



THE CITY OF SAN DIEGO

Report to the Hearing Officer

HEARING DATE: March 23, 2016 REPORT NO. HO 16-015

SUBJECT: Bancroft Map Waiver

PROJECT NUMBER: 408629

LOCATION: 4571, 4573 and 4575 Bancroft Street

APPLICANT: T & R Engineers, David Parot

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map Waiver for the conversion of three existing residential units to condominium units at 4571, 4573 and 4575 Bancroft Street, in the Mid-City Communities Plan area?

Staff Recommendation: APPROVE Tentative Map Waiver No. 1429136.

Community Planning Group Recommendation: On May 6, 2015, the Normal Heights Community Planning Group voted 10-0-1 to recommend approval of the proposed project without conditions (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 15, 2016, and the opportunity to appeal that determination ended February 1, 2016.

BACKGROUND

The project site is located in the RM-1-2 Zone, the Central Urbanized Planned District and the Transit Area Overlay Zone, within the Normal Heights neighborhood of the Mid-City Communities Plan area. There are three existing residential units; one single-family structure which fronts on Bancroft Street and two townhome-style units accessed from the alley. The project site is surrounded by existing multi-family development on all sides.

The Mid-City Communities Plan designates the site for multi-family residential development at a rate of 16-20 dwelling unit per acre (du/ac). This property is developed with three existing units on a 0.14-acre site, or 20 du/ac. The density is also consistent with the RM-1-2 Zone which allows one dwelling unit per 2,500 square feet of lot area, or three units allowed on this 6,250-square-foot site.

The single-family structure which fronts on Bancroft Street was constructed in 1925, in a California Bungalow Craftsman architectural style. This is an approximately 900-square-foot, one-story, two-bedroom unit with one parking space along the east side of the property.

The two, two-story townhome units accessed from the alley were constructed in 1991. Each unit is approximately 1,400 square feet with three bedrooms and an attached single-car garage. There are four additional uncovered parking spaces located at the rear of the project site.

The property was reviewed by City Historical Resources staff who determined that it does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

DISCUSSION

The proposed project seeks a Tentative Map Waiver per San Diego Municipal Code (SDMC) Section 125.0120(b)(2)(A) to convert three existing residential units to condominium ownership on a single parcel. The project as proposed requires a Process Three, Hearing Officer decision with appeal rights to the Planning Commission.

According to SDMC Section 125.0123, Findings for Map Waivers, the decision maker may approve a Tentative Map if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the San Diego Municipal Code.

The required parking for condominium conversion projects is one parking space for each two-bedroom unit and 1.25 for each three-bedroom unit. The project conforms to the condominium conversion parking rates which requires three parking spaces outside of the front setback by maintaining the seven existing parking spaces as indicated on the Map Waiver Exhibit.

In accordance with the current condominium conversion regulations, the applicant provided a Building Conditions Report. This document has been reviewed for conformance with the applicable regulations of the San Diego Municipal Code Section and the project has been conditioned to complete the required repairs prior to recordation of the Certificate of Compliance.

The project is requesting a waiver of the requirement to underground existing offsite overhead utility facilities. The project is served by existing overhead utilities facilities located in the alley right-of-way at the rear of the site. The project qualifies under the guidelines of SDMC Section 144.0242(c), Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities, because 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.

The City's Undergrounding Program identifies this area as the Residential Project Block 3Z with construction expected in 2042.

Conclusion:

Staff has reviewed the request for a Tentative Map Waiver and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code and believes the required findings can be approved. Therefore, staff recommends the Hearing Officer approve Tentative Map Waiver No. 1429136.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 1429136, with modifications.
2. Deny Tentative Map Waiver No. 1429136, if the findings required to approve the project cannot be affirmed.

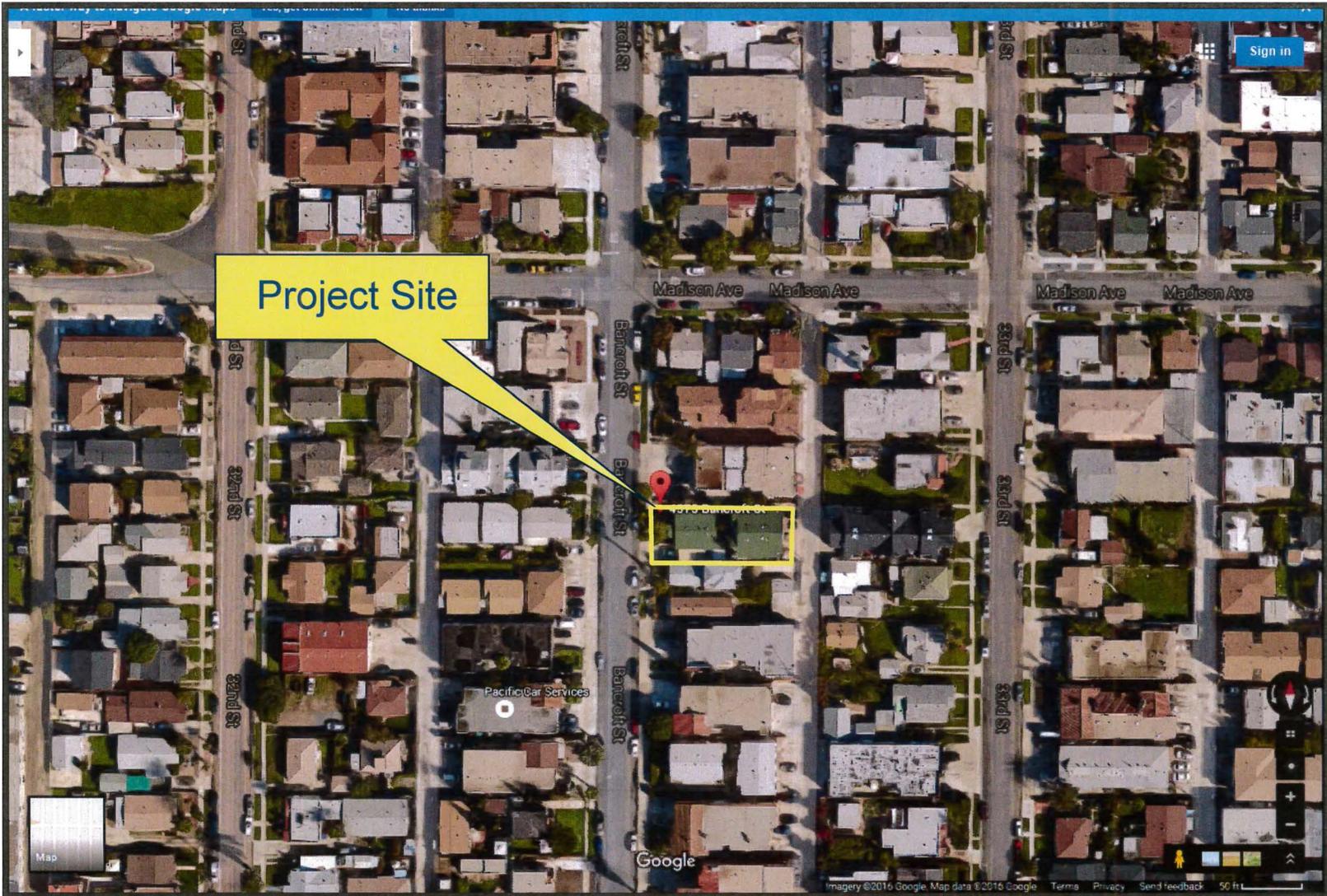
Respectfully submitted,

A handwritten signature in blue ink that reads "Paul Godwin". The signature is written in a cursive style and is positioned above a horizontal line.

Paul Godwin, Development Project Manager

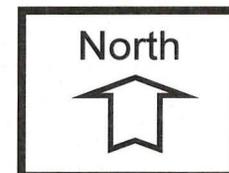
Attachments:

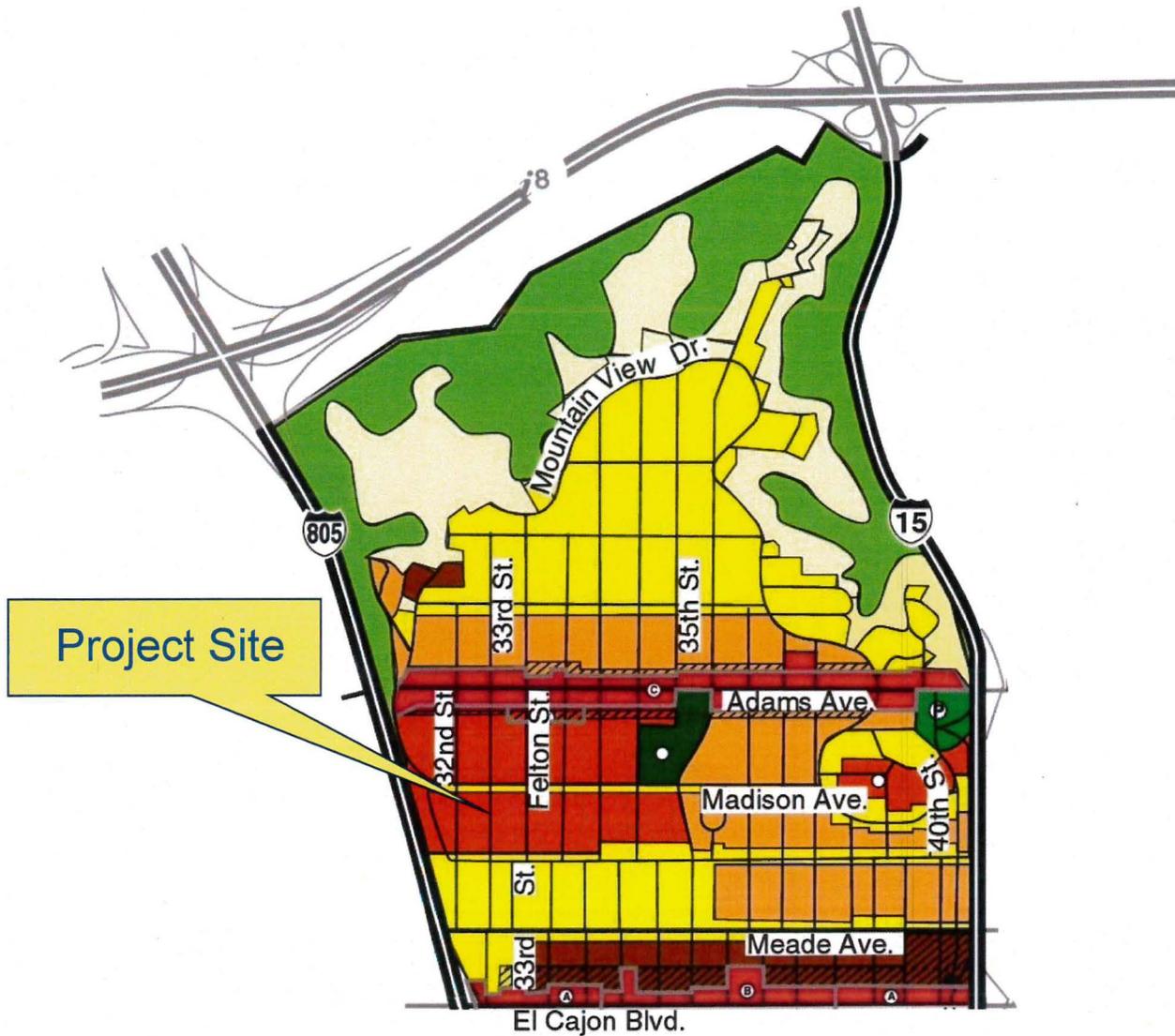
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Map Resolution
5. Draft Map Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Map Exhibit - Map Waiver



Location Aerial Photo

Bancroft Map Waiver – 4571, 4573 & 4575 Bancroft St
PROJECT NO. 408629





Land Use Legend

 Residential 1-5 du/ac	 Industrial
 Residential 6-10 du/ac	 School
 Residential 11-15 du/ac	 Elementary
 Residential 16-20 du/ac	 Junior High
 Residential 21-25 du/ac	 High School
 Residential 26-30 du/ac	 Park
 Mobile Home Park	 Open Space
 Commercial/Residential Transition Zone**	 Fire Station
 Commercial	 Police Station
 Institutional	 Library
	 Post Office

**In areas where residential use is permitted, a mixed-use bonus to 43 du/ac is available



La Jolla CP Land Use Map

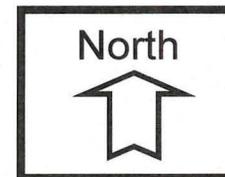
Bancroft Map Waiver – 4571, 4573 & 4575 Bancroft St
PROJECT NO. 408629





Project Location Map

Bancroft Map Waiver – 4571, 4573 & 4575 Bancroft St
PROJECT NO. 408629



RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE
FINDINGS AND APPROVING MAP WAIVER NO. 1429136 FOR
BANCROFT MAP WAIVER – PROJECT NO. 408629

WHEREAS, Park Place at Braden Creek, an Oklahoma Limited Liability Company and Impact Partners, a California Limited Liability Company, Owners/Subdividers, and T&R Engineers, submitted an application with the City of San Diego for Map Waiver No. 1429136, to waive the requirement of a Tentative Map for the conversion of three existing residential dwelling units to condominium units and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 4571, 4573 & 4575 Bancroft Street in the RM-1-2 Zone, the Central Urbanized Planned District and the Transit Area Overlay Zone, within the Normal Heights neighborhood of the Mid-City Communities Plan. The property is legally described as Lot 4, Block 57, Map No. 985; and

WHEREAS, the Map proposes the subdivision of a 0.14-acre site into for a three-unit residential condominium conversion on an existing, single lot; and

WHEREAS, on January 15, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15301 (existing facilities) and there was no appeal of the environmental determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

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

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c)(1)(B) based on the fact that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on March 23, 2016, the Hearing Officer of the City of San Diego considered Map Waiver No. 1429136 including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 (map waiver), 125.0444 (condo conversion), 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. 1429136:

- 1. 125.0440(a): The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

The project site is located in the Normal Heights Community of the Mid-City Communities Plan, which designates the site for multi-family residential development at a rate of 16-20 dwelling unit per acre (du/ac).

This property is developed with three existing units on a 0.14-acre site, which equals 20 du/ac. The density is also consistent with the RM-1-2 Zone which allows one dwelling unit per 2,500 square feet of lot area, or three units allowed on this 6,250-square-foot site. Other than the subdivision to allow condominium ownership, no additional development or intensification of use is requested.

The site is located in the Transit Area Overlay Zone, one block away from the Adams Avenue and two blocks from the El Cajon Boulevard corridors, both of which provide commercial/retail services and public transportation opportunities walk able to the project site, as recommended by the plan. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals and objectives of the applicable land use plan.

2. 125.0440(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 proposes to convert three existing residential units to condominiums on a 0.14-acre site located at 4571, 4573 & 4575 Bancroft Street, in the RM-1-2 Zone, which allows for multi-family development. Other than the subdivision to allow condominium ownership, no additional development or intensification of use is requested. The project is consistent with the RM-1-2 Zone which allows one dwelling unit per 2,500 square feet of lot area, or three units allowed on this 6,250-square-foot site.

A Building Conditions Report for the structures proposed for this condominium conversion has been reviewed and found to address the remaining life of all integral building components. Integral building components include, but are not limited to, exterior roofs, wall and floor coverings needed to protect the occupants and the building from weather exposure damage, vertical and horizontal structural components needed for the building to resist imposed vertical and lateral loads, all heating and ventilation systems, and utilities distribution systems per San Diego Municipal Code Section 144.0507.

The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code and complies with the density, lot area, lot dimension, parking, setbacks and all other applicable regulations, and no deviations are requested with this action.

3. 125.0440(c): The site is physically suitable for the type and density of development.

The project proposes to convert three existing residential units to condominiums on a 0.14-acre site located at 4571, 4573 & 4575 Bancroft Street, in the RM-1-2 Zone, which allows for multi-family development.

This is a mid-block site located in an urban, developed multi-family neighborhood and is surrounded on all sides by similar development. Other than the subdivision to allow condominium ownership, no additional development or intensification of use is requested.

The graded developed site is relatively level and is served by existing overhead and underground utilities. The project fronts on Bancroft Street and also has alley access at the rear of the site, as do the adjoining properties to the north and south. The frontage is developed with existing curb, gutter and sidewalk which would remain. Therefore, the site is physically suitable for the type and density of development.

4. 125.0440(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 proposes to convert three existing residential units to condominiums on a 0.14-acre site located at 4571, 4573 & 4575 Bancroft Street, in the RM-1-2 Zone, which allows for multi-family development. Other than the subdivision to allow condominium ownership, no additional development or intensification of use is requested.

The site is within an existing, developed, urban area, is surrounded by similar multi-family development on all sides and does not contain nor is adjacent to any fish or wildlife habitats, environmentally sensitive lands or Multiple Habitat Planning Area lands. 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. 125.0440(e); The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

The project proposes to convert three existing residential units to condominiums on a 0.14-acre site located at 4571, 4573 & 4575 Bancroft Street, in the RM-1-2 Zone, which allows for multi-family development. Other than the subdivision to allow condominium ownership, no additional development or intensification of use is requested.

The graded developed site is relatively level and is served by existing overhead and underground utilities. The project fronts on Bancroft Street and also has alley access at the rear of the site, as do the adjoining properties to the north and south. The frontage is developed with existing curb, gutter and sidewalk which would remain.

The project has been reviewed and is in compliance with the Municipal Code and the Subdivision Map Act. The Tentative Map Waiver includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, undergrounding of utilities and payment of applicable fees in order to achieve compliance with the regulations of the San Diego Municipal Code.

The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code and all Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements continue to govern this project. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety and welfare.

6. 125.0440(f): The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The project proposes to convert three existing residential units to condominiums on a 0.14-acre site located at 4571, 4573 & 4575 Bancroft Street, in the RM-1-2 Zone, which allows for multi-family development. Other than the subdivision to allow condominium ownership, no additional development or intensification of use is requested.

The project fronts on Bancroft Street and also has alley access at the rear of the site, as do the adjoining properties to the north and south. There are no easements acquired by the public at large for access through or use of property within the proposed subdivision, therefore no conflicts exist.

7. 125.0440(g): The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The project proposes to convert three existing residential units to condominiums on a 0.14-acre site located at 4571, 4573 & 4575 Bancroft Street, in the RM-1-2 Zone, which allows for multi-family development. Other than the subdivision to allow condominium ownership, no additional development or intensification of use is requested.

The surrounding properties and neighborhood are basically level, with no substantial elevational or landform changes. The project is surrounded by existing one- and two-story structures and is situated mid-block on Bancroft Street with an east-west building orientation. Therefore, the potential and opportunity for passive or natural heating and cooling opportunities or the implementation of sustainable building features, such as photovoltaic (solar) systems, would be provided to the extent feasible with this subdivision.

8. 125.0440(h): The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The project proposes to convert three existing residential units to condominiums on a 0.14-acre site located at 4571, 4573 & 4575 Bancroft Street, in the RM-1-2 Zone, which allows for multi-family development. Other than the subdivision to allow condominium ownership, no additional development or intensification of use is requested.

The proposal would add three for-sale dwelling units to the City's housing supply. The site is located in the Transit Area Overlay Zone, one block away from the Adams Avenue and two blocks from the El Cajon Boulevard corridors, both of which provide commercial/retail services and public transportation opportunities. There would be no additional development or intensification of use associated with the conversion of three rental units to condominium ownership. The graded site is relatively level and is served by existing overhead and underground utilities. The site is accessed from the developed Bancroft Street right-of-way, which includes curb, gutter and sidewalk and from a paved alley right-of-way. No additional demand for public services or available fiscal and environmental resources would be associated with the conversion of three existing residential units to condominium ownership.

9. 125.0444(a): The notices required by San Diego Municipal Code section 125.0431 have been given in the manner required.

A 60-Day Notice of Intent to Convert to Condominiums and Notice of Tenants Rights has been provided to all tenants. Therefore, all applicable notices required by San Diego Municipal Code section 125.0431 have been provided in the manner required.

10. 125.0444(b): The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing.

All costs associated with the processing of this Map Waiver were paid by the applicant and no governmental agency funds were provided for elderly, disabled or low income housing, nor is such housing provided onsite.

11. **125.0444(c): For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed.**

The project was not developed to provide housing for the elderly, disabled or to provide low income housing.

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. 1429136 including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to Park Place at Braden Creek, an Oklahoma Limited Liability Company and Impact Partners, a California Limited Liability Company subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Paul Godwin
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 24005577

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 1429136
BANCROFT TENTATIVE MAP WAIVER – PROJECT NO. 408629
ADOPTED BY RESOLUTION NO. _____ ON MARCH 23, 2016

GENERAL

1. This Map Waiver will expire April 7, 2019.
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 be 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.
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.

14. Prior to recordation of the Certificate of Compliance, the Subdivider shall ensure that the required repair/replacement items listed in the Building Conditions Report, dated March 26, 2015, are completed with the appropriate permits. These items include placement of hard wire smoke detectors, foundation repair, roof structure beam and joist upgrade/replacement and roofing replacement, to comply with current Building Code requirements.

AFFORDABLE HOUSING

15. Prior to recordation of the Certificate of Compliance, the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the condominium conversion inclusionary housing fee pursuant to the Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 142.1301 *et seq.*).
16. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Tenant Relocation Benefits (San Diego Municipal Code § 144.0505), to the satisfaction of the Development Services Department and the Housing Commission.

ENGINEERING

17. The Subdivider shall ensure that all 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.
18. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
19. The Subdivider shall dedicate an additional 2.5 feet of the adjacent alley.
20. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
21. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

PLANNING

22. Prior to the issuance of the Certificate of Compliance, the Subdivider shall remove the existing three-foot solid fence located on top of the retaining wall in the front yard setback and replace with an open fence, in conformance with San Diego Municipal Code Section 142.0310(c)(2).

MAPPING

23. Prior to the issuance of a Certificate of Compliance, City staff will perform a field site visit to verify that all property corners, or property corner offsets have been set. If any property corners are missing, they must be set 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 Record of Survey or Corner Record shall be provided to the City.

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 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. 24005577

NOTICE OF EXEMPTION

(Check one or both)

TO: X RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT TITLE/ No.: BANCROFT MAP WAIVER / 408629

PROJECT LOCATION-SPECIFIC: 4571, 4573, & 4575 Bancroft Street, San Diego, California 92118

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A MAP WAIVER to convert three existing residential units into three residential condominium units. The 0.143 acre (6,250-square-foot) project site is located at 4571, 4573 & 4575 Bancroft Street. The land use designation for the project site is Residential (16 - 20 dwelling unit per acre) per the Community Plan. Furthermore, the project site is located within the RM-1-2 zone, Central Urbanized Planned District, Transit Area Overlay Zone, Airport Land Use Compatibility Overlay Zone (Montgomery Field), Airport Influence Area (Montgomery Field and San Diego International Airport - Lindbergh Field), and Normal Heights Neighborhood of Mid-City Communities Plan. (LEGAL DESCRIPTION: Lot 4 in block 57 of Normal Heights, Map No. 985.)

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Sandra A. Angel, Park Place at Braden Creek, LL, 462 Rosecrans Street, San Diego, California 92106, (619) 269-1604

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268)
() DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a))
() EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
(X) CATEGORICAL EXEMPTION: 15301 (EXISTING FACILITIES)
() STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15301 that consists of the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures, involving negligible or no expansion of use existing at the time of the lead agency's determination. Furthermore, the exceptions listed in 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: LINDSEY H. SEBASTIAN

TELEPHONE: 619-236-5993

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.

[Handwritten Signature]
SIGNATURE/TITLE

January 15, 2016
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Bancroft Map Waiver		Project Number: 408629	Distribution Date: 4/8/2015
Project Scope/Location: Normal Heights (Process 3) Map Waiver to convert an existing residence and duplex into (3) three residential condominium units located at 4571, 4573, & 4575 Bancroft St. The 6,250 sq ft site is located in the RM-1-2 zone of the Mid City Normal Heights Community Plan Area in Council District 3.			
Applicant Name: David Parot		Applicant Phone Number: (619) 884-1765	
Project Manager: Godwin, Paul	Phone Number: (619) 446-5190	Fax Number: (619) 446-5245	E-mail Address: PGodwin@sandiego.gov
Committee Recommendations (To be completed for Initial Review): <i>None on initial review</i>			
<input type="checkbox"/> Vote to Approve	Members Yes 10	Members No 0	Members Abstain 1
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: <i>Jim Baross</i>		TITLE: <i>CHAIR</i>	
SIGNATURE: <i>[Signature]</i>		DATE: <i>5/6/15</i>	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



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

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title **Project No. For City Use Only**
 ON BANCROFT 408629

Project Address:
 4571, 4573 & 4575 Bancroft Street, San Diego, CA 92116

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):
 N/A
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
 462. Rosecrans St.
City/State/Zip:
 San Diego, Ca. 92106
Phone No: **Fax No:**
 Sande A. Angel 619.269.1604
Signature : **Date:**
 1.29.15

Name of Individual (type or print):
 N/A
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: **Fax No:**
Signature : **Date:**

Name of Individual (type or print):
 N/A
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: **Fax No:**
Signature : **Date:**

Name of Individual (type or print):
 N/A
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: **Fax No:**
Signature : **Date:**

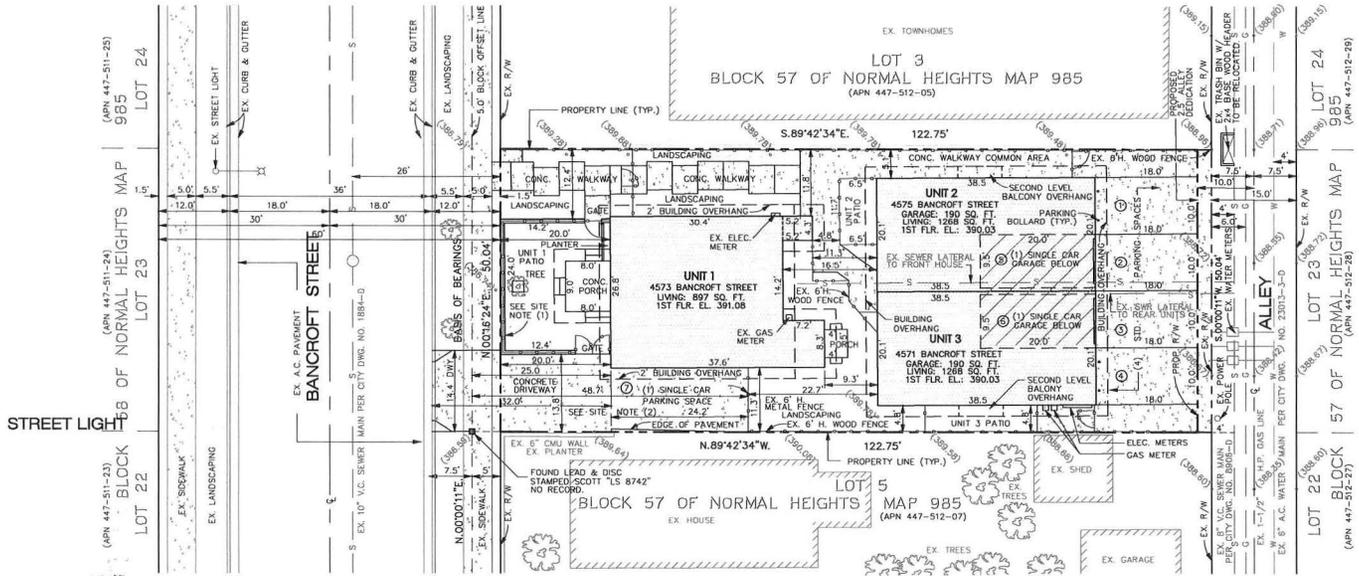
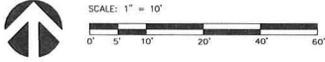
SHEET 1 OF 1 SHEET

TENTATIVE MAP WAIVER NO. 1429136

PROJECT NO. 408629

- ON BANCROFT -

GRAPHIC SCALE:



LEGAL DESCRIPTION:

LOT 4 IN BLOCK 57 OF NORMAL HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 985, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, MAY 9, 1968.

GENERAL NOTES:

- BUILDING ADDRESS: 4571, 4573 & 4575 BANCROFT STREET, SAN DIEGO, CA 92116
- ASSESSOR'S PARCEL NO.: 447-512-06
- ZONING & COMMUNITY PLAN:
 - EXISTING & PROPOSED ZONING: RM-1-2
 - COMMUNITY PLAN: NORMAL HEIGHTS PLAN AREA AND CENTRAL URBANIZED PLANNED DISTRICT BOUNDARY
- SETBACKS WERE DETERMINED PURSUANT TO SAN DIEGO MUNICIPAL CODE 131.0443 PER THE ABOVE ZONE AND ARE AS FOLLOWS:
 - FRONT YARD: 15 FT. FROM PL., 20 FT. MIN. STD.
 - SIDE YARD: 5 FT.
 - REAR: 5 FT.
- CALIFORNIA COORDINATE INDEX:
 - NAD 27 INDEX: 216-1731
 - NAD 83 ZONE 6 INDEX: N 1856 E 6291
- TOTAL GROSS/NET AREA: 0.143 AC./ 6,250.00 SQ. FT.
- EXISTING TOTAL NO. OF LOTS: 1
- PROPOSED TOTAL NO. OF LOTS: 1
- EXISTING USE DESIGNATION: MULTI FAMILY RESIDENTIAL
- TOTAL NUMBER OF PROPOSED RESIDENTIAL CONDOMINIUM UNITS: (3)
 - UNIT 1 (4573 BANCROFT ST.) - TWO BEDROOM, WITH ONE BATH
 - UNIT 2 (4575 BANCROFT ST.) - THREE BEDROOM, WITH TWO BATHS
 - UNIT 3 (4571 BANCROFT ST.) - THREE BEDROOM, WITH TWO BATHS
 - LIVING UNITS 1 & 2 EACH HAVE AN ATTACHED SINGLE CAR GARAGE
- TOTAL NUMBER OF PARKING SPACES AS REQUIRED PER TABLE 142-05C OF THE MUNICIPAL CODE SECTION 142.0525 IS 1.25 SPACES FOR A CONDOMINIUM CONVERSION PER EACH THREE BEDROOM UNIT, AND 1.0 SPACE FOR EACH TWO BEDROOM UNIT. THEREFORE, 1.0 x 1 (3 BDR) + 1.25 x 2 (2 BDR) = 3.25 PARKING SPACES REQUIRED.

TABLE 142-05C
MINIMUM REQUIRED PARKING SPACES FOR MULTIPLE DWELLING UNITS AND RELATED ACCESSORY USES

Condominium Conversion	Automobile Spaces Required Per Dwelling Unit			Motorcycle Spaces Req'd Per D.U.	Bicycle Spaces Req'd Per D.U.
	Basic ⁽¹⁾	Transit ⁽²⁾ Area	Parking ⁽³⁾ Impact		
2 Bedrooms	1.25	1.0	1.5	N/A	N/A
3+ Bedrooms	1.5	1.25	1.75	N/A	N/A

- THIS PROJECT SHALL MAINTAIN THE EXISTING 7 PARKING SPACES AS SHOWN HEREON, AND WILL MEET THE TOTAL NUMBER OF PARKING SPACES AS REQUIRED BY THE TABLE ABOVE.
- THERE ARE NO EXIST. OR PROPOSED BUS STOPS LOCATED ON BANCROFT STREET.
- THE INDICATED BUILDING LINES SHOWN HEREON IS OF THE BUILDING FOOTPRINT.
- THE SOURCE OF THE TOPOGRAPHY UTILIZED FOR THIS MAP WAS DERIVED FROM A FIELD SURVEY AND SITE INVESTIGATION PERFORMED ON DECEMBER 20, 2014.
- OVERLAY ZONES APPLICABLE TO PROPERTY: TRANSIT AREA OVERLAY ZONE, AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (ALICUZ) FOR MONTGOMERY FIELD, AIRPORT INFLUENCE AREA (AIA), SAN DIEGO INTERNATIONAL AIRPORT (SDIA) - REVIEW AREA 2 AND MONTGOMERY FIELD - REVIEW AREA 2 AND FAA PART 77 NOTIFICATION AREA (SDIA AND MONTGOMERY FIELD).
- DATE OF FINAL PREPARATION: 11-25-2015

OWNER(S) / APPLICANT(S):

PARK PLACE AT BRADEN CREEK, LLC AN OKLAHOMA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 99%.

Sandra A. Angel

SANDRA A. ANGEL, SOLE MEMBER AND SOLE MANAGER
462 ROSECRANS STREET
SAN DIEGO, CALIFORNIA 92106

IMPACT PARTNERS, LLC A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 1% AS TENANTS IN COMMON.

Laura Packer

LAURA PACKER, ASSISTANT MANAGER
4304 ALTAIRLAND WAY
SAN DIEGO, CALIFORNIA 92103
TELEPHONE: (619) 269-1604

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPRESENTS A TENTATIVE MAP WAIVER PREPARED UNDER MY DIRECTION DURING THE MONTH OF DECEMBER 2015, AND IT CONFORMS TO PROFESSIONAL ACCEPTED STANDARDS AND WAS ALSO PREPARED IN COMPLIANCE WITH THE CITY OF SAN DIEGO MAP WAIVER REGULATIONS (SECTION 125.0120).



ROBERTO S. DOMINGO, RCE 29118
REGISTRATION EXPIRES: 03-31-2017

T & R ENGINEERS & ASSOCIATES
5030 PLAYA CATALINA
SAN DIEGO, CALIFORNIA 92124
TELEPHONE: (858) 268-4179
FACSIMILE NO.: (858) 496-0840

SITE NOTES:

- EXISTING 3.0' H. SOLID WOOD FENCE CONSTRUCTED ON TOP OF THE EXISTING CMU BLOCK RETAINING WALL WILL BE REMOVED AND REPLACED WITH 3.0' H. OPEN WROUGHT IRON RAILING OR OPEN BOARD WOOD FENCING.
- PARKING SPACE NO. 7 IS ALLOWED PURSUANT TO CONFORMING RIGHTS AS A LEGAL DRIVEWAY & PARKING AREA PER CITY BUILDING RECORDS PERMIT NO. C000548-01, A001309-00, DATED 2-7-1981

DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS IS 3.
- A WAIVER IS REQUESTED FOR BOTH THE TENTATIVE PARCEL MAP AND PARCEL MAP.
- TRASH RECEPTACLES FOR EACH UNIT WILL BE PROVIDED & STORED WITHIN THE SUBJECT PROPERTY. IT WILL BE THE RESPONSIBILITY OF EACH LIVING UNIT OWNER TO PLACE THEIR INDIVIDUAL TRASH RECEPTACLE OUT AND ONTO THE TRASH AREA (ALLEY) FOR CITY SCHEDULED PUBLIC COLLECTION.

MONUMENTATION NOTE:

PRIOR TO RECORDEMENT OF THE CERTIFICATE OF COMPLIANCE MONUMENTATION SHALL BE SET AND FILE A CORNER RECORD OR RECORD OF SURVEY WILL BE FILED IN THE OFFICE OF THE COUNTY RECORDER.

EXISTING IMPROVEMENT DWG'S:

DRAWING NOS. 23013-3-D, 2846-L, 1884-D, 7519-L

EXISTING & PROPOSED EASEMENTS:

NONE

TITLE REPORT BY:

TICOR TITLE COMPANY, REFERENCE ORDER NO. 00287813-995-C01.

BASIS OF ELEVATION:

THE BASIS OF ELEVATION FOR THIS TENTATIVE MAP WAIVER IS A SOUTHEASTERLY BRASS PILE LOCATED AT THE INTERSECTION OF BANCROFT STREET AND MADISON AVENUE PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK. ELEVATION: 387.13 M.S.L. (N.G.V.D. 29)

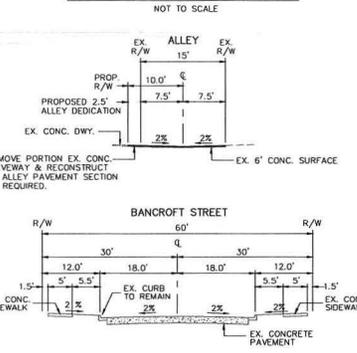
BASIS OF BEARINGS:

THE BASIS OF ELEVATION FOR THIS TENTATIVE MAP WAIVER IS THE EASTERLY 5.0' OFFSET LINE OF BANCROFT STREET BETWEEN MONROE AVENUE AND MADISON AVENUE PER 33RD STREET WILAS ACCORDING TO MAP THEREOF NO. 10114, REC'D JUNE 10, 1981, FILE/PAGE NO. 81-180919 OF OFFICIAL RECORDS. (I.E. - N. 00° 00' 11"E).

LEGEND:

- (12.5)
- INDICATES EXISTING ELEVATION
- INDICATES PROPERTY LINE/ MW BOUNDARY
- ← INDICATES DIRECTION OF DRAINAGE (TYP.)
- ⊙ INDICATES PARKING SPACE NUMBER
- ▨ INDICATES GARAGE SPACE BELOW TO APPURTENANT LIVING UNIT ABOVE.

TYPICAL STREET SECTIONS



VICINITY MAP

