



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 13, 2020 REPORT NO. HO-20-024

HEARING DATE: May 20, 2020

SUBJECT: BELLA VISTA MAP WAIVER, Process Three Decision

PROJECT NUMBER: [642592](#)

OWNER/APPLICANT: Bella Vista Town Homes LLC/Tyler Lawson

SUMMARY

Issue: Should the Hearing Officer approve the creation of ten residential condominiums, currently under construction, located at [5429 Lauretta Street](#) within the Linda Vista Community Planning area?

Staff Recommendation: APPROVE Tentative Map Waiver No. 2323965.

Community Planning Group Recommendation: On December 1, 2019, the Linda Vista Planning Group voted 10-0-0 to recommend approval of the proposed project without conditions/recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA 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 December 18, 2019, and the opportunity to appeal that determination ended January 3, 2020.

BACKGROUND

The 0.22-acre (9,597.5 square-foot) site is located at 5429 Lauretta Street (Attachment 1), in the RM-3-7 Zone, Parking Impact Overlay Zone (Beach and Coastal), Parking Standards Transit Priority Area, and Transit Priority Area within the [Linda Vista Community Plan](#) (LVCP) (Attachment 2). The LVCP designates the site for Medium-High Residential Density at a rate of 30 to 43 dwelling units per acre (du/ac). The development is under construction pursuant to Construction Permits Nos. 2155893, 2155894, 2155895, and 2155896 (Project 609676) issued on April 8, 2019. Adjacent properties to the north, east, and west are zoned RM-3-7 and developed with a mix of single and multi-family dwelling

units. The commercial developed properties to the south are occupied by the San Diego Humane Society animal shelter. That property is in the CC-5-1 Zone and designated Institutional by the LVCP.

DISCUSSION

Project Description

The project requests a Tentative Map Waiver to waive the requirement to file a tentative map for a proposed subdivision to create ten residential condominiums, currently under construction, and located on a previously mapped single parcel, per [San Diego Municipal Code \(SDMC\) section 125.0120\(b\)\(1\)](#). The project requires a Process Three Hearing Officer decision, which is appealable to the Planning Commission.

The development is currently under construction and consists of ten, two-bedroom dwelling units with twenty parking spaces in two residential buildings. The development under construction complies with all applicable sections of the SDMC. The project includes the creation of ten residential condominiums under construction. The project does not propose any enlargement or expansion of use, or request any deviations. The Tentative Map Waiver would allow the creation of ten residential condominium units for ownership opportunities and does not affect the previous ministerial approvals. City staff has determined that the proposed subdivision is consistent with all applicable regulations of the SDMC and the Subdivision Map Act,

In accordance with [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 San Diego Municipal Code.

Community Plan Analysis

As noted above, the LVCP designates the site for Medium-High Density (30 - 43 du/ac) which would allow seven to ten dwelling units on the 0.22-acre site. The site is located in the Silver Terrace neighborhood that has been steadily transforming from single family area to a multi-family area. The proposed development is in conformance with the community plan land use designation and goal of providing a wide variety of dwelling unit types for all ages, income, and social groups while improving the quality of deteriorating housing stock and encourage the redevelopment of unsound structures.

Conclusion


City staff has reviewed the application for the Tentative Map Waiver and has determined the proposed subdivision is in conformance with the adopted City Council policies and regulations of the Land Development Code, and the Subdivision Map Act. Staff has provided draft findings and conditions to support the approval of the project (attachments 4 and 5) and recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 2323965, with modifications.

2. Deny Tentative Map Waiver No. 2323965, if the findings required to approve the project cannot be affirmed.

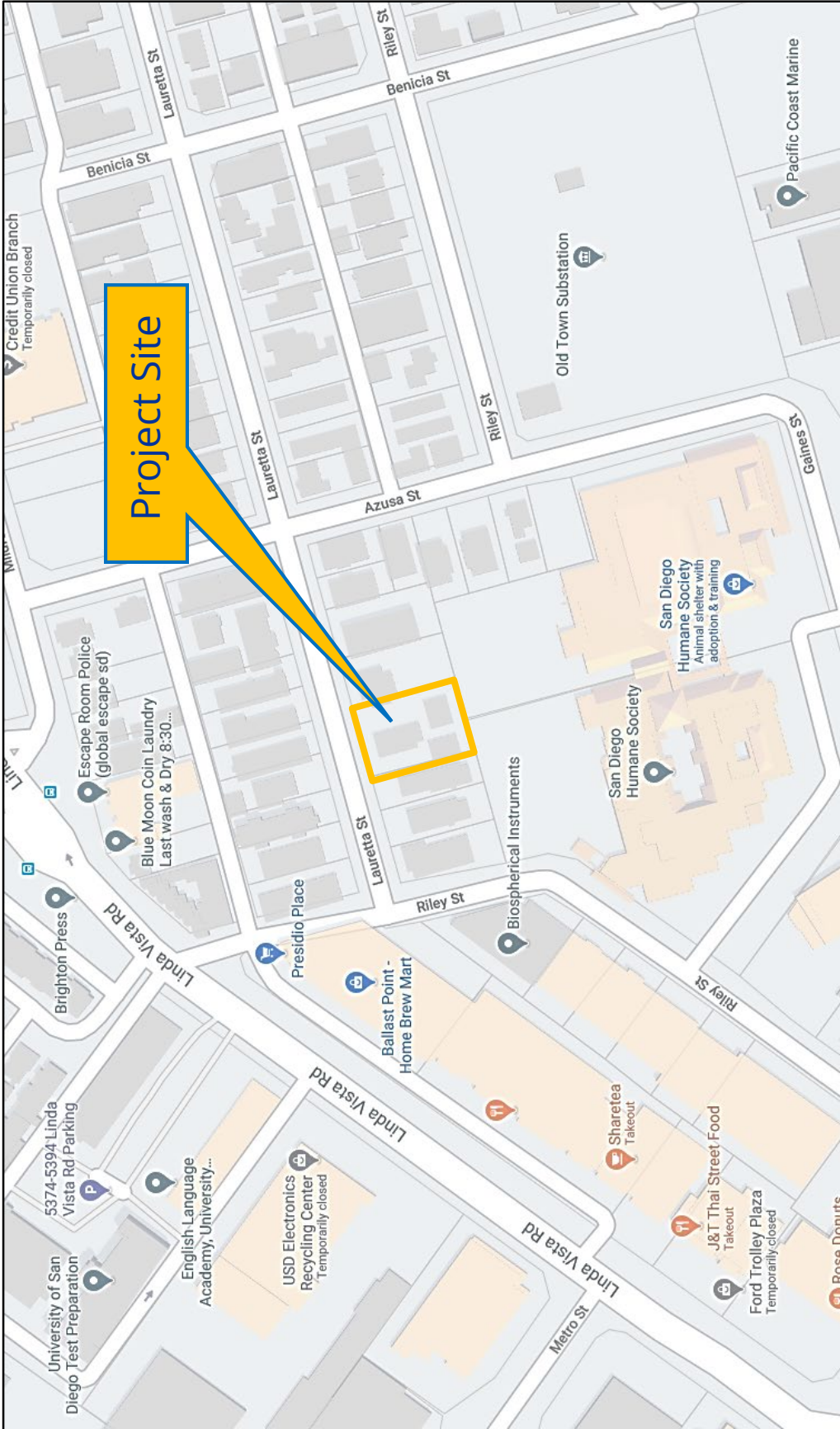
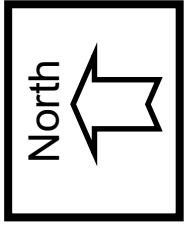
Respectfully submitted,



Jerry Sennett
Development Project Manager

Attachments:

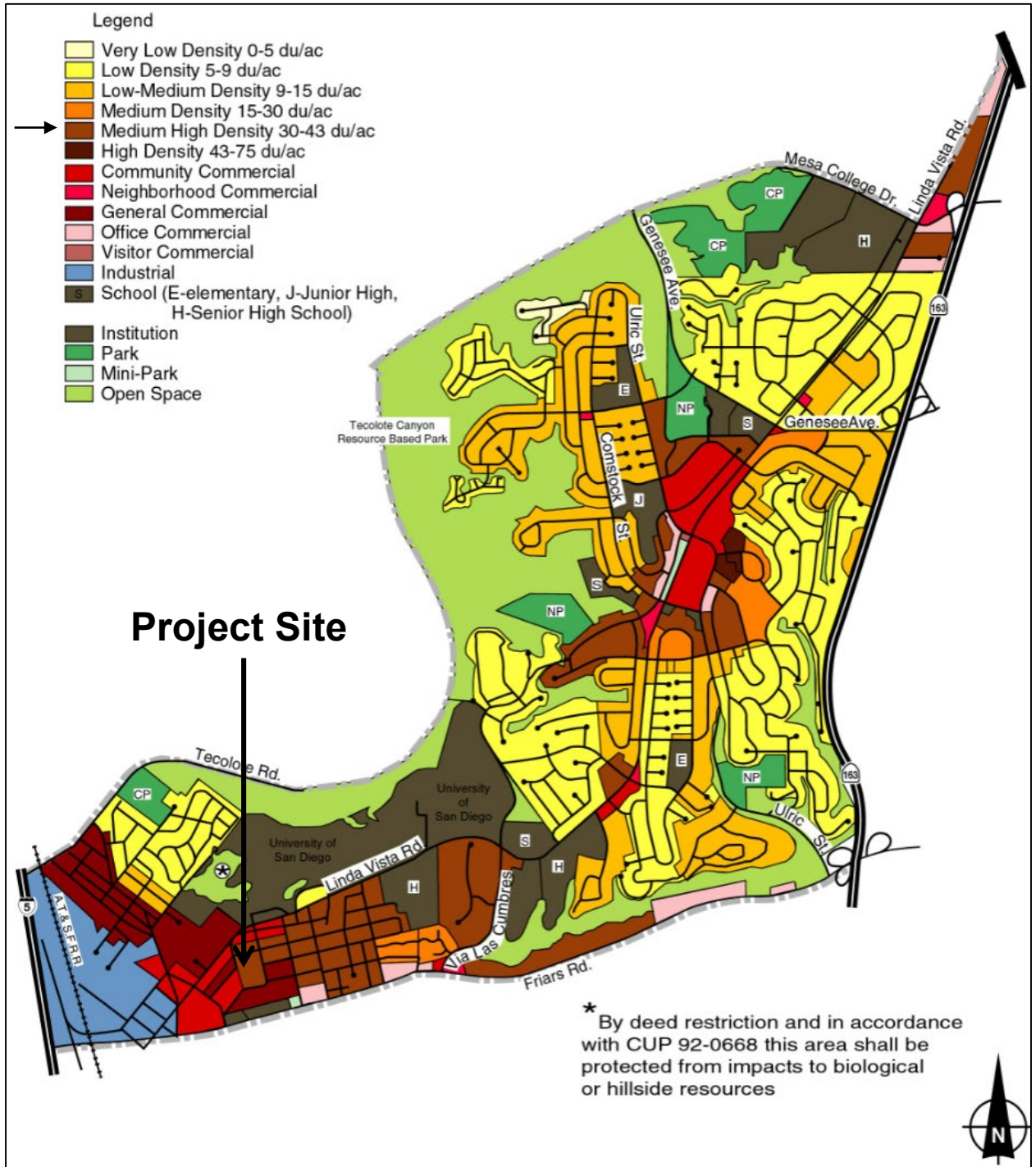
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Map Resolution
5. Draft Map Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Tentative Map Waiver Exhibit



Project Location Map

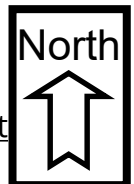
Bella Vista Map Waiver / 5429, 5431, and 5433 Laurretta Street
PROJECT NO. 642592

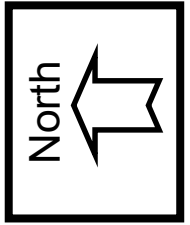




Land Use Map

Bella Vista Map Waiver / 5429, 5431, and 5433 Laurretta Street
 PROJECT NO. 642592





Aerial Photo

Bella Vista Map Waiver / 5429, 5431, and 5433 Lauretta Street
PROJECT NO. 642592



RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. 2323965 FOR **BELLA
VISTA MAP WAIVER** – PROJECT NO. 642592

WHEREAS, Bella Vista Townhomes, LLC, a Wyoming limited liability company, Subdivider, and Tyler Lawson, Pasco Laret Suiter and Associates, Engineer, submitted an application with the City of San Diego for Tentative Map Waiver No. 2323965, to waive the requirement for a tentative map and a final map for the creation of ten residential condominiums, that are currently under construction, on a single lot. The project site is located on the south side of Lauretta Street, east of Riley Street, at 5429 Lauretta Street, in the RM-3-7 Zone within the Linda Vista Community Plan area. The property is legally described as: Parcel 1 of Map 21733, 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, October 25, 2019.

WHEREAS, the Map proposes the subdivision of a 0.22-acre site into one (1) lot for a ten-unit residential condominium development; and

WHEREAS, on December 18, 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 (SDMC) 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 ten dwelling 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 ten; and

WHEREAS, on May 20, 2020, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 2323965, 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. 2323965:

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 a Tentative Map Waiver for the subdivision of the 0.22-acre site to create ten new residential condominiums with twenty parking spaces in two residential buildings, currently under construction on the subject property pursuant to Construction Permit Nos. 2155893, 2155894, 2155895, and 2155896 (Project 609676) issued on April 8, 2019. The 0.22-acre site is located at 5429 Lauretta Street in the RM-3-7 base zone within the Linda Vista Community Plan area. The site is surrounded by a mix of single-family and multi-family residential development to the north, east, and west, commercial development to the south.

The RM-3-7 zone permits a maximum density of one dwelling unit per 1,000 square feet of lot area, which would allow for ten units on the site. The project site is located within the Silver Terrace neighborhood of the Linda Vista Community Plan, and is designated for Medium-High Residential Density with 30 to 43 dwelling units per acre, which would allow seven to ten units on the 0.22-acre site. The Silver Terrace neighborhood promotes moderate residential growth in central Linda Vista while preserving the existing residential character and encourages a wide variety of housing types for all age, income and social groups. The proposed project would provide ten, two-bedroom dwelling units providing

additional for-sale housing opportunities in the community in conformance with the goals and policies of the Linda Vista Community Plan to continue to provide a wide variety of dwelling unit types for all ages, income, and social groups while improving the quality of deteriorating housing stock and the redevelopment of unsound structures. Therefore, the proposed subdivision and its design and improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project site is located at 5429 Laurretta Street in the RM-3-7 base zone within the Linda Vista Community Plan. The project proposes ten new residential condominiums with twenty parking spaces in two residential buildings, currently under construction. The RM-3-7 base zone permits a maximum density of one dwelling unit per 1,000 square feet of lot area, which would allow for ten units on the site.

The current development is under construction, and was previously approved in conformance with all applicable development regulations of the San Diego Municipal Code including but not limited to height, floor area ratio (FAR), parking, setbacks, and landscaping. The project is a subdivision only and does not propose any additional development. The proposed subdivision complies with all applicable regulations of the San Diego Municipal Code, and the Subdivision Map Act, and there are no deviations. Therefore, the proposed development will comply with the 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 site is located at 5429 Laurretta Street in the RM-3-7 base zone, and designated for Medium High Density Residential by the Linda Vista Community Plan. The project is a subdivision only to create ten residential condominiums and does not propose any additional development. The ten dwelling units currently under construction were previously approved in conformance with all applicable development regulations, including the allowed density per the underlying RM-3-7 base zone and the Linda Vista Community Plan, which allows a maximum of ten units on the 0.22-acre site. The site is located in an urban area and surrounding by a mix of residential development to the east, north and west, and commercial development to the south. The project has been conditioned to ensure the construction of public improvements, as shown on the approved construction plan for Right of Way Permit No. 2254162 (Project No. 629499), which include new City Standard curb and gutter, sidewalk, driveway and water/sewer service. Therefore, the site is physically suitable for the type and density of development being proposed.

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 is a subdivision only and does not propose any additional development. There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area

(MHPA) lands located on or adjacent to the site. The site is within an urbanized and developed community. The project was determined to be exempt from CEQA pursuant to State CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations). 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 is a request for a Tentative Map Waiver to create ten new residential condominium units currently under construction. The project site is located within an urbanized community and does not propose any additional development. The Tentative Map Waiver was reviewed and determined to comply with the San Diego Municipal Code and the Subdivision Map Act. The Tentative Map Waiver includes conditions and corresponding exhibits of approval, including utility undergrounding, installation of public improvements in accordance with previously approved Right of Way Permit No. 2254162, and the payment of applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. Previously approved public improvements include the construction of new curb and gutter, sidewalk and driveway to current City Standards adjacent to the site on Laretta Street. Therefore, the proposed development 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 site will continue to be accessed from the existing public street. There are no existing access easements through the property. Therefore, the proposed development does not conflict with the use of any 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 scope includes a Tentative Map Waiver for the subdivision of an existing single mapped parcel to create ten residential condominiums currently under construction. The project would create residential units for individual ownership, with no enlargement or expansion of use. The residential development has been designed to allow for future passive heating and cooling opportunities and any future development would be required to comply with the Land Development Code regulations and construction permit requirements, including setback and height limitations to ensure adequate natural light and air movement between structures. 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 proposed Tentative Map Waiver is for the subdivision of an existing single mapped parcel to create ten residential condominiums currently under construction. The proposed subdivision does not propose additional development. The site is served by existing public infrastructure, including developed right-of-way and utility lines. Impacts to environmental resources would be avoided because the site is in a developed, urban neighborhood and does not contain nor is adjacent to such resources. The Linda Vista Community Plan encourages a wide variety of dwelling unit types for all ages, income, and social groups to provide a greater opportunity for housing that is both affordable and accessible by everyone. The proposed residential condominiums will add to the variety of housing types within the neighborhood. The decision maker has reviewed the project plans for conformance with the San Diego Municipal Code and the goals & policies of the applicable Land Use Plan and has determined that the proposed subdivision for the creation of ten residential condominiums is consistent with the housing needs in the Linda Vista Community Planning Area. Therefore, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

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. 2323965 is hereby granted to Bella Vista Townhomes, LLC, a Wyoming Limited Liability Company, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Jerry Sennett
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions

Internal Order No. 12002110

ATTACHMENT 5

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 2323965
BELLA VISTA MAP WAIVER - PROJECT NO. 642592
ADOPTED BY RESOLUTION NO. _____ ON _____

GENERAL

1. This Map Waiver will expire June 5, 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.
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.

Note: 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 underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
7. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation.
8. The Subdivider shall construct the required Public Improvements per the approved Right-of-Way Permit No. 2254162, including new curbs, gutters, sidewalks and driveway.

ATTACHMENT 5

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 recordation of the Certificate of Compliance, all conditions in the Tentative Map Waiver (TMW) Resolution of Approval must be satisfied.
11. 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.

INFORMATION:

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

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: Bella Vista Map Waiver / 642592

SCH No.: N./A.

Project Location-Specific: 5429, 5431, and 5433 Laurretta St., San Diego, CA 92110

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

Description of nature and purpose of the Project: Map Waiver (MW) to create new condominium units (currently under construction) with 10 units at 5429 Laurretta Street. Seeking approval for two lots (4 & 5) with ten 2-story residential units and 20 parking spaces. The 9,597.5 square foot site is located at 5429 Laurretta St. in the RM-3-7 zone within the Linda Vista Community Plan Area, Council District 2. The proposed project is located within the residential--multiple dwelling unit Zone of RM-3-7, Parking Impact Overlay Zone (Beach & Coastal), Parking Standards Transit Priority Area, Transit Priority Areas and Parking Impact Overlay Zone, in the Linda Vista Community Plan Area, designated as Medium High Density (30 to 43 dwelling units per acre). A concurrent ministerial lot consolidation process is under review for consolidation of the two lots under PTS# 636500. The 10 Bella Vista Townhomes on the premises are under construction through building permit PTS# 609676. The Right of Way Construction plan was approved for a new 20-foot wide curb and gutter, driveway, and water/sewer services under PTS# 629499. No construction is proposed under this application.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Bella Vista Townhomes LLC, PO Box 91335, San Diego, CA 92169, 858-449-8419

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: 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 Section 15305, Minor Alteration in Land Use Limitations. 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 in areas with an average slope of less than 20%, which do not result in any changes in land use or density. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Courtney Holowach

Telephone: 619-446-5187

If filed by applicant:

Revised May 2018

ATTACHMENT 6

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



Senior Planner

3/9/2020

Signature/Title

Date

Check One:

(X) Signed By Lead Agency

() Signed by Applicant

Date Received for Filing with County Clerk or OPR:



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

Community Planning Committee Distribution Form Part 2

Project Name: Bella Vista Map Waiver	Project Number: 642592	Distribution Date:
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Project Scope/Location:
LINDA VISTA, (Process 3) Map Waiver to create 10 residential condominium units currently under construction as residential units, located at 5429,5431,5433 Laurretta Street. The 0.22-acre site is located in the Linda Vista Community Plan area. Council District 2.

Applicant Name:	Applicant Phone Number:
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Project Manager: Jerry Sennett	Phone Number: 619-446-5261	Email Address: GSennett@sandiego.gov
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Committee Recommendations (to be completed for Initial Review):

<input checked="" type="checkbox"/> Vote to Approve	Members Yes 10	Members No 0	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)	<input type="checkbox"/> Continued		

CONDITIONS:

NAME: <i>Noli Zosa</i>	TITLE: <i>Chairman</i>
SIGNATURE: <i>[Signature]</i>	DATE: <i>12/1/19</i>

Attach Additional Pages if Necessary.

Please return to:
Project Management Division
City of San Diego
Development Services Department
1222 First Avenue, MS 302
San Diego, CA 92101

LINDA VISTA PLANNING GROUP

Monday, November 25, 2019

5:30 pm – 7:00 pm

Linda Vista Library

2160 Ulric Street, San Diego, CA 92111

BOARD MEMBERS: Noli Zosa (Chairman), Howard Wayne (Vice Chairman), Kimberly Weber; Jennifer Carroll, Felicity Senoski, Victor Ochoa (left meeting at 6:33), Doug Beckham, John Nielsen (arrived at 5:50), Lauree Camarato, Keith Warner, Demi Brown

BOARD MEMBERS ABSENT: Dorothy Perez, Carol Baker, Kim Heinle, Cynthia Dillon, Teresa Ogot

QUORUM: was met

Community Members in Attendance: 13

- GENERAL MEETING MINUTES -

Call to Order: 5:32 pm by Chair

- **Pledge of Allegiance:** D. Beckham
- **Roll Call of Planning Group Members:** L. Camarato
- **Approval of Draft Agenda**
Motion by Doug to approve the November 25, 2019 draft meeting agenda with any necessary amendments; second by Howard. Motion carried by a vote of 8-0-1 (D. Brown abstained)
- **Approval of Prior Meeting Minutes**
Motion by Howard to approve the October 28, 2019 meeting minutes, pending any amendments; second by Doug. Motion carried by a vote of 8-0-1 (D. Brown abstained)

Reports by Government Representatives:

- **Police Department/Fire Department:** did not attend
- **Congress & State Legislature** (Senate/Assembly)
 - Susan Davis' office - Jawad Al Baghdadi: did not attend
 - Toni Atkins Office - Diana Lara: did not attend
- **County & City:**
 - Mayor: did not attend
 - City Attorney: did not attend
 - City Council
 - Carrie Munson, community representative Rep. Jen Campbell: brief community update
 - Planning Dept: did not attend
 - Development Services: did not attend
 - Board of Supervisors: did not attend
- **University of San Diego (USD):** Pam Gray Payton, Community Local State and Government Affairs: New initiative to train as many as 1,500 entrepreneurs. Free classes each month.
- **SANDAG:** did not attend

Non-Agenda Items and Public Comment (2 minutes per person)

- Demi Brown – joint use park is now open at Linda Vista Elementary school. Empower Charter had to greatest academic increase in scores. Resolve Church – meals for the homeless.
- Doug Beckham – will play Santa at Balboa Park on Saturday November 25 from 10 am to 4 pm sponsored by Kiwanis
- Victor Ochoa: The San Diego County of Education bought the Thrive Building
- Patrick: report of issue from LVTC meeting; Genesee and Linda Vista Road intersection with major congestion; Friday, December 6 at the House of the Philippines
- Jimmy (community member): proposal to move bus stop. Janet Kaye has notified Sheldon Zemen

Chairman's Report: Update on the possible expansion of the Mission Valley YMCA.

Action Items

1. **USD Hogan West Tennis Facility-** USD staff presented plans to renovate/relocate tennis courts, spectator seating and one-story clubhouse. Facility will house the men's and women's tennis teams. Project start June 2020 through December 2020.

Motion to endorse the plan as presented by D. Beckham, second by K. Warner. Motion carried by a hand vote of 9-0-1 (H. Wayne abstained).

2. **Bella Vista Townhomes Project-** Greg Goertzen, \owner/developer of GS Development, presented plans to create 10 residential condominiums at 5429 Laurretta Street. Project is currently under construction approved as apartments and requesting the change to condominiums with a map waiver. Zoning and land use committee recommended endorsement of this project.

Motion to endorse the plan as presented by John, second by Victor. Motion carried by a hand vote of 10-0-0.

3. **Tecolote Trunk Sewer SDP-** City Staff presented plans for a biological resources/wetlands for the replacement and rehab of 6.5 miles of gravity fed pipeline North of Genesee and Chateau Drive.

Motion by H. Wayne to postpone this agenda item to the LVPG January 27, 2020 meeting due to no representative from City Staff. Second by F. Senoski. Motion carried by a hand vote of 10-0-0.

4. **4-Way Stop Sign in Linda Vista** – D. Beckham, LVPG Traffic and Transportation Subcommittee presented a draft letter of support for a 4-way stop at Burroughs and Tait streets.

Motion by F. Senoski to postpone this agenda item to the LVPG January 27, 2020

meeting pending updates to the proposed letter to the City. Second by K. Warner. Motion carried by a hand vote of 9-0-0.

5. **Maintenance Assessment District Budget** – Albert Ochoa; Chairman of the MAD Subcommittee presented the 2021 MAD budget.

Proposed increase in property tax from \$23.00 to \$27.00 (there has not been an increase in 5 years). The increase will generate approximately \$32,000.

Motion by K. Warner to approve the MAD budget as presented, second D. Brown. Motion carried by a hand vote of 10-0-0.

6. **Update to City of San Diego Land Development Code** – Howard Wayne, LVPG Vice Chair presented proposed changes to the Land Use Code 141.0504, subdivision A1. regarding the 1,000-foot line of sight change.

Motion by D. Beckham to approve the change to the Land Use Code 141.0504, subdivision A1 as presented, second J. Nielsen. Motion defeated by a hand vote of 4-5-0.

Motion by D. Brown to not endorse the proposed change to the Land Use Code 141.0504, subdivision A1. Second by F. Senoski. Motion carried by a hand vote of 5-4-0

Committee Reports & Updates (as requested):

- Landscape Maintenance Assessment District – Victor Ochoa: report covered under action item 5.
- Morena Corridor Specific Plan (ad hoc) – Howard Wayne: no report
- Skateworld Property (ad hoc) – Doug Beckham/John Nielsen: working on agreement between Civic San Diego and the County
- Riverwalk Development (ad hoc) – Felicity Senoski: no meeting this month; Mission Valley ad hoc meeting on Dec. 5 at 3:30 at Mission Valley Library; possible subcommittee meeting in January.
- Traffic & Transportation – Kim Heinle: report covered under agenda item 4.
- Zoning/Land Use – Keith Warner: will contact the City regarding agenda item 4.

Representative Committees:

- Community Planners Committee – Howard Wayne: no report
 - Linda Vista Collaborative – Kim Heinle: no report
 - Mission Bay Park – Kimberly Weber: no report
 - Tecolote Canyon Advisory Committee – Kimberly Weber: no report
 - Linda Vista Recreation Advisory Council – Doug Beckham: Annual Christmas party on Dec 10, potluck; Christmas Party on Dec 5 at 5:00 pm at Bayside
 - Linda Vista Town Council – John Nielsen: LVTC project with Bayside for translation services. Funds are available and John will be making phone calls to our City Planner to obtain information on accessing the monies. Next LVTC meeting is January 16, 2020 at the Linda Vista Library

** No December 2019 meeting **


Proposed Items for the January LVPG meeting:

- Invite the City Planner to attend the January 27, 2020 meeting

Adjournment: 7:20 pm

** Next Meeting is scheduled for Monday, January 27, 2020 at 5:30 P.M. at the Linda Vista Library.

APPROVED

	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: Bella Vista Townhomes **Project No. For City Use Only:** _____

Project Address: 5429 / 5431 / 5433 Lauretta Street
San Diego, CA 92110

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

Corporation Limited Liability -or- General - What State? WY 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: Bella Vista Townhomes, LLC, a Wyoming LLC Owner Tenant/Lessee Successor Agency
 Street Address: P.O. Box 91335
 City: San Diego State: CA Zip: 92169
 Phone No.: (858) 449-8419 Fax No.: _____ Email: greggoertzen@hotmail.com
 Signature: _____ Date: 6/26/2019
 Additional pages Attached: Yes No

Applicant

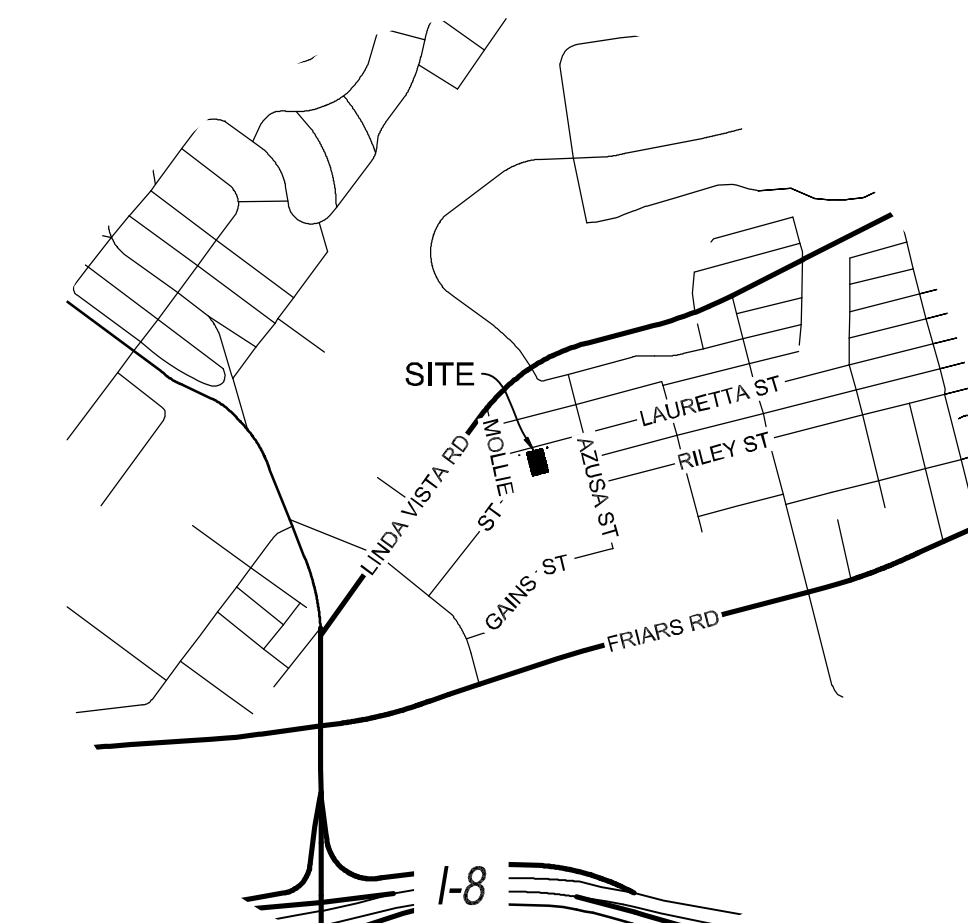
Name of Individual: Greg Goertzen for Bella Vista Townhomes, LLC, a Wyoming LLC Owner Tenant/Lessee Successor Agency
 Street Address: P.O. Box 91335
 City: San Diego State: CA Zip: 92169
 Phone No.: (858) 449-8419 Fax No.: _____ Email: greggoertzen@hotmail.com
 Signature: _____ Date: 6/26/2019
 Additional pages Attached: Yes No

Other Financially Interested Persons

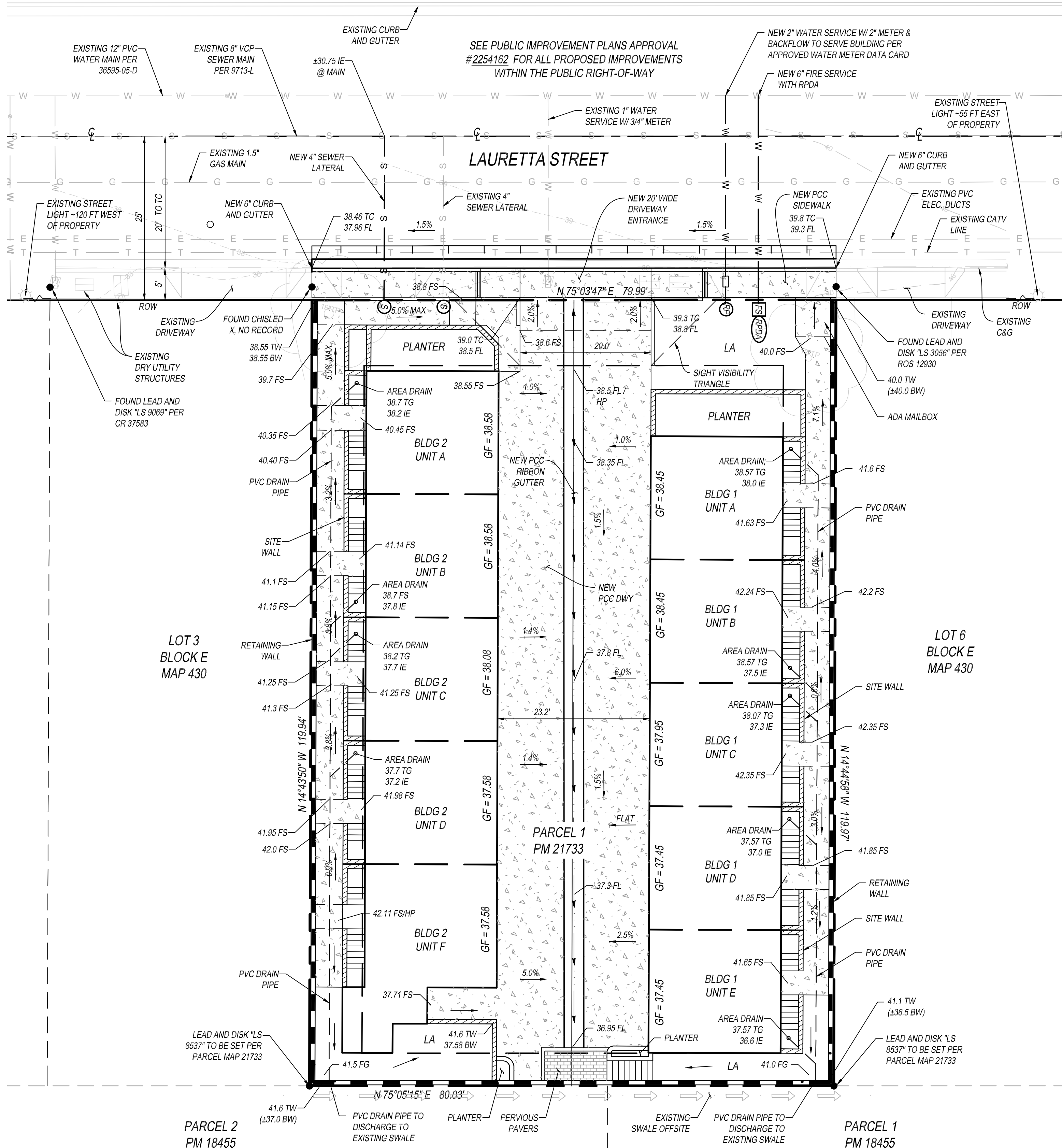
Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

BELLA VISTA TOWNHOMES AT 5429 LAURETTA STREET

TENTATIVE MAP WAIVER APPROVAL #2323965



VICINITY MAP:
NOT TO SCALE



PLAN VIEW - TENTATIVE MAP WAIVER EXHIBIT
SCALE: 1" = 10' HORIZONTAL

LEGEND:

PROPERTY LINE / TMW BOUNDARY	---
PUBLIC RIGHT-OF-WAY / ADJ LOT LINE	---
CENTERLINE OF ROAD	---
SETBACKS	---
EXISTING CONTOUR	---
EXISTING CURB AND GUTTER	---
EXISTING WATER MAIN (SIZE PER PLAN)	W-W
EXISTING SEWER MAIN (SIZE PER PLAN)	S-S
EXISTING GAS MAIN (SIZE PER PLAN)	G-G
EXISTING CATV LINE	T-T
EXISTING ELECTRIC DUCTS	E-E
EXISTING SEWER LATERAL	S-S
NEW SEWER LATERAL	S-S
NEW WATER SERVICE W/ METER AND BACKFLOW PREVENTER	W-W
NEW FIRE SERVICE	W-W
NEW 6" CURB AND GUTTER	---
RETAINING WALL	---
SITE BUILDING WALL	---
BUILDING FOOTPRINT	---
NEW RIBBON GUTTER	---
EXISTING SURVEY MONUMENT AS NOTED	●
PCC PAVEMENT	---
PERVIOUS PAVERS	---
PVC DRAIN PIPE	---

NOTES:

- NO EXISTING OR PROPOSED EASEMENTS WITHIN PROPERTY.
- REQUIRED SETBACKS ZONE RM-3-7:
FRONT: 10' FOR 50% OF BUILDING ENVELOPE
20' FOR REMAINDER
SIDE YARD: 10% OF LOT WIDTH (8.0') WITH 0' OPTION
- THIS PLAN REQUESTS A WAIVER OF THE REQUIREMENT TO FILE A TENTATIVE MAP AND FINAL MAP.
- SEE IMPROVEMENT PLAN (PERMIT NUMBER 2254162) FOR CONSTRUCTION OF IMPROVEMENTS WITHIN RIGHT-OF-WAY.
- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (LFC 901.4.4)
- NO OVERHEAD ELECTRICAL UTILITY LINES ARE LOCATED ADJACENT TO THE SUBJECT PROPERTY.
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (b)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
- THE SUBDIVIDER SHALL OBTAIN 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.
- THE SUBDIVIDER SHALL PREPARE CC&R'S FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER FACILITIES THAT SERVE OR TRAVERSE MORE THAN A SINGLE CONDOMINIUM UNIT OR LOT

PROJECT DESCRIPTION:

THIS PROJECT IS A MAP WAIVER TO CREATE 10 RESIDENTIAL CONDOMINIUMS WHICH ARE CURRENTLY UNDER CONSTRUCTION.
NO NEW CONSTRUCTION IS PROPOSED WITH THIS APPLICATION.
THIS PROJECT IS A PROCESS 3 MAP WAIVER APPROVAL WITH THE CITY OF SAN DIEGO
SEE BUILDING PERMIT PTS #609676 FOR ALL ONSITE IMPROVEMENTS
SEE PTS #629499 FOR ALL REQUIRED IMPROVEMENTS IN THE CITY RIGHT-OF-WAY.
NO DEVELOPMENTAL REGULATION DEVIATIONS ARE PROPOSED IN THIS PROJECT.
NO TRANSIT STOPS ARE PROPOSED IN THIS PROJECT. THERE ARE NO EXISTING TRANSIT STOPS IMMEDIATELY ADJACENT TO THE PROJECT.

SURVEY NOTE:

SURVEY COMPLETED BY:
PASCO, LARET, SUITER & ASSOCIATES
535 N. HIGHWAY 101, SUITE A
SOLANA BEACH, CA 92075
PH: (858) 259-9212
ALL BOUNDARY INFORMATION AND TOPOGRAPHIC INFORMATION WITHIN THE LAURETTA STREET RIGHT-OF-WAY SHOWN HEREON PERFORMED BY PLSA. THERE ARE NO EASEMENTS LOCATED WITHIN THE SITE PER TITLE REPORT NO. 317320931 BY LAWYERS TITLE COMPANY

STRUCTURE:

TOTAL UNITS: 10 RESIDENTIAL UNITS	TOTAL BEDROOMS: 20 BEDROOMS
BLDG 1 - UNIT A / 5431 LAURETTA ST SQ FOOTAGE: 1,299 SF	BEDROOMS: 2 BR
BLDG 1 - UNIT B / 5433 LAURETTA ST SQ FOOTAGE: 1,001 SF	BEDROOMS: 2 BR
BLDG 1 - UNIT C / 5435 LAURETTA ST SQ FOOTAGE: 1,121 SF	BEDROOMS: 2 BR
BLDG 1 - UNIT D / 5437 LAURETTA ST, A SQ FOOTAGE: 907 SF	BEDROOMS: 2 BR
BLDG 1 - UNIT E / 5437 LAURETTA ST, B SQ FOOTAGE: 1,381 SF	BEDROOMS: 2 BR
BLDG 2 - UNIT A / 5423 LAURETTA ST SQ FOOTAGE: 1,299 SF	BEDROOMS: 2 BR
BLDG 2 - UNIT B / 5425 LAURETTA ST SQ FOOTAGE: 1,001 SF	BEDROOMS: 2 BR
BLDG 2 - UNIT C / 5427 LAURETTA ST SQ FOOTAGE: 1,121 SF	BEDROOMS: 2 BR
BLDG 2 - UNIT D / 5429 LAURETTA ST, A SQ FOOTAGE: 907 SF	BEDROOMS: 2 BR
BLDG 2 - UNIT F / 5429 LAURETTA ST, B SQ FOOTAGE: 1,473 SF	BEDROOMS: 2 BR

BASIS OF BEARINGS:

THE CALIFORNIA COORDINATE SYSTEM 1983 (CCS83), ZONE 6, 2017.50 EPOCH, AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON APRIL 23, 2019 AT POINTS A & B, ESTABLISHED FROM CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) P473 AND S105 DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY. BEARING A-B: N 14°42'05" W

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT POINT 'A' IS 1.00000670
GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.
ELEVATION AT POINT 'A' IS 34.87 (MSL).

BASIS OF ELEVATIONS:

CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK
MONUMENT DESCRIPTION: BRASS FLUG
LOCATION: NORTHEAST CORNER OF LAURETTA STREET AND AZUSA STREET
DATUM: MSL (NGVD 29)
ELEVATION: 38.351 FEET
CALIFORNIA COORDINATE SYSTEM '83: 1848-6269
L.C. COORDINATES: 218-1709

PLANNING INFO

ZONING: RM-3-7 ZONE
COMMUNITY PLAN AREA: LINDA VISTA
OVERLAY ZONES: PARKING IMPACT OVERLAY
TRANSIT AREA OVERLAY (FUTURE)

BUILDING DATA: SAN DIEGO, CA 92110 YEAR BUILT 2019 CCS '83 COORDINATES: 1848-6269 L.C. COORDINATES: 218-1709	PROJECT DATA: MULTI-FAMILY RESIDENTIAL PROPOSED USE: 10 RESIDENTIAL CONDOMINIUMS 20 GARAGE SPACES EXISTING USE: 10 RESIDENTIAL CONDOMINIUMS 20 GARAGE SPACES (SITE CURRENTLY UNDER CONSTRUCTION PER PTS #609676) EXISTING AND PROPOSED ZONE: RM-3-7 APN: 436-451-04-00 SITE AREA: 9,597.5 SF (0.22 ACRES) GRADING: 0 CY FILL 0 CY CUT 0 CY IMPORT UTILITIES: WATER & SEWER: CITY OF SAN DIEGO GAS & ELECTRIC: SDG&E CABLE AND PHONE: COX CABLE AND PHONE: SBC
LEGAL DESCRIPTION: PARCEL 1 OF PARCEL MAP NO. 21733.	LEGAL DESCRIPTION: PARCEL 1 OF PARCEL MAP NO. 21733.
NUMBER OF EXISTING LOTS: 1	NUMBER OF EXISTING LOTS: 1
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 UNITS IS 10	OWNER / DEVELOPER: BELLA VISTA TOWNHOMES, LLC, A WY LLC P.O. BOX 91335 SAN DIEGO, CA 92169

REFERENCE DOCUMENTS

CR 2050	PM 18455
CR 29353	MAP 430
CR 37583	ROS 11246
PM 9223	ROS 12930
PM 21733	

OWNER:

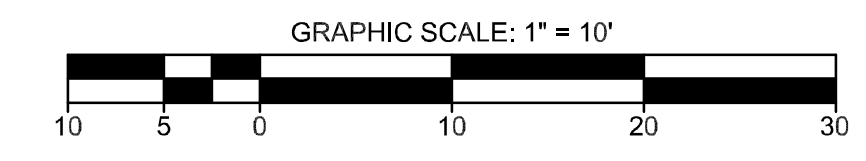
BELLA VISTA TOWNHOMES, LLC, A WYOMING LLC
P.O. BOX 91335
SAN DIEGO, CA 92169
PH: (858) 449-9419

GREG GOERTZEN 11-04-19
DATE

ENGINEER OF WORK:

PASCO, LARET, SUITER & ASSOCIATES
535 NORTH HIGHWAY 101, SUITE A
SOLANA BEACH, CA 92075
PH: (858) 259-9212

TERE G LAWSON 11-04-19
PE NO. 80356 DATE
REGISTRATION EXPIRES 12-31-20



PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.259.8212 | fx 858.259.4812 | plsengineering.com

CONSULTANTS: CIVIL ENGINEER PASCO, LARET, SUITER & ASSOCIATES 535 NORTH HWY 101, SUITE A	PROJECT NAME: BELLA VISTA TOWNHOMES PROJECT ID: 609676 TENTATIVE MAP WAIVER # 2323965 W.O. # PERMIT PTS #: 642592 PERMIT APPROVAL #: 2155856
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SCALE: 1" = 10' HORIZONTAL
ORIGINAL DATE: 07/02/19
SHEET 1 OF 1