



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 19, 2020 REPORT NO. HO-20-015

HEARING DATE: March 4, 2020

SUBJECT: Burovic Residence TMW Process Three Decision

PROJECT NUMBER: 600552

OWNER/APPLICANT: Faruk Burovic

SUMMARY

Issue: Should the Hearing Officer approve the condominium conversion of two existing detached dwelling units located at 3144 Ingelow Street and 1557 Evergreen Street within the Peninsula Community Plan and Local Coastal Program Land Use Plan area?

Staff Recommendation: Approve Tentative Map Waiver No. 2179132, including a waiver of the requirement to underground utilities.

Community Planning Group Recommendation: On September 19, 2019, the Peninsula Community Planning Board voted 11-0-0 to recommend approval of the proposed project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301(k) (Existing Conditions) and 15305 (Minor Alterations in Land Use). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 19, 2019, and the opportunity to appeal that determination ended July 3, 2019.

BACKGROUND

The 0.11-acre site is located at 3144 Ingelow Street and 1557 Evergreen Street (Attachment 1) in the Residential Multiple Dwelling Unit (RM-3-7) Zone, Airport Approach, Airport Influence Areas (Review Area 2), FAA Part 77 Noticing Area, and Transit Priority Area Overlay Zones within the Peninsula Community Plan and Local Coastal Program Land Use Plan area (Community Plan). The project site is identified in the Community Plan as Multiple-Family Residential (30-44 dwelling units per acre) land use designation as shown on the Community Plan Land Use Map (Attachment 2). The development is an existing duplex that meets all development regulations including setbacks, floor area ratio, and height.

Existing single lot is currently developed with two existing detached three-story and two-story single dwelling units, with a combined 5,814 square feet. The dwelling unit at 3144 Ingelow Street was developed in 1947 as a single-story residence over basement. The detached three-story residential dwelling over parking, addressed as 1557 Evergreen Street, was approved on October 16, 2017 under Ministerial Permit No. 2034185 in conformance with the San Diego Municipal Code (SDMC) 's base zone 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 two 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.

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): 1) 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 2)

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. 2179132, including a waiver of the requirement to underground utilities, with modifications.
2. Deny Tentative Map Waiver No. 2179132, including a waiver of the requirement to underground utilities, if the findings required to approve the project cannot be affirmed.

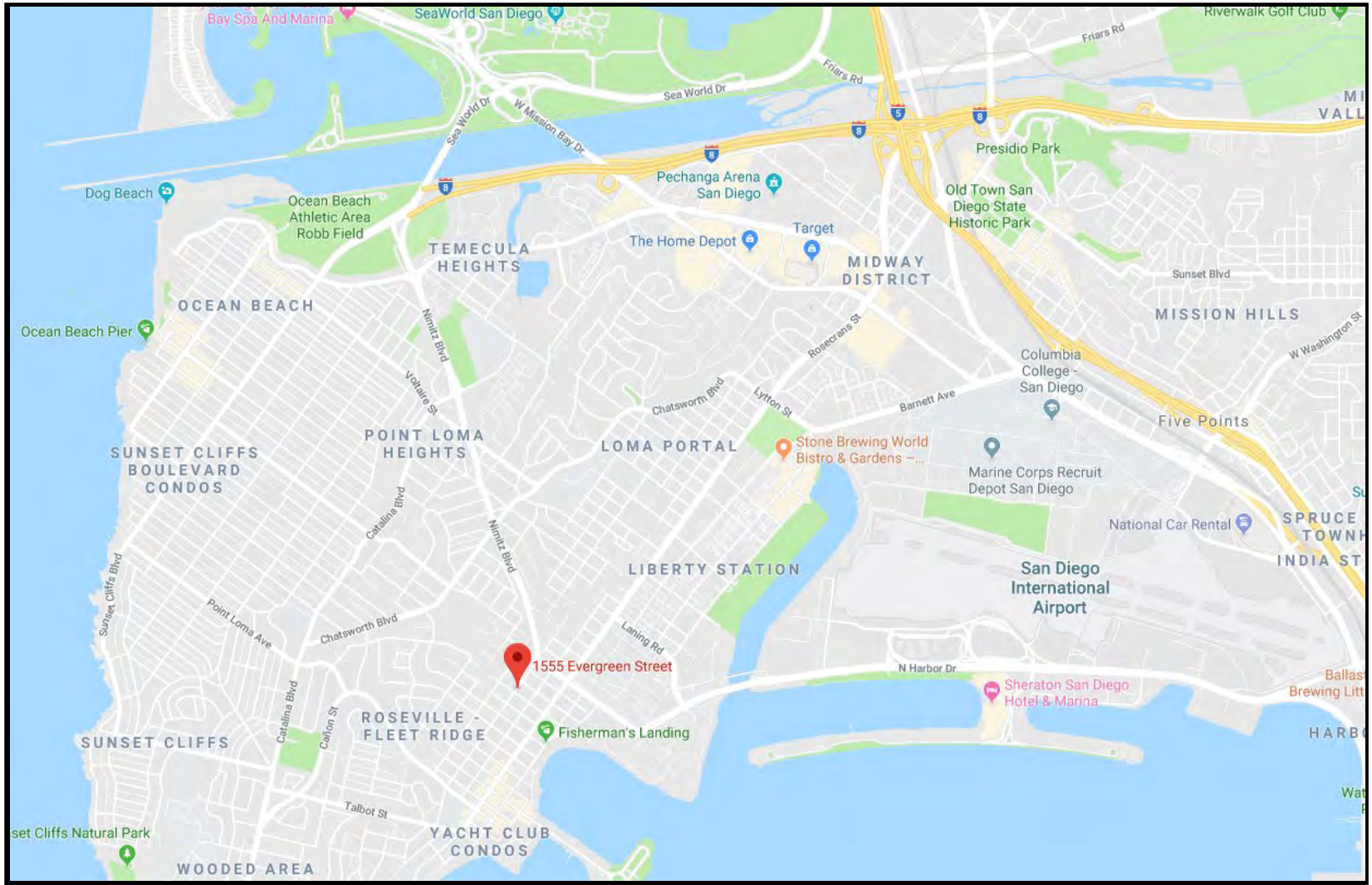
Respectfully submitted,



Karen Bucey, Development Project Manager

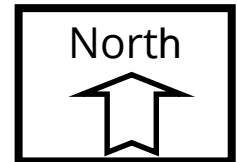
Attachments:

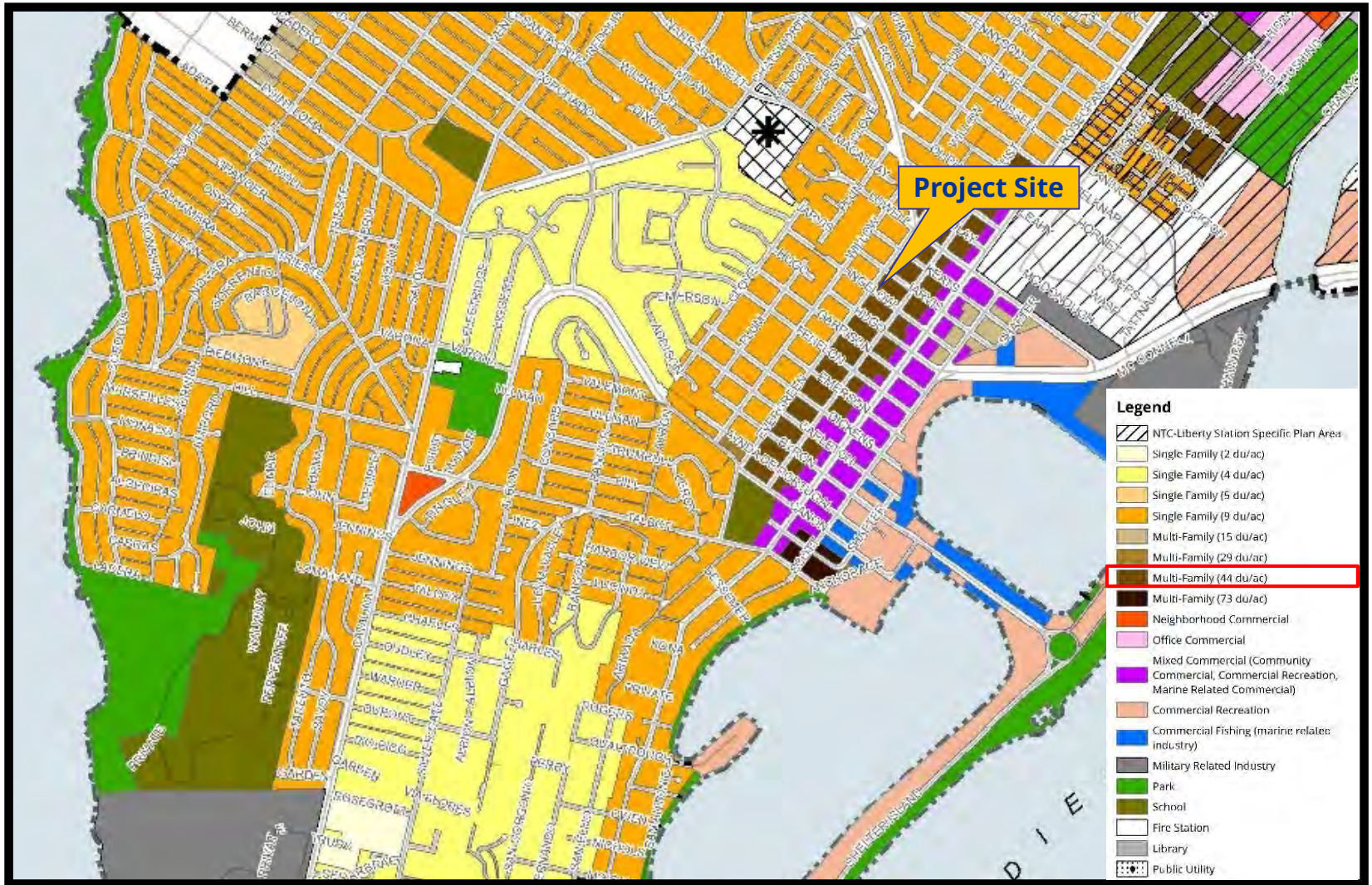
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft TMW Resolution
5. Draft TMW Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Map Exhibit-Tentative Map Waiver



Project Location Map

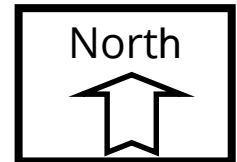
Burovic Map Waiver; Project No. 600552
1557 Evergreen Street and 3144 Ingelow Street





Community Plan Land Use Map

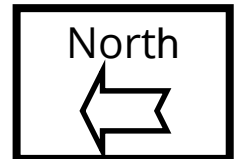
Burovic Map Waiver; Project No. 600552
 1557 Evergreen Street and 3144 Ingelw Street





Aerial Photograph

Burovic Map Waiver; Project No. 600552
1557 Evergreen Street and 3144 Ingelow Street



RESOLUTION NO. _____
DATE OF FINAL PASSAGE March 4, 2020

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING MAP WAIVER NO. 2179132 FOR BUROVIC
RESIDENCE – PROJECT NO. 600552

WHEREAS, Faruk Burovic, Subdivider, and Coffey Engineering, Inc., Engineer, submitted an application with the City of San Diego for Map Waiver No. 2179132, to waive the requirement for a Tentative Map or the subdivision of a 0.11-acre site into two lots for a two unit condominium conversion, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 3144 Ingelow Street and 1557 Evergreen Street in the Residential Multiple Dwelling Unit (RM-3-7) Zone, Airport Approach, Airport Influence Areas (Review Area 2), FAA Part 77 Noticing Area, and Transit Priority Area Overlay Zones within the Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan) area. The property is legally described as Lot 1 in Block 81 f Roseville, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 165, filed in the Office of the County Recorder of San Diego County; and

WHEREAS, the Map proposes the subdivision of a 0.11-acre site into two (2) lots for a 2-unit condominium conversion; and

WHEREAS, on June 19, 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 Sections 15301(k) (Existing Conditions) and 15305 (Minor Alterations in Land Use); 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 SDMC Section 144.0242(c)(1)(B): 1) 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 2) the conversion would require a significant amount of work to occur offsite of the development as a result; and

WHEREAS, on March 4, 2020, the Hearing Officer of the City of San Diego considered Map Waiver No. 2179132, 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. 2179132 :

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 convert two existing detached dwelling units to two condominium units within a single 0.11-acre lot located at 3144 Ingelow Street and 1557 Evergreen Street. The proposed condominium conversion is to create residential units for individual ownership with no other physical development.

The Community Plan land use designation for the project site is Multiple-Family Residential (30-44 dwelling units per acre) and is implemented through the Residential Multiple Dwelling Unit (RM-3-7) Zone. The site contains two existing dwelling units approved by ministerial permit. The condominium conversion project proposes no new construction or addition of units.

The Community Plan Residential Multiple-Family Objective calls to provide a balance of residential types, densities and prices, emphasizing new development and redevelopment at higher densities in neighborhoods able to accommodate growth without adverse impacts to the immediate area or to the community as a whole. The condominium creation from the two units will allow the diversity of residential types and price points to the current or prospective residential owner.

Therefore, the proposed development is in conformity with the policies, goals, and objectives of the adopted Community 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 convert two existing detached dwelling units to two condominium units within a single 0.11-acre lot located at 3144 Ingelow Street and 1557 Evergreen Street. The proposed condominium conversion is to create residential units for individual ownership with no other physical development.

The request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to SDMC Section 144.0242(c)(1)(B): 1) 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 2) the conversion would require a significant amount of work to occur offsite of the development as a result.

The project 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 implementing zoning.

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

The project proposes to convert two existing detached dwelling units to two condominium units within a single 0.11-acre lot located at 3144 Ingelow Street and 1557 Evergreen Street. The proposed condominium conversion is to create residential units for individual ownership with no other physical development.

The site is located in a developed, urban neighborhood surrounded by similar one and two-story single and multiple dwelling unit development. The topography onsite is largely flat and the site served with municipal utility services.

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): 1) 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 2) the conversion would require a significant amount of work to occur offsite of the development as a result.

The condominium conversion is of two existing dwelling units with no new construction proposed. When developed in 1947 and 2016 the project was found to be consistent with the Community Plan and zoning regulations in place at the time of approval. Therefore, the site was determined to be 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 convert two existing detached dwelling units to two condominium units within a single 0.11-acre lot located at 3144 Ingelow Street and 1557 Evergreen Street. The proposed condominium conversion is to create residential units for individual ownership with no other physical development.

The project site is located in a developed, urban neighborhood and is surrounded by similar residential 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. The project is exempt from the California Environmentally Quality Act (CEQA) pursuant to Section 15301(k) (Existing Conditions) and 15305 (Minor Alterations in Land Use) of the State CEQA Guidelines. Therefore, the design of the subdivision is 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 convert two existing detached dwelling units to two condominium units within a single 0.11-acre lot located at 3144 Ingelow Street and 1557 Evergreen Street. The proposed condominium conversion is to create residential units for individual ownership with no other physical development.

The Tentative Map Waiver includes corresponding exhibits and conditions of approvals relevant to demonstrating adequate parking and public improvements in place to serve the project. The proposed Tentative Map Waiver for condominium conversion is consistent with the Land Development Code regulations. 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 convert two existing detached dwelling units to two condominium units within a single 0.11-acre lot located at 3144 Ingelow Street and 1557 Evergreen Street. The proposed condominium conversion is to create residential units for individual ownership with no other physical development.

The proposed project is located on a private lot with no existing public easements. The site has frontage and off-street parking from Ingelow Street and Evergreen Street public rights-of-way. Therefore, the design of the subdivision 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 convert two existing detached dwelling units to two condominium units within a single 0.11-acre lot located at 3144 Ingelow Street and 1557 Evergreen Street. The proposed condominium conversion is to create residential units for individual ownership with no other physical development.

The existing dwelling units were in conformance with the applicable policy and implementing zoning regulations in place at the time of approval. The proposed subdivision will not impede or inhibit any future passive or native heating and cooling opportunities. Each unit is exposed on all sides to ensure passive cooling through cross-ventilation for the interior spaces. Therefore, the design of the proposed subdivision provides sufficient 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 convert two existing detached dwelling units to two condominium units within a single 0.11-acre lot located at 3144 Ingelow Street and 1557 Evergreen Street. The proposed condominium conversion is to create residential units for individual ownership with no other physical development.

All appropriate public services (including fire, police, medical, schools, public parks, and libraries) as well as necessary utilities such as electricity, water, and sewer, exist and are adequate for the proposed development.

Other than the subdivision to allow condominium ownership within a built out urbanized community with adequate infrastructure, no other changes are requested, and the project does not include additional development of the property.

There are no significant impacts related to traffic, parking, noise, or other environmental impacts. Therefore, the effects of the proposed subdivision on the housing needs of the region and those needs were balanced against the needs for public services and the available fiscal and environmental resources.

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

The project proposes to convert two existing detached dwelling units to two condominium units within a single 0.11-acre lot located at 3144 Ingelow Street and 1557 Evergreen Street. The proposed condominium conversion is to create residential units for individual ownership with no other

physical development. Therefore, the notices required by SDMC Section 125.0431 will be given in the manner required.

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. 2179132 including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to Faruk Burovic, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Karen Bucey
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions

Internal Order No. 12002110

ATTACHMENT 5

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 2179132
BUROVIC RESIDENCE MW - PROJECT NO. 600552 ADOPTED
BY RESOLUTION NO. _____ ON March 4, 2020

GENERAL

1. This Map Waiver will expire March 18, 2023.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. Prior to the Map Waiver expiration date, a Parcel Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
5. Prior to the recordation of 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.
6. 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

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

ATTACHMENT 5

8. 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.
9. 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.
10. 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).
11. 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)).
12. 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)).
13. 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)).
14. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for construction and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

ENGINEERING

15. The following will be conditions of the Tentative Map Waiver Resolution that the subdivider will need to satisfy/assure before the Certificate of Compliance is recorded.
16. The Subdivider shall reconstruct the existing curb with City Standard curb and gutter.
17. The Subdivider shall reconstruct the damaged sidewalk, maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on Ingelow Street and Evergreen Street.

ATTACHMENT 5

18. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for all private improvements fronting the property as called out on Exhibit 'A', satisfactory to the City Engineer.
19. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the existing staircase, pillars, gate, brick driveway and proposed 24" block wall in the Ingelow Street Right-of-Way.
20. Add a note that states: Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the existing 36" pillar, 24" masonry wall, fence and proposed brick driveway in the Evergreen Street Right-of-Way.
21. The Subdivider shall reconstruct the existing 17' driveway to current City Standards adjacent to the site on Evergreen Street.
22. The Subdivider shall reconstruct the existing 14' driveway to current City Standards adjacent to the site on Ingelow Street.
23. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
24. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the sidewalk underdrains/curb outlets in the Evergreen Street Right-of-Way.
25. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the sidewalk underdrains/curb outlets in the Ingelow Street Right-of-Way.
26. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
27. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
28. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
29. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
30. 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

ATTACHMENT 5

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

31. 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.
32. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the construction permit plan check.
33. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
34. Prior to the recordation of the Certificate of Compliance, all conditions in the Tentative Map Waiver (TMW) Resolution of Approval must be satisfied.
35. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to Section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

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 of payment prior to the recordation of the Certificate of Compliance.

36. 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 monument was missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County 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.

PUBLIC UTILITIES SEWER AND WATER

37. 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.

ATTACHMENT 5

38. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the construction permit plan check.
39. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

LANDSCAPE/BRUSH MANAGEMENT

40. Prior to recordation of the Certificate of Compliance, the Owner/Permittee shall obtain a landscape inspection from the Development Services Department to field verify existing landscape to remain in substantial conformance with the Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.
41. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees shall not be permitted.
42. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved Landscape Development Plan is damaged or removed during demolition, construction, or other site activities, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved Landscape Development Plan to the satisfaction of the Development Services Department within 30 days of damage.

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

ATTACHMENT 5

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: Burovic Residence MW / 600552

SCH No.: N./A.

Project Location-Specific: 3144 Ingelow Street and 1557 Evergreen Street, San Diego, CA 92106

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

Description of nature and purpose of the Project: **Map Waiver (MW)** for the condominium conversion of two existing detached single dwelling units, with a combined 5,814 square feet, located at 3144 Ingelow Street and 1557 Evergreen Street. The 0.11-acre site is in the RM-3-7 and San Diego International Airport Overlay Zones within the Peninsula Community Plan area in Council District 2 of the City of San Diego. No construction is proposed with this application.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Frank Burovic, 3144 Ingelow Street, San Diego, CA 92106, 619-246-2617

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 15301 (k) (Existing Facilities) and Section 15305 (Minor Alterations in Land Use Limitations)
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Sections 15301 (k), Existing Facilities and Section 15305 (Minor Alterations in Land Use Limitations). Section 15301 (k) allows for division of existing multiple family or single-family residences into common-interest ownership. Section 15305 allows for minor alterations in land use limitations. Since the project is the condominium conversion of two existing dwelling units the exemptions are appropriate. Furthermore, there is no physical development in conjunction with this mapping action and therefore, would not cause any impacts on the environment under this action. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply because no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

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



Signature

7/3/19

Date

Check One:

(X) Signed By Lead Agency

() Signed by Applicant

Date Received for Filing with County Clerk or OPR:



PCPB Thursday September 19, 2019 Minutes
Point Loma Branch Library, 3701 Voltaire Street.

General

Meeting called to order at 6:02pm

Approval of agenda- passed, all approved.

Present: R.Goldyn, D. Dick, B. Herrin, M.Krencik, S.Deschenes, J. Hare, F. Kosmo, S.Aleman, K. Eaquina, M. Virissimo, D. Sevrens, M.Havlik.

Absent: E. Schmitt, L. Morrison, R. Tripp-Jackson.

Non-Agenda Public Comment

Government and Community Reports

Applicant-Initiated Action Items

1. SDIA Airport Development Plan- SDCRAA. No action taken.
2. AC Water Group 1030- No action taken.
3. Poe Residence CDP- Project No. 608731, Motion to approve - Virissimo/Sevrens. Vote 11-0-0.
4. Burovic Residence Map Waiver- Faruk Burovic. (Process 3) Project No. 600552, Zone RM-3-7, 3144 Ingelow Street and 1557 Evergreen Street. Map Waiver for the condominium conversion of two existing detached 3-story and 2-story single dwelling units with a combined area of 5,814 SF on a 0.11 acre lot. Project review voted 4-0 in favor. Mark Krencik made a motion to approve the map waiver for the Faruk residence, seconded by Korla Eaquina. Motion approved, 11-0-0.

Information Items

5. Dreams for Change- No action taken.
6. Water and Storm Drain 968- No action taken.

Board-Initiated Action Items

7. Councilmember Campbell Peninsula Community Conversation-Motion to collaborate by Virissimo/Kosmo. Vote: unanimous.

PCPB Reports & Parliamentary Matters

Subcommittee Reports:

Adjourned at 8:09pm.

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="text-align: center;">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: Burovic Residence **Project No. For City Use Only:** 600552
Project Address: 3144 Ingelow Street
San Diego, CA 92106

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

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 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: Faruk Burovic Owner Tenant/Lessee Successor Agency
 Street Address: 3144 Ingelow Street and 1557 Evergreen Street
 City: San Diego State: CA Zip: 92106
 Phone No.: 619-246-2617 Fax No.: _____ Email: fburovic@gmail.com
 Signature: [Signature] Date: 2-28-18
 Additional pages Attached: Yes No

Applicant

Name of Individual: Trudyenne Burovic Owner Tenant/Lessee Successor Agency
 Street Address: 3144 Ingelow Street and 1557 Evergreen Street
 City: San Diego State: CA Zip: 92106
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: [Signature] Date: 2/28/18
 Additional pages Attached: Yes No

Other Financially Interested Persons

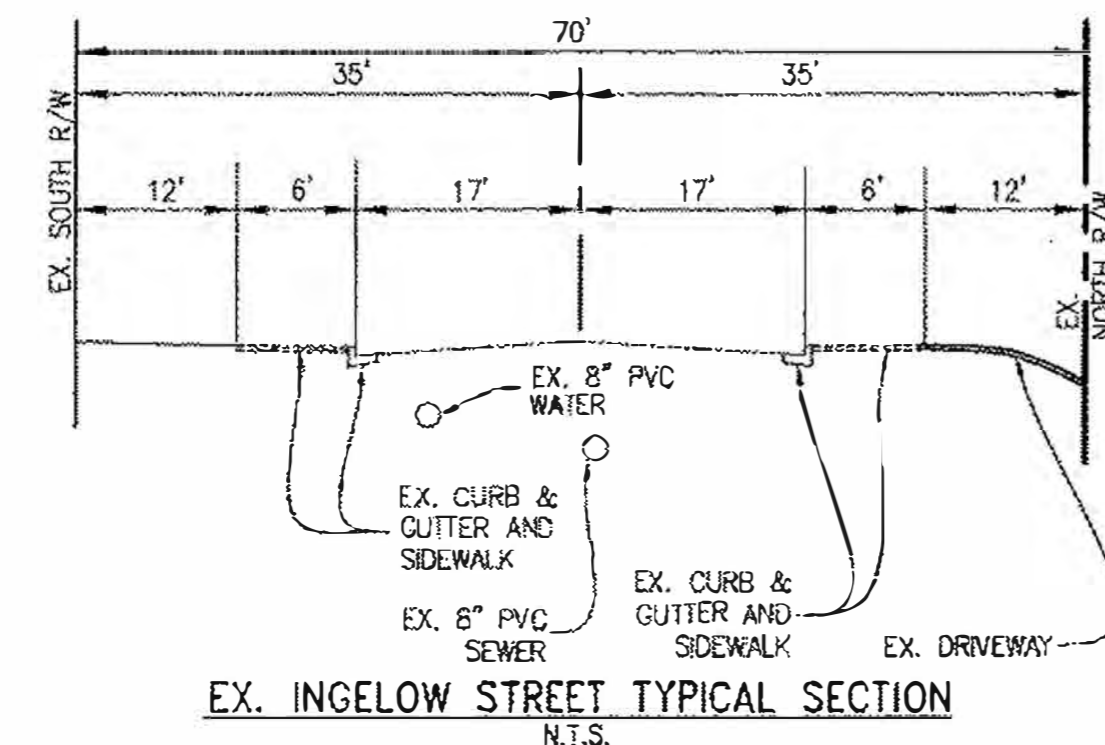
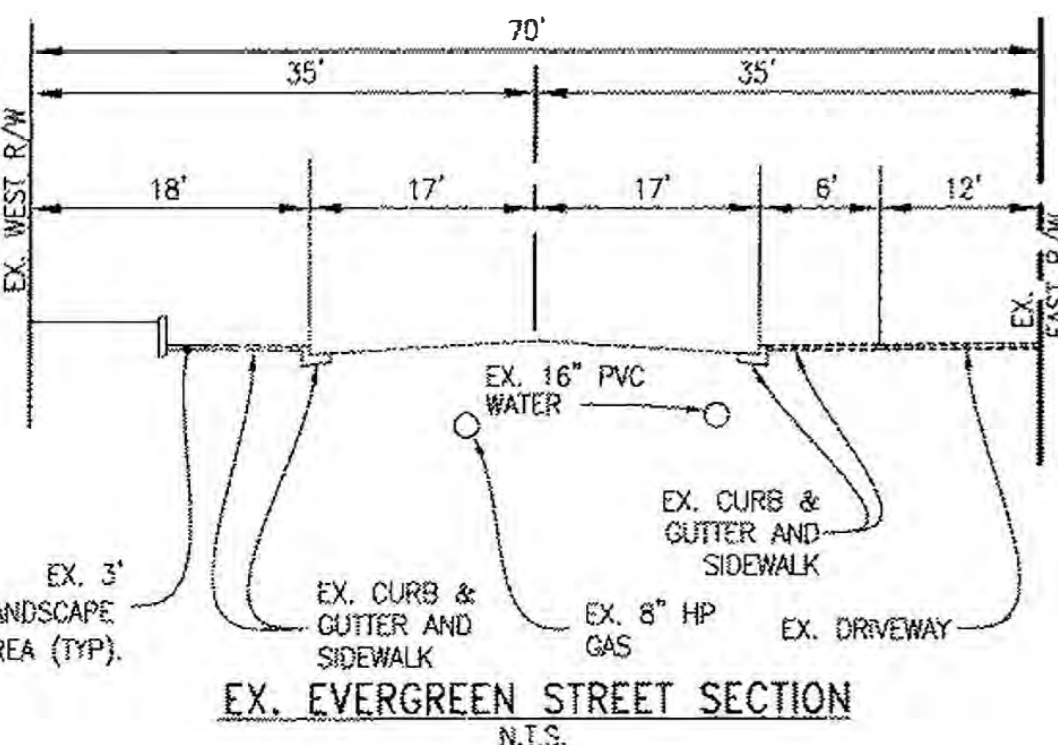
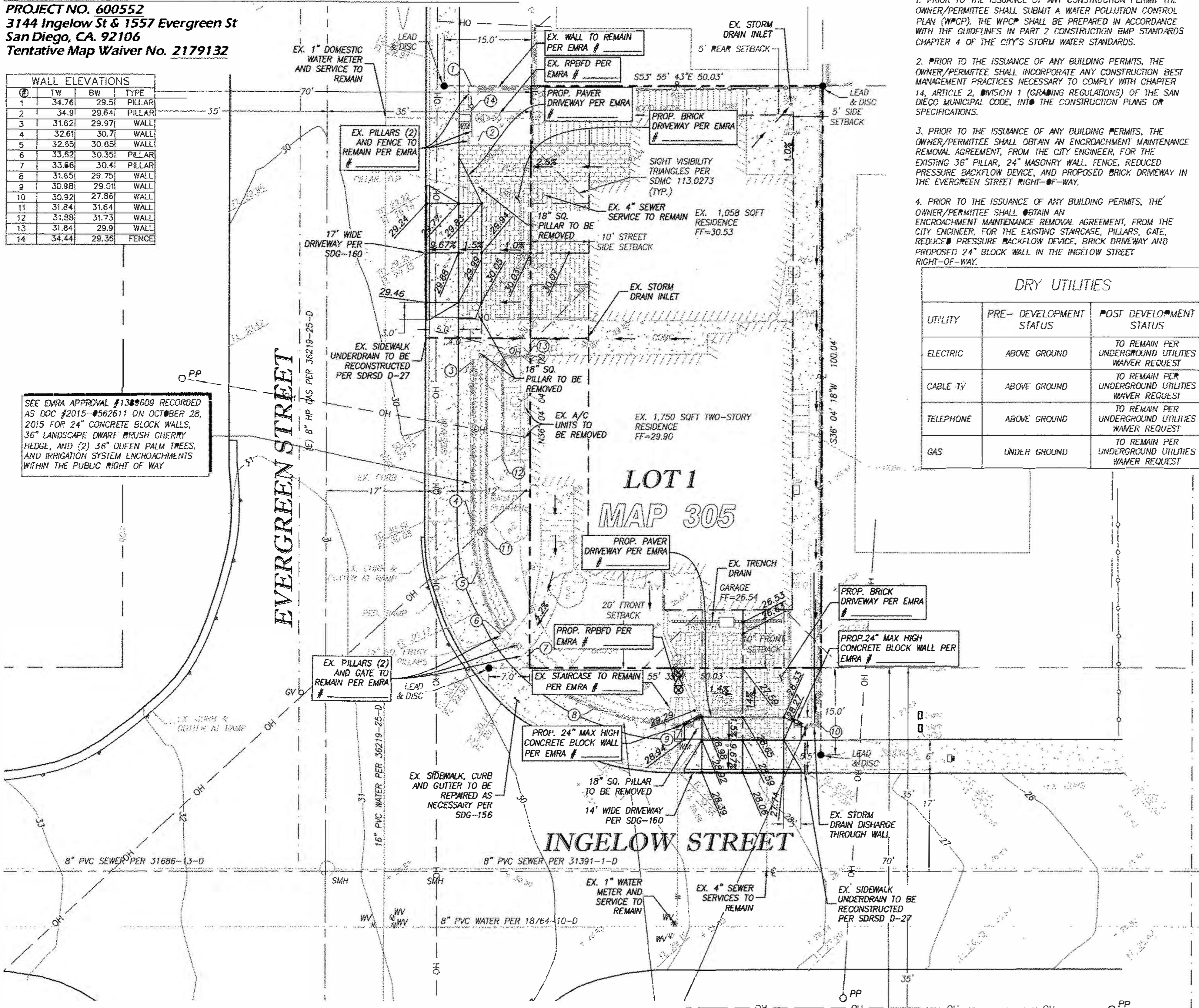
Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

TENTATIVE MAP WAIVER EXHIBIT

PROJECT NO. 600552
 3144 Ingelow St & 1557 Evergreen St
 San Diego, CA. 92106
 Tentative Map Waiver No. 2179132

WALL ELEVATIONS	TW	BW	TYPE
1	34.76	29.51	PILLAR
2	34.91	29.64	PILLAR
3	31.62	29.97	WALL
4	32.61	30.7	WALL
5	32.55	30.65	WALL
6	33.62	30.35	PILLAR
7	33.66	30.41	PILLAR
8	31.65	29.75	WALL
9	30.98	29.01	WALL
10	30.92	27.86	WALL
11	31.84	31.64	WALL
12	31.88	31.73	WALL
13	31.84	29.9	WALL
14	34.44	29.36	FENCE

SEE EMRA APPROVAL #138609 RECORDED AS DOC #2015-0562611 ON OCTOBER 28, 2015 FOR 24" CONCRETE BLOCK WALLS, 36" LANDSCAPE DWARF BRUSH CHERRY HEDGE, AND (2) 36" QUEEN PALM TREES, AND IRRIGATION SYSTEM ENCROACHMENTS WITHIN THE PUBLIC RIGHT OF WAY



SEE EMRA APPROVAL #138609 RECORDED AS DOC #2015-0562611 ON OCTOBER 28, 2015 FOR 24" CONCRETE BLOCK WALLS, 36" LANDSCAPE DWARF BRUSH CHERRY HEDGE, AND (2) 36" QUEEN PALM TREES, AND IRRIGATION SYSTEM ENCROACHMENTS WITHIN THE PUBLIC RIGHT OF WAY

SIGHT VISIBILITY TRIANGLES:
 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.

- NOTE:**
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
 - PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR THE EXISTING 36" PILLAR, 24" MASONRY WALL, FENCE, REDUCED PRESSURE BACKFLOW DEVICE, AND PROPOSED BRICK DRIVEWAY IN THE EVERGREEN STREET RIGHT-OF-WAY.
 - PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR THE EXISTING STAIRCASE, PILLARS, GATE, REDUCED PRESSURE BACKFLOW DEVICE, BRICK DRIVEWAY AND PROPOSED 24" BLOCK WALL IN THE INGELOW STREET RIGHT-OF-WAY.

DRY UTILITIES		
UTILITY	PRE- DEVELOPMENT STATUS	POST DEVELOPMENT STATUS
ELECTRIC	ABOVE GROUND	TO REMAIN PER UNDERGROUND UTILITIES WAIVER REQUEST
CABLE TV	ABOVE GROUND	TO REMAIN PER UNDERGROUND UTILITIES WAIVER REQUEST
TELEPHONE	ABOVE GROUND	TO REMAIN PER UNDERGROUND UTILITIES WAIVER REQUEST
GAS	UNDER GROUND	TO REMAIN PER UNDERGROUND UTILITIES WAIVER REQUEST

OWNER:
 FARUK BUROVIC
 3144 INGELOW STREET
 SAN DIEGO, CA 92106
 DATE: 9.23.19

PROJECT DATA:
 SITE ADDRESS: 1557 EVERGREEN STREET & 3144 INGELOW STREET SAN DIEGO, CA 92106
 APN: 530-734-01
 EXISTING BUILDING: TWO SINGLE FAMILY DWELLINGS
 CONSTRUCTION DATE: 1947/2016
 CALIFORNIA/ LAMBERT COORDINATES: 204-1699
 NAD83 COORDINATES: 1844-6209

SITE DATA:
 SITE AREA (SINGLE PARCEL) = 5,005 SF (0.115 ACRES)

PROPOSED USE:
 R-3 / 2 SINGLE FAMILY RESIDENCES

CONDOMINIUM STATEMENT:
 THIS IS 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 UNITS IS TWO.

MAP WAIVER STATEMENT:
 THE TENTATIVE MAP AND PARCEL MAP ARE TO BE WAIVED PER THIS MAP WAIVER.

PARKING:
 TOTAL NUMBER OF PARKING SPACES PROVIDED = 4
 TOTAL NUMBER OF UNITS = 2
 1.0 (EX. RESIDENCE)+2.25 (ADDITION 3-4 BOX) = 3.25 PARKING SPACES REQUIRED.

LEGAL DESCRIPTION:
 LOT 1 OF BLOCK 81, MAP 305, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

BENCHMARK:
 CITY OF SAN DIEGO VERTICAL CONTROL PAGE 106, SWBP AT THE INTERSECTION OF LAUREL STREET AND BRIANT STREET.
 ELEVATION: 158.84 DATUM: MEAN SEA LEVEL (MGVD 29)

ZONING:
 DESIGNATION: RM-3-7
 NUMBER OF PROPOSED LOTS: 1
 T.M. ACREAGE: 0.195 ACRES

- OVERLAY ZONES:**
- AIRPORT APPROACH
 - AIRPORT INFLUENCE AREA (AIA)
 - COASTAL HEIGHT LIMIT
 - TRANSMIT PRIORITY STOP (TPA)
- ENVIRONMENTALLY SENSITIVE LANDS:**
- HISTORIC DISTRICT: NO
 - DESIGNATED HISTORIC: NO
 - GEOL. HAZARD CATEGORIES: 52
 - EARTHQUAKE FAULT BUFFER: NO
 - FMA PART 77 NOTIFICATION AREA: YES

DEVELOPMENT DATA:

LOT DIMENSIONS	PARCEL 1
LOT WIDTH	50.03'
STREET FRONTAGE	150.07'
LOT DEPTH	100.04'

MAPPING AND MONUMENTATION:
 ALL FOUR MONUMENTS PER OR 35287 WERE RECOVERED DURING OUR SURVEY.

BASIS OF BEARING:
 THE BASIS OF BEARINGS IS THE CENTERLINE OF INGELOW STREET AS SHOWN ON OR 35287, FILED APRIL 18, 2014, IN THE COUNTY OF SAN DIEGO.
 (E N 53°55'35" W)

EASEMENTS:
 THERE ARE NO EASEMENTS ON THIS PROPERTY.

STREETLIGHTS:
 THERE IS A STREETLIGHT APPROXIMATELY 100' FROM THE SITE ON THE WESTERLY CORNER OF INGELOW ST AND EVERGREEN ST, AND A STREETLIGHT APPROXIMATELY 125' FROM THE SITE ON THE WESTERLY CORNER OF JARVIS ST AND EVERGREEN ST.

AREAS:

EX. 1,730 SQFT TWO-STORY RESIDENCE (2 BEDROOMS)	
FIRST FLOOR =	1173 SQFT
SECOND FLOOR =	1700 SQFT
TOTAL EXISTING USE =	2873 SQFT

EX. 1,058 SQFT THREE-STORY RESIDENCE (3 BEDROOMS)	
FIRST FLOOR =	1025 SQFT
SECOND FLOOR =	930 SQFT
THIRD FLOOR =	986 SQFT
TOTAL EXISTING USE =	2941 SQFT

LEGEND

DESCRIPTION	STD. DWG.	SYMBOL
PROPERTY LINE / TMW BOUNDARY		N45°45'45"W
LOT LINE		
CENTERLINE		
EX. CONTOUR		
PROPOSED CONTOUR		
EX. SPOT ELEVATION		222.22
PR SPOT ELEVATION		222.22
DRAINAGE SWALE OR DIRECTION OF FLOW		100.00
EX. WATER MAIN		
EX. SEWER MAIN		
EX. GAS LINE		
4" LANDSCAPE DRAIN	NDS (OR EO)	
DOWNSPOUT/ ROOF DRAIN OUTLET		
RETAINING WALL		
WALL		
EX. BUILDING FOOTPRINT		
FOUND LEAD & DISC STAMPED 'LS 6411'		
PER CORNER RECORD 35287		

ABBREVIATIONS:

APP	APPROVED	FL	FLOWLINE
BW	(GRADE AT) BOTTOM OF WALL	FL	HIGH
CL	CENTER LINE	PLTR	PLANTER
CONC.	CONCRETE	PP	POWER POLE
EQ	EQUAL	PR (P)	PROPOSED PAVEMENT
EX(E)	EXISTING	PVMT	PAVEMENT
FF	FINISH FLOOR	SCO	SEWER CLEANOUT
FH	FIRE HYDRANT	TRW	(GRADE AT) TOP OF WALL
		TYP	TYPICAL
		WM	WATER METER

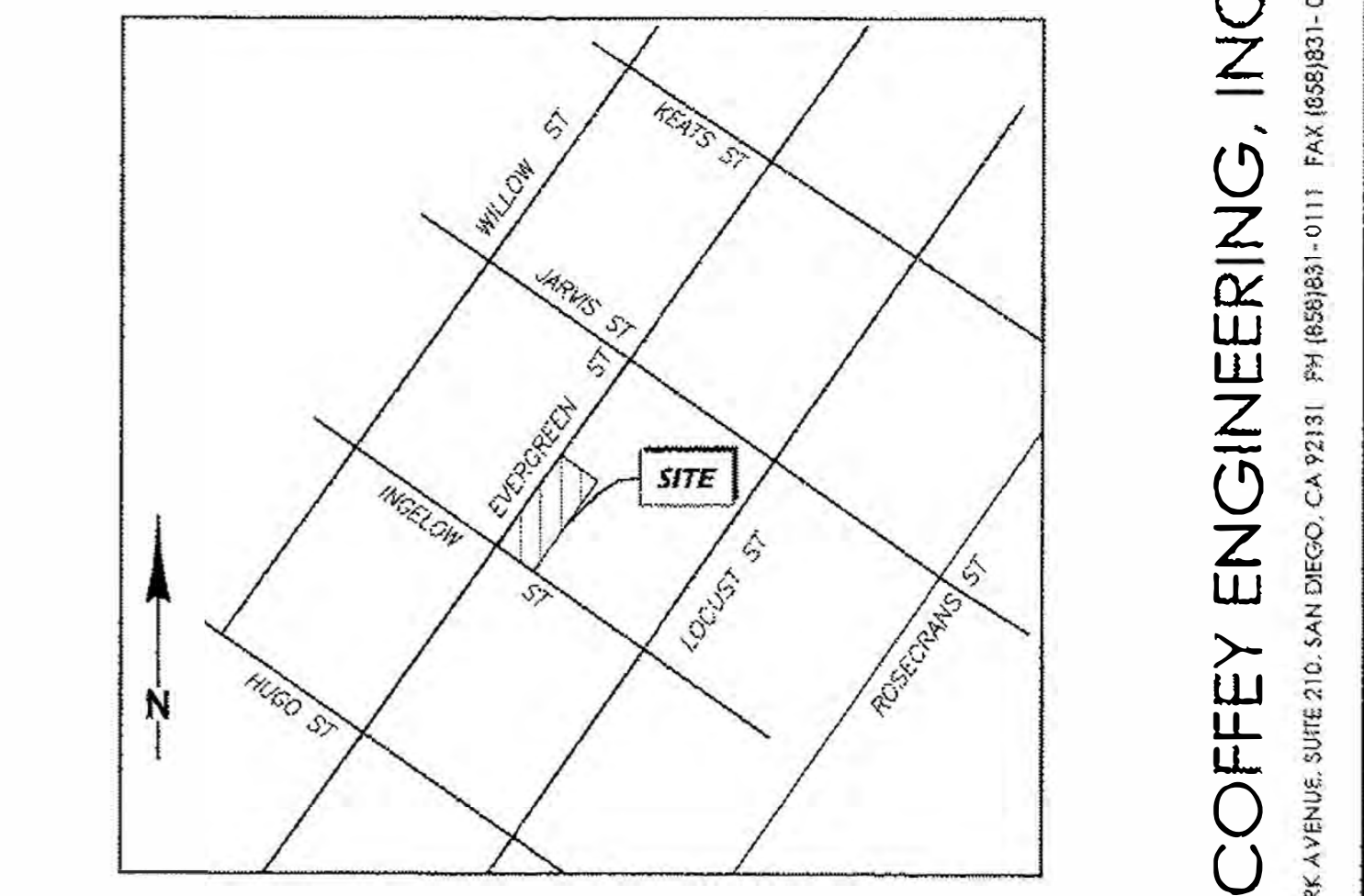
NOTE:
 THE PROPERTY OWNER SHALL ENTER INTO AN AGREEMENT TO INDEMNIFY, PROTECT, AND HOLD HARMLESS THE CITY, ITS OFFICIALS AND EMPLOYEES FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OR ACTION, LIABILITY OR LOSS BECAUSE OF, OR ARISING OUT OF FLOOD WATERS.

CIVIL ENGINEER / LAND SURVEYOR:

JOHN S. COFFEY, P.E., PLS
 COFFEY ENGINEERING, INC.
 8666 BUSINESSPARK AVENUE, SUITE 210
 SAN DIEGO, CA 92131
 (858) 831-0111
 FAX: (858) 831-0120



DATE: 9-10-19
 JOHN S. COFFEY
 RCE 062716



VICINITY MAP
 THOMAS BROS. MAP 1288-B1
 NO SCALE

TENTATIVE MAP WAIVER NO. 2179132
 I.O. 24007824
 PTS 600552

CITY OF SAN DIEGO, CALIFORNIA

TENTATIVE MAP WAIVER

BUROVIC RESIDENCE

3144 INGELOW ST & 1557 EVERGREEN ST
 San Diego, CA 92106

TENTATIVE MAP WAIVER DRAWING **C-1**

DRAWN BY: MR
 CHECKED BY: JC

ORIGINAL 3/27/18

SHEET 1 OF 1

COFFEY ENGINEERING, INC.
 9666 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (858) 831-0111 FAX (858) 831-0120