



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 6, 2019 REPORT NO. HO-19-013

HEARING DATE: February 13, 2019

SUBJECT: 15 ON JARVIS TENTATIVE MAP WAIVER - Process Three Decision

PROJECT NUMBER: [610420](#)

OWNER/APPLICANT: Jarvis 15, LLC., Owner and Maggie Roland Associates Inc., Applicant

SUMMARY

Issue: Should the Hearing Officer approve the Tentative Map Waiver for a subdivision to create 15 residential condominium units, currently under-construction, on a single lot, and waive the requirement to underground utilities located at Jarvis Street in the Peninsula Community Planning area?

Staff Recommendation: APPROVE Tentative Map Waiver No. 2166312.

Community Planning Group Recommendation: On September 20, 2018, the Peninsula Community Planning Group voted 7-3-1 to recommend denial of the proposed project without conditions/recommendations (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 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 January 7, 2019 and the opportunity to appeal that determination ended January 22, 2019 (Attachment 6).

BACKGROUND

The 0.34-acre site is located at 3030 Jarvis Street in the RM-3-7, Airport Approach Overlay, Airport Influence Area, Transit Priority Area, Coastal Height Limit Overlay zones within the Peninsula Community Plan area. The proposed project is located in an area identified as medium density (30-44 dwelling units per acre) residential in the Peninsula Community Plan and is consistent with the land use density designation of the Peninsula Community Plan area.

Existing single lot is currently being developed with a 26,611 square-foot, three-story building with 15 residential units over parking. The development of the multi-family residential building is constructed by right in accordance with the San Diego Municipal Code's (SDMC) base zone regulations. The ministerial construction permits were approved on January 17, 2018 as Project No. [566239](#), Approval No. 1992396.

The project requires 30 parking spaces and 31 parking spaces are provided. At the time of the construction permit issuance, the applicant paid an In-Lieu Fee to comply with the City's Affordable Housing Regulations. During the ministerial review, the project was determined to be in compliance with all underlying zone regulations, including but not limited to floor area ratio, parking, setbacks and landscaping. The project proposes the creation of condominium units for home ownership opportunity and does not affect the previously approved construction permit. No deviations are requested with this action.

PROJECT DESCRIPTION

The request for a Tentative Map Waiver is pursuant to SDMC Section 125.0120(b)(1) in order to create 15 residential condominium units on a single parcel that was previously mapped. The project as proposed requires a Process Three, Hearing Officer decision with appeal right to the Planning Commission. According to SDMC Section 125.0123, Findings for a Tentative Map Waiver, the decision maker may approve a Tentative Map Waiver if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the SDMC. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the SDMC.

Waiver of Undergrounding

Applicant requested to waive the requirement to underground utilities. Utility services would be provided through existing utility infrastructure in the surrounding area. The waiver of the requirements to underground privately owned utility systems and services facilities qualifies under the guidelines of SDMC Section 144.0242(c)(1)(B): "The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility."

Community Planning Group

The Peninsula Community Planning Board (PCPB) voted to recommend denial of the project. According to the meeting minutes and follow-up communication from the PCPB Chair, the basis of their recommendation is related to the City's ministerial and discretionary application process. Specifically, the PCPB has expressed concerns with the discretionary Tentative Map Waiver application process in that it precludes the opportunity to provide input into the actual construction design of the building structure, which has been previously approved by the City during the ministerial construction application process and is currently under construction.

CONCLUSION

Staff has reviewed the proposed subdivision and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code and staff has determined that the proposed subdivision conforms to both the Peninsula Community Plan and the General Plan. Staff has provided draft findings and conditions (Attachment 4 and 5) and Staff recommends the Hearing Officer approve the Tentative Map Waiver as proposed.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 2166312, with modifications.
2. Deny Tentative Map Waiver No. 2166312, if the findings required to approve the project cannot be affirmed.

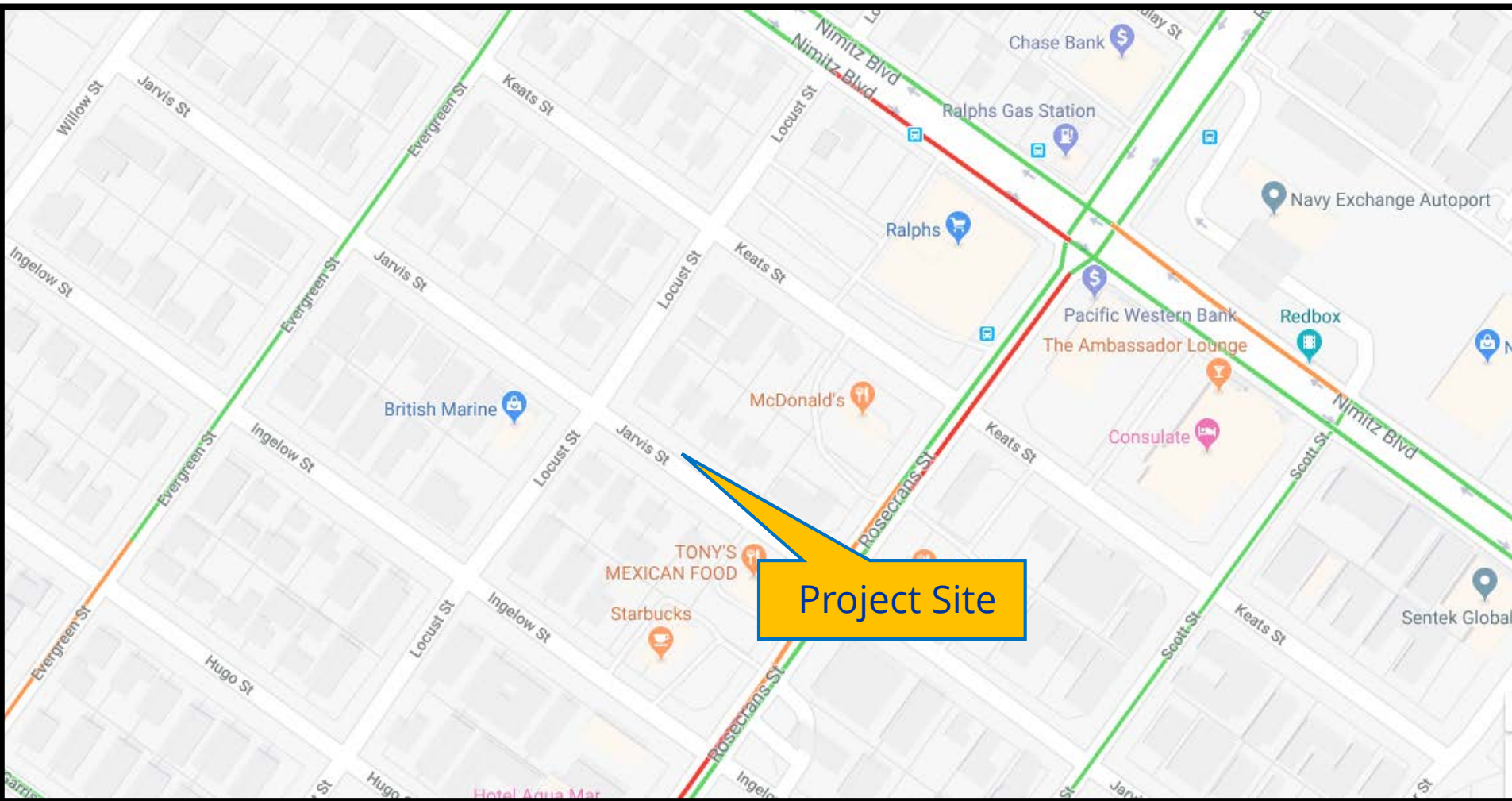
Respectfully submitted,



Sammi Ma, Development Project Manager

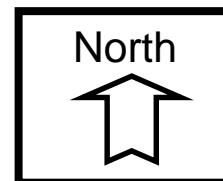
Attachments:

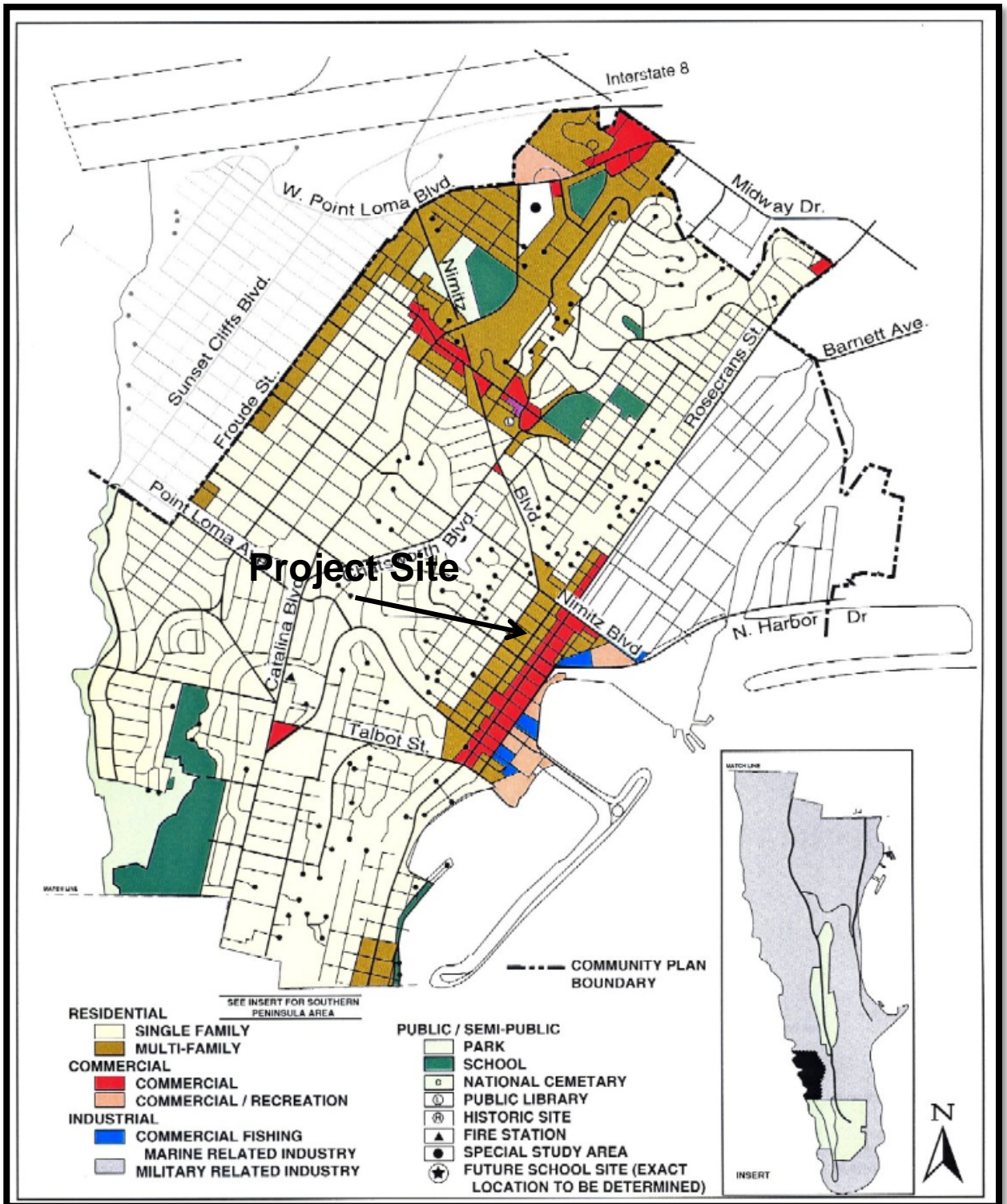
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Map Resolution
5. Draft Map Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Map Exhibit - Tentative Map Waiver



Project Location Map

15 on Jarvis TM Waiver / 3030 Jarvis Street
PROJECT NO. 610420



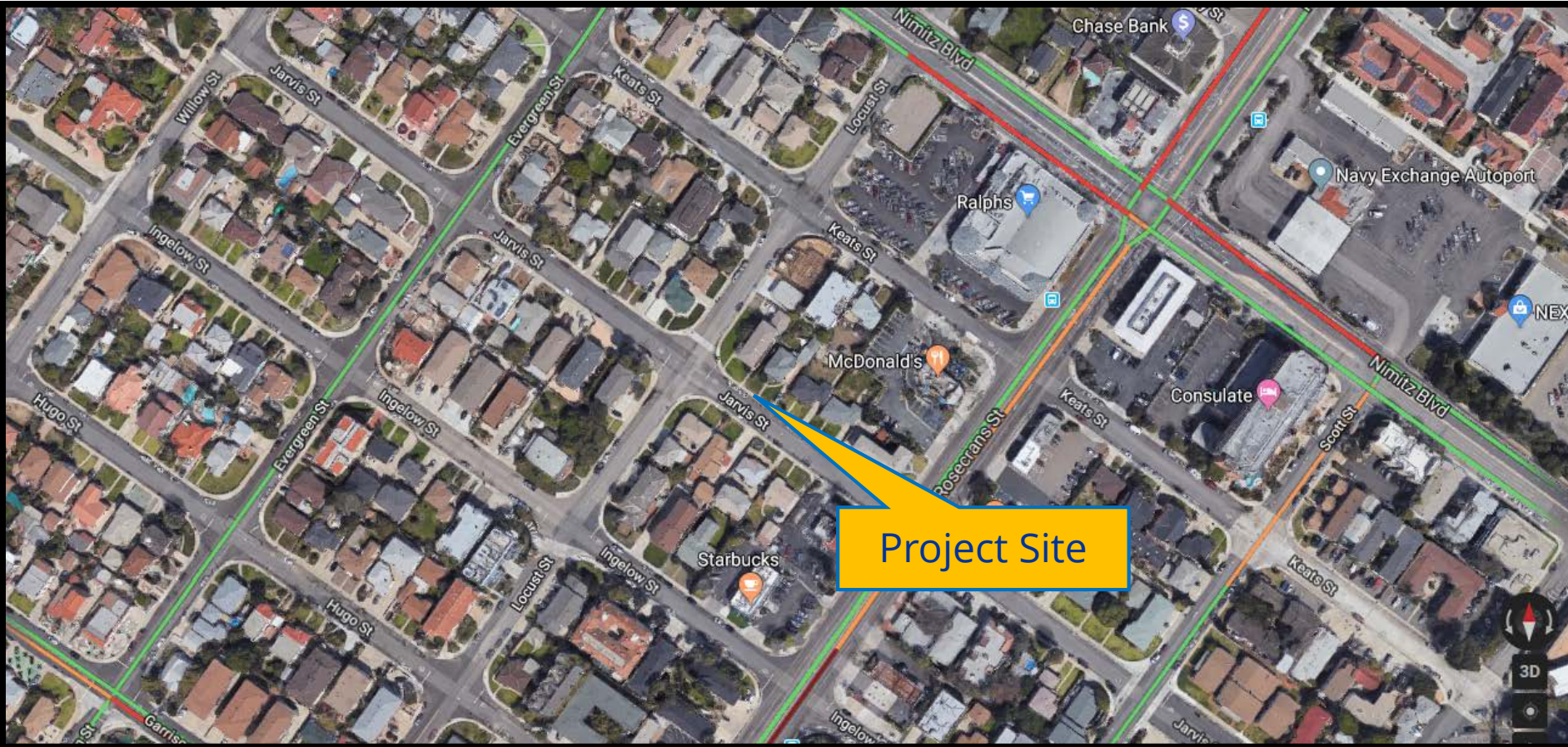


Land Use Map

15 on Jarvis TM Waiver/ 3030 Jarvis Street
PROJECT NO. 610420

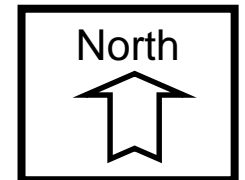
North





Aerial Photo

15 on Jarvis TM Waiver/ 3030 Jarvis Street
PROJECT NO. 610420



RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. 2166312 FOR
15 ON JARVIS - PROJECT NO. 610420

WHEREAS, JARVIS 15, LLC, a California Limited Liability Company, Subdivider, and Vernon Franck, Surveyor, submitted an application with the City of San Diego for Tentative Map Waiver No. 2166312, to waive the requirement for a Tentative Map for the creation of 15 condominium units within a 26,611 square-foot, three-story building over parking, currently under construction; and to waive the requirement to underground existing offsite overhead utilizes. The 0.34-acre site is located at 3030 Jarvis Street in the RM-3-7, Airport Approach Overlay, Airport Influence Area, Transit Priority Area, and Coastal Height Limit Overlay zones within the Peninsula Community Plan area. The property is legally described as Parcel 1 of Parcel Map No. 21609, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on August 9, 2018; and

WHEREAS, the Subdivider proposes the subdivision of a 0.34-acre site into 15 condominium units within a 26,611 square-foot multi-family residential building, currently under construction located at 3030 Jarvis Street; and

WHEREAS, on January 7, 2019, 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 15 units under construction for which Certificates of Occupancy have not been issued; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 15; 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) based on the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on February 13, 2019, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 2166312, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0123, 125.0440, and 144.0242 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 Tentative Map Waiver No. 2166312:

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 proposes to create 15 condominium units, currently under construction, in a three-story building over parking within a single lot. The 0.34-acre site is located at 3030 Jarvis Street in the RM-3-7, Airport Approach Overlay, Airport Influence Area, Transit Priority Area, and Coastal Height Limit Overlay zones within the Peninsula Community Plan (Community Plan) area. The proposed subdivision is to create residential units for individual ownership with no enlargement or expansion of use.

The proposed project is consistent with the land use residential designation of the Community Plan. The Community Plan designates the project site for 30-44 dwelling units per acre, or 10-15 units allowed on site. The density per the RM-3-7 base zone allows a maximum of 15 dwellings onsite with no required minimum density. The multi-family residential building with 15 units is currently being constructed by right in accordance with the SDMC base zone regulations. On January 17, 2018, the City of San Diego approved the residential development's ministerial construction permits under Project No. 566239, Approval No. 1992396. Therefore, the creation of 15 residential condominium units in this under-construction project complies with the Peninsula Community Plan and base zone allowed density.

The project also meets the San Diego Municipal Code (SDMC) development regulations, including but not limited to, setbacks, parking, landscape and floor area ratio. Therefore, the proposed development is in conformity with the adopted Community Plan and complies with the regulations of the Land Development Code. The proposed subdivision and its design or improvements 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 project proposes to create 15 condominium units, currently under construction, in a three-story building over parking within a single lot. The 0.34-acre site is located at 3030 Jarvis Street within the Peninsula Community Plan area. The proposed subdivision is to create residential units for individual ownership with no enlargement or expansion of use.

The development is being constructed by right in accordance with the SDMC base zone regulations. On January 17, 2018, the City of San Diego approved the residential development's ministerial construction permits under Project No. 566239, Approval No. 1992396. During the ministerial review, the project was determined to be in compliance with all underlying zone regulations, including but not limited to floor area ratio, parking, setbacks, and landscaping, and no deviations are proposed. The subdivision proposes condominiums for home ownership opportunities and does not affect the previously approved building permits. 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 project proposes to create 15 condominium units, currently under construction, in a three-story building over parking within a single lot. The 0.34-acre site is located at 3030 Jarvis Street within the Peninsula Community Plan area. The proposed subdivision is to create residential units for individual ownership with no enlargement or expansion of use.

The development is being constructed by right in accordance with the SDMC base zone regulations. The ministerial building permits were approved on January 17, 2018 as Project No. 566239, Approval No. 1992396. This subdivision complies with all development regulations, including lot area, lot dimension and setbacks. The structure is being constructed in compliance with all geologic and engineering requirements including applicable building code requirements.

The graded, level project site is located in a developed, urban neighborhood surrounded by similar development and is served by existing developed right-of-way and public utilities. The approved Right-of-Way Approval No. 1550212 includes construction of new City-Standard curbs, gutters, sidewalks, and driveways, and the closure of an existing driveway. A new street light will also be installed adjacent to the site on Jarvis Street. Utility services would be provided through existing utility infrastructure in the surrounding area. The waiver of the requirements to underground privately owned utility systems and services facilities qualifies under the guidelines of SDMC Section 144.0242(c)(1)(B): "The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility." 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 proposes to create 15 condominium units, currently under construction, in a three-story building over parking within a single lot. The 0.34-acre site is located at 3030 Jarvis Street within the Peninsula Community Plan area. The proposed subdivision is to create residential units for individual ownership with no enlargement or expansion of use.

The project site is located in a developed, urban neighborhood and is surrounded by similar development. The site does not contain nor is adjacent to any watercourses, sensitive biological resources, Multiple Habitat Planning Area (MHPA) lands or Environmentally Sensitive Lands (ESL). 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 proposes to create 15 condominium units, currently under construction, in a three-story building over parking within a single lot. The 0.34-acre site is located at 3030

Jarvis Street within the Peninsula Community Plan area. The proposed subdivision is to create residential units for individual ownership with no enlargement or expansion of use.

The project proposes condominiums for individual home ownership opportunities and does not affect the previously approved building permit. The project has been reviewed and is in compliance with the SDMC and the Subdivision Map Act.

The Tentative Map Waiver includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and paid the applicable fees in order to achieve compliance with the SDMC regulations and the City's Affordable Housing Regulations. The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code regulations and permitted requirements continue to govern this project. 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 project proposes to create 15 condominium units, currently under construction, in a three-story building over parking within a single lot. The 0.34-acre site is located at 3030 Jarvis Street within the Peninsula Community Plan area. The proposed subdivision is to create residential units for individual ownership with no enlargement or expansion of use.

The proposed project is located on a private lot with no existing public easements. The site has frontage on and is accessed from the existing developed Jarvis Street public right-of-way. Therefore, the design of the subdivision and proposed improvements would 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 project proposes to create 15 condominium units, currently under construction, in a three-story building over parking within a single lot. The 0.34-acre site is located at 3030 Jarvis Street within the Peninsula Community Plan area. The proposed subdivision is to create residential units for individual ownership with no enlargement or expansion of use.

Architectural features and techniques are incorporated into the construction include overhangs that provide seasonal shading from the sun, deciduous trees at the southern yard to allow for winter sun warming. A central courtyard will allow natural warming for the rear of the building. The multi-story floor plans with vented windows and sliding glass doors on the first and third floors also encourage passive cooling. Light colored roofing and insulation provide additional energy conservation. 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 project proposes to create 15 condominium units, currently under construction, in a three-story building over parking within a single lot. The 0.34-acre site is located at 3030 Jarvis Street within the Peninsula Community Plan area. The proposed subdivision is to create residential units for individual ownership with no enlargement or expansion of use.

The project site consists of 15 units with garages that were permitted on January 17, 2018 as Project No. 566239. The applicant paid the In-Lieu Fee to comply with the City's Affordable Housing Regulations as well as the required Developer Impact Fees for financing public facilities. Therefore, the decision maker has reviewed the administrative record including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of region and those needs were balanced against the needs for public services and the available fiscal and environmental resources.

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, Tentative Map Waiver No. 2166312, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to Jarvis 15, LLC, a California Limited Liability Company, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Sammi Ma
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions

Internal Order No. 12002110

ATTACHMENT 5

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 2166312
15 ON JARVIS - PROJECT NO. 610420
ADOPTED BY RESOLUTION NO. _____ ON _____

GENERAL

1. This Tentative Map Waiver will expire February 28, 2022.
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 Tentative 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.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Certificate of Compliance.

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.

ENGINEERING

6. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 1550212 including new curbs, gutters, sidewalks, driveways and the closure of an existing driveway.
7. Per the City of San Diego Street Design Manual – Street Light Standards, Council Policy 200-18, the Subdivider shall install a new street light adjacent to the site on Jarvis Street.

ATTACHMENT 5

8. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
9. 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.

MAPPING

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

INFORMATION:

- The approval of this Tentative Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this 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. 12002110

DRAFT

NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

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 Name/Number: 15 on Jarvis TM / 610420

SCH No.: N.A.

Project Location-Specific: 3030 Jarvis Street, San Diego, CA 92106

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Map Waiver to waive the requirements for Tentative Map for the creation of 15 condominium units within a 26,611-sqaure-foot, three-story building over parking, currently under construction. The project site is located at 3030 Jarvis St within the Peninsula Community Plan. The site is zoned RM-3-7 with overlay zones including Airport Approach Overlay Zone, Airport Influence Area, Coastal Height Limit Overlay Zone, and Transit Priority Area, Council District 2. The building of the condominium units was previously approved under a ministerial building permit (PTS 524205). No new construction is proposed with this application.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Jarvis 15, LLC, 2820 Shelter Island Dr., San Diego, CA 92106, 858-7372

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))
- ☒ Categorical Exemption: Section 15305, MINOR ALTERATIONS IN LAND USE LIMITATIONS.
- ☐ Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, as described in the Project Description section of this notice, meets the criteria set forth in CEQA Section 15305 which addresses minor alterations in land use limitations. Furthermore, none of the exceptions described in the CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: C. Holowach

Telephone: 619-446-5187

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

Jeffery Monelli
Signature/Title

Senior Planner

1/29/19

Date

Check One:

☒ (X) Signed By Lead Agency

☐ () Signed by Applicant

Date Received for Filing with County Clerk or OPR:



PCPB September 20, 2018 Minutes

(As approved at October 18th meeting)

Peninsula Community Planning Board

September 20, 2018 meeting

Point Loma Branch Library, 3701 Voltaire Street.

Present were Robert Goldyn, Scott Deschenes, Jerry Lohla, Jim Hare, Mark Krencik, Patricia Clark, Brad Herrin, Margaret Virrissimo, Sarah Moga Alemany Joe Halosek, Don Sevrens, and Mick Moore.

Missing were Fred Kosmo, David Dick, and Robert Tripp Jackson.

General

Called to order at 6:30 PM by Robert Goldyn.

Approval of Agenda motion by Scott Deschenes, second by Patricia Clark. Mick Moore abstains, all others vote in favor of approval.

Non-agenda public comment

Cameron Havlik - discussed petition to make Famosa property an open space.

Government and Community

City Council Conrad Wear- Traffic and mobility issues brought into the City plan. City looking for traffic grants in the future. Impact fees will be assessed per new development. Votes will be counted regarding vacation rentals. Convention Center may make a special ballot. Looking to give out Community Grants for organizations in the district. Opened to community questions. City can't enforce habitation in vehicles during lawsuit.

OBPB Tracy - Requested pedestrian safety features throughout the area. Cycle and pedestrian event in OB on 10/21/2018 with no motor vehicle traffic allowed.

Applicant-Initiated Action Items

1. **Styrofoam and Plastic Ordinance** - Council Member Chris Wade's Office discussed banning on foam products, and restrictions on single use plastics such as straws. Opened to public and board comments. Mick Moore made a motion to move forward with ban. Second by Patricia Clark. Margaret Virissimo asked for clarification on the ban itself. 9 in favor, Scott Deschenes opposed, Margaret Virissimo abstained needing more information.
2. **15 on Jarvis TM Waiver** - Maggie Roland, Tentative map for 15 condominium units on Jarvis Street. Over height project. Opened to community, and then board. Concerns regarding time of day of Project Review meetings was mentioned. Motion by Jerry Lohla to deny request based on process as well as 30 foot height limit. Second by Margaret Virissimo. 7 in favor, Joe Holasek, Brad Herrin, and Mark Krencik voted no, Sarah Moga Alemany abstained because she feels we can't win.
3. **Bayview Townhomes Map Waiver** - Maggie Roland, Substantial Review for tentative map. Over height project. Concerns regarding time of day of Project Review meetings was mentioned. Motion by Margaret Virissimo to deny map waiver based on process. Second by Jerry Lohla. 8 in favor, Joe Holasek, Brad Herrin, and Mark Krencik opposed.
4. **Plein Addition SCR** - Substantial Conformance Review to Coastal Development Permit. Change in plans previously approved by this board in 2015. Motion to approve by Jerry Lohla, Second Brad Herrin. 7 in favor, 4 against. Approval passes. (No motion sheet located to show who voted which way).
5. **Volen House CDP** - Mark Silva, New 6,589 SF 3-story home. Motion by Joe Holasek to approve. Second by Brad Herrin. Unanimously approved.

Information Items

1. **PLTC** will return next meeting.
2. **Voltaire Street Bridge Project** - Don Sevrens, gave update on Voltaire Street Bridge Project. Community needs to raise funding for railing as well as lighting portions of the project. May apply for City Council grant money.

Non-Agenda Public Comment

Korla Equinta discussed community plan from 1986. Need proactive steps taken in project review, rather than reactive review of projects.

PCPB Reports & Parliamentary Matters

Chair reported on CPC special meeting that he unfortunately could not make, and will give an update when he gets the minutes from the meeting. The last meeting was cancelled.

Treasurer report. Budget \$552.92.

Secretary report, no news.

Approval of July meeting minutes. Jerry Lohla requested one change to minutes regarding clarification about his statements that he did not state he would step down if Jon Linney ran for a board position, and he made no comments regarding Linney's character. Made a motion to amend as written seconded by Brad Herrin. Chair states he did not appoint Jim Hare to Long Range Planning, and made a motion to reflect that in minutes, seconded by Brad Herrin. 8 in favor. Scott Deschenes, Don Sevens, and Mick Moore abstained as they were not here at time of discussed issues.

Subcommittee Reports

Project review discussed process.

Long range planning submitted written report to entire board prior to meeting as a means to save time, and keep everyone informed. Jim Hare advised this will be his report after each Long Range Planning meeting.

Traffic discussed on going traffic projects, as well as traffic concern areas. Community members are requesting review of many intersections in the community.

Governance needs to set a meeting soon.

Midway discussing the West Point Loma project. Old post office future project. Community plan got approved this week.

Parks gave update.

Meeting adjourned at 8:45 PM

| | | | |
|---|---|---|---|
|  | City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000 | <h1>Ownership Disclosure Statement</h1> | 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: 15 on Jarvis TM Waiver

Project No. For City Use Only: 610420

Project Address: 3030 Jarvis Street San Diego, CA 92106

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. 201631910150

☐ 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: Jarvis 15 LLC - Richard Simis - Manager/Member ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 2820 Shelter Island Drive

City: San Diego State: CA Zip: 92106

Phone No.: (858) 776-0824 Fax No.: _____ Email: Richard@pbconstructionservices.com

Signature: [Signature] Date: 10-10-18

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: MRoland Management Services, LLC - Maggie Roland, Manager ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 3752 Park Blvd #701

City: San Diego State: CA Zip: 92103

Phone No.: (619) 578-2916 Fax No.: 866-833-9006 Email: Maggie@MRolandsd.com

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

TENTATIVE MAP WAIVER NO. 2166312
PROJECT NO. 610420
BUILDING APPROVAL NO. 1992396
JARVIS 15

PROJECT SUMMARY
TENTATIVE MAP WAIVER (FOR CONDOMINIUM PURPOSES)
NUMBER OF EXISTING LOTS: 1
NUMBER OF PROPOSED LOTS: 1
NUMBER OF DWELLINGS: 15

EXISTING SITE DATA
SITE ADDRESS: 3020 JARVIS STREET, SAN DIEGO, CA 92109
ASSESSOR'S PARCEL NUMBER: 530-371-02
ABBREVIATED LEGAL DESCRIPTION: PARCEL 1, PM 21609
SITE AREA: 15,000 SF / 0.344 ACRES

EXISTING ZONING
BASE ZONE: RM-3-7

OVERLAY ZONES
COASTAL HEIGHT LIMIT
AIRPORT APPROACH
AIRPORT INFLUENCE AREA
COASTAL HEIGHT LIMITATION OVERLAY ZONE
TRANSIT PRIORITY AREA

GEOLOGIC HAZARD CATEGORY: 52

BUILDING SETBACKS
FRONT: 10'/20'
SIDE: 5'
REAR: 5'

BUILDING DATA
NUMBER OF RESIDENTIAL UNITS: 15 (2 BEDROOM)
NUMBER OF STORIES: 3 FLOORS OVER PARKING
GROSS FLOOR AREA: 26,611 SF
UNIT FLOOR AREAS:
1: 1,667 SF
2: 1,846 SF
3-4: 1,905 SF
5: 1,950 SF
6: 1,746 SF
7: 1,712 SF
8: 1,926 SF
9: 1,644 SF
10-13: 1,721 SF
14-15: 1,712 SF

OFF-STREET PARKING REQUIREMENTS
2BR UNITS: 15 x 2 SPACES PER UNIT=30 SPACES REQUIRED
31 SPACES TOTAL PROVIDED

CONDOMINIUM NOTE
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. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 15.

MONUMENTATION NOTES
ALL PROPERTY CORNERS ARE SET PER PM 21609

REFERENCE DRAWINGS
PM 21609
CONSTRUCTION PROJECT #566239
BUILDING APPROVAL #1992396
GRADING & IMPROVEMNTS PER DWG 39003-D

- NOTES**
- THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
 - THE SUBDIVIDER SHALL INSTALL APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, IRRIGATION, AND FIRE) ADJACENT TO THE PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
 - THE SITE IS CURRENTLY UNDER CONSTRUCTION PER BUILDING APPROVAL NO. 1992396.
 - THE SUBDIVIDER SHALL CONSTRUCT THE REQUIRED PUBLIC IMPROVEMENTS PER DWG 39003-D AND RIGHT OF WAY PERMIT 1550212, INCLUDING A NEW 20' DRIVEWAY, SIDEWALK AND CURB AND GUTTER.

PROJECT OWNER
JARVIS 15, LLC
2820 SHELTER ISLAND DRIVE, SAN DIEGO, CA 92106

RICHARD SIMIS, MANAGING MEMBER DATE

LEGAL DESCRIPTION
PARCEL 1 OF PARCEL MAP NO. 21609, FILED AUGUST 9, 2018, AS FILE NO. 2018-7000302, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

SOURCE OF TOPOGRAPHY
FIELD SURVEY BY METROPOLITAN, MARCH, 2018

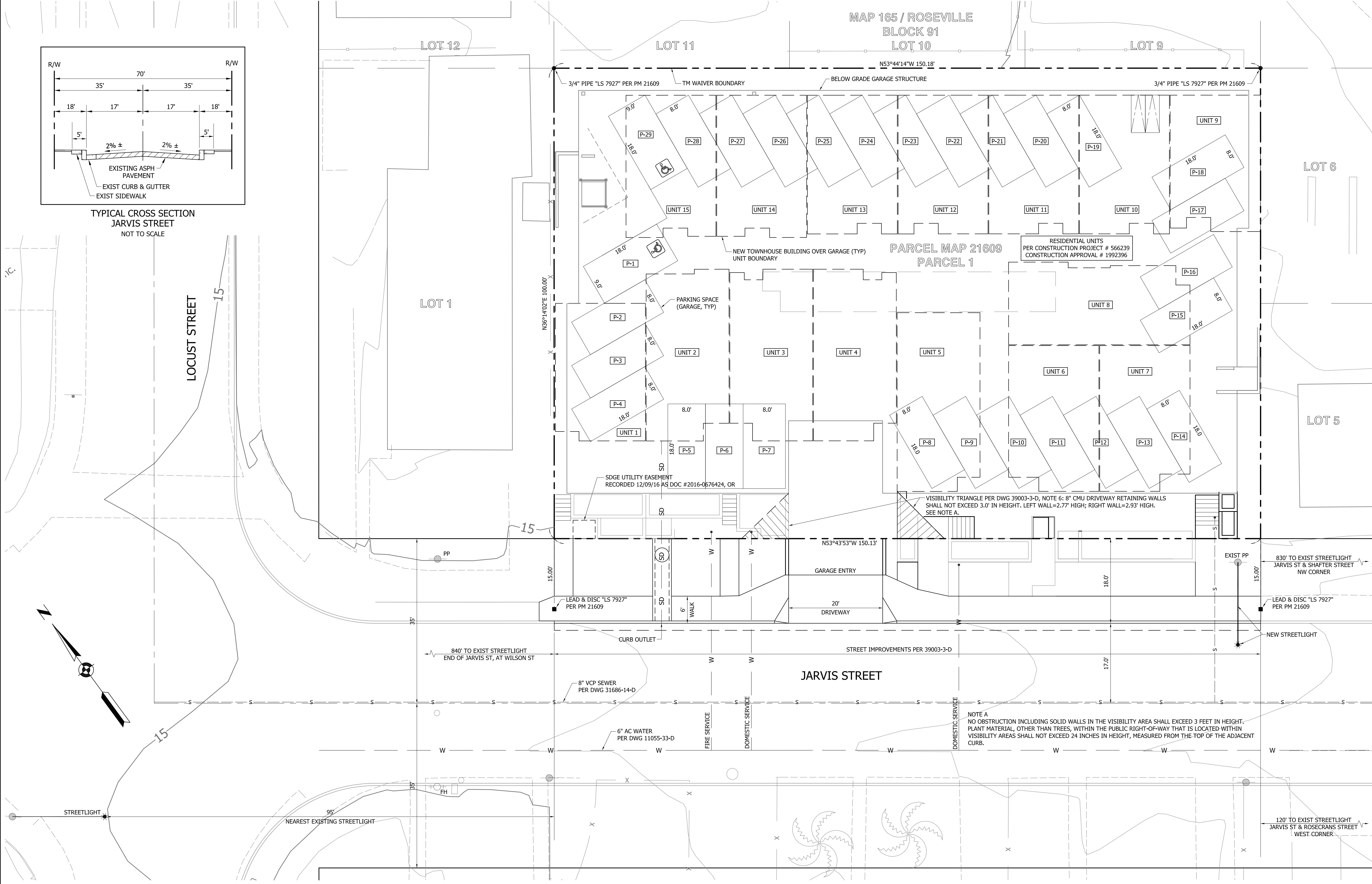
BASIS OF ELEVATIONS
CITY OF SAN DIEGO BENCHMARK DESCRIPTION: BRASS PLUG
LOCATION: W CORNER EVERGREEN STREET & GARRISON STREET
ELEVATION: 35.335 FEET DATUM: MEAN SEA LEVEL (NGVD 29)

BASIS OF BEARINGS
THE NORTHEASTERLY LINE OF JARVIS STREET, AS SHOWN ON PM 21609
I.E., N53°43'53"W

COORDINATES
NAD 27: 204-1699 CCS 83: 1844-6259

PROJECT NAME
15 ON JARVIS

SHEET TITLE
TENTATIVE MAP WAIVER NO. 2166312



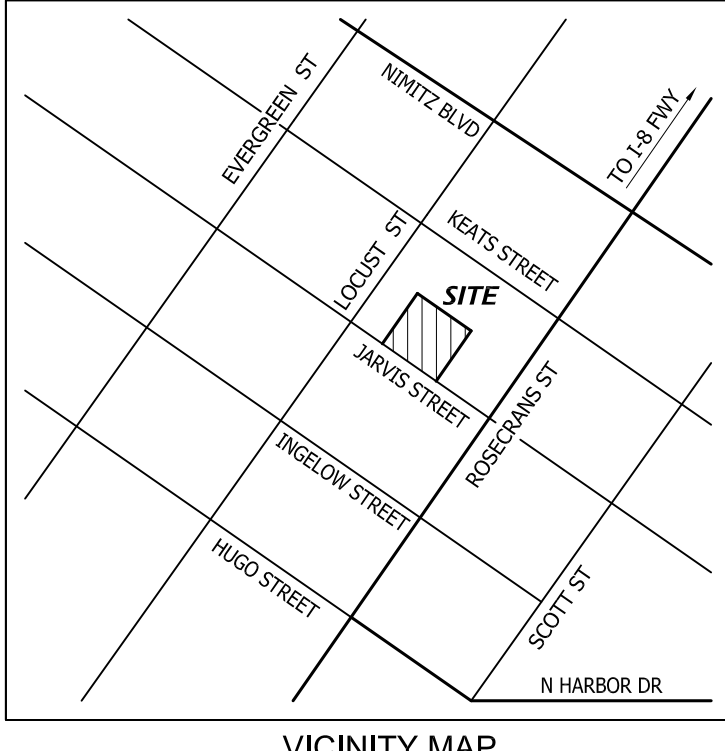
10' 5' 0 10' 20'

SCALE IN FEET
1"=10'

PREPARED BY:
METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
TEL: 619-431-6250
FAX: 619-330-1830
email: metromap.sd@gmail.com

OCTOBER 29, 2018
DATE

VERNON V. FRANCK, PLS 7927



| ABBREVIATIONS | |
|-----------------|-----------------------|
| APPROX. | APPROXIMATE |
| BLDG | BUILDING |
| CMU | CONCRETE MASONRY UNIT |
| CO. | CLEANOUT |
| CONC. | CONCRETE |
| DI | DRAIN INLET |
| DRWAY | DRIVEWAY |
| EL. | ELEVATION |
| FF. | FINISHED FLOOR |
| FL. | FLOWLINE |
| FTG. | FOOTING |
| GB. | GRADE BREAK |
| PP. | UTILITY POLE |
| R/W. | RIGHT OF WAY |
| TG. | TOP OF GRATE (DRAIN) |
| TC. | TOP OF CURB |
| TYP. | TYPICAL |
| TW. | TOP OF WALL |
| UP. | UP (STEP) |
| WM. | WATER METER |

| LEGEND | |
|--------|--|
| --- | TM WAIVER BOUNDARY |
| --- | RIGHT OF WAY (ROW) |
| --- | CENTER LINE |
| --- | LOT LINE |
| --- | BUILDING/UNIT |
| --- | FENCE-WOOD |
| --- | BUILDING LINE |
| --- | EDGE OF CONCRETE |
| --- | CMU WALL |
| --- | CONCRETE SURFACE |
| --- | FOOTING |
| --- | WATER LINE |
| --- | SEWER LINE |
| --- | GAS LINE |
| --- | OVERHEAD ELECTRIC LINE |
| --- | SURFACE FLOW |
| --- | GROUND COUNTER (0.5' INTERVAL) |
| --- | GROUND COUNTER (2.5' INTERVAL) |
| --- | (NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE) |
| --- | ELECTRIC METER |
| --- | GAS METER |
| --- | WATER METER |
| --- | SPOT ELEVATION |
| --- | BOUNDARY LINE DATA |
| --- | PROPERTY BOUNDARY MONUMENT |

| EXISTING UTILITY TABLE | |
|------------------------|----------|
| (TYPE) | (STATUS) |
| ELECTRIC | OVERHEAD |
| TELEPHONE | OVERHEAD |
| CABLE TELEVISION | OVERHEAD |