



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: December 10, 2025 REPORT NO. HO-25-050

HEARING DATE: December 17, 2025

SUBJECT: 3241 MISSION VILLAGE DRIVE, Process Three Decision

PROJECT NUMBER: [PRJ-1129604](#)

OWNER: GDC-CM Mission Village, LP, a Delaware Limited Liability Company

APPLICANT: PLSA Engineering

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map Waiver for the creation of 25 residential condominium units for sale, and 35 for-rent apartment units, including three affordable dwelling units at very-low income level, to remain as a commercial condominium currently under construction, and waive the requirements to underground existing off-site overhead utilities located at 3241 Mission Village Drive within the [Serra Mesa Community Plan](#)?

Proposed Actions:

1. APPROVE Tentative Map Waiver No. PMT-3338535

Fiscal Considerations: None. The applicant funds a deposit account that recovers all costs associated with processing the application.

Code Enforcement Impact: There are no open code enforcement cases for the site.

Housing Impact Statement: The applicant proposes the creation of 25 residential condominiums and 35 rental apartments, including three affordable dwelling units at very-low income level (to remain as one commercial condominium), currently under construction for a total of 60 dwelling units on the subject site. The project will contribute to the City's housing stock and help address the City's overall need for affordable housing by offering a mix of affordable and market-rate homes. The project also supports the General Plan Housing Element goals of improving the existing housing stock and providing new affordable housing and helps the City meet its [Regional Housing Needs Allocation \(RHNA\)](#) goals (HE-4).

Community Planning Group Recommendation: On April 17, 2025, the Serra Mesa Community Planning Group voted 6-0-1 to recommend approval of the project without any conditions. (Attachment 8).

Environmental Impact: The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development). This project is not pending an appeal of the environmental determination. The environmental exemption determination was made on April 2, 2025, and the opportunity to appeal that determination ended on April 16, 2025 (Attachment 6).

BACKGROUND

The 1.72-acre project site is located at 3241 Mission Village Drive in the CO-1-2 (Commercial Office) zone, Complete Communities Mobility Choices Mobility Zone 4, the Airport Land Use Compatibility Overlay Zone (ALUCOZ) Review Area 1 for Montgomery Field, and the Federal Aviation Administration (FAA) Part 77 Noticing Area for Montgomery Field within the [Serra Mesa Community Plan](#) (SMCP). The project site is within the Serra Mesa community and neighbors residential multi-dwelling units to the north, an Elementary school and single-dwelling units to the east, residential multi-dwelling units, single-dwelling units, and open space areas to the south, and commercial development and a middle school to the west. The project is proposing to create residential condominiums for sale, which adds to the City's housing stock.

The project site is currently under construction as Project No. PRJ-1079662. That project includes a 35-unit apartment building (including three affordable dwelling units at very-low income level), 25 dwelling units within seven townhome buildings, and associated site improvements. Per the Land Development Code, housing may be allowed up to one dwelling unit per 1,500 square feet ([SDMC Section 131.0531, Table 131-05D](#)). Since PRJ-1079662 provides affordable housing (three dwelling units), that project qualified for a 22.5 percent increase in the maximum permitted residential density of the land use designation, increasing the allowed dwelling units from 50 to the proposed 60 units. Public improvements within the right-of-way include sidewalks, a driveway, and public right-of-way dedications on two of the fronting streets. Public right-of-way improvements are currently under construction under Project No. PRJ-1089018, and onsite grading under Project No. PRJ-1081918.

DISCUSSION

Project Description:

The project proposes the creation of 25 residential condominiums within an existing legal lot, and one commercial condominium building which will remain as 35 apartments for-rent with three units reserved for very-low income housing. All buildings are currently under construction. Of the 25 residential condominium units, three units will be located at 3303 Ruffin Road (Building 1), five units will be located at 3305 Ruffin Road (Building 2), four units will be located at 3307 Ruffin Road (Building 3), four units will be located at 3309 Ruffin Road (Building 4), four units will be located at 3311 Ruffin Road (Building 5), three units will be located at 3315 Ruffin Road (Building 6), two units will be located at 3313 Ruffin Road (Building 7). The commercial apartment building will be located at

3301 Ruffin Road (Building 8). Two streetlights are proposed, including one streetlight on Mission Village Drive and one on Marathon Drive.

Waiver of Undergrounding

The applicant is seeking a waiver of the requirement to underground the existing overhead utility lines on Marathon Drive. The project qualifies under the guidelines of [SDMC Section 144.0242\(c\)\(1\)\(B\)](#) – Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities, where 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.

Permit(s) Required:

- Tentative Map Waiver is required pursuant to [SDMC Section 125.0120](#) for the requested waiver of the requirement to file a tentative map for the construction of a new condominium project on a single parcel that was previously mapped and monumented in a manner satisfactory to the City Engineer in accordance with Subdivision Map Act Section 66428(b). This project is a Process Three, Hearing Officer decision in accordance with [SDMC Section 125.0122](#) with appeal rights to the Planning Commission. In accordance with [SDMC Section 125.0440](#), the decision maker may approve a Tentative Map Waiver if the decision maker makes certain findings in accordance with the Subdivision Map Act and the SDMC regulations.

Community Plan Analysis: The project site has a land use designation of Commercial Office use (SMCP, Figure 5) “to serve residents of the community” and is part of one of two neighborhood shopping districts in Serra Mesa providing professional offices (SMCP, page 13-15). The CO-1-2 zone implements the Commercial Office designation, and allows housing up to one dwelling unit per 1,500 square feet ([SDMC Section 131.0531, Table 131-05D](#)). The project site utilized the Affordable Housing Density Bonus regulations (SDMC Section 143.0715) to provide three affordable dwelling units at very-low income level under PRJ-1079662; the site was permitted to develop 60 residential units through a ministerial project review process in accordance with the Land Development Code, and development regulations per [SDMC Section 131.0531, Table 131-05D](#), which the subdivider now proposes to divide into a 35-unit apartment building, with three units reserved for very-low income housing, and 25 condominium townhomes. The redevelopment of the site from commercial to residential changes the site’s use and aligns it to better support the SMCP’s residential goal and policies including the residential goal of maintaining and enhancing “the quality of existing residences and encourage a wide variety of housing types” through the redevelopment of an underutilized one-story office building into a 35-unit apartment building, and 25 dwelling units within seven townhome buildings (SMCP, page 9).

Conclusion:

Staff has reviewed the proposed project, and all issues identified through the review process have been resolved in conformance with adopted City Council policies, the Land Development Code Regulations, and the Subdivision Map Act. Staff supports a determination that the project is consistent with the requirements of the Subdivision Map Act, the recommended land use, and

development standards in effect for this site pursuant to the Serra Mesa Community Plan and the San Diego Municipal Code. Staff has provided draft findings and conditions in support of approval and recommends the Hearing Officer approve Tentative Map Waiver No. PMT-3338535.

ALTERNATIVES

1. Approve TENTATIVE MAP WAIVER NO. PMT-3338535, with modifications.
2. Deny TENTATIVE MAP WAIVER NO. PMT-3338535, if the findings required to approve the project cannot be affirmed.

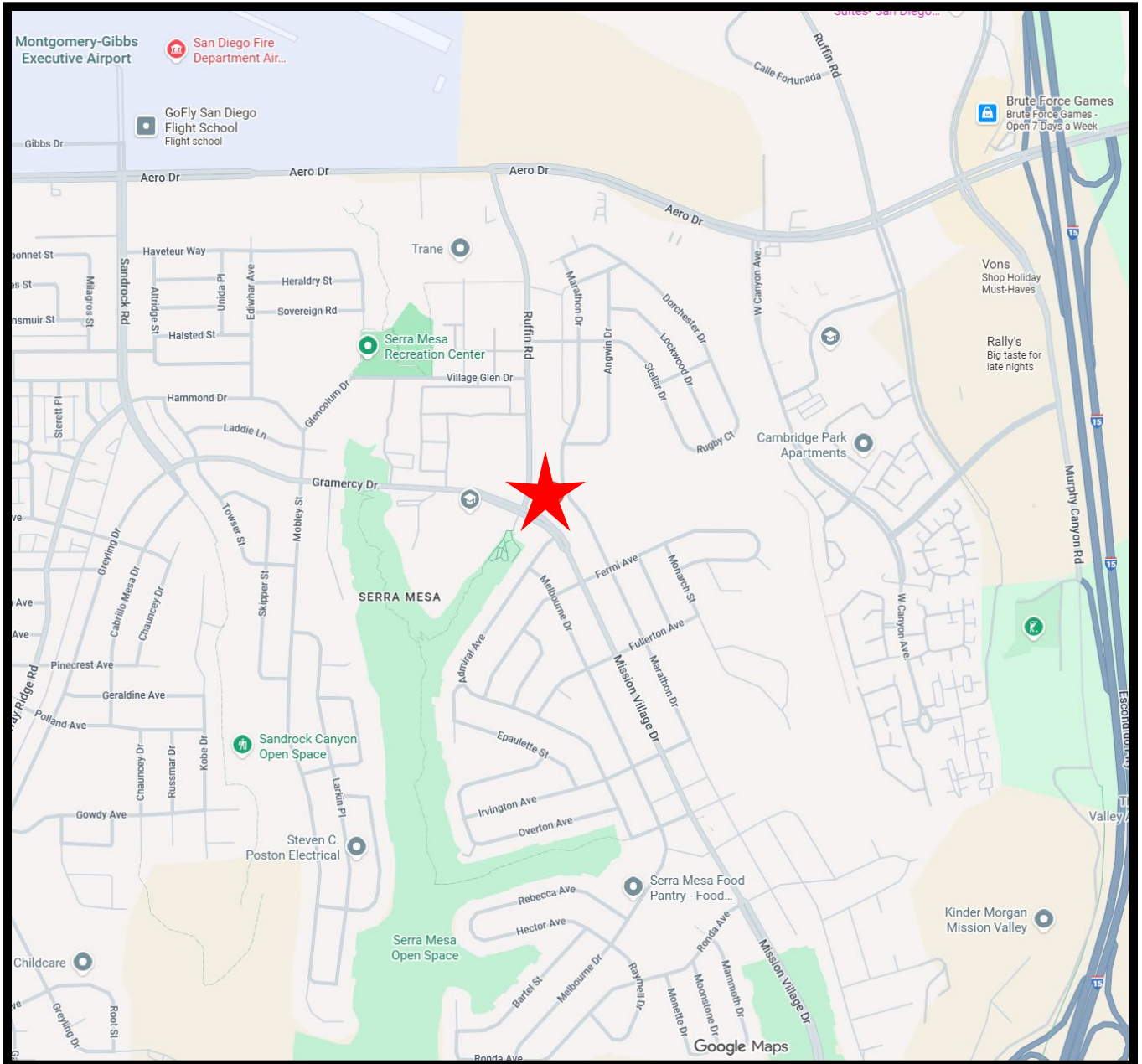
Respectfully submitted,



Jose Bautista
Development Project Manager
Development Services Department

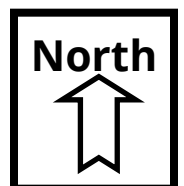
Attachments:

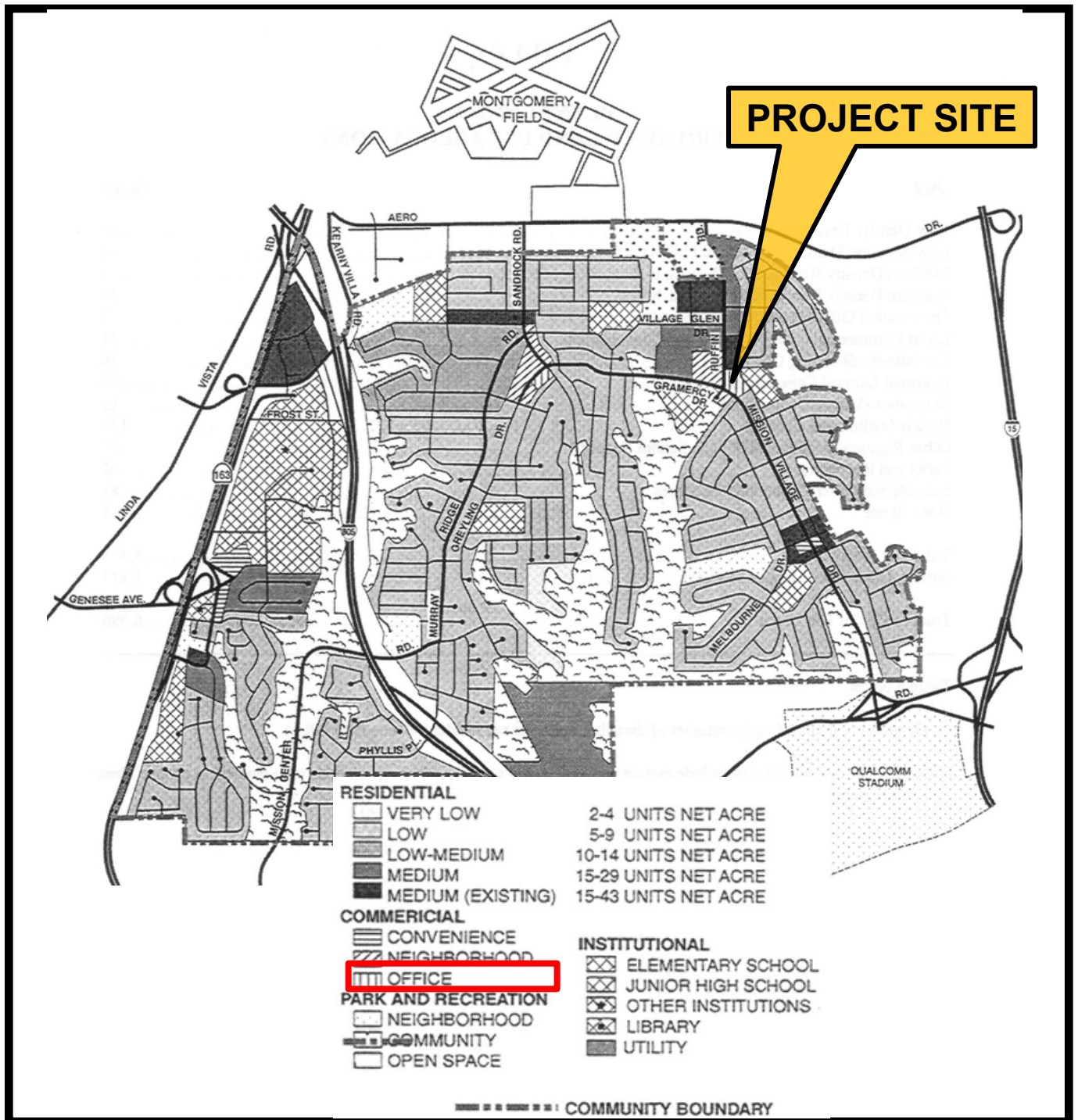
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Map Resolution with Findings
5. Draft Map Conditions
6. Environmental Exemption
7. Ownership Disclosure Statement
8. Community Planning Group Recommendation
9. Project Plans



Project Location

3241 Mission Village Drive
Project No. PRJ-1129604

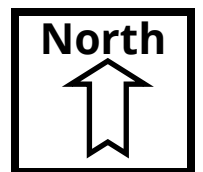






Aerial Photo

3241 Mission Village Drive
Project No. PRJ-1129604



RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING MAP WAIVER NO. PMT-3338535 FOR 3241 MISSION
VILLAGE DRIVE – PROJECT NO. PRJ-1129604

WHEREAS, GDC-CM Mission Village, LP, a Delaware Limited Liability Company, Subdivider, and, PLSA Engineering, Engineer, submitted an application with the City of San Diego for Tentative Map Waiver No. PMT-3338535, to waive the requirement for a Tentative Map for 3241 Mission Village Drive, and to waive the requirements to underground existing offsite overhead utilities. The project site is located at the intersection of Ruffin Road and Mission Village Drive in the Serra Mesa Community Plan. The property is legally described as PARCEL 2 OF PARCEL MAP NO. 3876, RECORDED JUNE 18, 1975, BEING A CONSOLIDATION AND DIVISION OF LOT 447, MISSION VILLAGE UNIT NO. 4, ACCORDING TO MAP NO. 3676 FILED IN THE OFFICE OF THE COUNTY RECORDED ON JULY 19, 1957 AND A PORTION OF LOT 1629, MISSION VILLAGE UNIT NO 18, ACCORDING TO MAP NO. 4252, FILED IN THE OFFICE OF THE COUNTY RECORDED ON JULY 9, 1959, ALL IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA; and

WHEREAS, the Map proposes the creation of 25 residential condominiums for sale and one commercial condominium containing 35 apartments for-rent, including three affordable dwelling units at very-low income level, on a 1.72-acre project site; and

WHEREAS, on April 2, 2025, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15332 (In-Fill Development); and there was no appeal of the

Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

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

WHEREAS, the project consists of 25 residential dwelling units within seven townhome buildings and one apartment building under construction for which Certificates of Occupancy have not been issued; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of residential condominium dwelling units is 25; and the number of commercial condominiums is one; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code (SDMC) Section 144.0242(c) and based on SDMC Section 144.0242(c)(1)(B); and

WHEREAS, on December 17, 2025, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. PMT-3338535, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections SDMC Section 125.0122, and 144.0240 (underground) 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 Map Waiver No. PMT-3338535:

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

The Mission Village Drive Tentative Map Waiver project is a mapping action that proposes the creation of 25 residential condominiums, one commercial condominium containing 35 dwelling units for rent, including three affordable dwelling units at very-low income level, associated site improvements currently under construction, and the waiver of the requirement to underground existing off-site overhead utilities. The 1.72-acre project site is located at 3241 Mission Village Drive in the CO-1-2 (Commercial Office) zone, Complete Communities Mobility Choices Mobility Zone 4, the Airport Land Use Compatibility Overlay Zone (ALUCP) Review Area 1 for Montgomery Field, and the Federal Aviation Administration (FAA) Part 77 Noticing Area for Montgomery Field within the Serra Mesa Community Plan (SMCP). The project site is located west of Interstate I-15, south of Aero Drive and Montgomery-Gibbs Executive Airport, and north of Friars Road.

The project is a mapping action only and does not propose any new development, nor any deviations from the Land Development Code (LDC). The project site utilized the Affordable Housing Density Bonus regulations (SDMC section 143.0715) through a previous ministerially approved construction permit application for a 35-unit apartment building, including three affordable dwelling units at very-low income level, and 25 dwelling units within seven townhome buildings, and associated site improvements on October 4, 2024, under Project No. PRJ-1079662. The building permits for PRJ-1079662 were approved ministerially in accordance with the CO-1-2 base zone development regulations of SDMC Section 131.0531. The subdivider now proposes to create a commercial condominium unit for the 35-unit apartment building, including three affordable dwelling units at very-low income level, and 25 residential for sale condominiums. No further development or change in land use is proposed. The residential development of the site supports the SMCP's residential goal and policies including the residential goal of maintaining and enhancing "the quality of existing residences and encourage a wide variety of housing types" through the redevelopment of an underutilized one-story office building into a 35-unit apartment building, and 25 residential dwelling units within seven townhomes (SMCP, page 9).

The project site is within an urban, developed neighborhood surrounded by a mix of commercial, single-dwelling, multi-dwelling residential development and education centers (Elementary and Middle School). The project is consistent with the SMCP goals and policies including:

- To maintain and enhance the quality of existing residences and encourage a wide variety of housing types (SMCP, page 9).

The project provides residential condominiums for sale within a mixed community of both single and multi-dwelling units. The project increases the City's housing stock and continues the diversification of housing types. The intersection of Mission Village Drive and Ruffin Road has recently been improved with multi-dwelling unit development, including a three-story multi-dwelling unit apartment located on 3222 Mission Village Drive, approved ministerially on April 24, 2024, under Project No. PRJ-1076402.

The project also supports the following City of San Diego General Plan Land Use and Community Planning Element policy:

- Provide a variety of housing types with varying levels of affordability in residential and village development” (LU.H.3).

The project proposes a 35-unit apartment building, including three affordable dwelling units at very-low income level, and 25 residential condominiums that will be for sale. The affordable units will allow for rental opportunity at a very-low income level, and the residential condominiums will allow an opportunity for homeownership within the community of Serra Mesa. 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 project is a mapping action only and does not include any additional development, nor does it request any deviations. The subdivision will continue to comply with the development regulations of the base zone. Per the Land Development Code, housing may be allowed up to one dwelling unit per 1,500 square feet (SDMC Section 131.0531, Table 131-05D). Since PRJ-1079662 is providing three affordable housing units at a very-low income level, the project qualified for a 22.5 percent increase to the maximum permitted residential density of the land use designation, increasing the allowed dwelling units from 50 units to 62 units; the project was approved for a total of 60 units. The project will also comply with Tentative Map Waiver conditions including compliance with the creation of a condominium map in accordance with SDMC Section 125.0440.

The project site qualifies for an underground waiver of existing overhead utilities under SDMC Section 144.0242 along Marathon Drive since the underground conversion would involve a short span of less than a full block length and would not represent a logical extension to an underground facility. The project proposes the establishment of residential condominium units providing ownership opportunities, and three rental units set for very-low-income level. The project site is currently under construction and the subdivision will not affect the previously approved ministerial building permit of the residential units approved under PRJ-1079662. Therefore, 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 project is a mapping action only and does not include any additional physical development. The 1.72-acre project site is currently under construction for 60 residential units approved ministerially on October 4, 2024, under PRJ-1079662 in accordance with the CO-1-2 base zone development regulations (SDMC Section 131.0531, Table 131-05D). The project site is flat and located within an urban environment that offers suitable public services and utilities, ensuring minimal impact on existing utilities and emergency services response times for the community. Therefore, the requested mapping action is physically suitable for the type and density of the proposed 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 project is a mapping action only and does not include any physical development. The infill project site is located in an urban developed neighborhood with no Environmentally Sensitive Lands (ESL), and Multi-Habitat Planning Area (MHPA) lands are not located on or adjacent to the site. The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development) of the State of CEQA Guidelines. No physical construction or change in land use designation is proposed as part of this mapping action. Therefore, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or 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 site has been previously graded for the construction of a 35-unit apartment building, 25 residential dwelling units, onsite and public right-of-way improvements, and existing overhead utilities fronting the project site on Marathon Drive. Pedestrian access is provided via the public right-of-way on Ruffin Road, Marathon Drive, and Mission Village Drive. The project site is currently under construction, and since the project is a mapping action only, there will be no additional demand for public services or available fiscal and environmental resources associated with the creation of the 25 residential condominiums and one commercial condominium.

The Tentative Map Waiver includes conditions of approval and corresponding exhibits in order to achieve compliance with the regulations of the SDMC and the Subdivision Map Act. The Tentative Map Waiver conditions for the proposed project include the condition to record a Certificate of Compliance with the San Diego County Recorder's Office with taxes paid pursuant to Subdivision Map Act Section 66492. The project is conditioned to complete all public improvements outlined in Project No. PRJ-1081918, and PRJ-1079662 must be constructed prior to the recordation of the Certificate of Compliance. Additionally, the project shall install and upgrade all streetlights adjacent to the site on Mission Village Drive and Marathon Drive in accordance with the City of San Diego Street Design Manual. The project was reviewed under the ministerial building permit review to ensure conformance with the setback, structure height, parking regulations, and stormwater management regulations. The project will comply with the development conditions in effect for the subject property as described in Tentative Map Waiver No. PMT-3338535. Therefore, the design of the subdivision or the types of improvements will not be detrimental to 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 proposed subdivision is described in Tentative Map Waiver findings 1.a. through 1.e. above, incorporated herein by reference. As identified in the findings above, the project is a mapping action only and does not include any additional development, nor does it include any requested deviations

other than the waiver of the requirement to underground utilities. The project site has the following four existing private utility easements:

- Easement for Pacific Telephone and Telegraph Company for communication purposes recorded on September 23, 1957, along Mission Village Drive street frontage;
- Easement for San Diego Gas & Electric Company for poles, wires and incidental purposes recorded on October 3, 1957, along Mission Village Drive street frontage;
- Easement for San Diego Gas & Electric Company for poles, wires and incidental purposes recorded on October 3, 1957, along Mission Village Drive and Ruffin Road street frontages;
- Easement for San Diego Gas & Electric Company for poles, wires and incidental purposes recorded on July 23, 1959, along Marathon Drive (easement to be quitclaimed);

The project includes a proposed right-of-way dedication along Mission Village Drive and Ruffin Road as part of PRJ-1079662. 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.

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

The project site is within a developed neighborhood with existing infrastructure. The design of the buildings permitted under the associated ministerial building permits of PRJ-1079662, has taken into account the best use of the land and ensures adequate natural light and air movement between the structures. Existing and future development must comply with all applicable building and zoning review and requirements, including setbacks, building materials, site orientation, architectural treatments, and landscaping to provide for future passive or natural heating and cooling opportunities in the residential dwelling units, including 19 street trees and associated landscape and irrigation improvements. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive and 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 proposed subdivision is described in Tentative Map Waiver findings 1.a. through 1.g. above, incorporated herein by reference. Although the SMCP designates the site for commercial office use, the project site utilized the Affordable Housing Density Bonus regulations (SDMC Section 143.0715) to develop a 35-unit apartment building, including three affordable dwelling units at very-low income level, and 25 dwelling units within seven townhome buildings under PRJ-1079662. The subdivider proposes the creation of 25 residential condominiums, one commercial condominium building, and associated site improvements currently under construction under PRJ-1079662; the 25 residential condominiums will be for sale and one commercial condominium building containing 35 dwelling units, including three affordable dwelling units at very-low income level, will be for rent. The redevelopment of the site from commercial to residential changes the site's use and aligns it to better support the SMCP's residential goal and policies including the following community plan objective:

- To promote pride in the community campaigns to maintain and enhance the existing housing stock (SMCP, page 9).

The project site is currently under construction for the development of a 35-unit apartment building, including three affordable dwelling units at very-low income level, 25 dwelling units within seven townhomes, and associated site improvements. The 25 residential units will be for sale. A single-story commercial structure was demolished for the construction of the proposed 60 residential units, increasing the City's housing stock. This also supports the General Plan Housing Element goals of facilitating the construction of quality housing and the provision of new affordable housing, and helps the City meet its [Regional Housing Needs Allocation \(RHNA\)](#) goals.

The project is also consistent with the following community plan's residential proposal:

- New multifamily construction should be contiguous to existing facilities and multifamily developments. All such development should incorporate good design standards in relation to building location, parking and landscaping. Driveway cuts along major streets should be minimized (SMCP, page 11).

The project site is located within a neighborhood consisting of multi and single-dwelling units and is located at the intersection of Mission Village Drive and Ruffin Road. Mission Village Drive is identified a Major Street, and the driveway is located on Ruffin Road which is identified as a collector street (SMCP, Figure 9). As part of the construction for the 60 dwelling units, the site is dedicating right-of-way space along Mission Village Drive and Ruffin Road for a 15-foot-wide parkway with non-contiguous sidewalk, 19 street trees and associated landscape and irrigation improvements providing an appropriate transition between the project site and neighboring multi and single-dwelling units.

Even though the project is a mapping action only project, the project further supports the Mobility Element Goal ME-E.9 which provides "improve operations and maintenance on City streets and sidewalks". The project will implement a 15-foot-wide parkway with non-contiguous sidewalk, and 19 street trees that provide shading and pedestrian connectivity through Mission Village Drive and Ruffin Road under Project No PRJ-1079662. The project site is currently served by existing public infrastructure including transit in the immediate area. The project site is replacing an existing transit stop, bench, and signage along Ruffin Road. The project site is in proximity to shopping, and essential services within the developed urban area. Impacts to environmentally sensitive resources would be avoided because the project site is in a developed urban neighborhood and does not contain, nor is it adjacent to such resources.

No further development or change in land use is proposed. The project would continue to support the California Senate Bill 6 (SB 6), the Middle Class Housing Act of 2022, which allows a housing development project on a parcel that is within a zone where office, retail, or parking are a principally permitted use (SB 6). SB 6 allows the project to be deemed consistent with zoning standards, design standards, and subdivision standards if the project is consistent with the provisions of Middle Class Housing Act of 2022. This includes but is not limited to ensuring that the project site does not incorporate a hotel, motel, bed and breakfast inn, or other transient lodging use, and provides a housing development project which includes very low, low, or moderate-income households.

ATTACHMENT 4

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. PMT-3338535, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to GDC-CM Mission Village, LP, a Delaware limited liability company, subject to the attached conditions which are made a part of this resolution by this reference.

By

Jose Bautista
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions
Internal Order No. 11004543

ATTACHMENT 5

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. PMT-3338535
3241 MISSION VILLAGE DRIVE - **PROJECT NO.** PRJ-1129604
ADOPTED BY RESOLUTION NO. _____ ON DECEMBER 17, 2025

GENERAL

1. This Tentative Map Waiver will expire on January 2, 2029.
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. 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.

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.

4. 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.

AFFORDABLE HOUSING

5. Prior to the recordation of the Certificate of Compliance, the Subdivider shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 142.1301 *et seq.*).

ENGINEERING

6. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

ATTACHMENT 5

7. The Subdivider shall complete all public improvements outlined in Project No. PRJ-1081918 and PRJ-1079662 prior to the recordation of the certificate of compliance.
8. The Subdivider shall install and upgrade all streetlights adjacent to the site on Mission Village Drive and Marathon Drive in accordance with the City of San Diego Street Design manual – Street Light Standards and Council Policy 200-18, to the satisfaction of the City Engineer.

MAPPING

9. “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).
10. “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.”
11. 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.
 - 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.
12. Prior to the expiration of the Tentative Map Waiver (TMW), a Certificate of Compliance to subdivide the property into 25 residential condominium units and 1 commercial condominium unit for 35 apartments for rent shall be recorded in the San Diego County Recorder’s Office.
13. 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, they must be replaced with new monuments, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.

INFORMATION:

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 2, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 11004543

PROJECT NAME / NUMBER: 3241 Mission Village Dr / PRJ-1129604

COMMUNITY PLAN AREA: Serra Mesa

COUNCIL DISTRICT: 7

LOCATION: 3241 Mission Village Drive, San Diego, CA 92123

PROJECT DESCRIPTION: Tentative Map Waiver to create 25 residential condominium units (3 units will be set aside for affordable housing) in seven townhome buildings currently under construction located at 3241 Mission Village Drive. Three units will be located at 3303 Ruffin Road (Building 1), five units will be located at 3305 Ruffin Road (Building 2), four units will be located at 3307 Ruffin Road (Building 3), four units will be located at 3309 Ruffin Road (Building 4), four units will be located at 3311 Ruffin Road (Building 5), three units will be located at 3315 Ruffin Road (Building 6), and two units will be located at 3313 Ruffin Road (Building 7). The 1.72-acre project site is in the CO-1-2 (Commercial Office) Base Zone within the Serra Mesa Community Plan Area, Council District 7.

LEGAL DESCRIPTION: PARCEL 2 OF PARCEL MAP NO. 3876, RECORDED JUNE 18, 1975, BEING A CONSOLIDATION AND DIVISION OF LOT 447, MISSION VILLAGE UNIT NO. 4, ACCORDING TO MAP NO. 3676 FILED IN THE OFFICE OF THE COUNTY RECORDER ON JULY 19, 1957 AND A PORTION OF LOT 1629, MISSION VILLAGE UNIT NO. 18, ACCORDING TO MAP NO. 4252, FILED IN THE OFFICE OF THE COUNTY RECORDER ON JULY 9, 1959, ALL IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332, In-Fill Development.

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 15332, In-Fill Development; and where the exceptions listed in Section 15300.2 would not

apply. Section 15332 allows for infill development where projects meet the specified conditions. The project would create 25 residential condominium units in seven townhome buildings currently under construction. This conforms with the Serra Mesa Community Plan designation of Office Commercial. The project site is within city limits, is less than five acres in size, is surrounded by urban uses, is of no value as a habitat for endangered species, would not result in significant effects on traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services. **The site not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Jose Bautista
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 557-1983 / jabautista@sandiego.gov

On April 2, 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 (April 16, 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: 4/2/2025

REMOVED: 4/16/2025

POSTED BY: *Leilani Phillips*



FORM

DS-318

July 2024

Ownership Disclosure Statement

Permit/Approval Type: Check the appropriate box for permit/approval and type(s) requested (See [Project Submittal Manual](#)):

☒ **Development Permit:** Tentative map waiver for 25 condominium units

☐ **Subdivision Approval:** _____

☐ **Policy Approval:** _____

Project Title: 3241 Serra Mesa **Project No. For City Use Only:** _____

Project Location/Address/Accessor's Parcel Number:

3303, 3305, 3307, 3309, 3311, 3313, and 3315 Ruffin Rd, San Diego, CA 92123

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

☐ Individual ☒ Partnership ☐ Corporation ☐ Limited Liability -or- ☐ General – What State? CA

Corporate Identification No.: 202253506874 ☐ Trust - Date of Trust: _____

☐ City of San Diego/Asset Management Department: _____

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. On the second page of this form, please list the owner(s), the 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, or:

Important Instructions

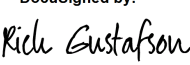
1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. 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 30 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.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

Property Owner/Authorized Agent**(Per [SDMC 5112.0102](#))**

☐ Owner ☐ Authorized Agent ☒ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency
☐ City of San Diego/Asset Management Department*

Name of Individual: **Richard Gustafson**On behalf of: **GDC-CM Mission Village, LP**Street Address: **3818 Park Boulevard**City: **San Diego**State: **CA**Zip: **92103**Phone Number: **(619) 231-1161**Email: **Rich@citymark.com**

Signature:

DocuSigned by:

53764DCB090149E...

Date:

01/15/2025Additional pages attached: ☐ Yes ☒ No

*(Signature within this section not required for City of San Diego/Asset Management Department)

Applicant ☒ Check if Same as Property Owner/Authorized Agent**(Per [SDMC 5112.0102](#))**

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Signature:

Date:

Additional pages attached: ☐ Yes ☐ No**Other Financially Interested Persons ☐ Check if N/A**

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Signature:

Date:

Additional pages attached: ☐ Yes ☒ NoVisit our web site: sandiego.gov/DSD.

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

DS-318 (07-24)

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: Tentative Map Waiver for 3241 Mission Village Dr Project Number: PRJ-1129604		
Community: Serra Mesa			
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO. Select "Search for Project Status" and input the Project Number to access project information.			
☒ Vote to Approve ☐ Vote to Approve with Conditions Listed Below ☐ Vote to Approve with Non-Binding Recommendations Listed Below ☐ Vote to Deny			Date of Vote: April 17, 2025
# of Members Yes 6	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations: none			
☐ No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Chris Rosemond			
TITLE: Chair, Serra Mesa Planning Group		DATE: July 10, 2025	

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

3241 MISSION VILLAGE DRIVE, SAN DIEGO, CA 92123
TENTATIVE MAP WAIVER (PMT-3338535)

PROJECT NUMBER: PRJ-112604
NAD83 COORDINATES: 1872-6289
LAMBERT COORDINATES: 232-1729
TMW NO: PMT-3338535

LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	SYMBOL
PROPOSED RIGHT-OF-WAY	— PROP. RW —
EXISTING RIGHT-OF-WAY	— EXIST. RW —
CENTER LINE	— — — — —
INTERNAL LOT LINE	— — — — —
EASEMENT LINE	— — — — —
SETBACK LIMITS	— — — — —
FLOW LINE	— — — — —
PROPOSED 4" PVC WATER (PVT)	— W —
PROPOSED 6" PVC SEWER (PVT)	— S —
PROPOSED 6" PVC FIRE (PVT)	— F —
PROPOSED ELECTRICAL CONDUIT	— E —
PROPOSED 4" AREA DRAIN SYSTEM (PVT)	— SD —
PROPOSED PVC SEWER LATERAL W/ CLEANOUT	— S —
PROPOSED SEWER MANHOLE	— S —
PROP. 1" IRRIGATION SERVICE W/ 1" METER & 1" BACKFLOW	— I —
PROP. DUAL 2" WATER SERVICE (MANIFOLD) W/ 2" BACKFLOWS	— W —
4" PVC FIRE SERVICE W/ 4" BACKFLOW	— W —
PROPOSED HDPE STORM DRAIN	— S —
PROPOSED STORM INLET	— S —
PROPOSED STORM DRAIN CLEANOUT	— S —
PROPOSED SPECIALTY PAVERS (PVT)	— S —
PROPOSED TREE (PVT)	— S —
PROPOSED PCC SIDEWALK	— S —
PROPOSED 6" CURB & GUTTER	— S —

EXISTING IMPROVEMENTS

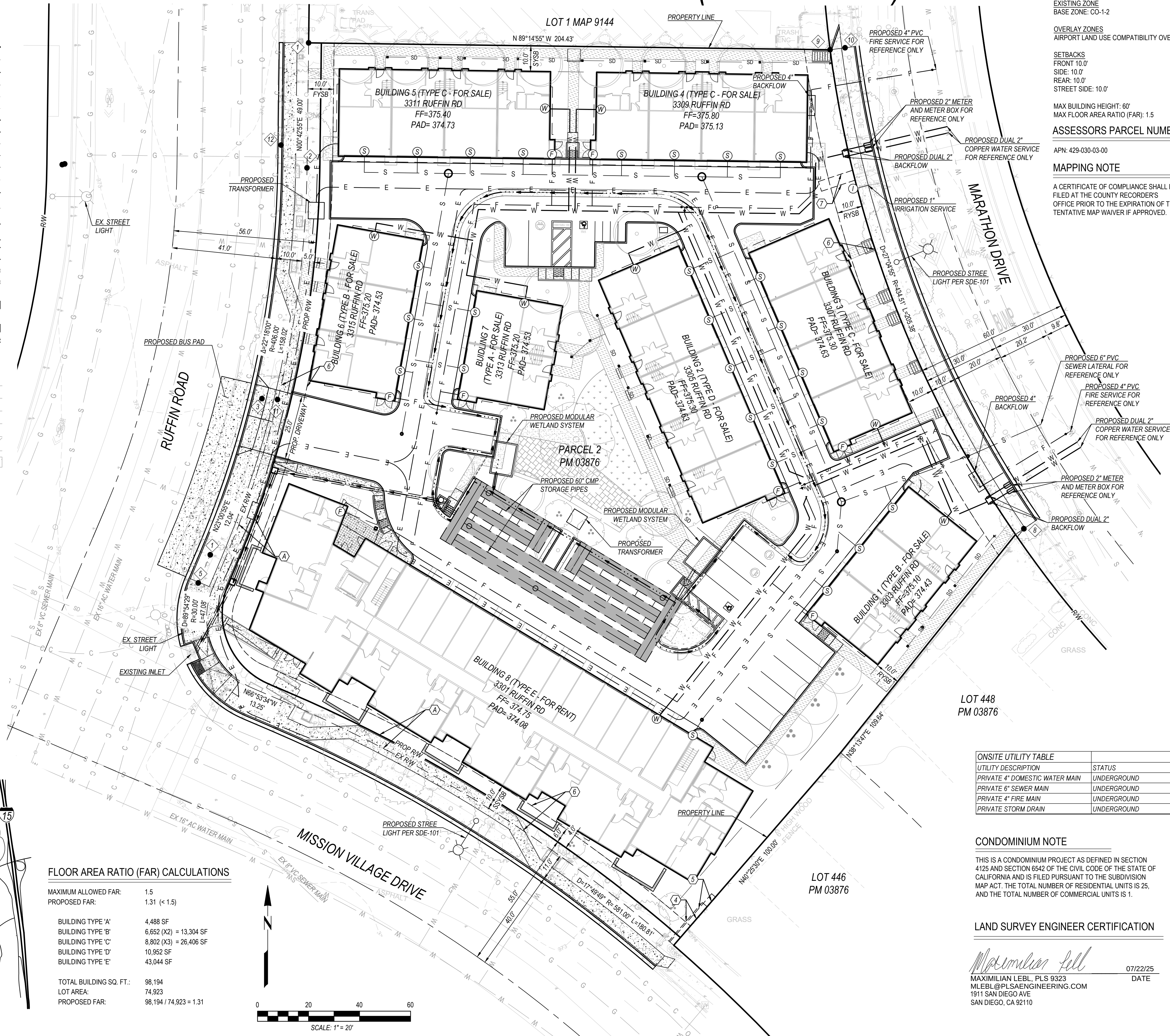
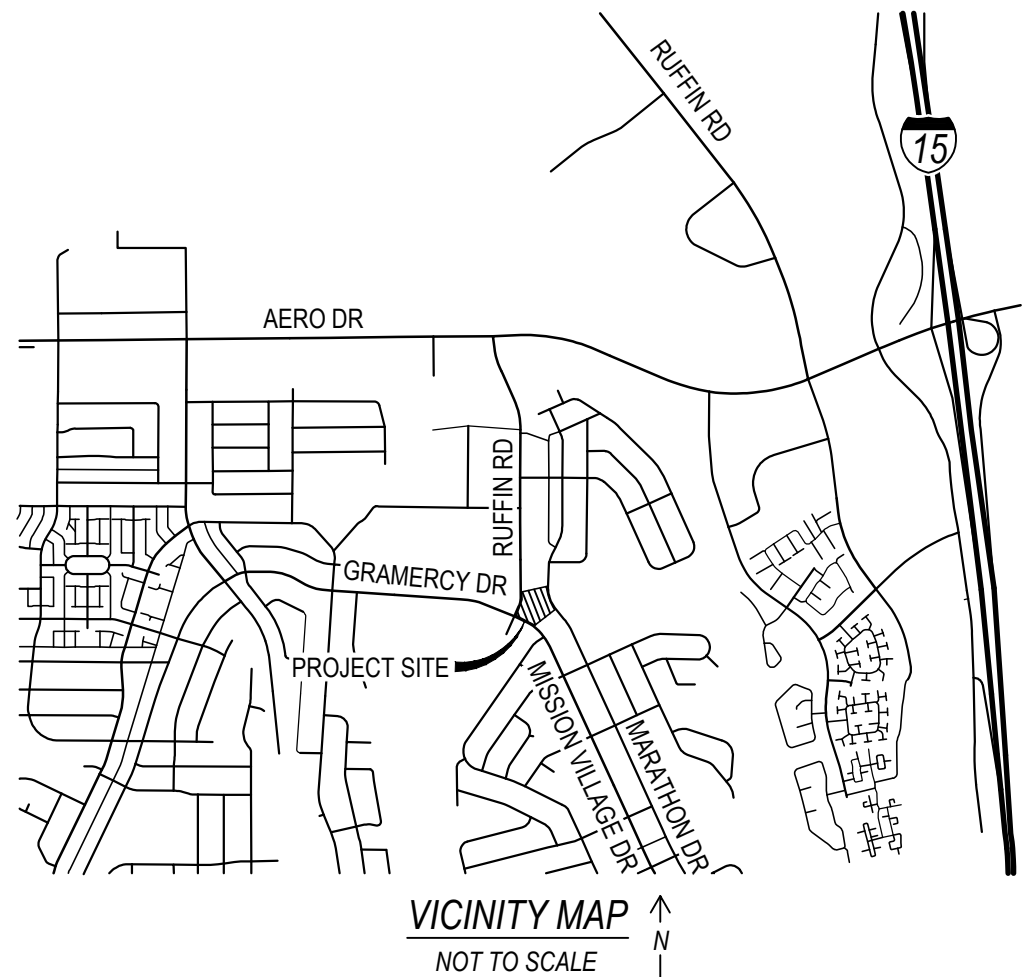
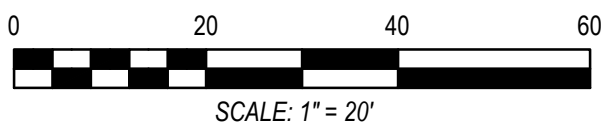
ITEM	SYMBOL
EXISTING OVERHEAD LINE	— OE —
EXISTING SANITARY SEWER LINE	— S —
EXISTING WATER LINE	— W —
EXISTING FENCE	— X —
EXISTING BUILDING OUTLINE	— — — — —
EXISTING CONTOUR	— — — — —
EXISTING CONCRETE	— — — — —
EXISTING DRIVEWAY	— — — — —
EXISTING WATER METER	— W —
EXISTING COMM VAULT	— W —
EXISTING SEWER CLEANOUT	— W —
EXISTING UTILITY POLE	— W —
EXISTING WATER VALVE	— W —
INDICATED SURVEY MONUMENT, AS NOTED, TO BE PROTECTED IN PLACE	— W —

PARKING AND UNIT SUMMARY

BUILDING NUMBER	BUILDING TYPE	NUMBER OF UNITS	BUILDING AREA
1	TYPE B	3	6,652
2	TYPE D	5	10,952
3	TYPE C	4	8,802
4	TYPE C	4	8,802
5	TYPE C	4	8,802
6	TYPE B	3	6,652
7	TYPE A	2	4,488
TOTAL		25	55,150
TOTAL OFF-STREET PARKING			92
FAR			1.31

FLOOR AREA RATIO (FAR) CALCULATIONS

MAXIMUM ALLOWED FAR:	1.5
PROPOSED FAR:	1.31 (< 1.5)
BUILDING TYPE 'A'	4,488 SF
BUILDING TYPE 'B'	6,652 (X2) = 13,304 SF
BUILDING TYPE 'C'	8,802 (X3) = 26,406 SF
BUILDING TYPE 'D'	10,952 SF
BUILDING TYPE 'E'	43,044 SF
TOTAL BUILDING SQ. FT.:	98,194
LOT AREA:	74,923
PROPOSED FAR:	98,194 / 74,923 = 1.31



ZONING INFORMATION

EXISTING LOTS: 1
PROPOSED LOTS: 1
SITE AREA: 74,886 SF (1.72 ACRES)

EXISTING ZONE
BASE ZONE: CO-1-2

OVERLAY ZONES
AIRPORT LAND USE COMPATIBILITY OVERLAY

SETBACKS
FRONT 10.0'
SIDE 10.0'
REAR 10.0'
STREET SIDE 10.0'

MAX BUILDING HEIGHT: 60'
MAX FLOOR AREA RATIO (FAR): 1.5

ASSESSORS PARCEL NUMBER

APN: 429-030-03-00

MAPPING NOTE

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

OWNER/APPLICANT

GDC-CM MISSION VILLAGE, LP
3818 PARK BOULEVARD, SAN DIEGO, CA 92103

REFERENCE DRAWINGS

SEWER	13297-L, 14630-L
WATER	6305-D, 13296-L
STORM DRAIN	33322-4D
3241 MISSION VILLAGE GRADING PLANS	100763-D
3241 MISSION VILLAGE IMPROVEMENT PLANS	100826-D

SITE ADDRESS

3033, 3305, 3307, 3309, 3311, 3313, AND 3315 RUFFIN ROAD, SAN DIEGO, CA 92123

TOPOGRAPHY SOURCE

TOPOGRAPHY BY PASCO, LARET, SUITER, & ASSOCIATES.
TOPO SOURCE METHOD: FIELD SURVEY
TOPO SOURCE DATE: 3/11/2022
LAST FIELD VERIFIED: 7/13/2023

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND BRASS PLUG LOCATED ON THE TOP OF CURB IN THE SOUTHWEST CORNER OF THE INTERSECTION OF GRAMERCY DRIVE AND RUFFIN ROAD AS NOTED IN THE CITY OF SAN DIEGO BENCHMARK BOOK ON SHEET 546. ELEVATION: 371.082 (NGVD29)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (CCSR83) EPOCH 2011.00, ZONE 6, AS ESTABLISHED FROM CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) P473 AND S105 DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY. BEARING: N 66° 39'41" E

EXISTING LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 3876, RECORDED JUNE 18, 1975, BEING A CONSOLIDATION AND DIVISION OF LOT 447, MISSION VILLAGE UNIT NO. 4, ACCORDING TO MAP NO. 3676 FILED IN THE OFFICE OF THE COUNTY RECORDER ON JULY 19, 1957 AND A PORTION OF LOT 1629, MISSION VILLAGE UNIT NO. 18, ACCORDING TO MAP NO. 4252, FILED IN THE OFFICE OF THE COUNTY RECORDER ON JULY 9, 1959, ALL IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PROJECT SCOPE

- THIS IS A TENTATIVE MAP WAIVER FOR 25 CONDOMINIUM (FOR SALE) UNITS
- NO NEW CONSTRUCTION IS PROPOSED AS A PART OF THIS APPLICATION
- SEE PRJ NO. 107862 FOR ALL ONSITE IMPROVEMENTS
- SEE PRJ NO. 1086018 FOR ALL IMPROVEMENTS WITHIN THE CITY RIGHT-OF-WAY
- SEE PRJ NO. 1081918 FOR ONSITE GRADING
- NO DEVELOPMENT REGULATIONS DEVIATIONS ARE PROPOSED AS A PART OF THIS APPLICATION

SURVEY MONUMENTS SHOWN

- FD 2" IRON PIPE "R.C.E. 9490" PER MAP 9544, N: 2938.00 E: 1699.70
- FD 1/2" SQUARE PIN NO DISK PER PM 3876, N: 2889.01 E: 1699.05
- FD LEAD AND DISK "R.C.E. 1534" NO RECORD, N: 2798.54 E: 1681.42
- FD NAIL ONLY NO DISK PER MAP 3676, N: 2726.29 E: 1656.43
- FD LEAD AND TACK PER MAP 3676, N: 2747.53 E: 1980.04
- FD 2" IRON PIPE "R.C.E. 9490" PER MAP 9544, N: 2935.32 E: 1904.11
- FD LEAD AND DISK "LS 2813" PER PM 3876, N: 2936.08 E: 1909.97
- FD 3/4" OPEN IRON PIPE NO RECORD, N: 2798.18 E: 1687.50
- FD LEAD AND DISK "POWERS" NO RECORD, N: 2897.96 E: 1688.90

EASEMENTS OF RECORD

- EXISTING:**
- THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY HOLDER OF AN EASEMENT FOR COMMUNICATION PURPOSES RECORDED ON SEPTEMBER 23, 1957 AS BOOK 6759, PAGE 417 OF OFFICIAL RECORDS. **EASEMENT TO REMAIN.**
 - SAN DIEGO GAS AND ELECTRIC COMPANY HOLDER OF AN EASEMENT FOR POLES, WIRES AND INCIDENTAL PURPOSES RECORDED ON OCTOBER 03, 1957 AS BOOK 6776, PAGE 123, OF OFFICIAL RECORDS. **EASEMENT TO REMAIN.**
 - SAN DIEGO GAS AND ELECTRIC COMPANY HOLDER OF AN EASEMENT FOR POLES, WIRES AND INCIDENTAL PURPOSES RECORDED ON OCTOBER 03, 1957 AS BOOK 6776, PAGE 125, OF OFFICIAL RECORDS. **EASEMENT TO REMAIN.**
 - SAN DIEGO GAS AND ELECTRIC COMPANY HOLDER OF AN EASEMENT FOR POLES, WIRES AND INCIDENTAL PURPOSES RECORDED ON JULY 23, 1959 AS BOOK 7787, PAGE 27, OF OFFICIAL RECORDS. **EASEMENT TO BE QUITCLAIMED.**
- PROPOSED:**
- DEDICATION PER CITY DWG-0101277-B RECORD DOC NO.

MAP WAIVER NOTE

THIS PLAN REQUESTS A WAIVER OF THE REQUIREMENT TO FILE A TENTATIVE MAP AND FINAL MAP.

ONSITE UTILITY TABLE	
UTILITY DESCRIPTION	STATUS
PRIVATE 4" DOMESTIC WATER MAIN	UNDERGROUND
PRIVATE 6" SEWER MAIN	UNDERGROUND
PRIVATE 4" FIRE MAIN	UNDERGROUND
PRIVATE STORM DRAIN	UNDERGROUND

CONDOMINIUM NOTE

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 AND SECTION 6542 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 25, AND THE TOTAL NUMBER OF COMMERCIAL UNITS IS 1.

LAND SURVEY ENGINEER CERTIFICATION

Maximilian Lebl
MAXIMILIAN LEBL, PLS 9323
MLEBL@PLSAENGINEERING.COM
1911 SAN DIEGO AVE
SAN DIEGO, CA 92110

07/22/25
DATE

