



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 31, 2018 REPORT NO. HO-18-101

HEARING DATE: November 7, 2018

SUBJECT: Sellsway Street TM - Process Three Decision

PROJECT NUMBER: [589534](#)

OWNER/APPLICANT: Lincoln Hughes, Inc., Owner / San Diego Land Surveying & Engineering, Inc.

SUMMARY

Issue: Should the Hearing Officer approve the creation of four residential condominium units currently under construction located at 165-171 Sellsway Street within the San Ysidro Community Plan?

Staff Recommendation: Approve Tentative Map No. 2087284.

Community Planning Group Recommendation: On April 16, 2018, the San Ysidro Community Planning Group voted 8-0-0 to recommend approval of the proposed project without conditions/recommendations (Attachment 6).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15315 (Minor Land Divisions). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 20, 2018, and the opportunity to appeal that determination ended September 6, 2018 (Attachment 5).

BACKGROUND

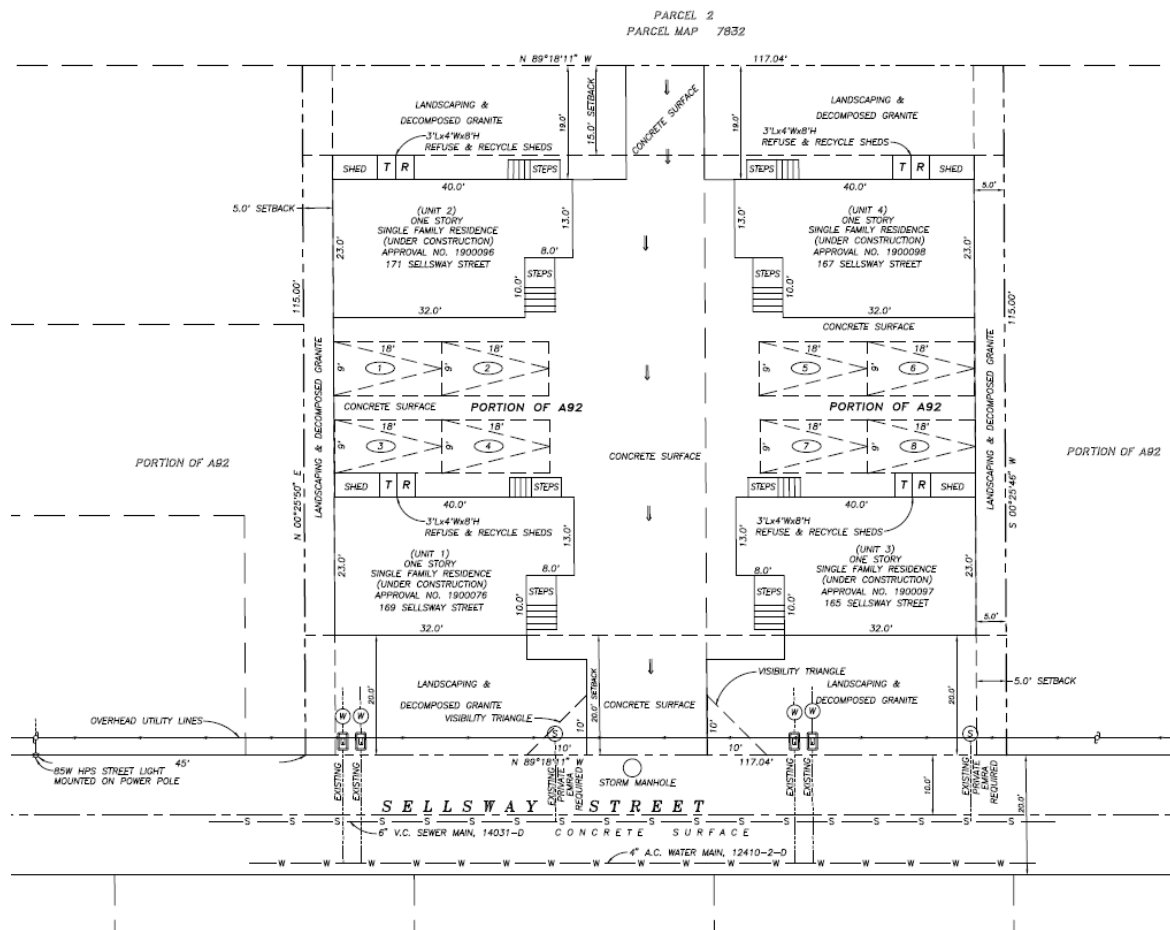
The 0.309-acre site is located at 165-171 Sellsway Street, in the RM-1-3 zone within the San Ysidro Community Plan (Attachments 1-3). The project site is within an urban, developed residential neighborhood, surrounded by single- and multi-family development on all sides. The San Ysidro Community Plan designates the site as low-moderate density residential development at a rate of 10-22 dwelling units per acre. The proposed Tentative Map will create four residential condominium units for individual ownership with no enlargement or expansion of use.

The four detached units under construction ([PTS 540283](#)) consist of four, three-bedroom, 840-square-foot units totaling 3,360 square feet. The ministerial building permits were deemed complete on March 3, 2017, and approved on October 26, 2017, via project No. 540283. At the time of building permit issuance the applicant paid an in-lieu fee of \$12,566.40 to comply with the City's Affordable Housing Regulations. During ministerial review the project was determined to be in compliance with all underlining zone regulations including but not limited to height, floor area ratio, parking, setbacks and landscaping.

DISCUSSION

Project Description

The proposed project requires a Tentative Map to create four residential condominium units (under construction PTS 540283) and includes a request to waive the requirement to underground existing off-site overhead utilities. The project requires eight parking spaces and eight parking spaces are provided. The proposed subdivision is consistent with the development regulations of the underlying zone and complies with the setback, floor area ratio, density and landscaping requirements. No deviations are requested with this action.



Process Approval Required

The proposed subdivision to create four residential units requires a Process Three, Tentative Map (TM), pursuant to San Diego Municipal Code (SDMC) Section [125.0401](#) and is appealable to the Planning Commission.

Existing Overhead Utilities Underground Waiver

The site is served by existing utility services with overhead utility lines located on Sellsway Street. The San Diego Municipal Code (SDMC) Section [144.0240](#) allows the subdivider to apply for a waiver from the requirement to underground existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined that the requested waiver of the requirements to underground the existing utilities qualifies under the guidelines of SDMC Section 144.0242(c) in 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.

Community Plan Analysis

The [San Ysidro Community Plan](#) designates the 0.309-acre site as low-moderate density residential development at a rate of 10-22 dwelling units per acre, the proposed project density is 13 dwelling units per acre. The density per the underlying RM-1-3 base zone allows a maximum of seven dwelling units. Therefore, the creation of four residential units is consistent with both the San Ysidro Community Plan and the underlying base zone.

The San Ysidro Community Plan's goals for multi-family development include provision of a safe and healthy living environment with a diverse mix of housing opportunities and land uses, provision of residential densities which retain the character and scale of the San Ysidro community, provision of new housing opportunities for all income levels, and creation of opportunities for market rate, upscale housing, and affordable housing. The proposed residential development will provide opportunities for market rate housing because the subdivision allows for the units to be sold individually. The proposed development will therefore not adversely impact the adjacent single-family neighborhood, consistent with the community plan's goals and recommendations.

CONCLUSION

Staff supports a determination that the proposed project is consistent with the requirements of the Tentative Map and development standards in effect for this site pursuant to the San Ysidro Community Plan and the San Diego Municipal Code. Staff has prepared draft findings and draft conditions of approval, and recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 2087284, with modifications.
2. Deny Tentative Map No. 2087284, if the findings required to approve the project cannot be affirmed.

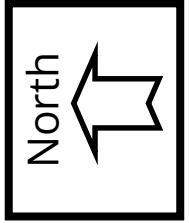
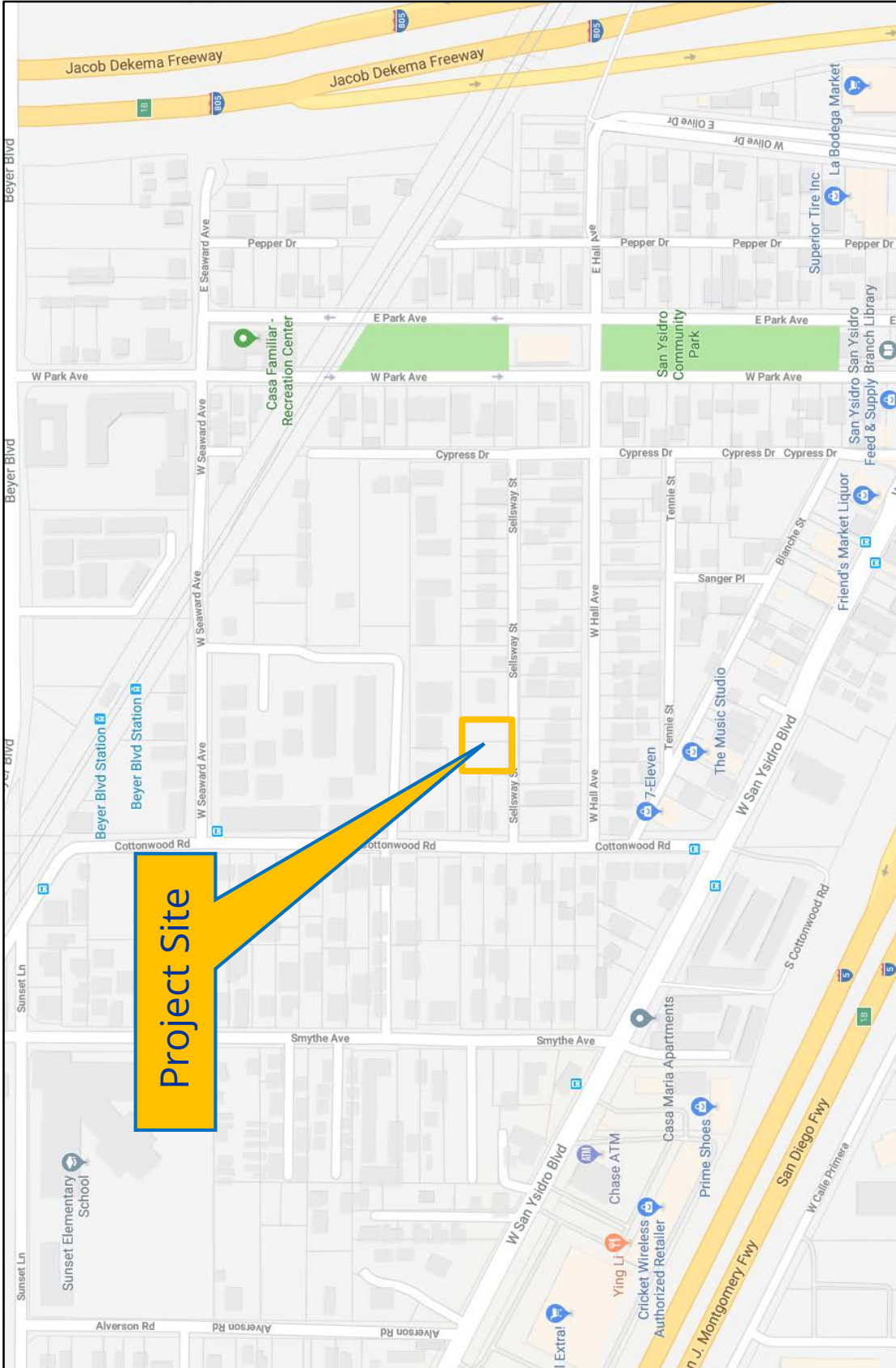
Respectfully submitted,



Anthony Bernal
Development Project Manager

Attachments:

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

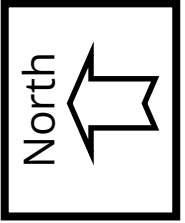
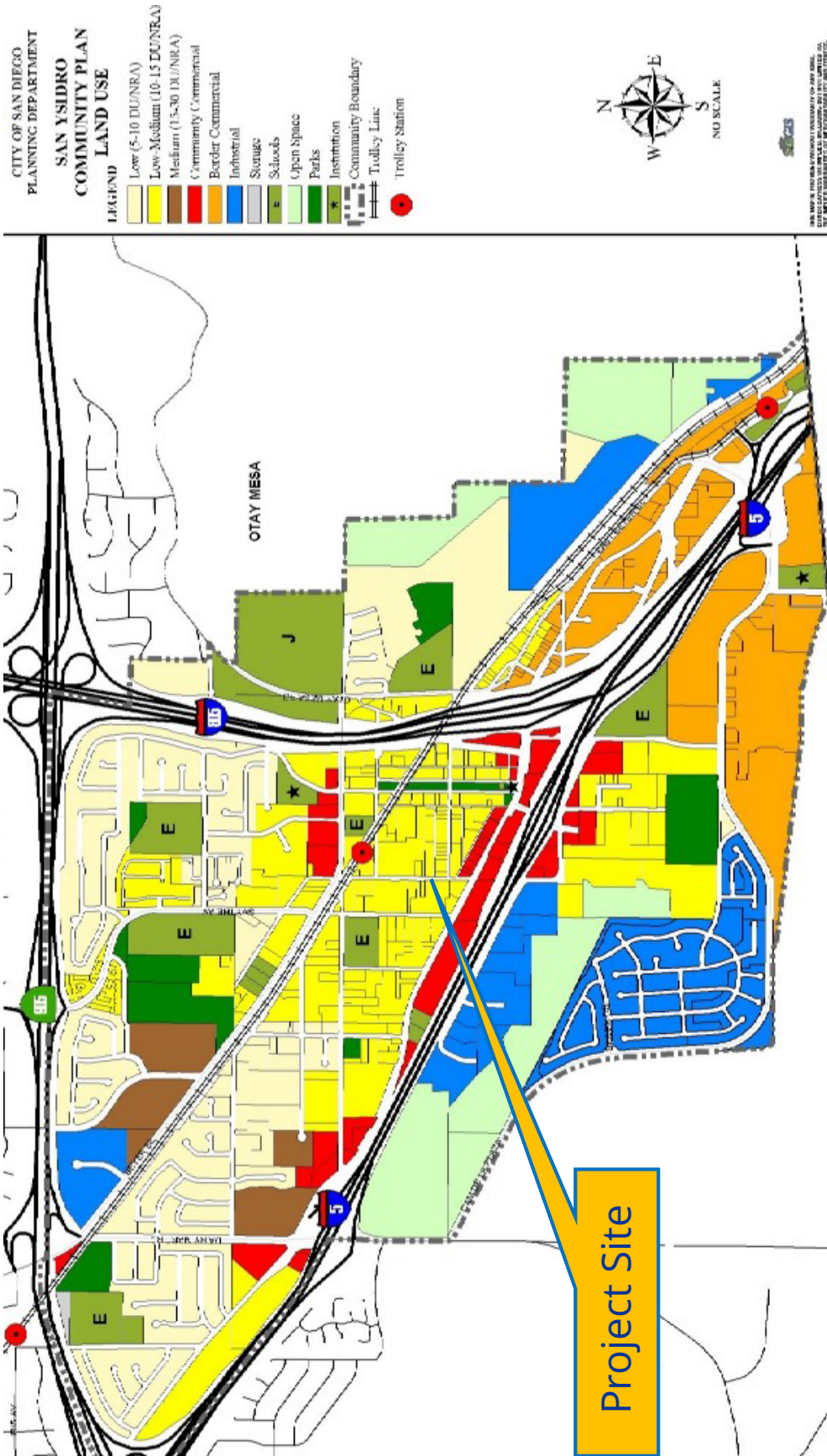


Project Location Map

Sellsaway Street TM / 165-171 Sellsaway Street

Project No. 589534



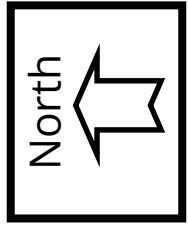
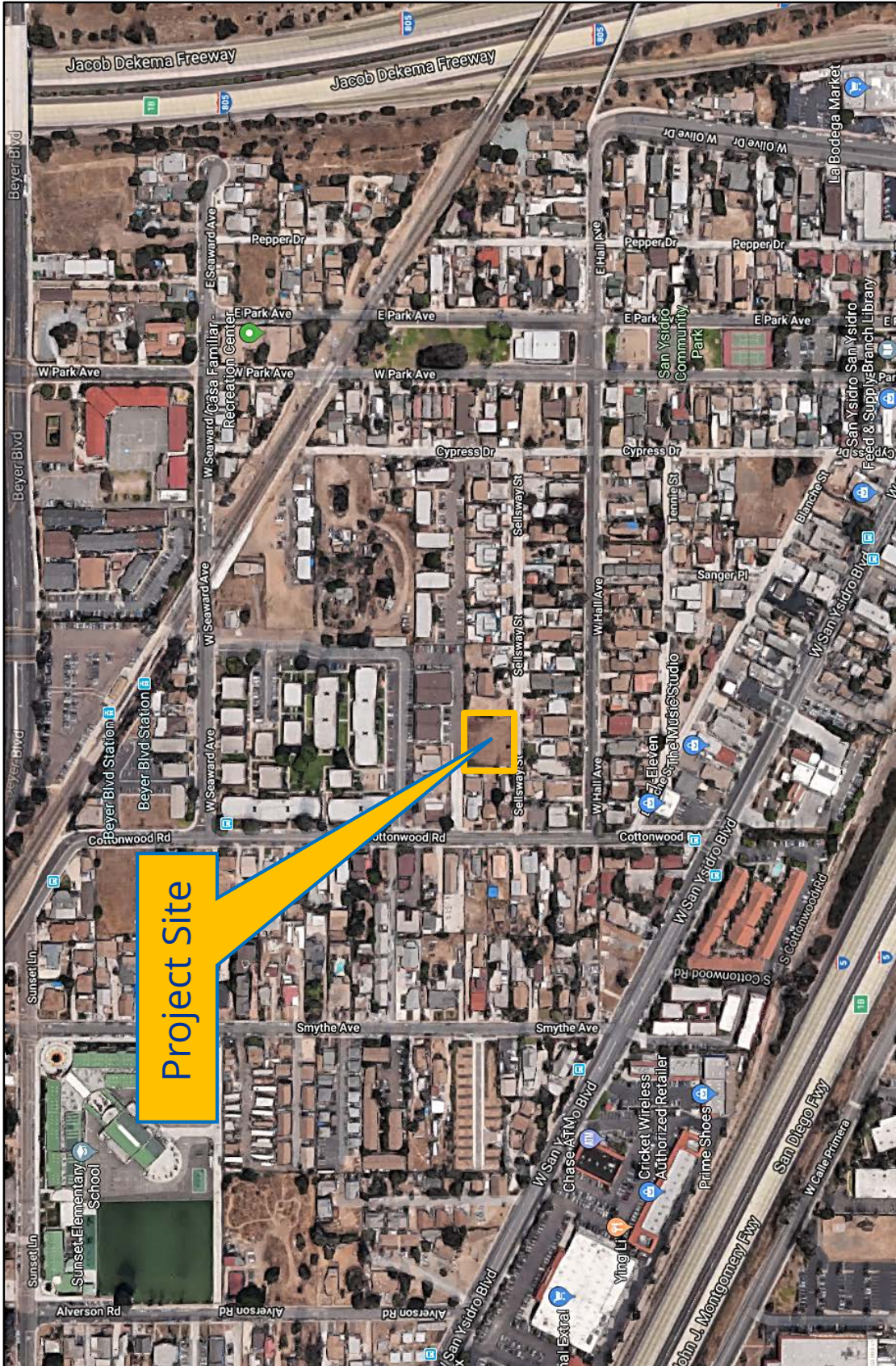


Community Plan Land Use Map

Sellsaway Street TM / 165-171 Sellsaway Street

Project No. 589534





Aerial Photograph

Sellsaway Street TM / 165-171 Sellsway Street

Project No. 589534



HEARING OFFICER RESOLUTION NUMBER HO-_____

TENTATIVE MAP NO. 2087284
SELLSWAY STREET TENTATIVE MAP - PROJECT NO. 589534

WHEREAS, Lincoln Hughes, Inc., Subdivider, and Anthony Christensen, Engineer, submitted an application to the City of San Diego for a Tentative Map (Tentative Map No. 2087284) for the creation of four residential condominium units currently under construction and to waive the requirement of the undergrounding of utilities. The project site is located at 165-171 Sellsway Street, in the RM-1-3 zone, within the San Ysidro Community Plan. The property is legally described as: Parcel 1, the west half of Lot A-92 of San Ysidro, according to Map Thereof No. 1174, Sheet Number 1, filed in the Office of the County Recorder of San Diego County, April 10, 1909, excepting thereof the west 150 feet and Parcel 2, the west fifty feet of the east half of Lot A-92 of San Ysidro, in the County of San Diego, State of California, according to Map thereof No. 1174, sheet number 1, filed in the Office of the County Recorder of said San Diego County, April 10, 1909; and

WHEREAS, the Map proposes the Subdivision of a 0.309-acre site for the creation of four residential condominium units for a project that is currently under construction; and

WHEREAS, on August 18, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline section 15315 (Minor Land Division) 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 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 four; and

WHEREAS, the request to waive the undergrounding of existing off-site overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c)(1)(B) based on the conversion involves a short span of overhead facility (less than a full block in length) and would represent a logical extension to an underground facility; and

WHEREAS, on November 7, 2018, the Hearing Officer of the City of San Diego considered Tentative Map No. 2087284, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code sections 125.0440 and 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2087284:

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

The applicant is requesting the approval of a Tentative Map to create four residential condominium units. The 0.309-acre site is located at 165-171 Sellsway Street, within the RM-1-3 base zone which allows for the development of four residential units onsite. The subdivision is consistent

with the San Ysidro Community Plan land use designation, which allows up to seven residential units onsite. The subdivision is also consistent with the General Plan land use designation for low-moderate density residential 10-22 dwelling units per acre, or seven units allowed onsite.

The proposed development is consistent with the Community Plan recommendation to encourage new market rate housing in a variety of types, sizes, and costs to meet the needs of residents in all socio-economic brackets. Each unit would be 840-square feet and utilize tandem parking. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals and objectives of the applicable land use plan.

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

The applicant is requesting the approval of a Tentative Map to create four residential condominium units. The 0.309-acre site is located at 165-171 Sellsway Street, within the RM-1-3 base zone which allows for the development of four residential units onsite. The project was reviewed by City Staff and as proposed complies with all applicable development regulations including lot dimensions/size, setbacks, height, floor area ratio, landscape, parking, and open space requirements. No deviation requests are included with this application.

There are existing overhead utility lines serving the project site, which are located offsite in the Sellsway Street right-of-way. SDMC Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City Staff has determined that the requested waiver qualifies under the guidelines of SDMC Section 144.0242(c)(1)(B) as the conversion involves a short span of overhead facilities (less than a full block in length) and would not represent a logical extension to an underground facility. Notwithstanding the requested waiver, the project is required to underground any new service run to a new or proposed structure within the subdivision. 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 previously-graded, generally level site contains four units under construction approved under Building Permit Project No. 540283. The subdivision is surrounded on all sides by similar residential development and is served by existing water, sewer, gas, and electrical utility infrastructure. Access is provided by the developed Sellsway Street right-of-way at the front which includes curb, gutter, and sidewalk. A paved alley provides access along the rear of the site. As conditions of approval, the subdivision will reconstruct the existing driveway on Sellsway and damaged portions of the curb, gutter, sidewalk, to current City Standards. The site is within the RM-1-3 base zone which allows for the development of four residential units onsite. The subdivision is consistent with the San Ysidro Community Plan land use designation, which allows 10-22 dwelling units per acre, or seven residential units onsite. 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 previously-graded, generally level site contains four units currently under construction approved under Building Permit Project No. 540283, and is located in a developed, urban neighborhood surrounded on all sides by similar residential development.

There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site. The design of the subdivision includes conditions and corresponding exhibits of approvals to achieve compliance with the regulations of the San Diego Municipal Code, which control pollution or runoff from the site during construction. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife on their habitat.

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

The previously-graded, generally level site contains four units currently under construction approved under Building Permit Project No. 540283, and is located in a developed, urban neighborhood surrounded on all sides by similar residential development. The subdivision is served by existing water, sewer, gas, and electrical utility infrastructure. The project includes conditions and corresponding exhibits of approvals to achieve compliance with the regulations of the San Diego Municipal Code, for the public health, safety, and welfare. Access is provided by the developed Sellsway Street right-of-way at the front which includes curb, gutter, and sidewalk. A paved alley provides access along the rear of the site. To improve public safety, the subdivision will reconstruct the existing driveway on Sellsway and damaged portions of the curb, gutter, sidewalk, to current City Standards. 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.

There are no existing easements acquired by the public at large for access through or use of the property within the proposed subdivision, therefore, the design of the subdivision or the type of improvements will not conflict with the easements acquired by the public at large for access through or use of the 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 subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. Each unit contains exposed elevations to ensure passive cooling through cross-ventilation of the interior spaces.

Each unit will have the opportunity through building material, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible or future passive or natural heating and cooling opportunities. 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 applicant is requesting the approval of a Tentative Map to create four residential condominium units. The 0.309-acre site is located at 165 - 171 Sellsway Street, within the RM-1-3 base zone which allows for the development of four residential units onsite. The subdivision is consistent with the San Ysidro Community Plan land use designation, which allows up to seven residential units onsite. The subdivision is also consistent with the General Plan land use designation for low-moderate density residential 10-22 dwelling units per acre, or seven units allowed onsite.

The project site is served by existing public infrastructure, including water, sewer, electrical and gas lines. Public services in the nearby area include parks, bike paths, beaches, nearby transit, commercial centers, and community resources. There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site. The decision maker has reviewed the administrative record including the project plans, environmental documentation, and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Therefore, the effects of the proposed subdivision are balanced with the needs of public services and available fiscal and environmental resources, consistent with the housing needs anticipated for the San Ysidro Community Planning area.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 2087284, including the waiver of the requirements to underground existing offsite overhead utilities, hereby granted to Lincoln Hughes, Inc., subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Anthony Bernal
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007654

DRAFT

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 2087284
SELLSWAY STREET TENTATIVE MAP - PROJECT NO. 589534
ADOPTED BY RESOLUTION NO. HO-_____ ON November 7, 2018

GENERAL

1. This Tentative Map will expire on November 23, 2021.
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 Parcel Map, unless otherwise noted.
3. A Parcel Map is required to consolidate and subdivide the ownership interest as a condition of the tentative map. Prior to the expiration of the tentative map, a parcel map subdividing the property into four residential condominium units shall be recorded to the County Recorder's office.
4. Prior to the recordation of the Parcel Map, 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 Subdivider of any claim, action, or proceeding, or if 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 both 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.

ENGINEERING

6. 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.
7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

8. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

9. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
10. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
11. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PUBLIC UTILITIES

12. Prior to the recordation of the Parcel Map, the sewer laterals shall be connected to the public sewer infrastructure as a private sewer main within the public right-of-way must be located and labeled on an approved City Construction Record Drawing (D-Sheet) so as to clearly convey all of the following:
 - a. The sewer line's identity as a private sewer main;
 - b. The location relative to the nearest property line;
 - c. The authorization to encroach (approved Encroachment Maintenance Right-of Way Agreement number); and
 - d. The point of connection to the public sewer collection system relative to the nearest manhole.

13. Prior to the recordation of the Parcel Map, the Subdivider shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities in a manner satisfactory to the Public Utilities Director and the City Engineer.
14. All proposed water and sewer facilities, both public and private, which are to be located within the public right-of-way or public easement must be designed and constructed in accordance with the criteria established within the City of San Diego's current water and sewer facility design guidelines, regulations, standards, and practices pertaining thereto.
15. No trees or shrubs whose height will be three feet or greater at maturity shall be installed or retained within five feet of any publicly maintained water facilities or within ten feet of any publicly maintained sewer facilities.

INFORMATION:

- The approval of this Tentative Map 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 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map 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. 24007654



THE CITY OF SAN DIEGO

Date of Notice: August 22, 2018

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007654

PROJECT NAME / NUMBER: SELLSWAY STREET TM / 589534

COMMUNITY PLAN AREA: SAN YSIDRO

COUNCIL DISTRICT: 8

LOCATION: 165-171 Sellsway Street, San Diego CA, 92173

PROJECT DESCRIPTION: A Tentative Map for the subdivision to create four residential condominium units currently under construction. The 0.31-acre site is located within the RM-1-3 base zone within the San Ysidro Community Plan area, Council District 8.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services Department

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15315 Minor Land Divisions.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project has been determined to be exempt from CEQA pursuant to Section 15315 Minor Land Divisions. Section 15315 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

DEVELOPMENT PROJECT MANAGER:

Anthony Bernal II

MAILING ADDRESS:

1222 First Avenue, MS 501, San Diego, CA 92101-4153

PHONE NUMBER / EMAIL:

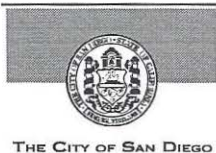
(619) 446-5147 / aqbernal@sandiego.gov

On August 22, 2018 the City of San Diego 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 within 10 business days from the date of the posting of this Notice September 5, 2018. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

POSTED IN THE OFFICE OF DSD	
Posted	<u>AUG 20 2018 ml</u>
Removed	<u>SEP 06 2018</u>
Posted by	<u>Myralee</u>



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

Community Planning Committee Distribution Form Part 2

Project Name: Sellsway Street - TM		Project Number: 589534	Distribution Date: 01/22/2018
Project Scope/Location: SAN YSIDRO (Process 3) Tentative Map for the creation of 4 residential condominium units, under construction, located at 165-171 Sellsway Street. The 0.32-acre site is within the RM-1-1 zone of the San Ysidro Plan area. Council District 8.			
Applicant Name: Robert Bateman		Applicant Phone Number: (858) 565-8362	
Project Manager: Hugo Castaneda	Phone Number: (619) 446-5337	Fax Number: (619) 446-5245	E-mail Address: HCastaneda@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes E	Members No Ø	Members Abstain Ø
<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: NONE			
NAME: MICHAEL R. FREEDMAN		TITLE: CHAIRMAN	
SIGNATURE: Michael R. Freedman		DATE: 2/26/2018	
Attach Additional Pages If Necessary.		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.			



THE CITY OF SAN DIEGO

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

Community Planning Committee Distribution Form Part 1

Project Name: Sellsway Street - TM		Project Number: 589534	Distribution Date: 01/22/2018
Project Scope/Location: SAN YSIDRO (Process 3) Tentative Map for the creation of 4 residential condominium units, under construction, located at 165-171 Sellsway Street. The 0.32-acre site is within the RM-1-1 zone of the San Ysidro Plan area. Council District 8.			
Applicant Name: Robert Bateman		Applicant Phone Number: (858) 565-8362	
Project Manager: Hugo Castaneda	Phone Number: (619) 446-5337	Fax Number: (619) 446-5245	E-mail Address: HCastaneda@sandiego.gov
Project Issues (To be completed by Community Planning Committee for initial review): <i>NONE</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

FORM
DS-318

October 2017

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

Project Title: Sellsway Street Residences

Project No. For City Use Only: 589534

Project Address: 165, 167, 169 & 171 Sellsway Street

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

☒ Corporation ☐ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. C 3590460
☐ Partnership ☐ Individual

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

Property Owner

Name of Individual: Frank Mejia ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: 2920 1st Ave, # H
City: San Diego State: CA Zip: 92103
Phone No.: 619 861 3535 Fax No.: _____ Email: frankmejia@gmail.com
Signature: [Signature] Date: 11-7-17
Additional pages Attached: ☐ Yes ☐ No

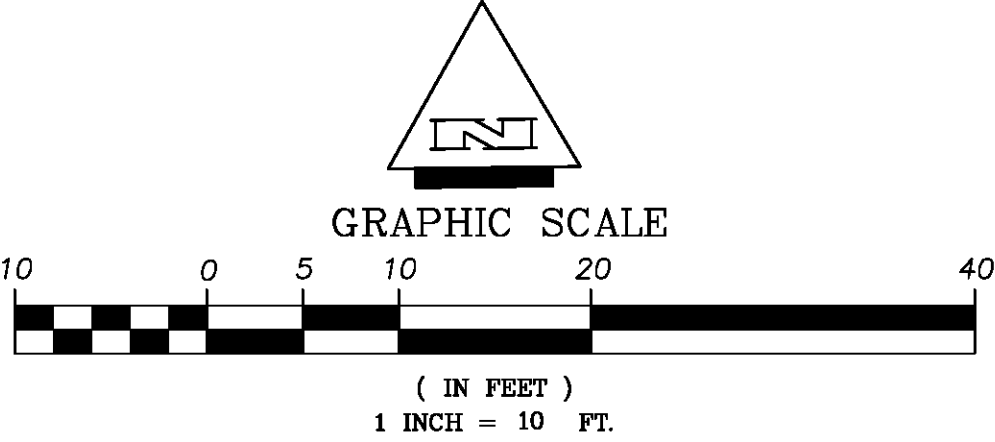
Applicant

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: ☐ Yes ☐ No

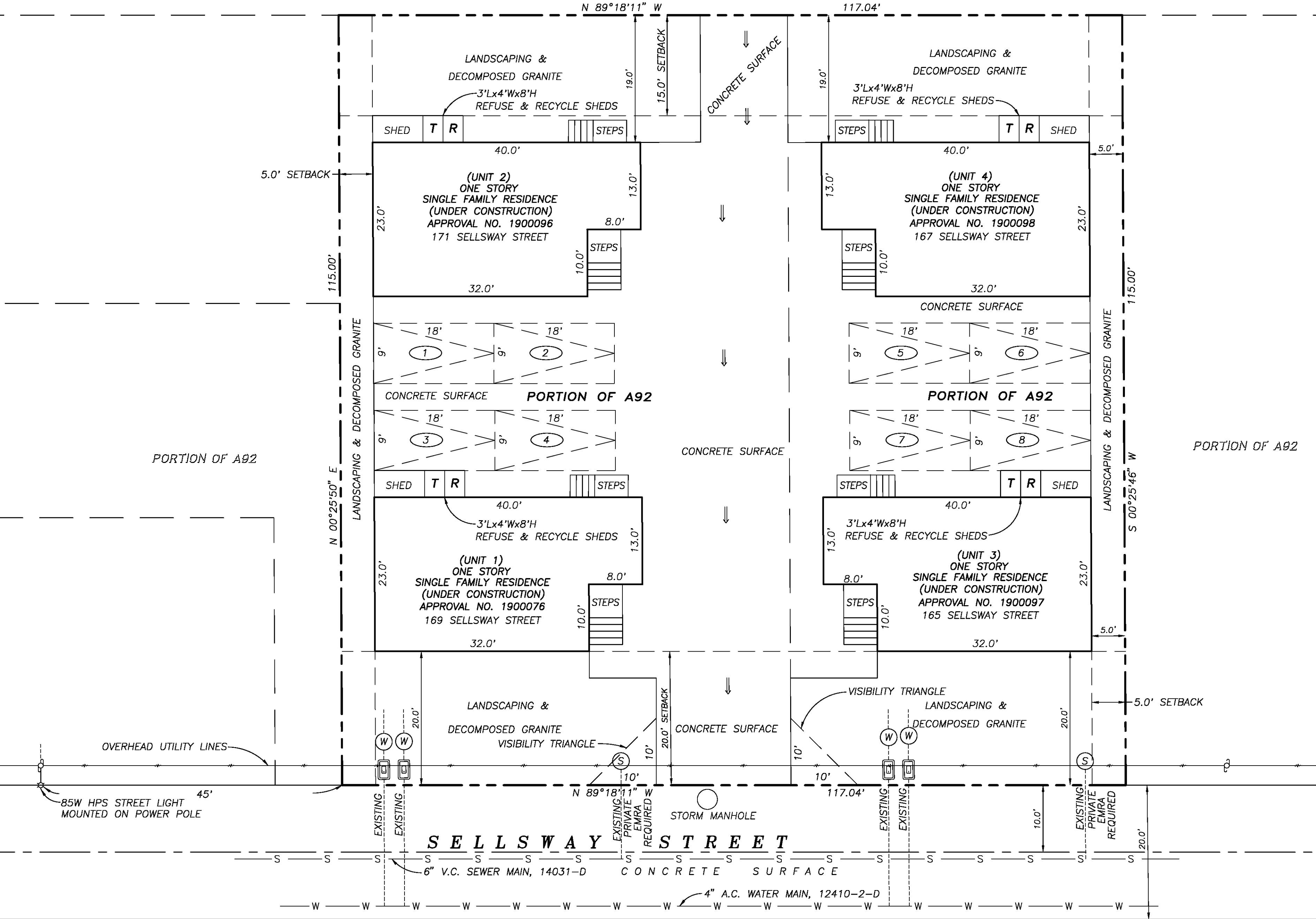
Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: ☐ Yes ☐ No

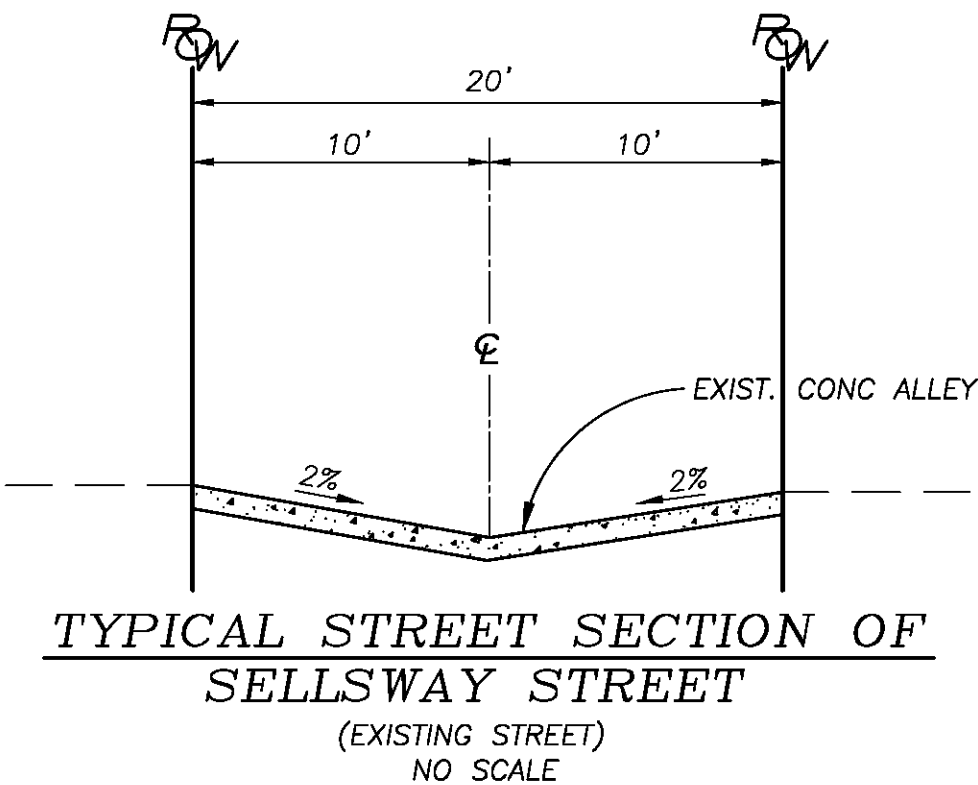
165, 167, 169 & 171 SELLSWAY STREET
TENTATIVE MAP No. 2087284 Project No. 589534



PARCEL 2
PARCEL MAP 7832



VISIBILITY TRIANGLE NOTE:
NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT OF WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.



ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RESIDENTIAL-MULTIPLE UNIT RM-1-3
COMMUNITY PLAN NAME: SAN YSIDRO
OVERLAY ZONES: RESIDENTIAL TANDEM PARKING
TRANSIT AREA OVERLAY ZONE

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST:
TENTATIVE MAP TO CREATE 4 RESIDENTIAL CONDOMINIUM UNITS
2. STREET ADDRESS: 165, 167, 169 & 171 SELLSWAY STREET
N S W SIDE
BETWEEN COTTONWOOD ROAD AND CYPRESS DRIVE
3. SITE AREA:
TOTAL SITE AREA: (13,459.52 SF) (0.309 ACRE)
NET SITE AREA: (13,459.52 SF) (0.309 ACRE)
4. DENSITY: (RESIDENTIAL)
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 4
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 4
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 4
5. YARD/SETBACK
FRONT STREET FRONTAGE: 15'
INTERIOR YARD(S): 5'
REAR YARD: 15'
6. PARKING:
PARKING CRITERIA:
RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☐
☐ MIXED USE ☐ OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
3 BR UNIT	4	2.0	8.0
TOTAL REQUIRED BY ZONE			8.0
TOTAL PROVIDED ON-SITE			8

UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
3 BR UNIT	4	840	3,360
TOTAL	4	840	3,360

DEVELOPMENT NOTES:

1. THIS SUBDIVISION 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. THE NUMBER OF CONDOMINIUM DWELLING UNITS IS 4
2. NUMBER OF EXISTING LOTS = 2
NUMBER OF PROPOSED LOTS = 1

MONUMENTATION & MAPPING

A PARCEL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET.

EXISTING & PROPOSED EASEMENTS:

THERE ARE NO EXISTING EASEMENTS ON SITE
THERE ARE NO PROPOSED EASEMENTS ON SITE

OWNER/DEVELOPER:

LINCOLN HUGHES, INC.
2920 1ST AVENUE, #H
SAN DIEGO, CA 92103

FRANK MEJIA, PRESIDENT

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

LEGEND:

PROPERTY LINE/TM BOUNDARY	---
DIRECTION OF DRAINAGE	←
EXISTING WATER METER	⊠
FIRE HYDRANT	⊕
EXISTING LIGHT POLE	⊙
STREET LIGHT VAULT	⊠
SIGN	⊕
UTILITY POLE	⊙
PARKING SPACE	⊠
TOP OF CURB	TC
FLOW LINE	FL
SEWER CLEAN OUT	SCO
FINISH FLOOR	FF
EXISTING SEWER LATERAL	---
EXISTING WATER SERVICE	---
INDICATES TRASH STORAGE AREA	T
INDICATES RECYCLING STORAGE AREA	R

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CALIFORNIA 92123 (858) 565-8362
PROJECT NO. 357-431-26 Sellsway St 167 TM.dwg

07/23/2018
DATE

ROBERT J. BATEMAN, P.L.S. 7046



Prepared By:
SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CA 92123-1354
PHONE: 858-565-8362
FAX: 858-565-4354 EMAIL: rbateman@sdlse.com

Consultants:

Basis of Bearings:

THE BASIS OF BEARINGS FOR THIS MAP IS THE NAD 83 ZONE 6, GRID BEARING BETWEEN POINT 190 AND POINT 191 PER RECORD OF SURVEY 14492. I.E. N 67°44'13" W

Benchmark:

NORTHEAST BRASS PLUG AT THE INTERSECTION OF COTTONWOOD ROAD AND HALL AVENUE. ELEVATION= 61.842 M.S.L.

Project Legal Description:

REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1:

THE WEST HALF OF LOT A-92 OF SAN YSIDRO, ACCORDING TO MAP THEREOF 1174, SHEET NUMBER 1, FILLED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 10, 1909, EXCEPTING THEREFROM THE WEST 150 FEET.

PARCEL 2:
THE WEST FIFTY OF THE EAST HALF OF LOT A-92 OF SAN YSIDRO, ACCORDING TO MAP THEREOF 1174, SHEET NUMBER 1, FILLED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 10, 1909.

LAMBERT COORDINATES:

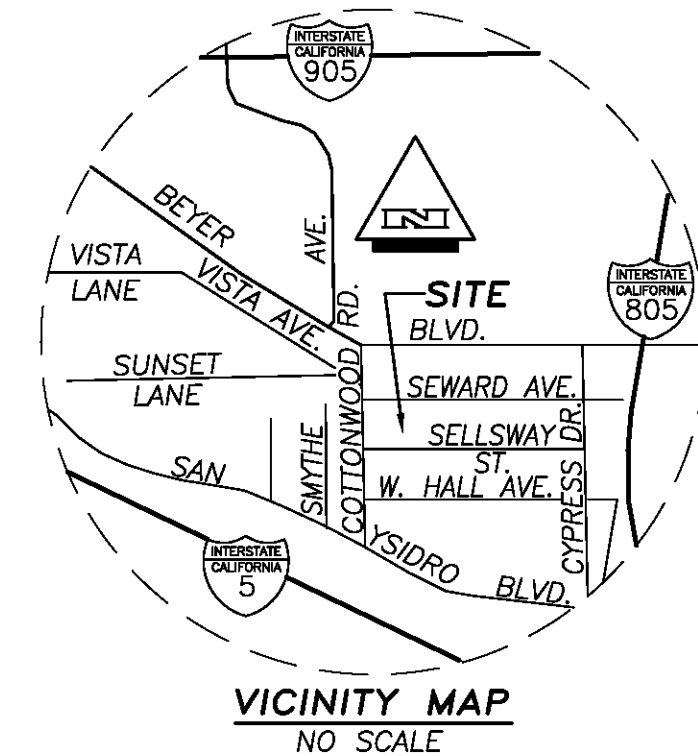
NAD 27 = 142-1753 NAD 83 = 1782-6313
A.P.N. 638-120-08 & 09

Project Name:

165, 167, 169 & 171 SELLSWAY ST.

Sheet Title:

TENTATIVE MAP NO. 2087284
Project No. 589534



Project Soil Condition: Existing developed site.

Source of Topography:

Field survey by San Diego Land Surveying on 11-14-2017

Project Permits Required:

TENTATIVE MAP

Project Data:

Number of Stories: 1
Proposed use: Residential
Zone Designation: RM-1-1
Community Planning Group: San Ysidro
Year of Construction: New

Project Address:

165, 167, 169 & 171 Sellsway St.
San Diego, CA 92173

Project Owner:

LINCOLN HUGHES INC.
2920 1st Avenue, #H
San Diego, CA 92103

Scale:

1" = 10'
Original Date: December 11, 2017
Revised: June 6, 2018
Revised: July 23, 2018