



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 26, 2025 REPORT NO. HO-25-043

HEARING DATE: December 3, 2025

SUBJECT: 3112 Natchez Avenue, Process Three Decision

PROJECT NUMBER: [PRJ-1111286](#)

OWNER/APPLICANT: Brent Hoag, Trustee for Brent Hoag Trust, Owner / Robert Bateman, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map, including waiver of the requirement to underground existing off-site overhead utilities, for the conversion of two existing residential dwelling units into two condominium units located on a single lot at [3112 Natchez Avenue](#) within the [Clairemont Mesa Community Plan](#) area.

Proposed Actions:

APPROVE Tentative Map Waiver No. PMT-3274383.

Fiscal Considerations: The costs associated with processing the application are recovered through a flat fee deposit account, funded by the applicant.

Housing Impact Statement: The project will convert two dwelling units into condominiums. 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 May 20, 2025, the Clairemont Community Planning Group voted 7-0-0, with three members absent, to recommend approval of the proposed project, subject to the condition that the front yard be irrigated and landscaped for beautification and erosion control.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(k), Existing Facilities. The environmental exemption determination for this project was made on November 27, 2024, and

the opportunity to appeal that determination ended on December 12, 2024 and no appeals of that determination were made.

BACKGROUND

The 0.19-acre project site is located at 3112 Natchez Avenue with two existing dwelling units (Attachments 1-2) in the RM-1-1 (Residential- Multiple Unit) zone, Airport Land Use Compatibility Overlay Zone (Montgomery Field), Clairemont Mesa Height Limit Overlay Zone, Airport Influence Area - Montgomery Field (Review area 2), FAA Part 77 Noticing Area, and Very High Fire Hazard Severity Zone within the Clairemont Mesa Community Plan.

The project site was developed in 1960 with two single-dwelling units: a 1,412-square-foot unit at 3112 Natchez Avenue and a 1,008-square-foot unit at 3114 Natchez Avenue, both located on a single lot, APN No. 425-760-0800. The units are more than 45 years old; however, San Diego Municipal Code Section (SDMC) Section [143.0212\(a\)\(1\)](#) exempts this project from historic significance review in that the proposed project will not impact the building's exterior.

DISCUSSION

The project will convert the two existing units into condominiums. No physical development is proposed on the project site, other than the public improvements within the established right-of-way, as required by a condition of approval. The project has also been determined to be appropriate for waiving the undergrounding of existing overhead utilities, as per SDMC section 144.02422(c)(1)(B). Based on the conversion, it involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. The project site is located within a developed, urban neighborhood, surrounded by similar residential development and served by existing public utilities and will include right-of-way improvements to meet City standards, including a condition to grant to the City a two (2)-foot irrevocable offer of dedication for Right-of-Way purposes to provide a 12-foot parkway.

Required Action:

Process 3 – A Tentative Map Waiver pursuant to SDMC Section [125.0120](#), [125.0122](#), and [125.0430](#) to subdivide a single parcel into two condominium parcels in accordance with a Process Three Decision by the Hearing Officer, which is appealable to the Planning Commission.

Community Plan Analysis:

The 0.19-acre site is within the Clairemont Community Plan (Community Plan). The Community Plan designates the site for Residential Medium High development 10-15 dwelling units per acre (du/ac), which allows two to three du/ac on the site. Therefore, the project is consistent with the Community Plan land use designation. Further, the Map converting the property for condominium ownership is consistent with the Community Plan Residential Objective to “provide a diversity of housing options in selected locations of the community” and the Land Use Recommendation to provide a range of housing densities that “should be maintained in order to provide a variety of housing types for both ownership and rental at varying costs.” The project would provide ownership housing opportunities,

and the proposed subdivision preserves the existing units, which resemble the development in the surrounding neighborhood. Therefore, the project is consistent with the goals, policies, and objectives of the Clairemont Community Plan.

Conclusion:

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

ALTERNATIVES

1. Approve Tentative Map No. PMT-3274383, with modifications.
2. Deny Tentative Map No. PMT-3274383, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

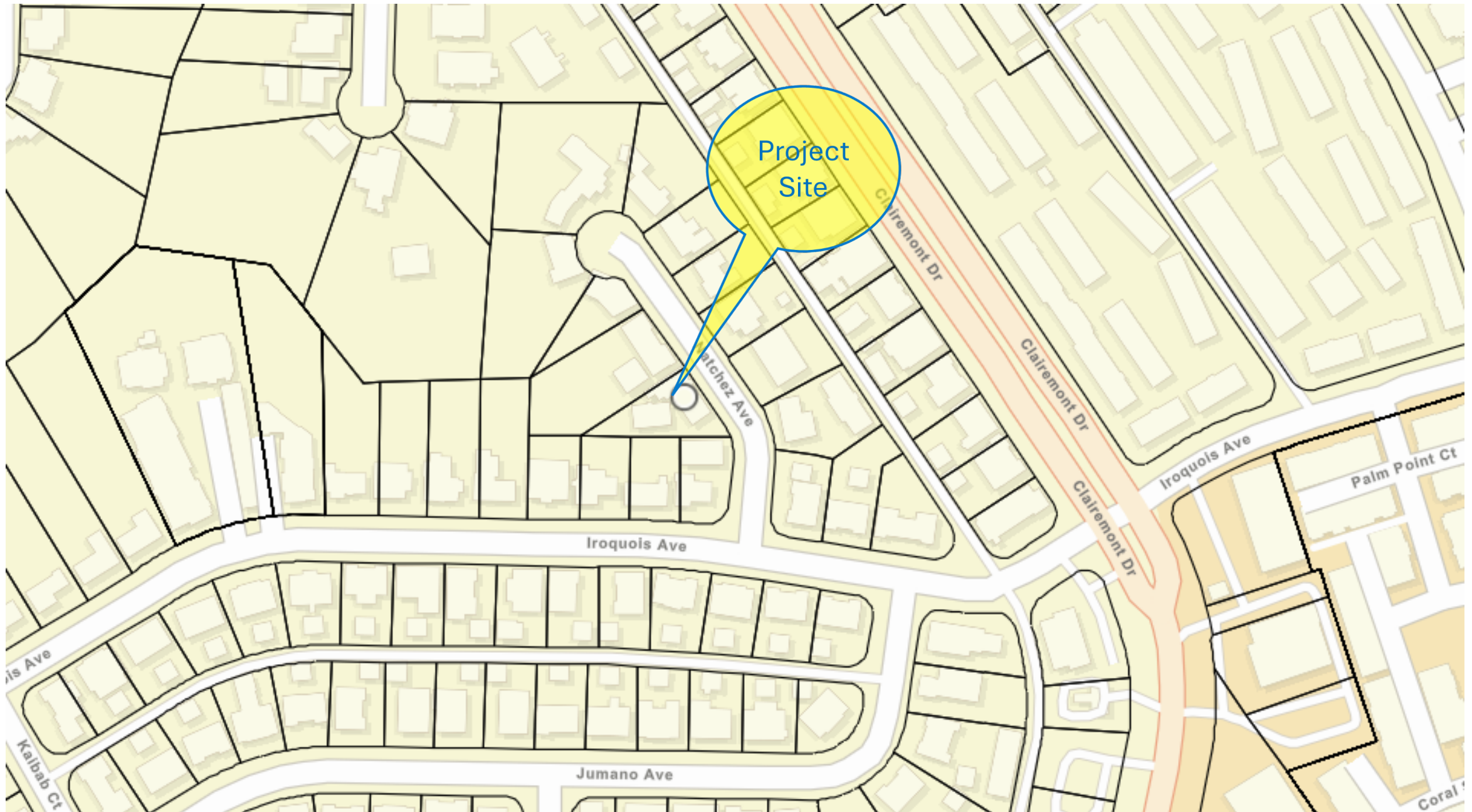
A handwritten signature in blue ink, appearing to read "John Norris", is written over a horizontal line.

John Norris
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Vicinity Map
3. Draft Map Permit with Conditions
4. Draft Map Resolution
5. Environmental Exemption
6. Ownership Disclosure Statement
7. Community Planning Group Recommendation
8. Tentative Map





HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. PMT-3274383
3112 NATCHEZ AVENUE – PROJECT NO. PRJ-1111286
ADOPTED BY RESOLUTION NO. HO-25-043 ON DECEMBER 3, 2025

GENERAL

1. This Map Waiver will expire December 17, 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 or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. Please note if a tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.
5. The Owner shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. The City shall promptly notify the Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If the City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the Subdivider shall not thereafter be responsible for defending, indemnifying, or holding City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.
6. Prior to the recordation of the Certificate of Compliance, the Owner 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.

AIRPORT

7. Prior to recordation of the Parcel Map, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

CONDOMINIUM CONVERSION

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 Parcel Map for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
11. The Subdivider shall give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (San Diego Municipal Code § 125.0431(a)(4)).
12. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Subdivision Map Act section 66427.1(a)(2)(F) and San Diego Municipal Code section 125.0431(a)(5). The right shall commence on the date the subdivision public report is issued, as provided in section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right. (San Diego Municipal Code § 125.0431(a)(5)).
13. The Subdivider shall provide a copy of the Building Conditions Report to a prospective purchaser prior to the opening of an escrow account. (San Diego Municipal Code § 144.0504(c)).
14. Prior to the recordation of the Parcel Map the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

AFFORDABLE HOUSING

15. Prior to issuance of the final map, the Owner/Permittee shall demonstrate compliance with the provisions of the San Diego Municipal Code, including the Condominium Conversion Regulations of Chapter 14, Article 4, Division 5; the Inclusionary Affordable Housing Regulations of Chapter 14, Article 2, Division 13; and the Inclusionary Housing Procedures Manual by payment of the applicable Inclusionary Affordable Housing In-Lieu Fee.
16. The Owner/Permittee shall either show evidence that relocation assistance has been paid to eligible tenants or enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by

the Owner/Permittee, and secured by a deed of trust which incorporates applicable relocation benefit conditions consistent with the San Diego Municipal Code.

ENGINEERING

17. The Owner/Permittee shall grant to the City a two (2)-foot irrevocable offer of dedication for Right-of-Way purposes to provide a 12-foot parkway, satisfactory to the City Engineer.
18. The Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for the existing gravel, landscapes and irrigation within the City's right-of-way, satisfactory to the City Engineer.
19. The Subdivider shall ensure that all existing on-site utilities serving the subdivision are undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place or provide other means to assure the undergrounding is satisfactory to the City Engineer.
20. Whereas the map proposes the subdivision of a 0.19-acre site into one (1) lot for a 2-unit residential condominium conversion.

The requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code Section 144.0242(c) Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities in that:

(B) The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

22. Streetlight Determination: LDR-Engineering Review has determined that this Subdivision will not be required to install street lights because the project is less than four lots.

MAPPING

[CONDITION] – CONSOLIDATION AND SUBDIVISION

23. Prior to the expiration of the Tentative Map, a Parcel Map to consolidate and subdivide the 0.20-acre properties into 2 residential condominium units shall be recorded in the San Diego County Recorder's Office.

[CONDITION] – TAX CERTIFICATE

24. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.
25. 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.

[CONDITION] – FIELD SURVEY AND MONUMENTS

26. The Parcel Map shall be based on field survey, and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.
27. All survey monuments shall be set prior to the recordation of the Parcel Map unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map or Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

[CONDITION] – CCS '83 TIES

28. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6, pursuant to sections 8801 through 8819 of the California Public Resources Code.
29. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. The establishment of said Basis of Bearings may be done by using existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

PLANNING

30. Prior to the expiration of the Tentative Map, recordation of the Parcel Map, the Subdivider shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code "Inclusionary Affordable Housing Regulations") by payment of the applicable Inclusionary Affordable Housing Fee.

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 Tentative Map, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of the development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (SDMC Section 142.0607).

Internal Order No. 11004543

RESOLUTION NO. HO-25-043
DATE OF FINAL PASSAGE DECEMBER 3, 2025

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. PMT-3274383
3112 Natchez Avenue – PRJ-1111286

WHEREAS, Brent Hoag, Trustee of the Brent Hoag Trust dated August 21, 2000, Subdivider, and Robert Bateman, submitted an application with the City of San Diego for Tentative Map Waiver No. PMT-3274383, , to waive the requirement for a Tentative Map for the conversion of two dwelling units into condominiums and to waive the requirement to underground existing utilities.. The project site is located at 3112 Natchez Avenue in the RM-1-1 (Residential - Multiple Unit) zone, the Airport Land Use Compatibility Overlay (Montgomery Field) Zone, the Airport Influence Area (Montgomery Field), the FAA Part 77 Notification Area, the Clairemont Height Limitation Overlay Zone and Very High Fire Hazard Severity Zone within the Clairemont Community Plan.. The property is legally described as LOT 625 OF CLAIREMONT UNIT NO. 5, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 2845, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, FEBRUARY 20, 1952, and

WHEREAS, the Map proposes the subdivision of a 0.19-acre site on one lot for two residential condominium units; and

WHEREAS, on November 27, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15301, (Existing Facilities), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) section 112.0520; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.02422(c)(1)(B). based on the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on December 3, 2025, the Hearing Officer of the City of San Diego considered Tentative Map No.3274383, and pursuant to SDMC sections 125.0122 (map waiver), and 144.0242 (utility underground waiver) of the SDMC and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map Waiver No. PMT-3274383:

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

The 0.19-acre site is located at 3112 Natchez Avenue and in the RM-1-1 zone. The proposed project is a Tentative Map Waiver to convert two (2) existing one-story residential units into two condominiums. The project does not propose any further development beyond the conversion of units into condominiums. The Clairemont Mesa Community Plan (Community Plan) designates the site for Low-Medium Density Residential (10- 15 du/ac), and the property is developed in accordance with this use and density at two to three du/ac.

Further, the Map converting the property for condominium ownership is consistent with the Community Plan Residential Objective to “provide a diversity of housing options in selected locations of the community” and the Land Use Recommendation to provide a range of housing densities that “should be maintained in order to provide a variety of housing types for both ownership and rental at varying costs.” The proposed subdivision would create two residential condominium units on one parcel, which would continue to facilitate implementation of the land use designation.

The proposed project is a subdivision of the property to create two condominium ownership interests. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The 0.19-acre (8,276-square-foot) site is at 3112 Natchez Avenue in the RM-1- 1 Zone, within the Clairemont Mesa Community Plan area. The RM-1-1 zone permits a maximum density of 1 dwelling unit for each 3,000 square feet of lot area and would allow up to three (3) units. The proposed project is a subdivision of the property to create two condominium ownership interests and no development is proposed. The project has also been determined to be appropriate for waiving the undergrounding of existing overhead utilities, as per San Diego Municipal Code section 144.02422(c)(1)(B). Based on the conversion, it involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

The site is not located within or adjacent to the City's Multi-Habitat Planning Area (MHPA) or any Environmentally Sensitive Lands (ESL). Although physical development is not proposed, the existing structures comply with all applicable RM-1-1 development regulations, including minimum lot size, setbacks, floor area ratio, height, and parking requirements. No deviations to the underlying zone are requested. The proposed project complies with the development regulations of the applicable guidelines for a Tentative Map Waiver. The proposed project is the conversion of two existing residential units with no deviations requested and complies with all regulations of the development regulations of the Land Development Code.

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

The 0.19-acre site is at 3112 Natchez Avenue in the RM-1- 1 Zone, within the Clairemont Mesa Community Plan area. The proposed Tentative Map Waiver does not include any further development than the conversion of two existing residential units into condominium ownership.

The project site is located within a fully developed urban residential area designated as Low to Medium Density Residential (10-15 dwelling units/acre) within the Clairemont Mesa Community Plan area. The project proposes a condominium conversion of two existing single-family units, consistent with the prescribed land use designation and land use and zone density as described in Findings 1 and 2. The proposed subdivision is consistent with the Clairemont Mesa Community Plan and Land Development Code; therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The site is located in a developed urban neighborhood and does not contain, nor is it adjacent to, sensitive biological resources, Multi-Habitat Planning Areas, Environmentally Sensitive lands, or fish or wildlife habitats. No physical development is proposed on the project site other than on-site improvements and public improvements within the established right-of-way as required by Map Waiver conditions. The proposed subdivision will not result or have the potential to result in direct

or indirect destruction, ground disturbance, modification of any habitat, harm, harassment or take of any fish and/or wildlife species. Therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The project site is located within a developed, urban neighborhood, surrounded by similar residential development and served by existing public utilities and will include right-of-way improvements to meet City standards including a condition to grant to the City a two (2)-foot irrevocable offer of dedication for Right-of-Way purposes to provide a 12-foot parkway. Access to the site is provided via Natchez Avenue and the proposed subdivision has been reviewed and found to be in conformance with the SDMC and the Subdivision Map Act. The Tentative Map Waiver includes conditions of approval, and these conditions require public improvements to meet current City standards. The subdivision is consistent with the development regulations of the RM-1-1 zone and applicable building permit requirements under the Land Development Code. Therefore, the design of the subdivision and associated improvements will not be detrimental to the public health, safety, or welfare.

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

The proposed Tentative Map Waiver does not include any further development than the conversion of two existing residential units into condominium ownership. The proposed project does not include any new easements with this application. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The proposed Tentative Map Waiver does not include any further development than the conversion of two existing residential units into condominium ownership. It will not impede or inhibit any future passive or natural heating and cooling opportunities. The existing structure is exposed on all four sides to ensure passive cooling through cross-ventilation of the interior spaces. The site orientation and site elevation, architectural design, and proximity to the Pacific Ocean provide, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The proposed Tentative Map Waiver does not include any further development than the conversion of two existing residential units into condominium ownership. 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 provide adequate services for the proposed subdivision. The project does not include additional

development of the property beyond the required on-site and right-of-way improvements as part of the subdivision conditions of approval, and no other modifications to the structures are requested with this subdivision. There are no significant impacts related to traffic, parking, noise, or other environmental impacts. Additionally, the project is subject to the City's Inclusionary Affordable Housing In-Lieu Fee, as required by the conditions of approval.

Therefore, the decision maker has reviewed the administrative record including the project plans, and environmental documentation, and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and whether those needs were balanced against the needs of the public services and the available fiscal and environmental resources and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

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

Written notice was provided by the Subdivider to all tenants residing on the subject property at the time of application, in accordance with San Diego Municipal Code (SDMC) Section 125.0431.

10. 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 with funds from any governmental agency intended to provide housing for the elderly, disabled, or low-income individuals. However, the proposed subdivision is conditioned to pay the Inclusionary Affordable Housing In-Lieu Fee in accordance with the City's Inclusionary Affordable Housing Ordinance.

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

The project was not developed to provide housing specifically for elderly, disabled, or low-income individuals; therefore, this finding is not applicable to the proposed subdivision.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. PMT-3274383, , including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to Brent Hoag, Trustee of for the Brent Hoag Trust dated August 21, 2000, Owner, subject to the attached conditions, which are made a part of this resolution by this reference.

A handwritten signature in blue ink, appearing to read "John Norris", is positioned above a horizontal line.

By

John Norris
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions

Internal Order No. 11004543



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 27, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 11004543

PROJECT NAME / NUMBER: 3112 Natchez Ave / PRJ-1111286**COMMUNITY PLAN AREA:** Clairemont Mesa**COUNCIL DISTRICT:** 2**LOCATION:** 3112 Natchez Ave, San Diego, CA 92117

PROJECT DESCRIPTION: Tentative Map to convert two existing single dwelling units into condominiums on a single lot, located at 3112-3114 Natchez Avenue. The 0.19-acre site is in the RM-1-1 Base Zone, Airport Land use Compatibility Overlay Zone (Montgomery Field), Clairemont Mesa Height Limit Overlay Zone, Affordable Housing Parking Demand, Airport Influence Area - Montgomery Field (Review area 2), FAA Part 77 Noticing Area, Very High Fire Hazard Severity Zone in the Clairemont Mesa Community Plan Area within Council District 2. **LEGAL DESCRIPTION:** LOT 625 OF CLAIREMONT UNIT NO. 5, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2845, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 20, 1952. EXCEPTING THEREFROM THAT PORTION LYING NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 625 DISTANCE THEREON SOUTHEASTERLY 7 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 625; THENCE IN A STRAIGHT LINE TO THE WESTERLY CORNER OF SAID LOT 625.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (k), Existing Facilities.**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301, Existing Facilities; and where the exceptions listed in Section 15300.2 would not apply. This exemption applies to minor alteration of existing structures involving negligible or no

expansion of existing or former use and includes example (k): "Division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt". The project would convert two existing single dwelling units into condominiums on a single lot. No physical changes are proposed which are not otherwise exempt. No grading is proposed. The exceptions listed in 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.**

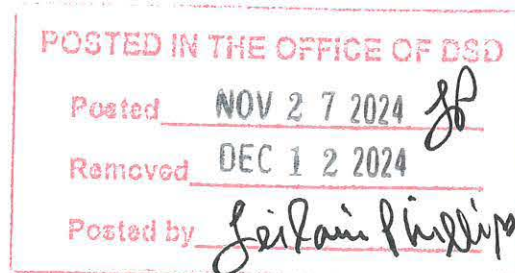
DEVELOPMENT PROJECT MANAGER: John Norris
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 687-5988 / jnorris@sandiego.gov

On November 27, 2024 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 (December 12, 2024). 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.





**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 Condo conversion

Project Title: Natchez Condo Conversion

Project No. For City Use Only: _____

Project Address: 3112-3114 Natchez Avenue, San Diego, CA 92117

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

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? _____ Corporate Identification No. _____
☐ Partnership ☒ Individual

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

Property Owner

Name of Individual: Brent Hoag, Trustee for the Brent Hoag Trust under Declaration of Trust dated 8-21-2000 ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 8885 Rio San Diego Drive # 215

City: San Diego State: CA Zip: 92108

Phone No.: 619-961-7190 Fax No.: _____ Email: brenthoag@sandiego.twcbc.com

Signature: *Brent Hoag* Date: 1-11-24

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Brent Hoag, Trustee for the Brent Hoag Trust under Declaration of Trust dated 8-21-2000 ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 8885 Rio San Diego Drive # 215

City: San Diego State: CA Zip: 92108

Phone No.: 619-961-7190 Fax No.: _____ Email: brenthoag@sandiego.twcbc.com

Signature: *Brent Hoag* Date: 1-11-24

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

Clairemont Community Planning Group
--

Minutes of the Meeting of
May 20, 2025
Meeting Held at the Cathy Hopper Clairemont Friendship Center
4425 Bannock Ave, San Diego, CA 92117

A Matt Wang - Chair A Glen Schmidt - Vice Chair P Marc Mytels - Secretary P Suzanne Smith - Secretary	P Michael Hernandez P Steven Palmer P Eadie DeMarcus	P Daniel Bussius P Eric Leftwich A Paige Walker
--	--	---

P – Present A – Absent L-Late

Item 1. Call to Order / Roll Call

Matt called the meeting to order at 6:01 p.m. Roll call was taken to determine if a quorum was present. Quorum was established with 8/10 members present.

Item 2. Non-Agenda Public Comment

Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 2-minute time limit per speaker.

Public:

- Michael Dwyer: Water rate increase; Notices were sent to homeowners via USPS regarding trash collection fees which included protest ballots; Buffalo Wild Wings restaurant opened recently in Clairemont
- Mandy Havlik: Introduced herself as a candidate for City Council District 2 representative. She will be holding meet-and-greet events and would like to hear from constituents.

Board Members:

- None

Item 3. Modifications to the Agenda – Requires 2/3 approval.

- None

Item 4. Reports to Committee

- **Chairperson: Matt**
 - o Meeting of planning group representatives from across San Diego will be meeting the following week in the Cathy Hopper Center
- **Vice Chair: Glen**
 - o Not present
- **Airports: Paige**
 - o Not present
- **Secretary: Marc**
 - o No report
- **Project Review Subcommittee (PRS): Glen**
 - o Not present
- **Sgt. at Arms: Suzanne/Steven**
 - o Steven will take on the duties of Sergeant at arms
- **Social Media: Marc**
 - o No report

Item 5. Consideration of Meeting Minutes from February and March 2025 CCPG meetings:

- o February minutes approved by Daniel, Eadie, Eric, Marc, Matt, Michael and Suzanne; Abstained by Steven
- o March minutes approved by Daniel, Eadie, Eric, Marc, Matt, Michael and Suzanne; Abstained by Matt and Steven

Item 6. Council Representative Reports (6:40)

District 2 Council Report, Carrie Munson, Community Liaison, cmunson@sandiego.gov

- Mayor recently gave a revised budget proposal. The City of San Diego is not allowed to go into debt so all spending must be matched with revenue. New sources of revenue include trash fees and parking fees. Expenditures to cut include library hours, rec center hours and humane society operations
- ADU Density Bonus has been receiving attention, where excessively large complexes have affected streets such as Jucarillo, Firestone and Chateau
- Land Use and Housing committee recommended a cap on the total number of units allowed on a single family parcel and units in backyards are limited to being two stories in height.
- Mayor and city council are now aware that the current arrangement for ADUs is no longer acceptable to voters
- ADU policies will be discussed at the next city council meeting. Those interested in ADU issues are encouraged to attend.
- A 5-year plan to address paving is being studied. For addressing potholes, San Diego received a PCI score of 62 where the nationwide acreage was 70. Clairemont's PCI score was 52
- Clairemont family day will not take place in July. A larger event is scheduled for summer 2025, which will include a classic car show.
- Items being discussed at city hall include trash rates for single family homes, and if trash fees are to be attached to property tax bills or billed separately
- Questions and concerns included:
 - o Condition of streets after major work has been completed
 - o Possible Balboa Park parking fee exemptions for residents
 - o Possibly increasing transient tax rates at a revenue source
 - o Plans for the former Reading Cinema. Proposals include an LA Fitness and a Trader Joe's
 - o Trash placed on streets that is not properly cleaned up by residents
 - o How many square feet of a property may be dedicated to ADUs, along with fire and sensitive habitat restrictions
 - o ADU developers have taken advantage of city policies to build excessive ADU projects.
 - o Status of Zephyr property at Clairemont drive and Morena Bl

City of San Diego Planning Department Update, Sean McGee, City of San Diego, SMcGee@sandiego.gov

- Sean not present

District City of San Diego Mayor's Office Neighborhood Representative Report, Randy Reyes, Clairemont Community Liaison, RandyReyes@sandiego.gov

- Officer Machitar Park renaming was approved by the Clairemont Town Council and the Parks & Rec Board.
- Glass pieces found in mulch placed at several Clairemont parks are being cleaned up. SD Unified has been notified due to several campuses which share facilities with the affected parks.
- Police and fire departments are being reorganized in order to accommodate budget cuts.

- Questions and concerns included:
 - If funding for the PureWater project may be used for street repairs after construction is complete
 - Trash fees are currently being paid by condo and apartment residents; only single family home residents are exempt
 - Destination of trash fees

City of San Diego Planning Department Update, Megan Covarrubias, City of San Diego,

MECovarrubia@sandiego.gov

- Megan not present

California Senate District 38 Report, Moana Alo, District Representative from Senator Akilah Weber Pierson's office, (619) 688-6700

- Moana not present

California Assembly District 78 Report, Teannae Owens, Field Representative for Assemblymember Chris Ward teannae.owens@asm.ca.gov

- State budget proposals include homeless services and education and related services
- Bill being discussed to prevent merchants from using personal data to affect prices for individual consumers.
- Start solar panel recycling in california; similar to the program currently in Arizona.
- Make solar easier to obtain for renters
- Questions and concerns included:
 - Status on Net Metering for solar after Governor Newsom have made comments about discontinuing it

Item 7. Consent Agenda

- None

Item 8. Action Items

- **801: Condo Conversion at 3112 Natchez Ave (PRJ 1111286)**
 - Joseph Scarlatti westone.ca@gmail.com from Condo Conversion Consultants presented
 - Only a minor physical change to the property is being considered, which is to move a storage shed at the rear of the property 3 feet.
 - Proposal is to allow two separate entities to own each of the two dwellings on the property; subdividing the property is not feasible, hence the condo conversion is being requested.
 - Two parking spaces are loaded on-site for each of the two dwellings.
 - Excellent state of the property was noted
 - Motion to approve the conversion of the property to condos
 - Approved by all board members in attendance

Item 9. Information Items

- **901: PureWater Update**
 - Natalie Rios and Alec Phillip presented
 - Repaving of streets affected by PureWater construction will begin the following week
 - Most paving work will take place mostly during the day
 - Work on the Balboa & Clairemont drive intersection will take place during nighttime in order to minimize traffic disruptions.
 - Some areas may temporarily be reduced to a single traffic lane.

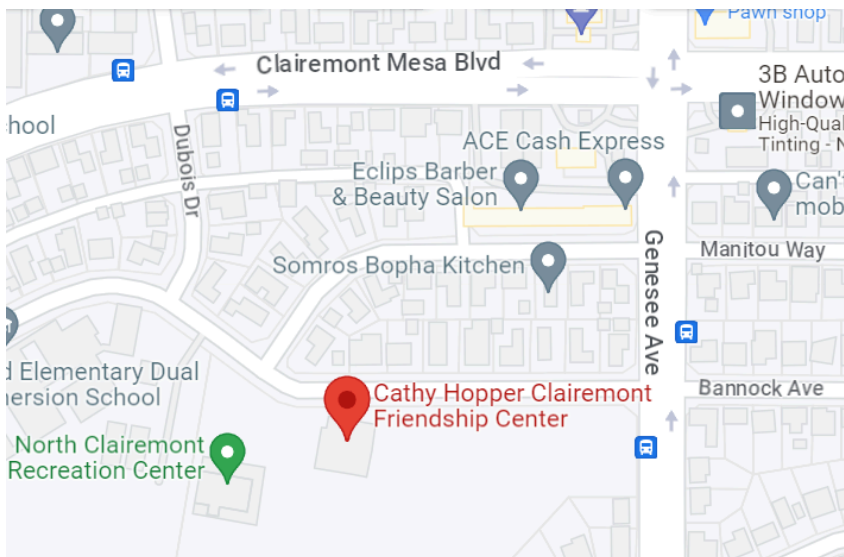
- Traffic lanes will need to be marked with temporary stick-ups for a minimum of 7 days until striping may begin; 7 days are needed for asphalt to cool and compact
- Several Bay Park streets will experience 24 hour closures
- Work on West Morena is being coordinated with other projects in the area.
- Anticipated completion for all pipeline work is October 2025. Pipes expected to be in operation in late 2026
- Other projects must be coordinated with PureWater in order for PureWater to perform the curb-to-curb repaving; all projects must be complete prior to the repaving.
- Rainy weather causes several days' delay due to muddy conditions.

Item 10. Workshop Items

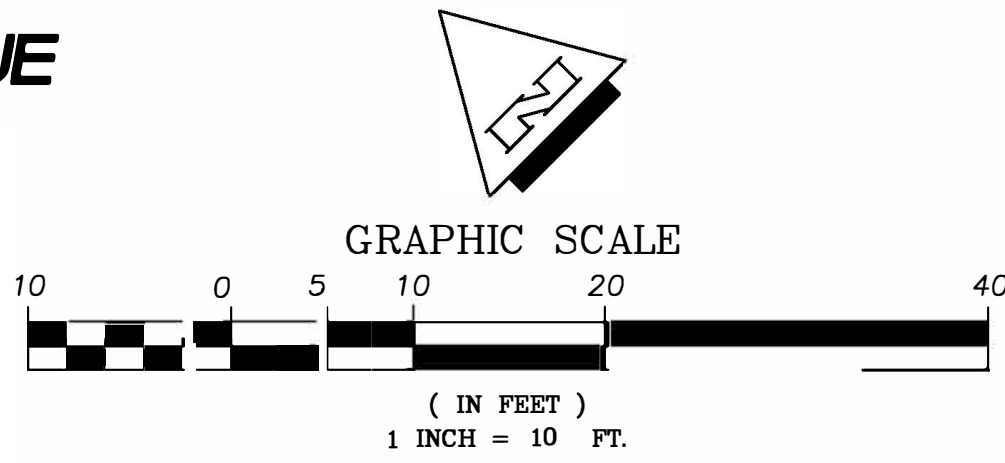
- None

Adjournment at 7:10 PM

The next meeting will be held on June 17, 2025 at 6:00 PM at the Cathy Hopper Clairemont Friendship Center, 4425 Bannock Ave, San Diego, CA 92117. (<https://goo.gl/maps/jkb4sftrQ1jm9oQj6>)



Note: Location subject to change, please see the meeting agenda for finalized location



① 2 FOOT IRREVOCABLE OFFER OF DEDICATION

PROJECT NO. 1111286
SHEET TITLE:
TENTATIVE MAP

