



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: FEBRUARY 4, 2026 REPORT NO. HO-26-009

HEARING DATE: FEBRUARY 11, 2026

SUBJECT: 6273 OSLER STREET. PROCESS THREE DECISION.

PROJECT NUMBER: [PRI-1122535](#)

OWNER/APPLICANT: Dominique M. George, an unmarried woman, as to her undivided 50% interest, and Marc A. George, Sr. and Rhonda L. George, Husband and Wife as Community Property, as to their undivided 50% interest, all as Joint Tenants/ Son P. Nguyen

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map Waiver for the conversion an existing two-unit, multiple dwelling unit single-story structure with two detached garages into two condominiums located at [6273 and 6275 Osler Street](#) within the [Linda Vista Community Planning Area](#)?

Proposed Actions:

1. APPROVE Tentative Map Waiver No. PMT-3335263.

Fiscal Considerations: No fiscal impact. All costs associated with the processing of the application will be paid by the applicant.

Code Enforcement Impact: None.

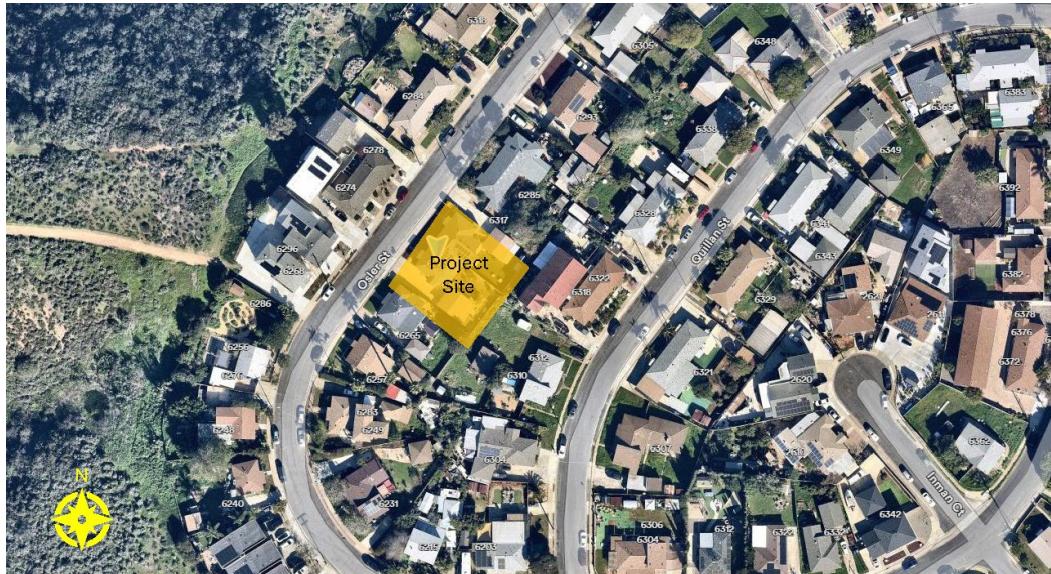
Housing Impact Statement: The project will convert an existing two-unit, multiple dwelling unit single-story structure with two detached garages into two condominiums. The project is subject to the City of San Diego's (City) Inclusionary Affordable Housing regulations (San Diego Municipal Code (SDMC) Chapter 14, Article 2, Division 13) and is conditioned to pay to the City the required Inclusionary Affordable Housing In-Lieu Fee. The project shall provide evidence that relocation assistance is not required or has been paid to eligible tenants.

Community Planning Group Recommendation: On April 28, 2025, the Linda Vista Planning Group voted 12-0-0, with no conditions or recommendations to recommend approval of the project (Attachment # 6).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15305, Minor Alterations in Land Use Limitations. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 8, 2025, and the opportunity to appeal that determination ended October 22, 2025.

BACKGROUND

Location: The 0.24-acre site is located at 6273 and 6275 Osler Street, which is north of Inman Street and west of Quillan Street. The project site is approximately 1.3 miles west of State Route-163 freeway and 1.5 miles east of Interstate-5 freeway.



Community Plan: The project is in the Linda Vista Community Plan area, identified in the Linda Vista Community Plan (Community Plan) as the Central Linda Vista neighborhood, which contains a mixture of single-family homes and duplexes. The Community Plan Land Use Map designates the project site as Low-Medium Density Residential, allowing 9-15 dwelling units per acre.

Zoning: The project site is in the Residential Multi-Unit (RM-1-1) Zone. The purpose of the RM zones is to provide for multi-dwelling unit development at varying densities. Other overlay zones include the Airport Land Use Compatibility Overlay Zone (Montgomery Field), the ALUCP Airport Influence Area (Montgomery Field - Review Area 2), the FAA Part 77 Noticing Area, and within a Very High Fire Hazard Severity Zone.

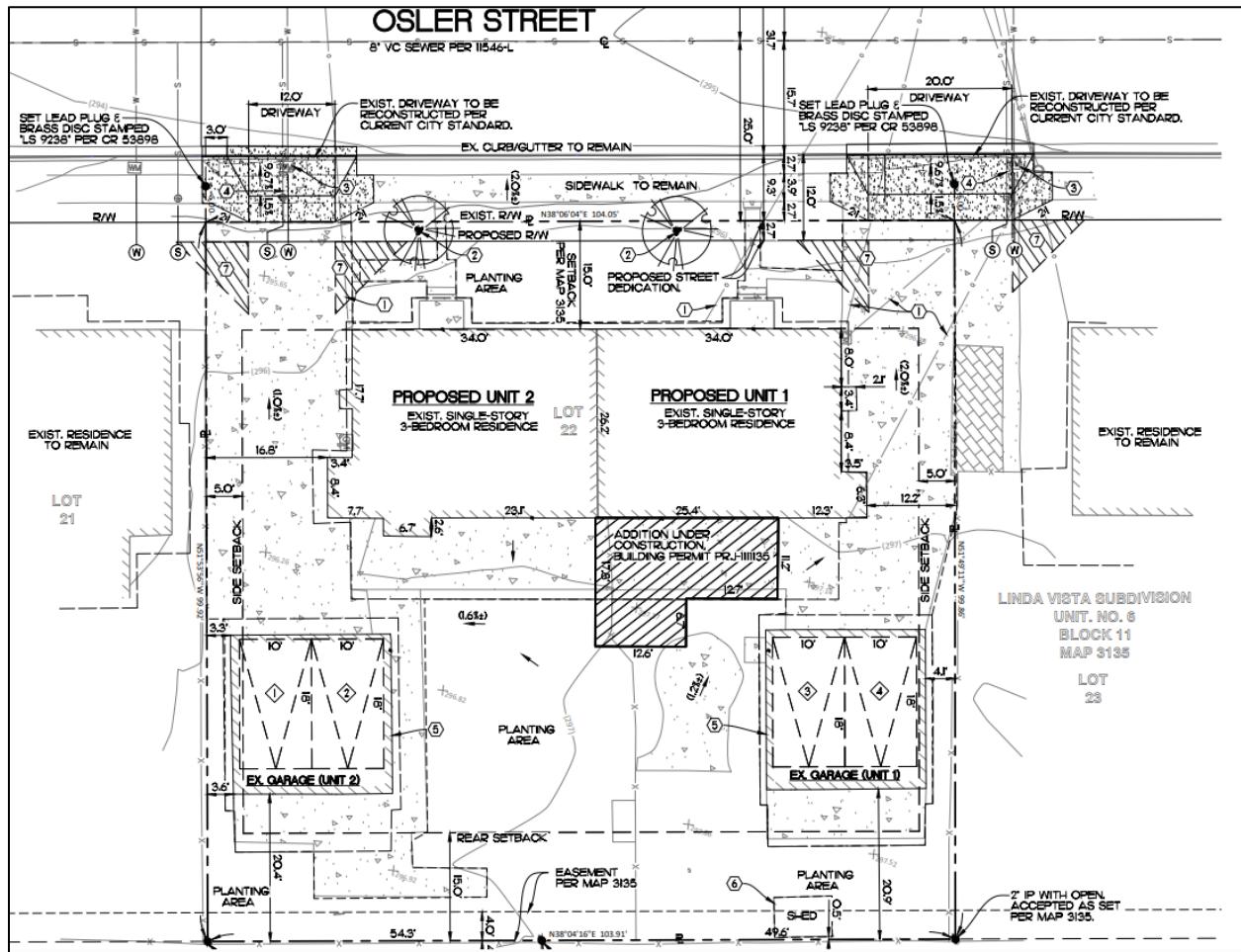
Mobility: The project site is located on a local street. The closest public transit is Bus Route number 25 which travels along Comstock Street, which is approximately .35 miles east of the site. There is an existing Class II bike route on Linda Vista Road, with a proposed bike route on Ulric Street.

Existing Use: The site is currently occupied by one existing, single-story, multiple dwelling unit structure with two detached garages.

DISCUSSION

Project Description:

The project scope is seeking approval to waive the requirement for a Tentative Map to convert an existing two-unit, multiple dwelling unit single-story structure with two detached garages, into two condominium units utilizing the same existing multiple dwelling unit single-story structure and two detached garages. The project does not propose any development with the Tentative Map application.



Permits Required:

- A Tentative Map Waiver per San Diego Municipal Code (SDMC) section [125.0120\(b\)\(2\)\(A\)](#) allows for a Waiver to file a Tentative Map if the condominium conversion project is creating four or fewer condominium units. 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. Additionally, in accordance with [SDMC section 125.0444](#), the decision maker may approve a Tentative Map Waiver for Condominium Conversions if the decision maker makes certain additional findings.

With the proposed project requesting to convert the existing structure into two condominium units, it is consistent with the development regulations of the Land Development Code.

Community Plan Analysis:

The Linda Vista Community Plan Land Use Map designates the project site as Low-Medium Density Residential, with 9-15 dwelling units per acre. The 0.24-acre project site would allow 2-4 dwelling units per acre, which is consistent with the proposed two-unit condominium.

The Community Plan identifies the project location as the Central Linda Vista neighborhood, which contains a mixture of single-family homes and duplexes. The proposed project of two, single dwelling unit condominiums in a two-on-one structure is consistent with the neighborhood identity.

A Community Plan Goal is to, "Continue to provide a wide variety of dwelling unit types for all ages, income, and social groups." Additionally, the San Diego General Plan's Housing Element Policy No. HE-74, promotes "a diversity of housing available to all income groups across all communities." By adding two, for sale condominiums, the proposed project is consistent with both goals by diversifying the existing housing supply with home ownership opportunities for a variety of ages, income, and social groups.

STAFF RECOMMENDATION:

Staff has reviewed the proposed project and determined that the project is in conformance with the policies and regulations of the Land Development Code, General Plan and the Community Plan. Staff recommends that the Hearing Officer recommend approval of the project as proposed.

ALTERNATIVES:

1. APPROVE Tentative Map Waiver No. PMT-3335263, with modifications.

2. DENY Tentative Map Waiver No. PMT-3335263, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

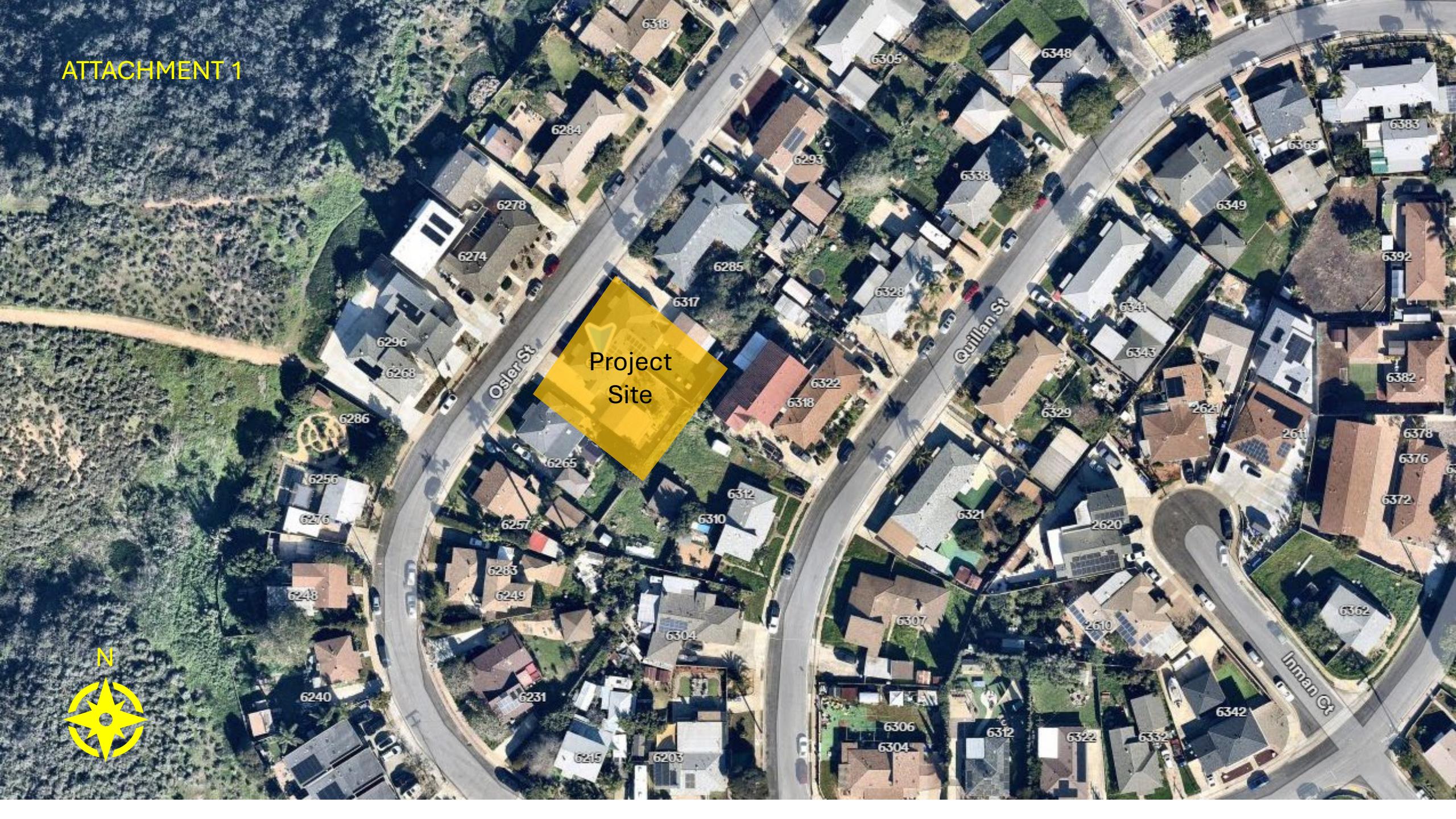


Robin MacCartee
Development Project Manager
Development Services Department

Attachments:

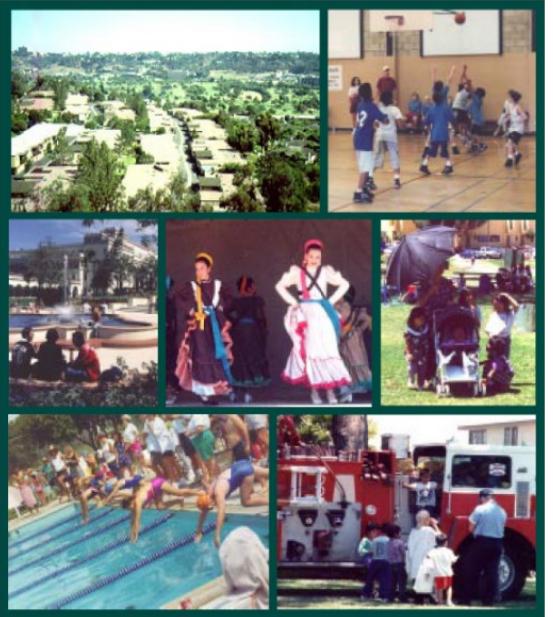
1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Map Waiver Conditions
4. Draft Map Resolution with Findings
5. Notice of Right to Appeal (NORA) Environmental Determination
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement
8. Project Plans

ATTACHMENT 1



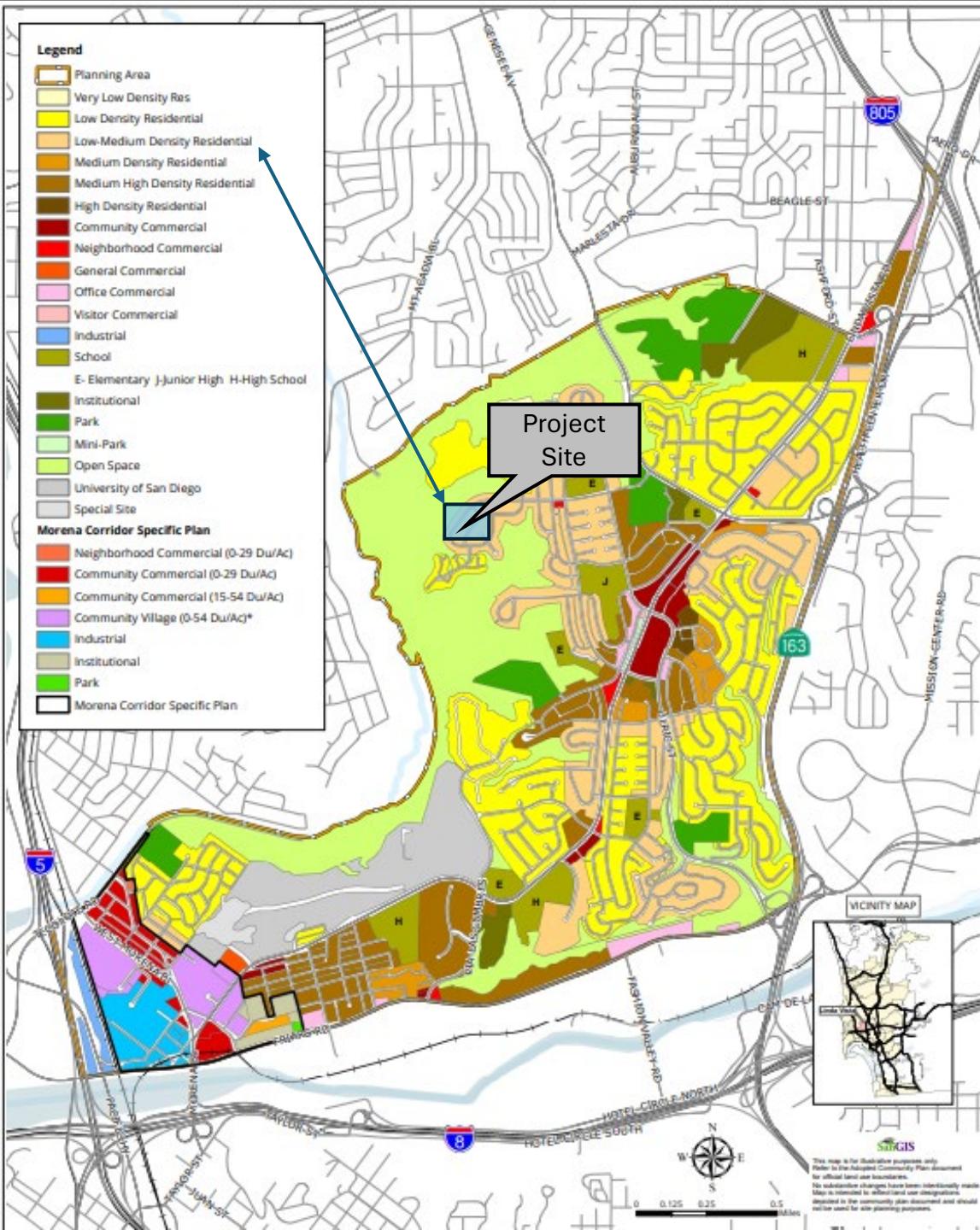
Linda Vista Community Plan

“A Community of Neighbors...”



Low-Medium Density Residential

Low-medium density (9-15 dwelling units per acre) exists in the areas along Judson Street, Lanston Street, Drescher Street, and in Fashion Hills. These are typically duplexes, two-on-ones, and triplexes mixed with single-family homes in the central areas of Linda Vista, and condominiums mixed with significant open space acreage in the southern neighborhoods near Friars Road.



ATTACHMENT 3

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. PMT-3335263
6273 OSLER STREET – PROJECT NO. PRJ-1122535

ADOPTED BY RESOLUTION NO. [REDACTED] ON FEBRUARY 11, 2026

GENERAL

1. This Map Waiver will expire February 11, 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. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

CONDOMINIUM CONVERSION

6. The Subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:
 - a. For existing tenants, within 10 days of the project application for the condominium conversion being deemed complete; or
 - b. For prospective tenants, upon application for the rental of a unit in the proposed condominium conversion.

ATTACHMENT 3

7. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the Subdivision Map Act.
8. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Subdivision Map Act section 66427.1(a)(2)(E). The provisions of this condition shall neither alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Civil Code sections 1941, 1941.1 and 1941.2.
9. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days after approval of a Certificate of Compliance for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
10. The Subdivider shall give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (San Diego Municipal Code 125.0431(a)(4)).
11. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Subdivision Map Act section 66427.1(a)(2)(F) and San Diego Municipal Code section 125.0431(a)(5). The right shall commence on the date the subdivision public report is issued, as provided in section 11018.2 of the Business and Professions Code and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right. (San Diego Municipal Code § 125.0431(a)(5)).
12. The Subdivider shall provide a copy of the Building Conditions Report to a prospective purchaser prior to the opening of an escrow account. (San Diego Municipal Code § 144.0504(c)).
13. Prior to the recordation of the Certificate of Compliance, 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

14. Prior to issuance of the Certificate of Compliance, 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

ATTACHMENT 3

Housing Procedures Manual by payment of the applicable Inclusionary Affordable Housing In-Lieu Fee.

15. 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

16. Prior to the issuance of any building permit, the Subdivider shall dedicate an additional 3 feet on Osler Street to provide a 12-foot centerline to property line distance, satisfactory to the City Engineer.
17. The Subdivider shall assure, by permit and bond, to reconstruct the existing driveways with new 12-foot and 20-foot-wide City standard driveways, adjacent to the site on Osler Street, per Exhibit A, satisfactory to the City Engineer.
18. The Subdivider shall submit a Share Access Agreement for the 20-foot driveway, adjacent to the site on Osler Street.
19. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the landscapes and irrigation in the right-of-way.
20. Streetlight Determination: LDR-Engineering has determined that a new streetlight is not required because the project has four lots or less.

MAPPING

21. Prior to the expiration of the Tentative Map Waiver (TMW), a Certificate of Compliance to subdivide the property into 2 residential condominium units, shall be recorded in the San Diego County Recorder's Office.
22. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

Please note if tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted, and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.

23. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monuments are missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County

ATTACHMENT 3

Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.

INFORMATION:

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

Internal Order No. 11004543

RESOLUTION NO. _____
DATE OF FINAL PASSAGE FEBRUARY 11, 2026

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING MAP WAIVER NO. PMT-3335263 FOR

6273 OSLER STREET – PROJECT NO. PRJ-1122535

WHEREAS, Dominique M. George, an unmarried woman, as to her undivided 50% interest, and Marc A. George, Sr. and Rhonda L. George, Husband and Wife as Community Property, as to their undivided 50% interest, all as Joint Tenants, Subdivider, and Son P. Nguyen, Engineer, submitted an application with the City of San Diego for Map Waiver No. PMT-3335263, to waive the requirement for a Tentative Map (Map) to convert an existing two unit, multiple dwelling unit single-story structure with two detached garages, into two condominium units utilizing the same existing multiple dwelling unit single-story structure and two detached garages. The condominium conversion does not propose any development with the Tentative Map application. The 0.24-acre site is located at 6273 and 6275 Osler Street, also known as Assessor's Parcel Number (APN) 431-592-01-00 in the Residential Multiple Unit (RM-1-1) Zone, the Airport Land Use Compatibility Overlay Zone (Montgomery Field), the ALUCP Airport Influence Area (Montgomery Field - Review Area 2), the FAA Part 77 Noticing Area, and a Very High Fire Hazard Severity Zone within the Linda Vista Community Plan area. The property is legally described as:

Lots 22 in Block II of Linda Vista Unit No. 6, in the City of San Diego, County of San Diego, State of California, according to the Map Thereof No. 3135, filed in the office of the County Recorder of San Diego County, October 8, 1954; and

WHEREAS, the Map proposes the subdivision of a 0.24-acre site to allow for the creation of two condominiums where none existed before; and

ATTACHMENT 4

WHEREAS, on October 8, 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 15305, Minor Alterations in Land Use Limitations 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 two units 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 condominium dwelling units is two; and

WHEREAS, on February 11, 2025, the Hearing Officer of the City of San Diego considered Map Waiver No. PMT-3335263, and pursuant to sections 125.0122, 125.0440, and 125.0444 of the San Diego Municipal Code (SDMC) and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. PMT-3335263:

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

The project is located in the Linda Vista Community plan area. The proposed subdivision is to convert one existing, single-story, multiple dwelling unit structure with two detached garages, into two condominium units within the same structure, utilizing the same existing detached garages. There is no proposed development. The Linda Vista Community Plan (Community Plan) Land Use Map (Figure 1, pg. 5) designates the project site as Low-Medium Density Residential, with 9-15 dwelling units per acre. The 0.24-acre project site correlates to 2-4 dwelling units per acre, which is consistent with the proposed two condominium units.

The Community Plan identifies the project location as the Central Linda Vista neighborhood, which contains a mixture of single-family homes and duplexes. The proposed project of two, single dwelling unit condominiums in a two-on-one structure is consistent with the neighborhood identity.

A Community Plan Goal (pg. 29) is to, "Continue to provide a wide variety of dwelling unit types for all ages, income, and social groups." This goal coincides with the San Diego General Plan's Housing Element Policy No. HE-74, to "Promote a diversity of housing available to all income groups across all communities." By adding two, for sale condominiums, the proposed project is consistent with both goals by diversifying the existing housing supply with home ownership opportunities for a variety of ages, income, and social groups.

By meeting the density range of the Community Plan, providing housing consistent with the neighborhood identity, and adding diversity to the existing home ownership supply, 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 proposed subdivision is to convert one existing single-story, multiple dwelling unit structure with two detached garages, into two condominium units within the same structure, utilizing the same existing detached garages. The project does not propose any development or deviations from the Land Development Code.

The project site is in the Residential Multi-Unit (RM1-1) zone. The purpose of the RM zones is to provide for multi dwelling unit development at varying densities. The San Diego Municipal Code ([SDMC section 131.0406](#)) identifies the RM 1-1 maximum density as 1 dwelling unit for each 3,000 square feet of lot area. The 0.24-acre project site (10,454 square feet) correlates to 3 dwelling units per acre, which is in compliance with the proposed two condominium units.

The [SDMC section 125.0120\(b\)\(2\)\(A\)](#) allows for a Waiver to file a Tentative Map if the condominium conversion project is creating four or fewer condominium units. With

the proposed project requesting to convert the existing structure into two condominium units, it is consistent with the development regulations of the Land Development Code. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The proposed subdivision is to convert one existing, single-story, multiple dwelling unit structure with two detached garages, into two condominium units within the same structure, utilizing the same existing detached garages. The project does not propose any development or deviations from the Land Development Code.

The project site is in the Residential Multi-Unit (RM1-1) zone. The purpose of the RM zones is to provide for multi dwelling unit development at varying densities. The proposed project of two, single residential dwelling unit condominiums is suitable for the use type.

The [SDMC section 131.0406](#) identifies the RM 1-1 maximum density as 1 dwelling unit for each 3,000 square feet of lot area. The 0.24-acre project site (10,387 square feet) correlates to 3 dwelling units per acre, which is suitable for the proposed two condominium units.

The Linda Vista Community Plan (Community Plan) Land Use Map (Figure 1, pg. 5) designates the project site as Low-Medium Density Residential, with 9-15 dwelling units per acre. The 0.24-acre project site correlates to 2-4 dwelling units per acre, which is suitable for the proposed two, single dwelling unit condominiums. 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 project site is located in a developed urban area. The project site is currently built out with one existing, single-story, multiple dwelling unit structure with two detached garages. The proposed Tentative Map Waiver is a mapping action only. The project is not proposing any physical development. As such, there is no risk of construction runoff, noise, pollution, loss of habitat, or any other development related issues that might damage or substantially and avoidably injure fish or wildlife or their habitat. The site is in a developed, urban neighborhood with no Environmental Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site.

Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife 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 currently built out with one existing, single-story, multiple dwelling unit structure with two detached garages. The proposed Tentative Map Waiver is a mapping action only to convert the existing structure into two condominium units within the same structure, utilizing the same existing detached garages. The project is not proposing any physical development. The project is required to implement public improvements through the Tentative Map Waiver conditions.

These improvements, as identified below, will contribute to the public health, safety and welfare.

- Condition 14 - Prior to recordation of the Certificate of Compliance, the Owner/Permittee shall demonstrate compliance with the provisions of the San Diego Municipal Code, including the Inclusionary Housing Procedures Manual by payment of the applicable Inclusionary Affordable Housing In-Lieu Fee.
- Condition 17 - The Subdivider shall assure, by permit and bond, to reconstruct the existing driveways with new 12-foot and 20-foot-wide City standard driveways, adjacent to the site on Osler Street, per Exhibit A, satisfactory to the City Engineer.

Additionally, the project will adhere to the Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual standards, as identified in conditions 6-13 of the Map Waiver. These rights ensure that the public's welfare is protected by providing each tenant the opportunity to remain housed or be granted required timing considerations for locating new housing.

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

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

The proposed Tentative Map Waiver is a mapping action only to convert the existing structure into two condominium units within the same current structure, utilizing the same currently existing detached garages. The project is not proposing any physical development. The approved Exhibit A for the project states there are no existing or proposed easements on the project site.

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 is a mapping action only to convert the existing structure into two condominium units within the same current structure, utilizing the same currently existing detached garages. The project is not proposing any physical development.

The existing structure is oriented north to south, with the longest side of the structure facing south. This orientation maximizes winter sun exposure through south-facing windows, while minimizing east/west windows to reduce overheating. In addition, the rear of the structure, with the most exposure to the sun, has overhangs to block summer sun.

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

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

The San Diego General Plan's Housing Element Policy No. HE-74, is to "Promote a diversity of housing available to all income groups across all communities." By adding two, for sale condominiums, the proposed project is consistent with this goal by diversifying the existing housing supply with home ownership opportunities for a variety of ages, income, and social groups. Additionally, the project is subject to the Inclusionary Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13 and the Condominium Conversion Regulations of Chapter 14, Article 4, Division 5, which require the project to pay to the City of San Diego the Inclusionary Affordable Housing In-Lieu Fee. The fee goes into the Affordable Housing Fund, managed by the San Diego Housing Commission (SDHC), to subsidize and create other affordable housing projects, often by leveraging the collected fees with outside funding for loans and grants to support low-income housing developments. These funds help create diverse, economically balanced communities by funding projects that provide affordable homes for various income levels.

Lastly, the project shall provide evidence that relocation assistance is not required or has been paid to eligible tenants. This will ensure the housing needs of the current residents are met. Therefore, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

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

The project has been conditioned to provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual. In

ATTACHMENT 4

addition, the project will conform to the noticing regulations of the Subdivision Map Act and Chapter 11, Article 2, Division 3 of the SDMC. Therefore, the project will be in compliance with the noticing requirements of [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 is privately financed and does not rely on funds obtained from a governmental agency to provide for elderly, disabled, or low-income housing.

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

The project is not being developed to provide housing for the elderly, disabled or low-income housing individuals. The project will be available on the open market, following the Housing Discrimination requirements as set forth by the California Civil Right Department, to any individual who meets the financial requirements for purchasing the development.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. PMT- is hereby granted to Dominique M. George, an unmarried woman, as to her undivided 50% interest, and Marc A. George, Sr. and Rhonda L. George, Husband and Wife as Community Property, as to their undivided 50% interest, all as Joint Tenants subject to the attached conditions which are made a part of this resolution by this reference.

By _____

Robin MacCartee
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 11004543



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 8, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 11004543

PROJECT NAME / NUMBER: 6273 Osler / PRJ-1122535

COMMUNITY PLAN AREA: Linda Vista

COUNCIL DISTRICT: 1

LOCATION: 6273 and 6275 Osler Street, San Diego, CA 92111

PROJECT DESCRIPTION: Tentative Map Waiver to convert an existing duplex into two residential condominium units at 6273 and 6275 Osler Street. The 0.24-acre site is in the Residential Multiple Unit (RM-1-1) Base Zone, Airport Land Use Compatibility Airport Influence Area (Montgomery Field - Review Area 2), FAA Part 77 Noticing Area, and Very High Fire Hazard Severity Zone within the Linda Vista Community Plan Area, Council District 7. APN: 431-592-01

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15305, Minor Alterations in Land Use Limitations.

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 15305, Minor Alterations to Land Use Limitations. This exemption allows for minor alterations in land use limitations in areas with an average slope of less than 20%, which does not result in any changes in land use or density, and where the exceptions listed in Section 15300.2 would not apply. This project involves converting existing units into condominiums. No further development is proposed and no new parcels are being created. The site has an average slope of less than 20%, no change in land use or density is proposed, and the exceptions listed in Section 15300.2 do 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: Robin MacCartee
MAILING ADDRESS: 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
PHONE NUMBER / EMAIL: (619) 687-5942 / RMacCartee@sandiego.gov

On October 8, 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 (October 22, 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: 10/08/2025

REMOVED: _____

POSTED BY: Leilani Phillips

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:
6273 Osler Street Condo Conversion

Project Number:
PRJ-1122535

Community: Linda Vista

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.

<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: April 28, 2025
# of Members Yes 12	# of Members No 0	# of Members Abstain 0
Conditions or Recommendations:		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: Christopher Beesley		
TITLE: Chair of Linda Vista Planning Group		DATE: May 05, 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

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: _____

Subdivision Approval: Map Waiver _____

Policy Approval: _____

Project Title: George Condo Conversion **Project No. For City Use Only:** _____

Project Location/Address/Accessor's Parcel Number:

6273 & 6275 Osler Street, San Diego, CA 92111

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

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

Corporate Identification No.: _____ 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 _____)

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

Name of Individual: **Marc A. George, Sr.**

On behalf of: **Marc A. George, Sr. and Rhonda L. George, Husband and Wife as community property**

Street Address: **6273 & 6275 Osler Street**

City: **San Diego**

State: **CA**

Zip: **92111**

Phone Number: **(858) 736-7967**

Email: **mgeorge1@san.rr.com**

Signature:



Date:

08/29/2024

Additional 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 _____)

Owner Authorized Agent Member Trustee Tenant/Lessee Successor Agency

Name of Individual: **Dominique M. George**

On behalf of:

Street Address: **6273 & 6275 Osler Street**

City: **San Diego**

State: **CA**

Zip: **92111**

Phone Number:

(858) 736-7967

Email:

mgeorge1@san.rr.com

Signature:



Date:

08/29/2024

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:

Marc A. George, Sr.

On behalf of:

Street Address: **6273 & 6275 Osler Street**

City: **San Diego**

State: **CA**

Zip: **92111**

Phone Number:

(858) 736-7967

Email:

mgeorge1@san.rr.com

Signature:



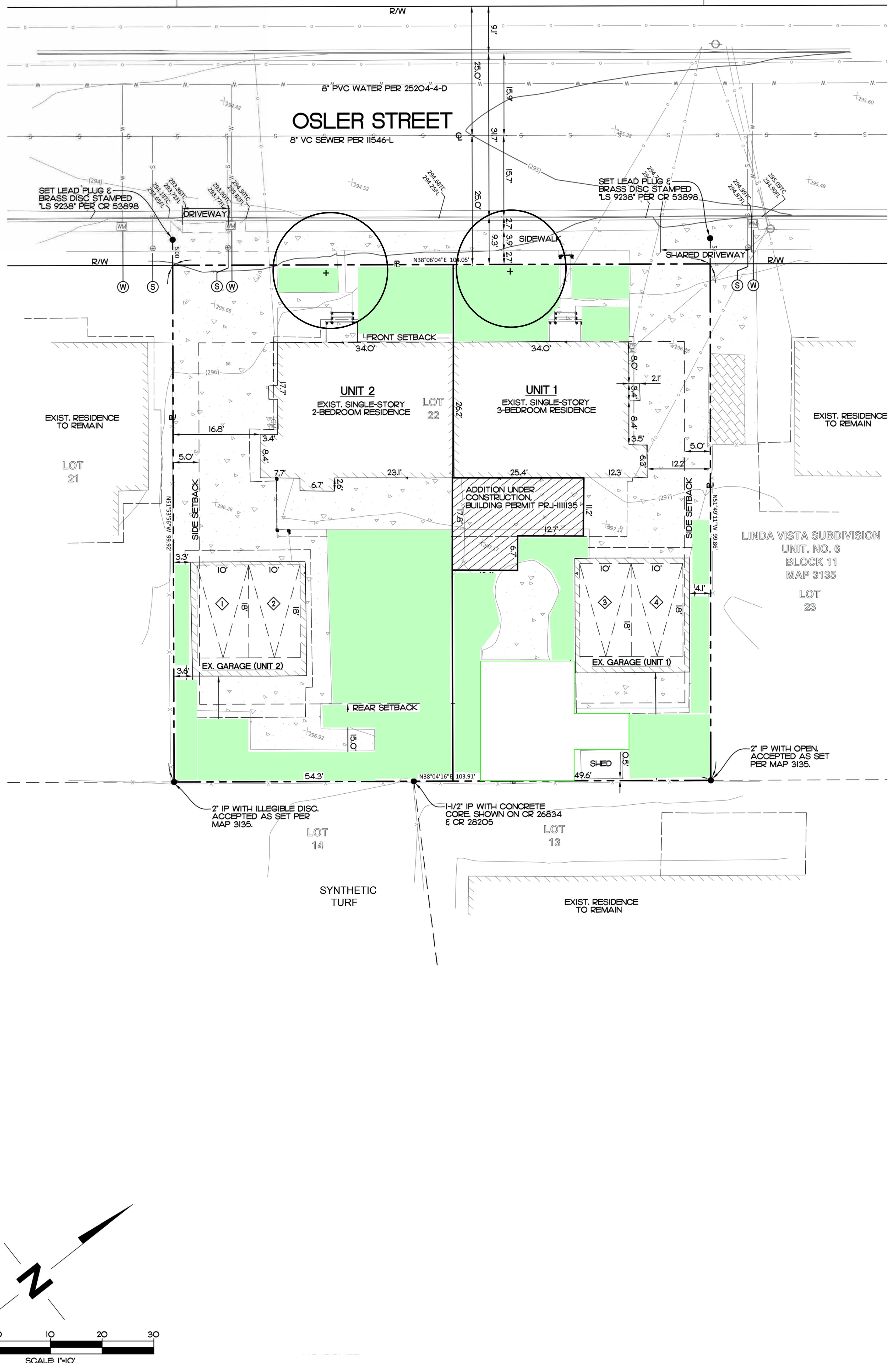
Date:

08/29/2024

Additional pages attached: Yes No

6273 & 6275 OSLER STREET CONDOMINIUMS

TENTATIVE MAP WAIVER LANDSCAPE EXHIBIT



PROJECT ADDRESS:

6273 & 6275 OSLER STREET
SAN DIEGO, CA 92111

ASSESSOR'S PARCEL NUMBER:

431-592-01-00

LEGEND:

EXISTING CONTOUR	(295)
SUBDIVISION BOUNDARY	—
EXIST. CONC. PAVEMENT	—
EXIST. SEWER LATERAL	TO REMAIN
EXIST. WATER SERVICE	TO REMAIN
EXIST. SEWER MAIN	—
EXIST. WATER MAIN	—
EXISTING PARKING SPACE	—
RIGHT OF WAY LINE	—
CENTER LINE	—
FENCE LINE	—
OVERHEAD UTILITY LINE	—
BUILDING ENVELOPE	—
GAS METER	—
ELECTRIC METER	—
POWER POLE	—
WATER METER	—
FOUND MONUMENT AS NOTED	—

EXISTING LEGAL DESCRIPTION:

431-592-01
LOTS 22 IN BLOCK II OF LINDA VISTA UNIT NO. 6,
IN THE CITY OF SAN DIEGO, COUNTY OF SAN
DIEGO, STATE OF CALIFORNIA. ACCORDING TO
THE MAP RECORD NO. 3135 FILED IN THE
OFFICE OF THE COUNTY RECORDER OF SAN
DIEGO COUNTY, OCTOBER 6, 1954.

LANDSCAPE LEGEND

EXISTING PLANTING AREAS	
EXISTING CONCRETE PAVING	
PROPOSED STREET TREES	

ZONING INFORMATION:

EXISTING/PROPOSED ZONE: RM-H
AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE: MONTGOMERY FIELD

SETBACK (TABLE 131-04D)

FRONT YARD: 15' / 20'
SIDE YARD: 5' / 8'
REAR YARD: 15'

REQUESTED APPROVALS:

CONVERT EXISTING 2 RESIDENTIAL DWELLING UNITS TO CONDOMINIUMS.

GENERAL NOTES:

1. THIS IS A MAP OF CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 2.
2. EXISTING DUPLEX WITH DETACHED GARAGES TO BE CONVERTED INTO TWO RESIDENTIAL CONDOMINIUMS.
3. SUBDIVISION AREA: 10,387 SF (0.24 ACRE).
4. UTILITIES:
SEWER AND WATER - CITY OF SAN DIEGO
GAS AND ELECTRIC - SAN DIEGO GAS & ELECTRIC
TELEPHONE - AT&T
TELEVISION - COX COMMUNICATION & SPECTRUM
FIRE & POLICE - CITY OF SAN DIEGO
SCHOOL DISTRICT - SAN DIEGO UNIFIED

REFERENCES:

8" SEWER MAIN 11546-L
8" WATER MAIN 25204-4-D
MAP: 3135

EXISTING AND PROPOSED EASEMENTS:

NONE

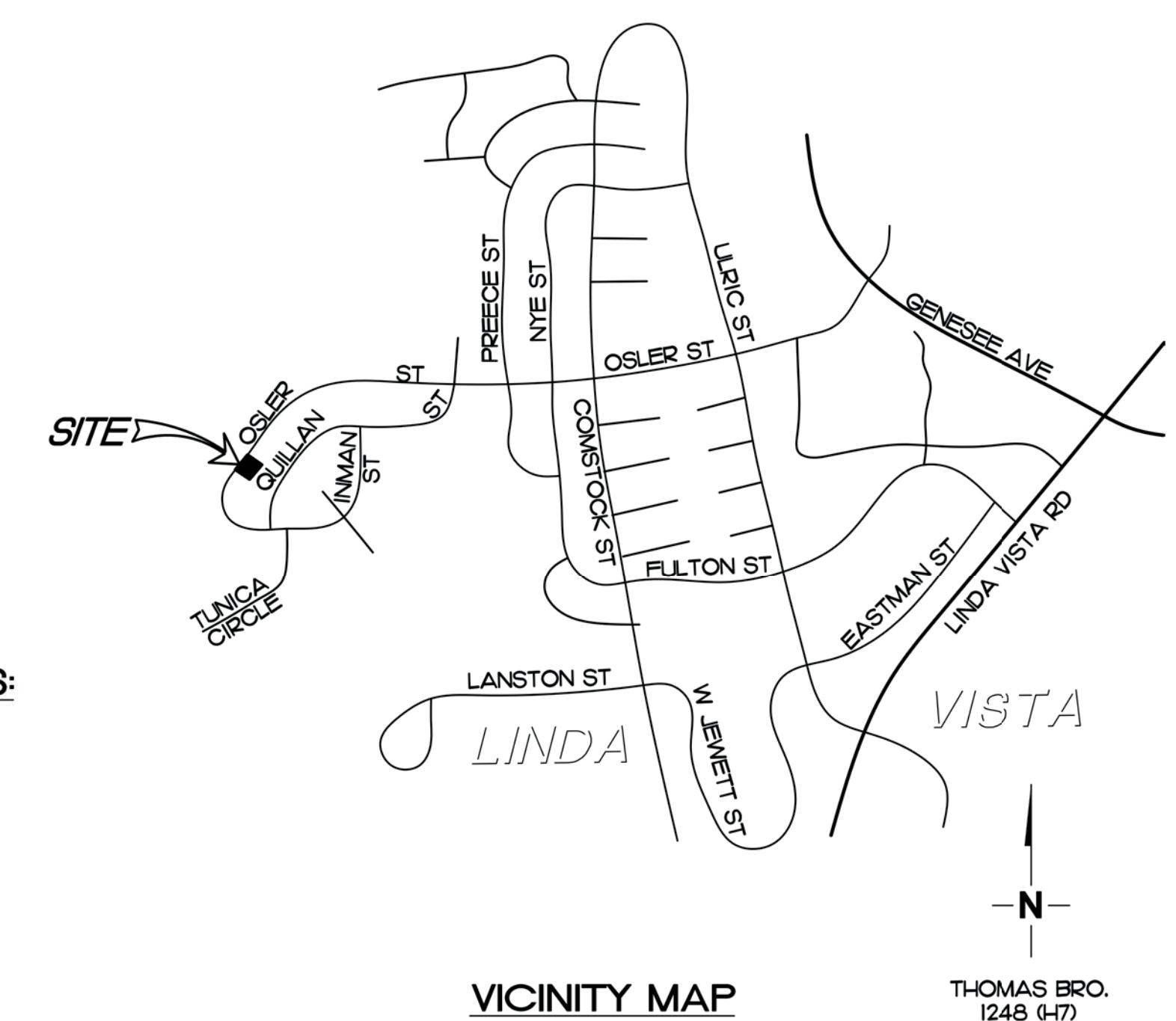
APPLICANT/OWNER

DOMINIQUE M. GEORGE
6275 OSLER STREET
SAN DIEGO, CA 92111
Signature:

18/27/2024
DATE

MARC A. GEORGE, SR. & RHONDA L. GEORGE
6275 OSLER STREET
SAN DIEGO, CA 92111
(619) 736-7967
Signature:

08/13/2024
DATE



GEORGE CONDO CONVERSION
TENTATIVE MAP WAIVER - LANDSCAPE EXHIBIT
A.P.N.: 431-592-01-00

DRAWN:
CHECKED:
DATE:
SCALE: SHOWN
Original Date: AUGUST 22, 2024
Sheet Of
DEP#
A-1

ARCHITECT
Bob Belanger
AFFORDABLE DESIGN AND DRAFTING
BOB BELANGER, ARCHITECT
PHONE: (619) 261-288
EMAIL: bob@affordablearchitects.com

THESE DRAWINGS ARE NOT
APPROVED FOR CONSTRUCTION
UNLESS SIGNED ABOVE BY THE
ARCHITECT AND SUBMITTED BY
THE OWNER, AND BEAR THE
LOCAL BUILDING AND PLANNING
DEPARTMENT APPROVAL
STAMPS AND A BUILDING PERMIT
HAS BEEN OBTAINED.