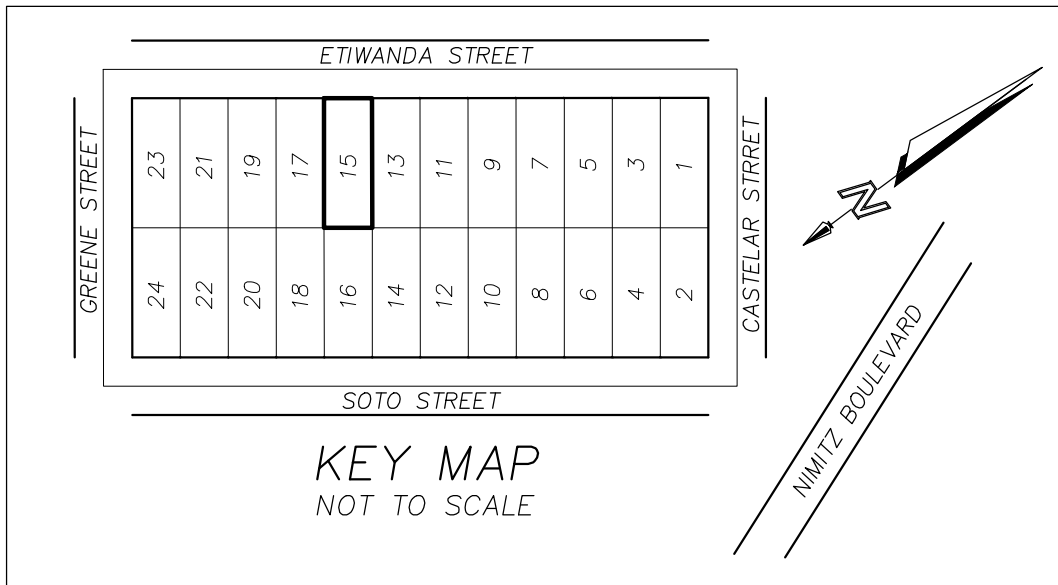
NUMBER OF RESIDENTIAL CONDOMINIUM UNITS: 2

LEGEND:

BOUNDARY DATA	N42°18'59"W 40.00'
PROJECT BOUNDARY	_____
RIGHT OF WAY	_____
CENTERLINE	_____
RECORD LOT LINE	_____
CONTOURS	_____ 322 _____
EX WALL	=====
EX BUILDING	=====
EX FENCE (W/F)	=====
EX FENCE (CLF)	=====
EX FENCE (WDF)	=====
EX CURB (BACK)	=====
EX CURB (FACE)	=====
OVERHEAD UTILITY	=====
EX CONCRETE	=====
EX BRICK	=====
EX GRAVEL	=====
EX SEWER MANHOLE	=====
EX SEWER CLEANOUT	=====
EX TREE	=====
EX GUY ANCHOR	=====
EX POWER POLE	=====
EX GAS METER	=====
EX WATER METER	=====
EX GATE VALVE	=====
EX SURVEY MONUMENT (AS NOTED HEREON)	=====
EX BENCHMARK	=====

ABBREVIATIONS:

AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
CB	CATCH BASIN
CL	CENTER LINE
CLF	CHAIN-LINK FENCE
CHMY	CHIMNEY
COMM	COMMUNICATION
CONC	CONCRETE
CR	CORNER RECORD
E	ELECTRIC
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
FL	FLOW LINE
FD	FOUND
FF	FINISHED FLOOR
FS	FINISHED SURFACE
FG	FINISHED GRADE
GFF	GARAGE FINISHED FLOOR
GV	GATE VALVE
L&D	LEAD AND DISC
L/S	LANDSCAPED AREA
OHU	OVERHEAD UTILITY
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SQFT	SQUARE FEET
SCO	SEWER CLEANOUT
SMH	SEWER MANHOLE
S/W	SIDEWALK
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TEL	TELEPHONE
TG	TOP OF GRATE
TYP	TYPICAL
VL	VAULT
WDF	WOOD FENCE
WIF	WROUGHT IRON FENCE
WM	WATER METER



PREPARED BY:

NAME: LANDMARK CONSULTING
DAVID YEH
ADDRESS: 9555 GENESSEE AVE., STE. 200
SAN DIEGO, CA. 92121
PHONE NO. (858) 587-8070
PROJECT ADDRESS: 2335 ETIWANDA STREET
SAN DIEGO, CA. 92107
PROJECT NAME: ETIWANDA STREET
SHEET TITLE: ETIWANDA STREET
TENTATIVE MAP WAIVER

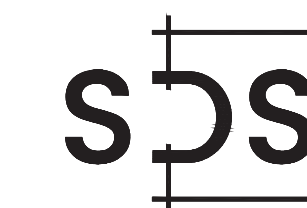
REVISION 14:	_____
REVISION 13:	_____
REVISION 12:	_____
REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	_____
REVISION 6:	_____
REVISION 5:	_____
REVISION 4:	_____
REVISION 3:	_____
REVISION 2:	_____
REVISION 1:	_____

ORIGINAL DATE: 12-15-21
SHEET 1 OF 1

ETIWANDA STREET TENTATIVE MAP WAIVER

DEP # _____





SALDIVAR DESIGN STUDIO

www.saldivardesignstudio.com
619.955.3517

Residential &
Commercial Design
Interior Design
Space Planning

2335 - 2337 ETIWANDA

AS-BUILT

2335 & 2337 ETIWANDA ST.
SAN DIEGO, CA. 92017

THESE DRAWINGS SHOW EXISTING AS-BUILT CONDITIONS THAT WERE PREPARED FROM ON-SITE MEASUREMENTS OF EXISTING BUILDING AND SPACES. THE RECIPIENT UNDERSTANDS AND AGREES THAT THE DRAWINGS ARE PROPERTY OF SALDVAR DESIGN STUDIO, INC.

NO STRUCTURAL, PLUMBING, ELECTRICAL, OR MECHANICAL INFORMATION IS DEPICTED. NO INFORMATION ON CONCEALED SPACES IS REPRESENTED OR OBTAINED.

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS AND STRUCTURAL HIDDEN ITEMS, AND ASSUMES FULL RESPONSIBILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE UNFORESEEN CONDITIONS.

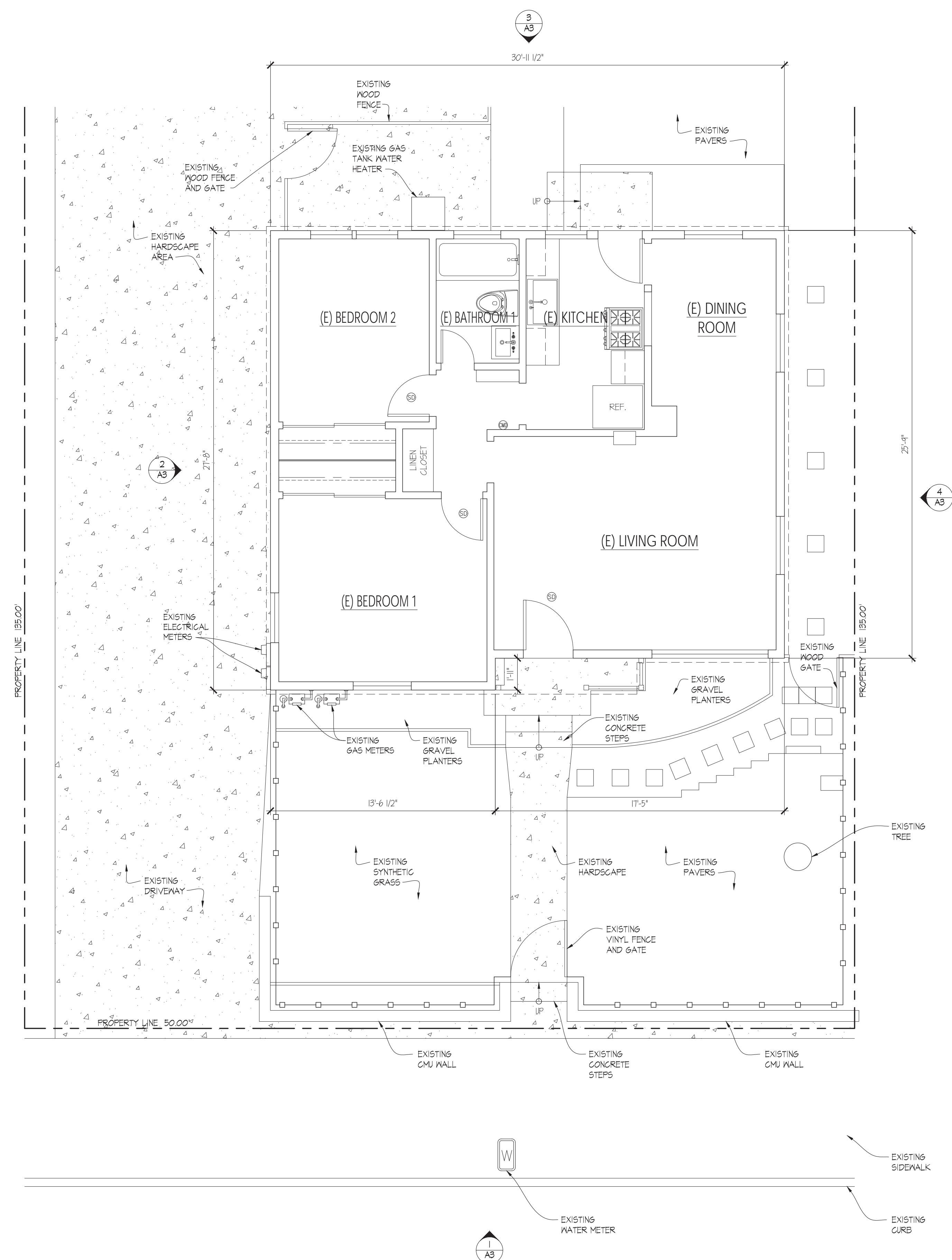
AS-BUILT DRAWING

06.08.23

SHEET TITLE

2335 AS-BUILT FLOOR PLAN

A2



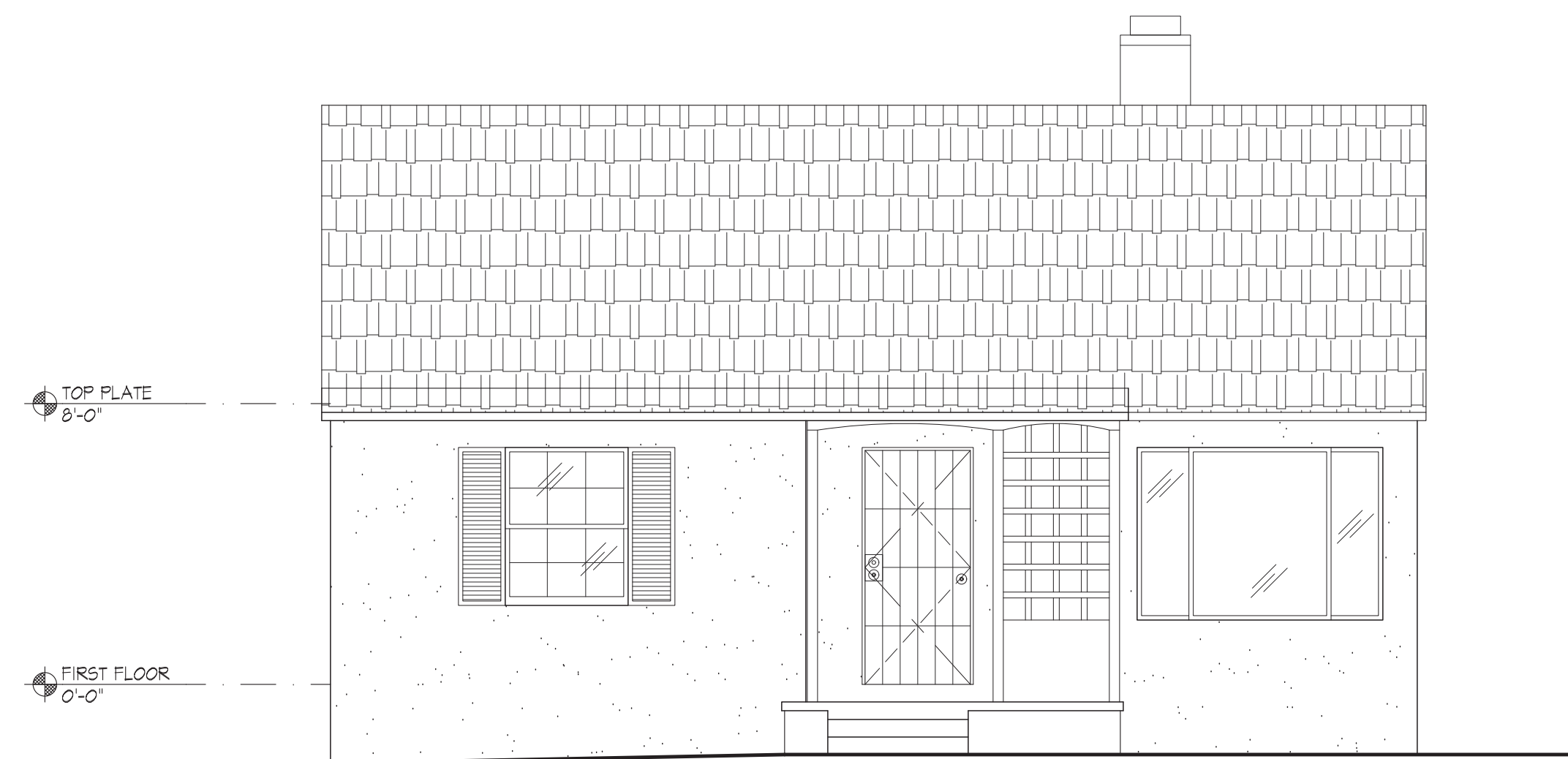
2335 AS-BUILT FLOOR PLAN

All drawings, specifications and concepts are owned and property of Saldivar Design Studio, Inc. Whether the project is executed or not. They cannot be used or evolved on other projects or extensions to this project without written permission and appropriate compensation to Saldivar Design Studio, Inc.



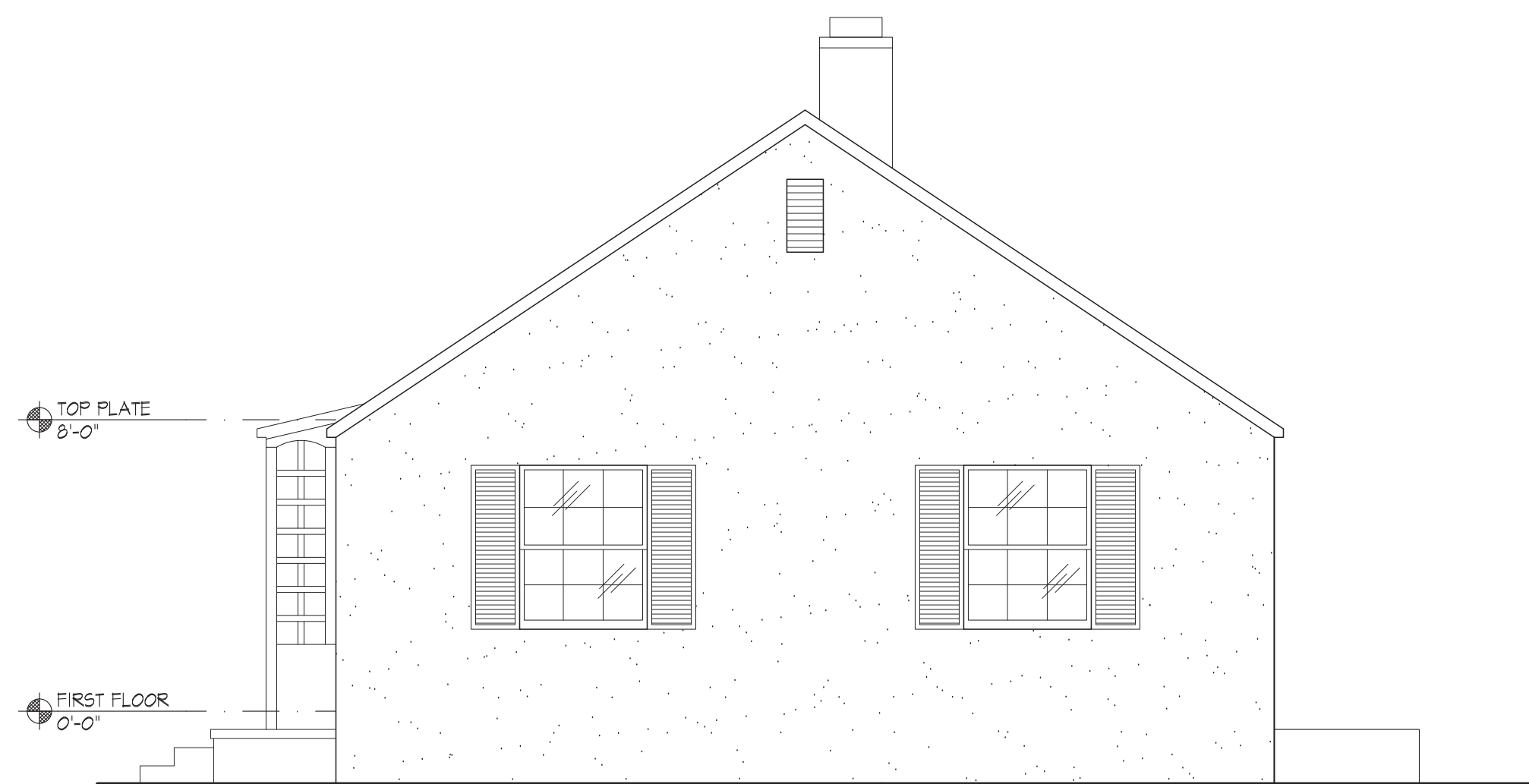
3 2335 AS-BUILT SOUTH EAST ELEVATION

1/4"=1'-0"



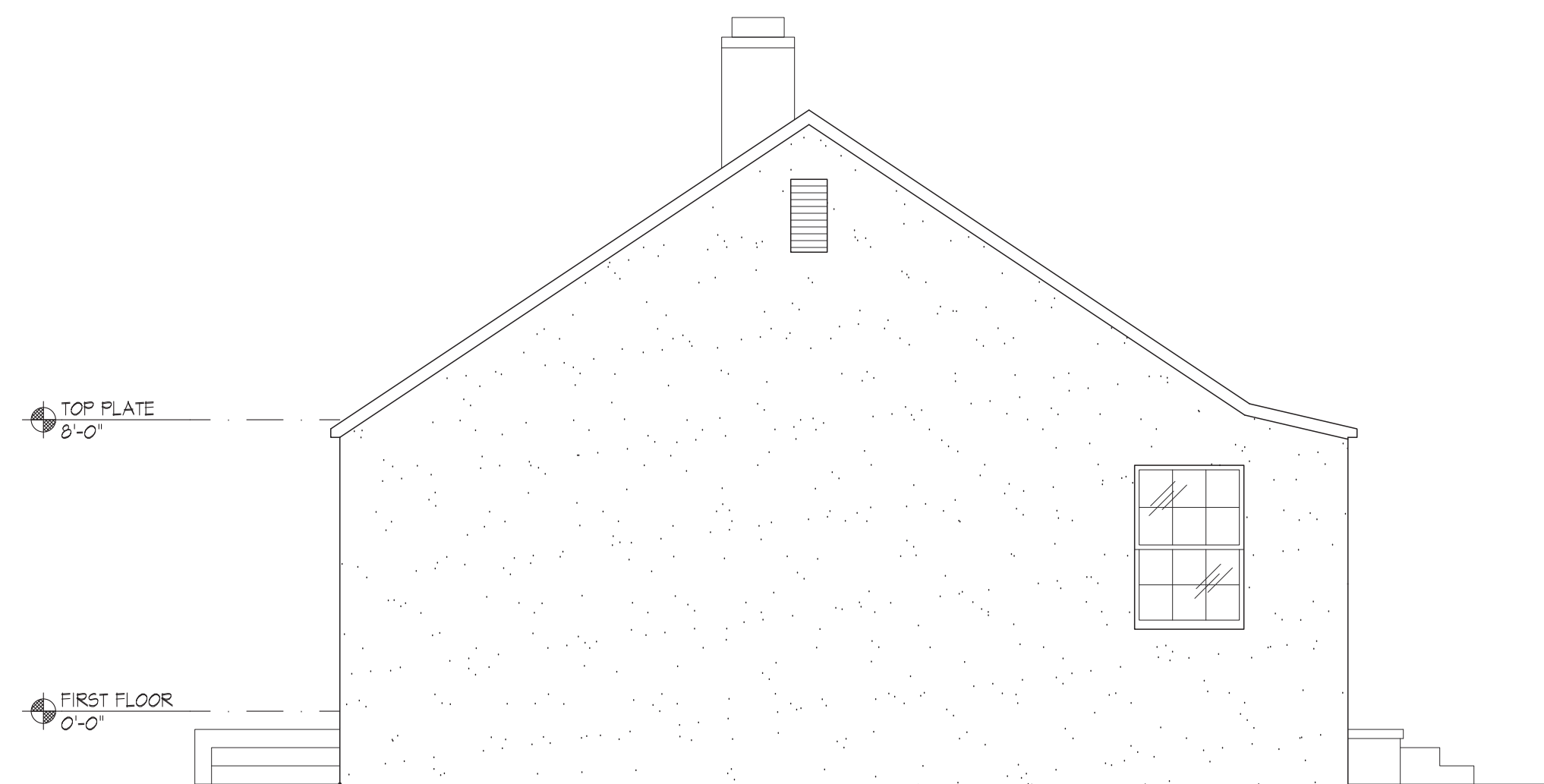
1 2335 AS-BUILT NORTH WEST ELEVATION

1/4"=1'-0"



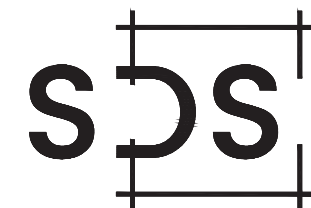
4 2335 AS-BUILT SOUTH WEST ELEVATION

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2 2335 AS-BUILT NORTH EAST ELEVATION

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AS-BUILT DRAWING 06/08/23

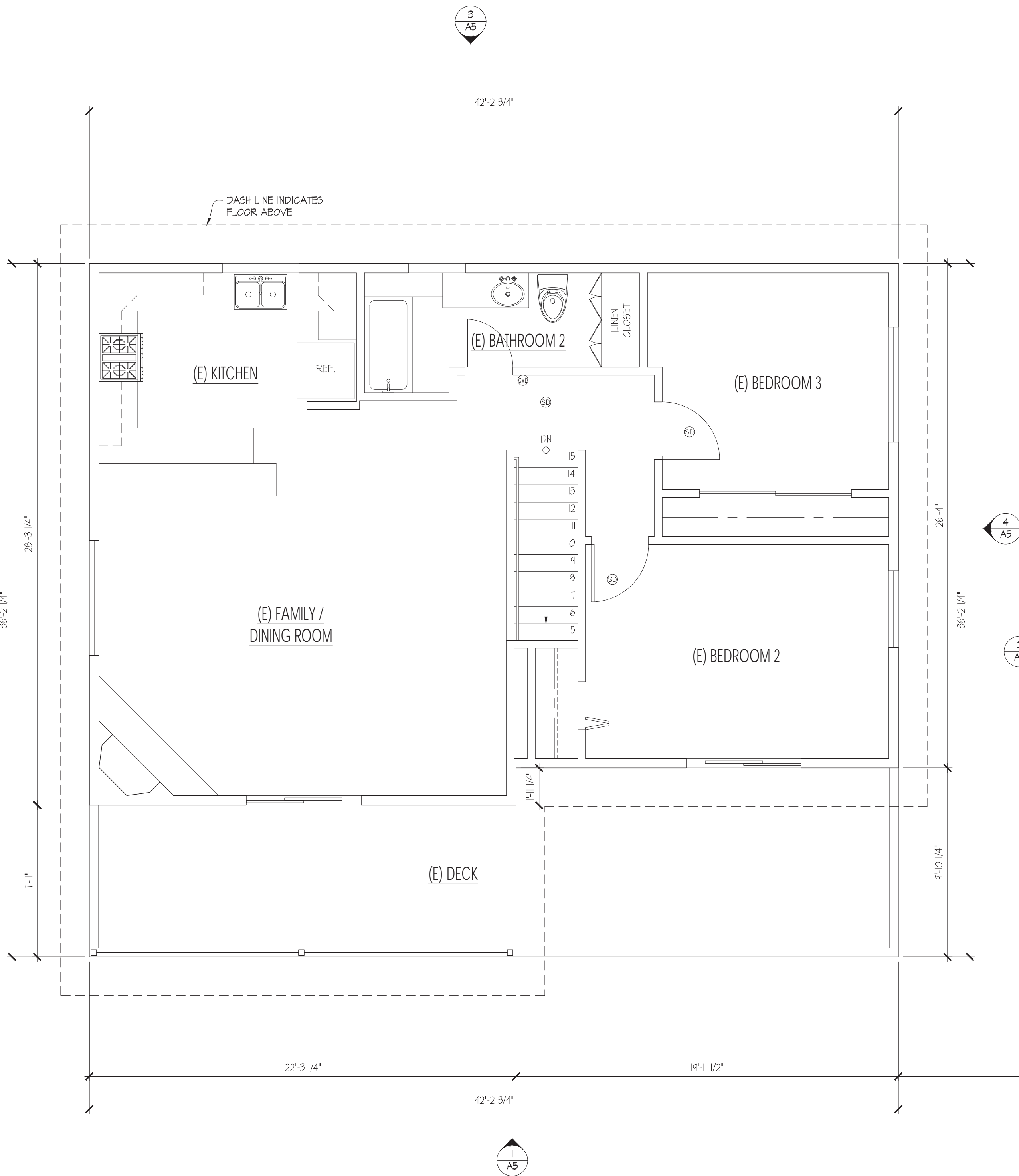
SHEET TITLE

2335 AS-BUILT
EXTERIOR ELEVATIONS

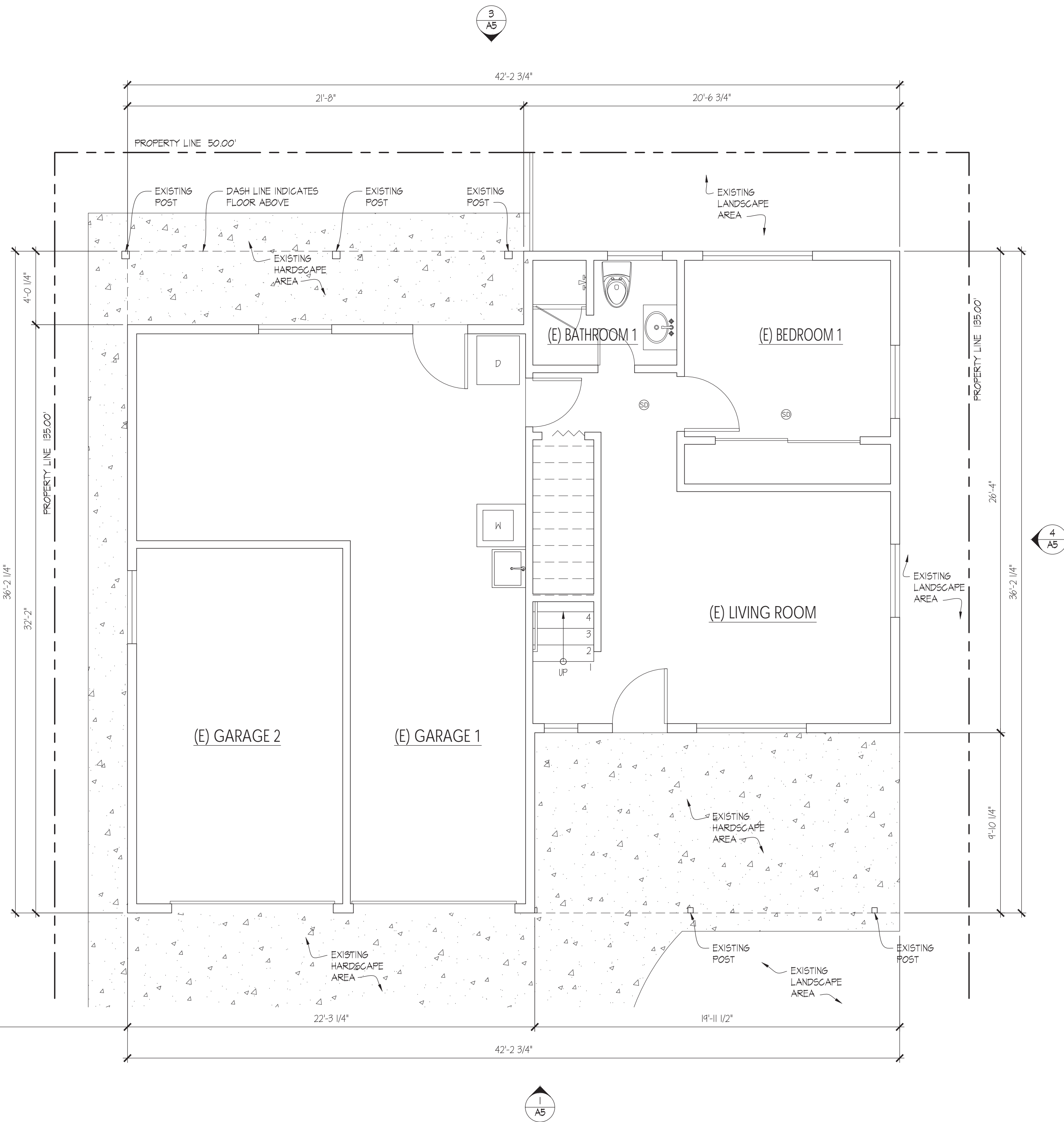
A3

These drawings are not for construction until approved by governing agency

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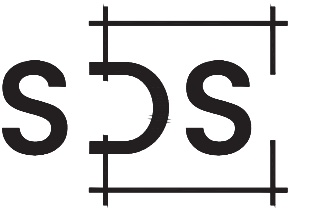
2337 AS-BUILT SECOND FLOOR PLAN



2337 AS-BUILT FIRST FLOOR PLAN



LEGEND	
	EXISTING 2X WOOD STUD WALL
	EXISTING SMOKE DETECTOR
	EXISTING CARBON MONOXIDE DETECTOR



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AS-BUILT

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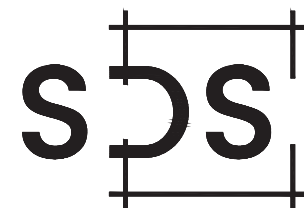
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AS-BUILT DRAWING 06/08/23

SHEET TITLE
2337 AS-BUILT FIRST &
SECOND FLOOR PLAN

A4

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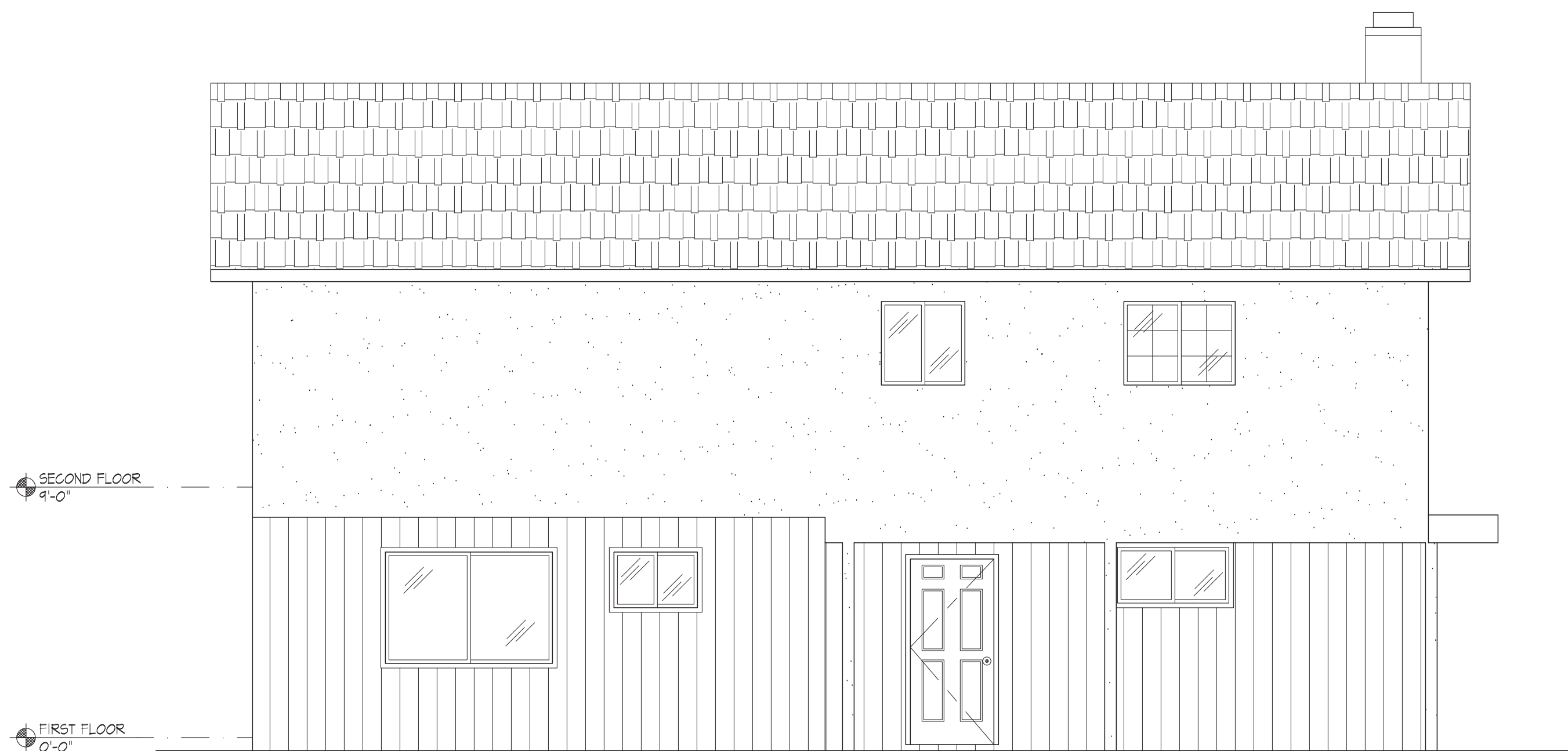
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AS-BUILT

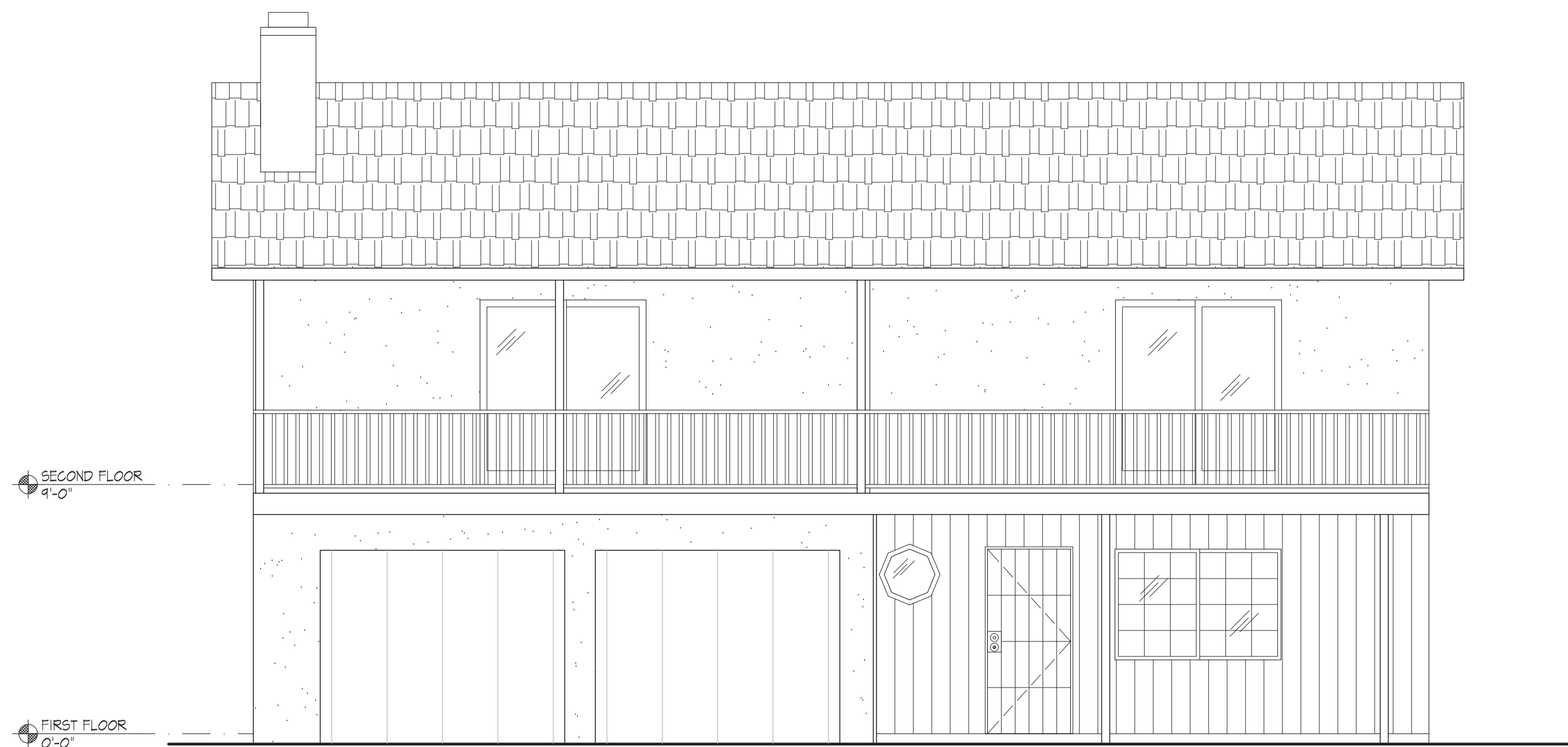
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3 2337 AS-BUILT SOUTH EAST ELEVATION

1/4"=1'-0"



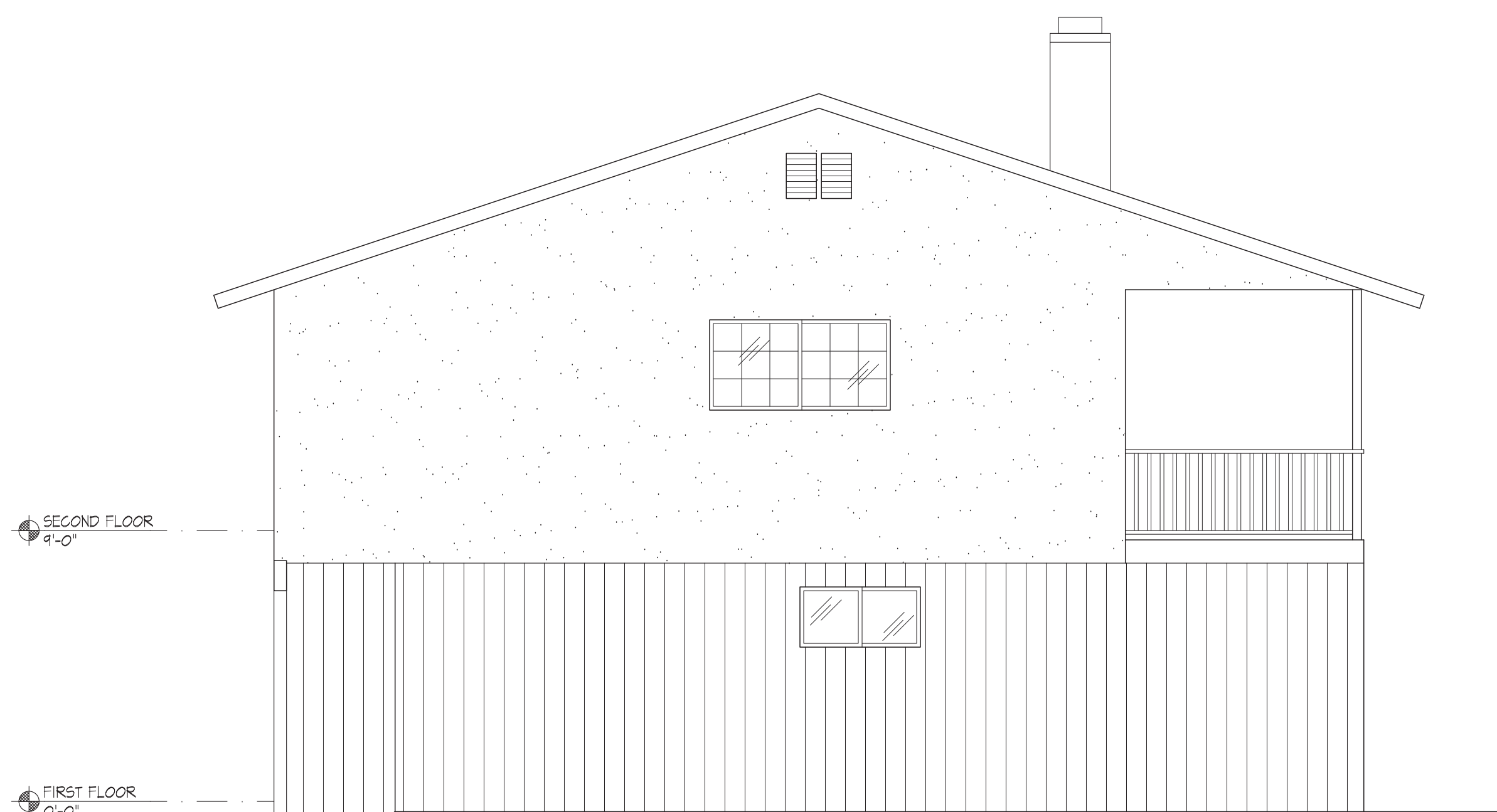
1 2337 AS-BUILT NORTH WEST ELEVATION

1/4"=1'-0"



4 2337 AS-BUILT SOUTH WEST ELEVATION

1/4"=1'-0"



2 2337 AS-BUILT NORTH EAST ELEVATION

1/4"=1'-0"

AS-BUILT DRAWING

06.08.23

SHEET TITLE

2337 AS-BUILT
EXTERIOR ELEVATIONS

A5