



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 26, 2020 REPORT NO. HO-20-039

HEARING DATE: September 2, 2020

SUBJECT: Diamond Street Residences, Process Three Decision

PROJECT NUMBER: [649656](#)

OWNER/APPLICANT: Robert D. Linton and Diana M. Linton, Owners and Robert J. Bateman, Applicant

SUMMARY

Issue: Should the Hearing Officer approve the creation of three residential condominiums, currently under construction and waive the requirement to underground existing off-site overhead utilities for the project, located at 1976, 1978, and 1980 Diamond Street within the Pacific Beach Community Plan area?

Staff Recommendation: APPROVE Tentative Map No. [2356279](#)

Community Planning Group Recommendation: On June 10, 2020, the Pacific Beach Planning Group voted unanimously (12-0-0) to recommend approval of the proposed project with recommendations (Attachment 7).

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 July 22, 2020, and the opportunity to appeal that determination ended on August 5, 2020 (Attachment 6).

BACKGROUND

The 0.194-acre (8,454-square-foot) site is located at 1976, 1978 and 1980 Diamond Street, north of Diamond Street, south of Missouri Street, east of Lamont Street and west of Noyes Street (Attachment 1). The site is located in the RM-1-1 zone within the Coastal Height Limitation, Transit Priority Area overlay zones, and the Pacific Beach Community Plan (PBCP) area (Attachment 2). The PBCP designates the project site for Residential Low-Medium Density at a rate of 9-15 dwelling units

per acre, or 2-3 dwelling units on the site. The RM-1-1 Zone allows one dwelling unit per 3,000 square feet of lot area, or maximum of three dwelling units on the subject site.

The residential complex is currently under construction pursuant to Combination Building Permit No's. [2284434](#), [2284436](#), and [2284437](#) issued on October 1, 2019, Project No. [635726](#), for the development of three, three-story single-dwelling units, each with an attached two-car garage. The proposed three-unit residential condominium project is consistent with the allowed density per the underlying Pacific Beach Community Plan (PBCP) and the RM-1-1 zone. At the time of issuance of the ministerial construction permits under Project No. [635726](#), the applicant paid the Inclusionary Affordable Housing In-Lieu Fee for the residential development to comply with the Inclusionary Affordable Housing Ordinance and paid the applicable Development Impact Fees for financing public facilities. During the ministerial review, the project was determined to be in compliance with the underlying zone regulations, including but not limited to, height, floor area ratio, parking, setbacks, and landscaping requirements.

DISCUSSION

PROJECT DESCRIPTION:

The proposed subdivision is a condominium creation for three detached residential condominium units, currently under construction, located on a previously mapped single parcel. In accordance with SDMC Section 125.0430, the decision maker may approve a Tentative Map if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the Land Development Code.

The project includes the creation of three residential condominiums, for dwelling units currently under construction, comprised of a three, three-bedroom, three-story single-dwelling units, each with attached two-car garages. The project requires and provides 2.25 off-street parking spaces for each dwelling unit, each dwelling unit shall include parking for two vehicles inside the attached garages, and one surface parking space shall be provided on-site for a total of seven- off-street parking spaces. The project does not propose any enlargements or expansion of use nor does it request any deviations. Public improvements include removal and replacement of a driveway curb cut from the Diamond Street right-of-way and removal and replacement of portions of sidewalk along the Diamond Street right-of-way, all in conformance with ministerial construction permits under Project No. [642811](#), issued on February 18, 2020. The project site is located within the developed urban neighborhood of Pacific Beach, surrounded by similar development and served by existing developed right-of-way improvements and public utilities. The Tentative Map would allow the creation of three 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 the development regulations of the underlying zone, including but not limited to height, floor area ratio, density, parking, setbacks and landscaping requirements.

COMMUNITY PLAN ANALYSIS:

The proposed subdivision is a condominium creation for three detached residential condominium units currently under construction. The project site is mid-block within a fully developed urban

residential area within the Pacific Beach Community Plan (PBCP) area designated for multi-family residential development with a density range of 9-15 dwelling units per acre (du/ac). The proposed subdivision results in a 13.9 du/ac density, consistent with the PBCP. Additionally, the PBCP has a goal to create safe and pleasant pedestrian linkages among residential neighborhoods, commercial facilities, and neighborhood destinations. Public improvements were approved and permitted (under Project No. [642811](#)) by the City of San Diego for the sidewalk adjacent to Diamond Street which will create a safe and pleasant pedestrian linkage from the residential development to commercial facilities, neighborhood destinations and provide a linkage to transit.

The proposed development is consistent with the Community Plan recommendation to promote the development of a variety of housing types and styles to provide a greater opportunity for housing that is both affordable and accessible by everyone and to encourage development that reflects the scale and character of the established neighborhood. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan

WAIVER OF THE REQUIREMENT TO UNDERGROUND UTILITIES:

The project site is currently served by existing overhead utility lines running east to west adjacent to the front property line. The City of San Diego's Undergrounding Master Plan designates the site within Pacific Beach 21, funded surcharge with no estimated date of completion. Pursuant to SDMC Section 144.0240, the applicant requests a waiver of the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. The project qualifies for the waiver in accordance to SDMC section 144.0242(c)(1)(B), as 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.

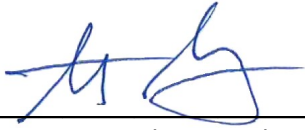
CONCLUSION:

City Staff has reviewed the application for the Tentative Map and has determined that the proposed subdivision is in conformance with 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 approval of the project (Attachments 4 and 5) and recommends the Hearing Officer approve the Tentative Map as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 2356279, with modifications.
2. Deny Tentative Map No. 2356279, if the findings required to approve the project cannot be affirmed.

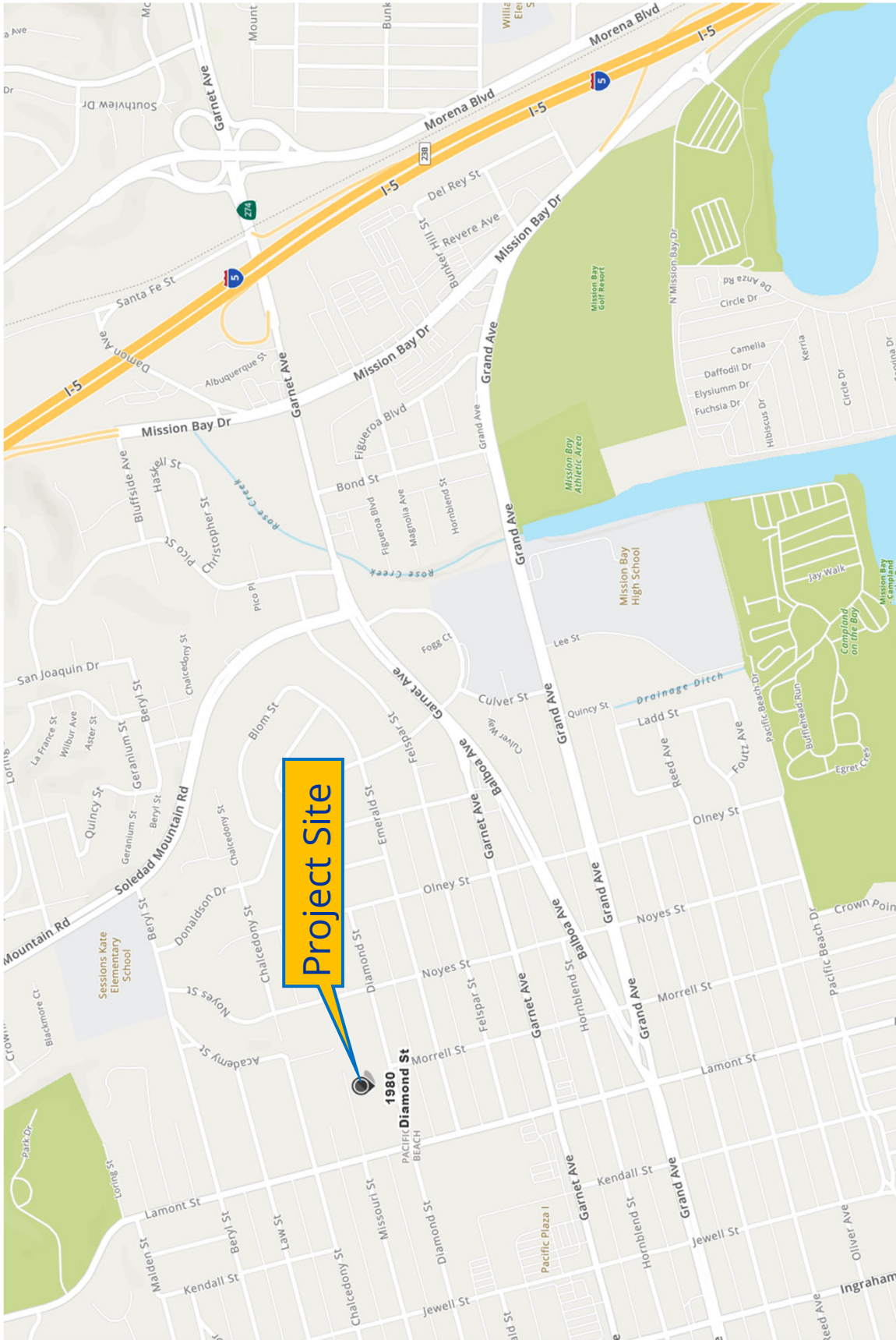
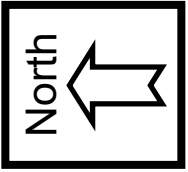
Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'M. Mendez', is written over a horizontal line.

Martin R. Mendez, Development Project Manager

Attachments:

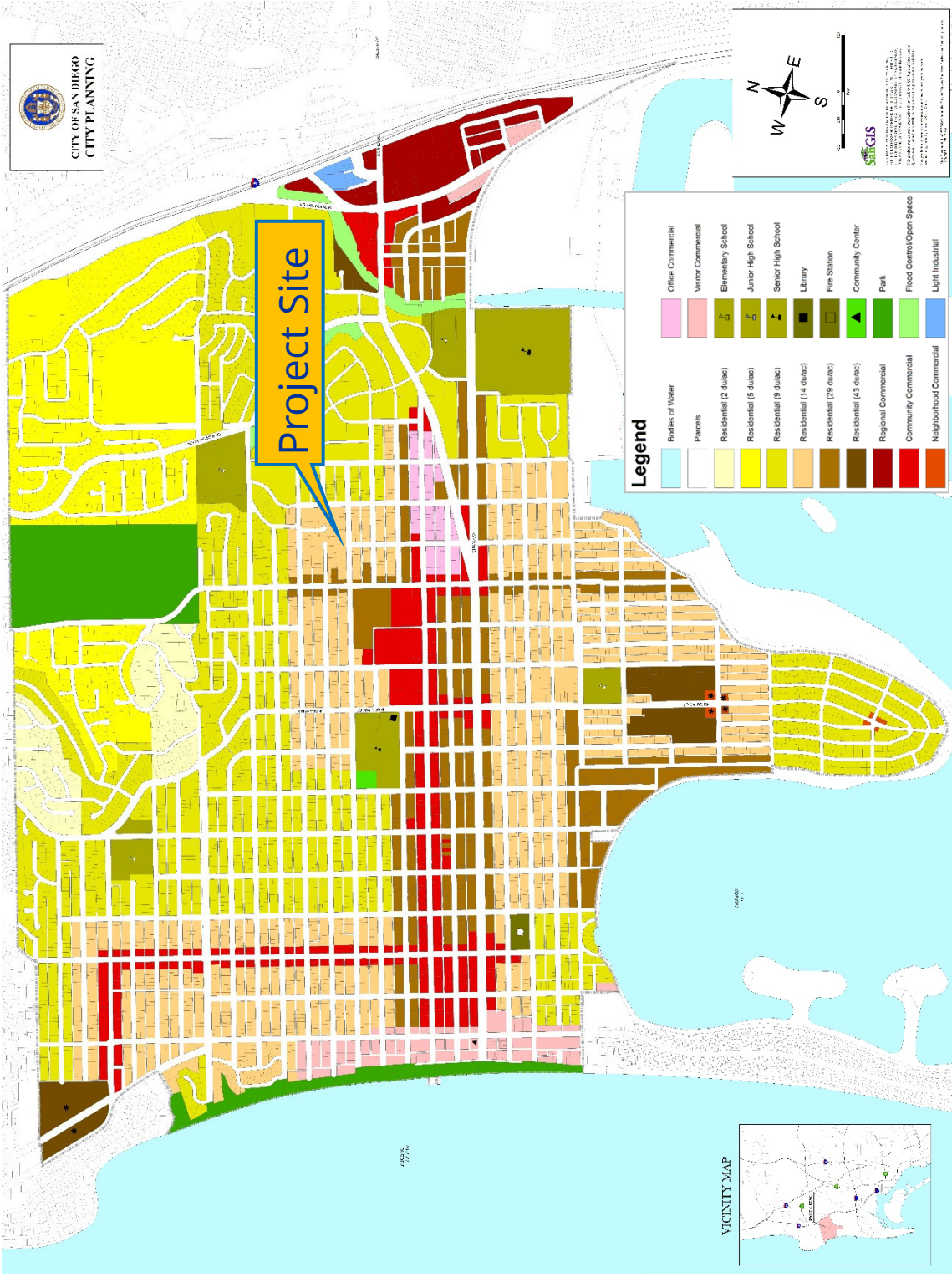
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Map Resolution
5. Draft Map Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Map Exhibit - Tentative Map



Project Location Map

Diamond Street Residences / 1976, 1978, 1980 Diamond Street
PROJECT NO. 649656



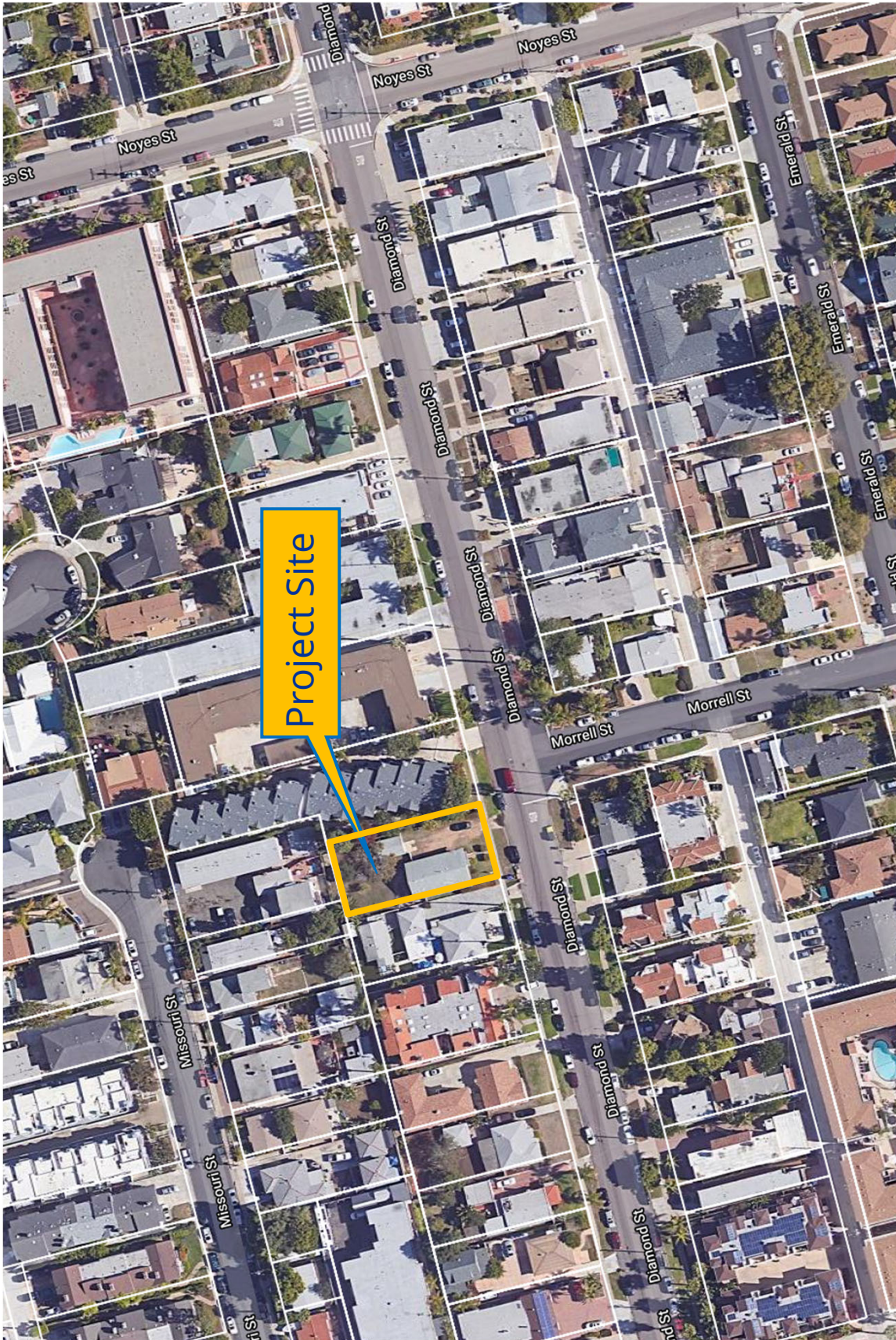
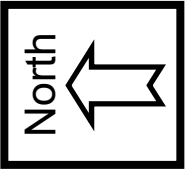


Pacific Beach Community Plan Land Use Map

Diamond Street Residences / 1976, 1978, 1980 Diamond Street

PROJECT NO. 649656





Aerial Photo

Diamond Street Residences / 1976, 1978, 1980 Diamond Street
PROJECT NO. 649656



HEARING OFFICER RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 2356279,
DIAMOND STREET RESIDENCES - PROJECT NO. 649656

WHEREAS, Robert D. Linton and Diana M. Linton, Subdividers, and Robert J. Bateman, Surveyor, submitted an application to the City of San Diego for a Tentative Map (Tentative Map No. 2356279) for the creation of three detached residential condominium units, Diamond Street Residences, currently under construction on one lot and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 1976, 1978 and 1980 Diamond Street, north of Diamond Street, south of Missouri Street, east of Lamont Street and west of Noyes Street, in the RM-1-1 zone within the Coastal Height Limitation and Transit Priority Area overlay zones, and within the Pacific Beach Community Plan area. The property is legally described as: That portion of Acre Lot Fifty (50), of Pacific Beach, according to Map Thereof, Nos. 697 and 854, Filed in the Office of the County Recorder of said San Diego County, January 8, 1892, and September 28, 1898; and

WHEREAS, the Map proposes the Subdivision of a 0.194 acre-site into three residential condominium units for a project that is currently under construction; and

WHEREAS, on July 22, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15305, Minor Alterations in Land Use Limitations; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act, California Government Code sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; 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 three; and

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

WHEREAS, on September 2, 2020, the Hearing Officer of the City of San Diego considered Tentative Map No. 2356279, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440 and 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2356279:

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

The proposed subdivision is a condominium creation for three detached residential condominium units currently under construction. The 0.194 acre-site is located at 1976, 1978 and 1980 Diamond Street, in the RM-1-1 zone within Coastal Height Limit and Transit Priority Area overlay zones, within the Pacific Beach Community Plan area. The RM-1-1 base zone allows for the development of the three residential units onsite. The three residential condominium units currently under construction were approved and permitted (under Project No. 635726) by the City of San Diego. The project site is mid-block within a fully developed urban residential area within the Pacific Beach Community Plan (PBCP) area designated for multi-family residential development with a density range of 9-15 dwelling units per acre (du/ac). The proposed subdivision results in a 13.9

du/ac density, consistent with the PBCP. Additionally, the PBCP has a goal to create safe and pleasant pedestrian linkages among residential neighborhoods, commercial facilities, and neighborhood destinations. Public improvements were approved and permitted (under Project No. 642811) by the City of San Diego for the sidewalk adjacent to Diamond Street which will create a safe and pleasant pedestrian linkage from the residential development to commercial facilities, neighborhood destinations and provide a linkage to transit.

The proposed development is consistent with the Community Plan recommendation to promote the development of a variety of housing types and styles to provide a greater opportunity for housing that is both affordable and accessible by everyone and to encourage development that reflects the scale and character of the established neighborhood. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The proposed subdivision is a condominium creation for three detached residential condominium units currently under construction. The 0.194 acre-site is located at 1976, 1978 and 1980 Diamond Street, in the RM-1-1 zone within Coastal Height Limit and Transit Priority Area overlay zones, within the Pacific Beach Community Plan Area. The RM-1-1 base zone allows for the development of the three residential units onsite.

The project site is currently served by overhead utility lines from poles located within the existing Diamond Street right-of-way adjacent to the property. The City of San Diego's Undergrounding Master Plan designates the site within Pacific Beach 21, funded surcharge with no estimated date of completion. The proposed project includes a waiver of the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public right-of-way pursuant to SDMC Section 144.0240. The project qualifies for the waiver in accordance to SDMC Section 144.0242(c)(1)(B), based on the conversion involving a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. Notwithstanding the requested waiver, the project is required to underground any new service run to a new or proposed structure within the subdivision.

The project complies with the development regulations of the applicable RM-1-1 base zone, including, but not limited to, minimum lot size, setbacks, floor area ratio, height, and parking requirements. The project does not affect, nor does it propose any deviations from the building permits (under Project No 635726) previously approved and permitted by the City of San Diego for the construction of the three detached residential dwelling units, each with an attached 2-car parking garage. Therefore, the proposed subdivision complies with all development regulations of the Land Development Code.

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

The project site is located at 1976, 1978 and 1980 Diamond Street and is under construction to create three detached three-story residential dwelling units, each with an attached 2-car parking

garage. The project is a subdivision action to create three residential condominium units that were approved and permitted (under Project No. 635726) by the City of San Diego. The project site is mid-block within a fully developed urban residential area within the PBCP area designated for multi-family residential development, base zone RM-1-1, with a density range of 9-15 dwelling units per acre (du/ac). The proposed subdivision results in a 13.9 du/ac density, consistent with the PBCP.

The proposed subdivision meets the density requirements of the zone and consistent with the PBCP. The site topography is generally level, approximately 100 feet above mean sea level. The site is located in a developed urban neighborhood with no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site. The project establishes a land use that is compliant with the Land Development Code. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project site is located at 1976, 1978 and 1980 Diamond Street and is under construction to create three detached three-story residential dwelling units, each with an attached 2-car parking garage. The project is a subdivision action to create three residential condominium units that were approved and permitted (under Project No. 635726) by the City of San Diego.

The site is located in a developed urban neighborhood and does not contain, nor is it adjacent to, sensitive biological resources, Multi-Habitat Planning Areas, Environmentally Sensitive lands, or fish or wildlife habitats. The proposed subdivision is a condominium creation for three detached residential condominium units currently under construction; and does not include additional development of the subject property and no other modifications to the site or structures are requested with this subdivision. The proposed subdivision will not result or have the potential to result in direct or indirect destruction, ground disturbance, modification of any habitat, harm, harassment or take of any fish and/or wildlife species. Therefore, the design of the subdivision and the proposed improvements will not 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 improvement will not be detrimental to the public health, safety, and welfare.

The project site is located at 1976, 1978 and 1980 Diamond Street and is under construction to create three detached three-story residential dwelling units, each with an attached 2-car parking garage. The project is a subdivision action to create three residential condominium units that were approved and permitted (under Project No. 635726) by the City of San Diego; additionally, the project includes a waiver for the requirement to underground existing off-site overhead utilities. The proposed subdivision is to create residential condominium units for individual ownership with no enlargement or expansion of use. The project site is located within the developed urban neighborhood of Pacific Beach, surrounded by similar development and served by existing developed right-of-way improvements and public utilities.

The proposed subdivision was reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approval relevant to adequate parking, and public improvements, additionally, at the time of issuance of the ministerial construction permits under Project No. 635726, the applicant paid the Inclusionary Affordable Housing In-Lieu Fee to comply with the City's Inclusionary Affordable Housing Ordinance. The proposed subdivision is consistent with development regulations of the underlying zone and the Land Development Code regulations and requirements continue to govern this project. Therefore, the design of the subdivision or the type of improvement 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 proposed project located at 1976, 1978 and 1980 Diamond Street is on a private lot with no existing public easements. The site has frontage on and is accessed from the existing developed Diamond Street public right-of-way. The project is a subdivision action to create three residential condominium units that were approved and permitted (under Project No. 635726) by the City of San Diego. The proposed project does not include any new easements with this application. Therefore, 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.

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

The project site is located at 1976, 1978 and 1980 Diamond Street and is under construction to create three detached three-story residential dwelling units, each with an attached 2-car parking garage. The project is a subdivision action to create three residential condominium units for individual ownership with no enlargement or expansion of use.

The existing single-family dwelling units are three-story structures each with an attached two-car garage currently under construction, which were approved and permitted (under Project No. 635726) by the City of San Diego. The subdivision is designed to allow each dwelling unit exposure to all directions (north, west, east, and south). The existing single-family dwelling units currently under construction are designed with architectural features and technique incorporated into the project which include overhangs that provide seasonal shading during summer months. Additionally, the project has incorporated into its design site orientation, architectural treatments and the placement and selection of plant materials that have taken into consideration natural heating and cooling opportunities. The multi-story floor plans have operable windows which encourage passive cooling through natural ventilation. Roofing materials and exterior finish materials and building colors have been designed in conformance to solar reflective index values that moderate the temperature of the building envelope. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The project site is located at 1976, 1978 and 1980 Diamond Street and is under construction to create three detached three-story residential dwelling units, each with an attached 2-car parking garage. The project is a subdivision action to create three residential condominium units; additionally, the project includes a waiver for the requirement to underground existing off-site overhead utilities. The proposed Tentative Map is to create residential condominium units for individual ownership with no enlargement or expansion of use.

All appropriate public services (including fire, police, schools, public parks, libraries and medical services) as well as necessary utilities such as electricity, water and sewer exist within the built out urbanized community and provide adequate services for the proposed subdivision. Other than the subdivision to allow for the creation of condominium units for individual ownership within a built out urbanized community with adequate existing infrastructure, the project does not include additional development of the property and no other modifications to the site or structures are requested with this subdivision. On February 18, 2020, the City of San Diego approved the ministerial construction permits under Project No. 635726 for the development of three single-family three-story detached dwelling units, each with an attached two-car garage currently being constructed by right in accordance with the base zone regulations of the San Diego Municipal Code. At the time of issuance of the ministerial construction permits under Project No. 635726, the applicant paid the Inclusionary Affordable Housing In-Lieu Fee to comply with the Inclusionary Affordable Housing Ordinance and paid the applicable Development Impact Fees for financing public facilities.

The project is consistent with the Pacific Beach Community Plan policies to promote the development of a variety of housing types and styles to provide a greater opportunity for housing that is both affordable and accessible by everyone, to encourage development that reflects the scale and character of the established neighborhood, and to create a safe and pleasant pedestrian linkage from the residential development to commercial facilities, neighborhood destinations and provide pedestrian connectivity and access to existing transportation corridors. There are no significant impacts related to traffic, parking, noise, or other environmental impacts. Therefore, the decision maker has reviewed the administrative record including the project plans, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and those needs were balanced against the needs for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 2356279, including the waiver of the requirement to underground

ATTACHMENT 4

(R-[Reso Code])

existing offsite overhead utilities, hereby granted to Robert D. Linton and Diana M. Linton subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Martin R. Mendez
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions
Internal Order No. 12002110

DRAFT

ATTACHMENT 5

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 2356279,
DIAMOND STREET RESIDENCES - PROJECT NO. 649656
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire on _____.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, if approved, a Parcel Map to consolidate and subdivide the properties into three (3) residential condominium units shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to California Government Code section 66492 of the Subdivision Map Act. A current original tax certificate stating that there are no unpaid lien conditions against the subdivision, 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 prior to the recordation of the Parcel Map.

5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider shall to install a new streetlight adjacent to the site on Diamond Street, satisfactory to the City Engineer.

ATTACHMENT 5

7. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 2319183, Project No. 642811 including reconstruction of the existing driveway on Diamond Street, satisfactory to the City Engineer.
8. The Subdivider shall reconstruct the existing curb with current City Standard curb and gutter, adjacent to the site on Diamond Street, satisfactory to the City Engineer.
9. 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.
10. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

11. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
12. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
13. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act, Government Code Section 66495.

All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

14. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
15. The Parcel Map shall:

ATTACHMENT 5

- a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PUBLIC UTILITIES

16. Prior to the issuance of any permits for the construction of structures, the Subdivider shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
17. 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.
18. 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 building permit plan check.
19. 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.

INFORMATION:

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

ATTACHMENT 5

adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 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: Diamond Street Residences TM / 649656

SCH No.: N.A.

Project Location-Specific: 1976, 1978, and 1980 Diamond Street, San Diego, CA 92109

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

Description of nature and purpose of the Project: Tentative Map (TM) for condominium creation of three detached dwelling units currently under construction on one lot located at 1976, 1978, and 1980 Diamond Street. The 0.194-acre site is located in the RM-1-1 Base Zone of the Pacific Beach Community Plan area, Council District 2. In addition, Multiple Species Conservation Program (MSCP) is mapped as Non-native Vegetation-Urban Developed. The site is located in the Pacific Beach community plan area.

23

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Robert Linton, 1341 Oliver Ave., San Diego, CA 92109, 858-813-5747

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:
 Statutory Exemptions: Section 15305, Minor Alterations in Land Use Limitations.

Reasons why the 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 Alterations in Land Use Limitations. The proposed project meets to criteria listed in Section 15305 which consists of 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: 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



Associate Planner

Signature/Title

8/14/20

Date


Check One:

Signed By Lead Agency

Date Received for Filing with County Clerk or

OPR:

Signed by Applicant

Page 3		City of San Diego · Information Bulletin 620		May 2020	
		City of San Diego Development Services		Community Planning Committee Distribution Form	
Project Name: 1976 - 1980 Diamond			Project Number: 649656		
Community: Pacific Beach					
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>					
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny					
# of Members Yes 12		# of Members No 0		# of Members Abstain 0	
Conditions or Recommendations: Recommend clause preventing Short-Term Vacation Rentals in HOA					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Marcella Bothwell, MD,MBA					
TITLE: Development Chair, Pacific Beach Planning Group				DATE: June 10, 2020	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>					

The Pacific Beach Planning Group
www.pbplanning.org
met for their regular monthly meeting on
Wednesday, June 10, 2020: 6:30 PM
Meeting via Zoom Conference

Attending online:

Planning Group Members:

Ed Gallagher
Jason Legros
Karl Rand, Chair
Carolyn Chase, Secretary
Paula Gandolfo
Steve Pruett
Grant LeBeau
Marcella Bothwell
Brian Delon (9 members established for quorum)
Joe Bettles
Jessie Beckman
Jonathan Cole
Scott Chipman
Called to order here
Jim Morrison at about 7pm
(15) Brian White
Adrienne Gallo Appointed to PBPG at 7:44pm
(ABSENT: Junior Leoso)

Guests:

Chris Dutton
Jeremy Richard
Dave Schwab, Beacon & Bay Press
Michele Knapp
Korey Turk
Robert Bateman (departs 6:58pm)
Karin Zirk
Ron Walker, PB Town COUNCIL
Jon Dorow (SANDAG)
Called to order here
Michael Prinz
Jordan Bean
Eve Anderson
Gia Ballash (SANDAG)
Arika Johnson
Michaela Valk - noticed at 8:20pm

Item 1 - 6:30 Call to Order, Quorum Count

16 members in the PBPG quorum is 9 and was established at 6:28pm
Call to order at 6:33pm with 13 members present via Zoom

Item 2 Current Agenda - Modifications and Approval
Trolley presentation will be done by Jon Dorow
and Miller Salzman rep for Toni Atkins will not be able to attend

MOTION by CC/SC to move Non-Agenda Public Comment up after the Minutes
(one minute/speaker) All in Favor MOTION PASSES

Item 3 May 13, 2020 Minutes - Modifications and Approval
MOTION TO APPROVE SP/MB All in Favor MOTION PASSES

6:39pm
NON-AGENDA PUBLIC COMMENT

Ed Gallagher – Pleads for an expansion of Slow Streets. It's been successful on Diamond and I'd like to see it expanded to Hornblend. I understand that the key reasons why Diamond was chosen first are: (1) length of street; (2) width of street (40 feet wide); and very high number of 4-way stops (making it safer).

Hornblend should be immediately considered as the next street for Slow Streets expansion. It meets all those same three criteria. The only two cross-streets without a 4-way stop are at the very far end of the 14 block corridor.

One of the major complaints of selecting Diamond was the fact that much of the traffic was re-routed onto to the adjacent residential street Missouri St one street over to the north. That's a residential street and many residents living on that street complained that through-traffic from Diamond was being funneled onto their street. In the case of Hornblend St, the very next street over to the south is Grand Avenue which is EXACTLY where through traffic SHOULD be redirected.

Also, in the case of Diamond St, several blocks of Emerald St (one street to the south) are NOT accessible at all because Diamond St dead-ends into a school (PB JHS) and a plaza (Pacific Plaza, Trader Joes, The Plaza Condominium complex), whereas Garnet (the street exactly one block north of Hornblend runs unobstructed for the entire length of the proposed Hornblend Slow Streets corridor. Also, unlike Emerald St, Garnet Ave is NOT a residential street but a commercial thoroughfare where through traffic SHOULD, in fact, be directed to.

Finally, Hornblend has many more multi-unit housing structures than Diamond and so the number of residents who could safely utilize Hornblend as a Slow Street for biking and walking is increased AND by removing fast-moving vehicular through-traffic the chances of reducing pedestrian and bicyclist injuries and fatalities is greatly improved. Ed's \$0.02 Thank you for your consideration.

Karin Zirk - Deadline for comments on the City's Park Master Plan is tomorrow and contains a

significant change; instead of using acreage there would be a points-based system; 10-20-30 It counts as a neighborhood parks or a 20minutes bike ride or 10 minute walks. This means that Mission Bay Park could be counted as part of downtown's "community" since it's a 30 minute bus ride. There would also be more commercialization. June 18th going to the Planning Commission. Google City of San Diego Parks Master Plan. PB would increase in density and others areas would get parks.

6:46pm

Item 4 PBPG Chair's Report by Karl Rand

In January we reviewed a Companion Unit on Pomerado Rd and we disapproved it and they have a redesign coming back.

Item 5 – 6:35 Development Project Reviews (Action Items)

Moderator: Development Committee Chair Marcella Bothwell

6:48pm

a. #649656: 1976-1980 Diamond Street (between Lamont & Noyes)

Presenter: Robert Bateman

Description: Tentative Map application for condominium status for three detached dwelling units currently under construction on one lot located at 1976, 1978 and 1980 Diamond Street. Residential (RM-1-1) Zone. Development Subcommittee recommended approval 4-0 at their June 4 meeting. Currently 3 single family units under construction - only requesting ability to create condo ownership; no construction changes. Each has a detached 2-car garage

Q: What's the advantage of condo status?

A: They would be rentals with one owner.

Q: How many bedrooms were there? and how many bedrooms are there?

A: I believe there was a previous house there that was torn down. Each is a 3-bedroom unit.

Q: Will they be listed at fair market value?

A: I assume so. They are not designated as "affordable"

Q: Does anything in your condo agreement prohibit short-term-vacation rentals?

A: I could make that recommendation....

MOTION to Approve CC/SP 12-0-0 MOTION PASSES Chair not voting

6:58pm

b. #654750: 1368 Reed Avenue (between Fanuel & Gresham)

Presenter: Christopher Dutton

Description: Coastal Development Permit to demolish an existing 315 square-foot detached garage and to construct a 1,764-square-foot two story second residence with rooftop deck and three car garage, and to also construct a new 592 square foot companion unit with rooftop deck. Residential (RM-1-1) Zone. Development Subcommittee recommended approval 4-0 at the June 4 meeting.

Parking isn't required since we're in a Transit Priority zone but we are providing 3 spaces on-site

ATTACHMENT 7

The 1 bedroom companion unit is on site of current detached garage and will be 2-stories plus a roof deck and will have a single garage.
Other unit is 2-bedroom with rooftop deck and 2-car garage.

Comment: EG: Doesn't seem to affect the street view. Looks like a good addition. Main structure is on the alley side.

MOTION to Approve JM/PG All in Favor MOTION PASSES 13-0-0 Chair not voting

7:07pm

c. #657743: 1804 Pacific Beach Drive (corner of Kendall St)

Presenter: Korey Turk and Mark Lyon

Description: Coastal Development Permit for the conversion of an existing 354 square foot garage into a 1,088 square foot two story companion unit on a site with two existing dwelling units. Residential (RM-1-1) Zone. Development Subcommittee recommended approval 4-0 at the June 4 meeting.

Adding 2 parking spaces and there will be a total of three for the three units; adding 2-bedroom unit. No roof deck.

MOTION to Approve SP/BD All in Favor Motion Passes 14-0-0 Chair not voting

7:18pm

Item 6 – Elections Subcommittee (Action Items)

Chair Pruettt will conduct the election of this year's Officers (includes Chair, Vice Chair, Secretary and Treasurer) and the appointment of Subcommittee Chairs and members. The Board may also fill a vacancy under Article IV of the Bylaws.

Nomination for Officers and Sub-Committee Chairs

MOTION JM/JB to Nominate Karl Rand for Chair 12 - 1 - 1 PG voting Chair not voting

MOTION for Vice Chair: Jason Legros MB/JM 11 - 1 - 1 PG voting Chair not voting

MOTION PG to nominate Scott Chipman - Scott declines

MOTION EG/PG nominates Carolyn Chase as Secretary All in Favor Chair not voting

MOTION EG for Treasurer Joe Bettles - JB declines

MOTION JB/EG Grant LeBeau for Treasurer All in Favor MOTION Passes Chair not voting

Four Sub-Committees: Development, Elections, Streets & Sidewalks, Airport Noise Advisory

MOTION EG/CC Nominates Marcella Bothwell to continue Chair of Development Committee: All in Favor MOTION Passes Chair not voting

MOTION JM/JB Nominates Steve Pruettt continuing as Elections Chair All in Favor MOTION

Passes Chair not voting

MOTION JB/JM Nominates Jessie Beckman for Chair of Streets & Sidewalks All in Favor,
MOTION Passes Chair not voting

MOTION SP/CC Jonathan Cole Nominates for Airport Noise Advisory Board rep All in Favor
Chair not voting

EG - Another committee is for Special Events - it's a committee of Discover PB and we are supposed to send two members and I have been attending and I am stepping down. I would encourage folks to volunteer; if not tonight then in the future.

Scott Chipman volunteers to serve; All in Favor (needs the schedule)

Application for another Board member: Adrienne Gallo and has qualified to serve
Born in Sacto; college in OC and SLO move to PB in 2001; BA in Construction Mgmt. Have lived in N PB and Crown Point and other areas in the region. Have worked for architects and general contractors and several major projects. Have recently been working for UCSD campus planning and capital improvement projects. Husband and two daughters. Favorite things: exercise and walking; beach volleyball.

having three residential seats open

MOTION MB/PG to appoint Adrienne Gallo to a residential seat on the PB Planning Group All in Favor
as 17th member Chair not voting

7:44pm

Item 7 Mid-Coast Trolley Update (Information Item)

John Dorow provided an update. On schedule to complete in late 2021. Construction continues. Retaining walls and ped switch-back ramps have been put in. Beginning work on platforms and finish work so stations and parking lots can go in. San Diego River bridge is complete. Reconstruction of Friar's Rd will get under Rd. Trolley underpass at La Jolla Colony Dr. Have increased sizes of trees to 24-inch boxes and more native trees added.

Original cost est in 1987: \$130 million (this did not include any bridges or over passes/under passes etc which are expensive and the route changed over time that required them)

Current total budget: \$2.1 billion

Transect contributions: \$1127 billion

FTA: \$1.043 billion

Includes interest (total without interest: \$1.8 billion)

Q from K. Zirk: Has SANDAG made any progress on on the last mile access?

So far we have not seen any way to get from PB to the Trolley Station without addressing the dangerous intersection of Mission Bay Drive and Garnet.

A - We're still looking at that but haven't finalized it.

SC - Can we get a presentation about what options are being considered? Tell us where the potential bridge would be?

EA - What about renaming the Trolley Station to Balboa/Pacific Beach - what's the status?

A - We brought it up with MTS and their head was open to it, but he passed away, but MTS has not named the stations yet. It's their decision - except for UCSD. Rob Shoup is the point-of-contact at MTS.

The Chair authorizes Eve Anderson to follow-up and check on status and ensure they are reminded about it.

7:59pm

Item 8 – 7:50 Streets & Sidewalks Subcommittee Update (Information Item)

Joe Bettles reported on the lifeguard parking on Grand Ave and the process to find and create new dedicated parking for them and building support for the changes and getting it approved via the city via the Mayor, City Council office and Planning Department. Alignment and follow-up was key. Needed 6 spaces and ended up with 8 new one with six dedicated for lifeguards.

8:05pm

Item 9 – 7:55 Update on California Land Use Bills: (Information Item) Steve Pruettt summarized some land use bills pending in the California Senate.

Last year SB50 (failed in Committee narrowly) sought to facilitate more housing and these are bills in this session that seeks to achieve similar things.

SP presented a chart evaluating SB902, SB996, SB1120, SB1085, SB1385

SB902 - zone any parcel for up to 10 units of residential density per parcel at a height specific by the local government...if the parcel is located in a transit-rich area, a jobs-rich area, or an urban intill site....

SB1120 - would eliminate review of ADUs/companion units would be Ministerial.

SB1085 - would increase incentives for density bonuses related to affordable housing

SB1385 - Housing in Commercial Zones

If empty for three years, would allow it to change to multi-family; Coastal Zones may be exempted. Unclear if this applies here or not.

All are currently in the Senate Appropriations SubCommittee and they were voted to be put in the Suspense File (any bill with an annual cost of >\$150K to be considered after Budget Hearings).

8:17pm presentation completed

Committee Comments

- Don't like zoning from Sacramento
- Pursue your own research; they are controversial bills
- Every property on Garnet could be mixed-use. Housing could currently be built upstairs, but

who wants to live over noisy bars?

- All these are being pursued by Toni Atkins
- JL will continue with CPC representation and they will do a lot of work on this
- there are links in the email sent out related to this Item
- What is the status of the State Assembly-side bills on these topics?

Michaela Valk reported the deadlines in June for changes. Amendments can be made in the Assembly.

8:26pm

Item 10 – Government Representatives’ Reports:

Jordan Beane for Councilmember Campbell,

Today at Rules Committee voted 3-2 to move forward Midway Height-Limit Raise; Simple majority would be required if it get on the ballot and it would be citywide.

Budget discussions had ten-hours of comment at the last hearing; included funding for Climate Action Plan and for Rental Relief, and saved tree trimming and you can find it on the website. Added creation of Office of Race & Equity and Mayor has said he will sign the budget as passed. Boardwalks and Piers are now open. Social distance while hanging out, outside. We would like to expand the Slow Streets and with the County working on reopening related to COVID19. You can reach me at: 618-890-1902 or via [email](mailto:jbeane@SanDiego.gov):

jbeane@SanDiego.gov

- Funding from the CARES Act backfilled most of the budget deficit.
 - Allocated \$500K to put wifi into rec centers and libraries. Libraries already have wifi and there are plans for rec centers to have it installed - so how can they not be aware of this?
- JB - please let's chat about this.

8:36pm

Michaela Valk for Assemblymember Gloria

I haven't been able to digest the land use bills; it's a busy time. June 15th is the deadline to pass the budget. They've come to an agreement and have mitigated education cuts. There still will be some cuts. On the land use bills, we can discuss if you want amendments or if there's just opposition. AB2731 did pass Assembly and is going to Senate. This is the NAVWAR bill to facilitate SANDAG getting NAVWAR land. If you need DMV services you must have an appointment. Use the online website.

I'm available for questions.

8:39pm

Item 11 – Subcommittee Reports and Announcements (Action Items)

Treasurer: Jason Legros - Emailed photos of banners we acquired.

Item 13 – Adjournment at 8:40pm

Upcoming Meetings:


Development Review – July 2, 2020

Full PBPG -- July 8, 2020

Streets & Sidewalks — TBA

NOTE ON PUBLIC ATTENDANCE: Any member of the public wanting to attend this Zoom conference must email a request to the meeting coordinator at meetings@pbplanning.org prior to the meeting and provide your name and email address to get log in information (or, if requested, the telephone dial in number). Approved attendees will be provided the log in information the day of the meeting.

NOTE ON PUBLIC COMMENT: Any member of the public who wishes to comment on a topic (non-agenda or agenda item) must submit their comment to the coordinator in writing prior to the meeting for inclusion in the record. Such comments may be presented at the meeting subject to time and technological constraints.

	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	<p>FORM DS-318</p> <p>October 2017</p>
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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: Diamond Street Residences **Project No. For City Use Only:** _____
Project Address: 1976, 1978 & 1980 Diamond Street

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: Robert D. Linton & Diana M. Linton Owner Tenant/Lessee Successor Agency
Street Address: 4155 Mission Blvd.
City: San Diego State: CA Zip: 92109
Phone No.: 619-858-813-5847 Fax No.: _____ Email: rlinton1@gmail.com
Signature: _____ Date: 10/02/19
Additional pages Attached: Yes No 10-02-19

Applicant
Name of Individual: Robert D. Linton Owner Tenant/Lessee Successor Agency
Street Address: 4155 Mission Blvd.
City: San Diego State: CA Zip: 92109
Phone No.: 619-858-813-5847 Fax No.: _____ Email: rlinton1@gmail.com
Signature: _____ Date: 10/02/19
Additional pages Attached: Yes No

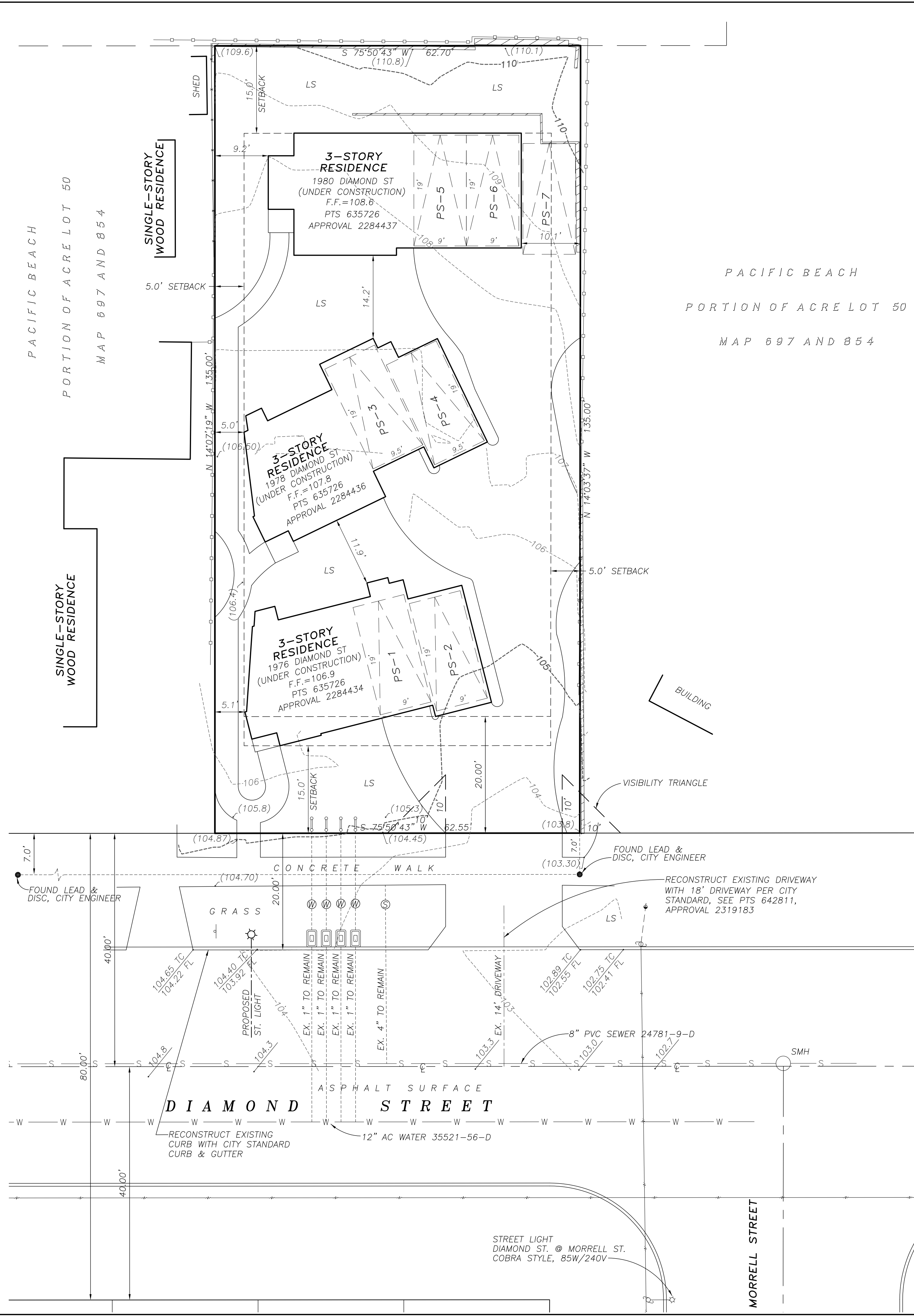
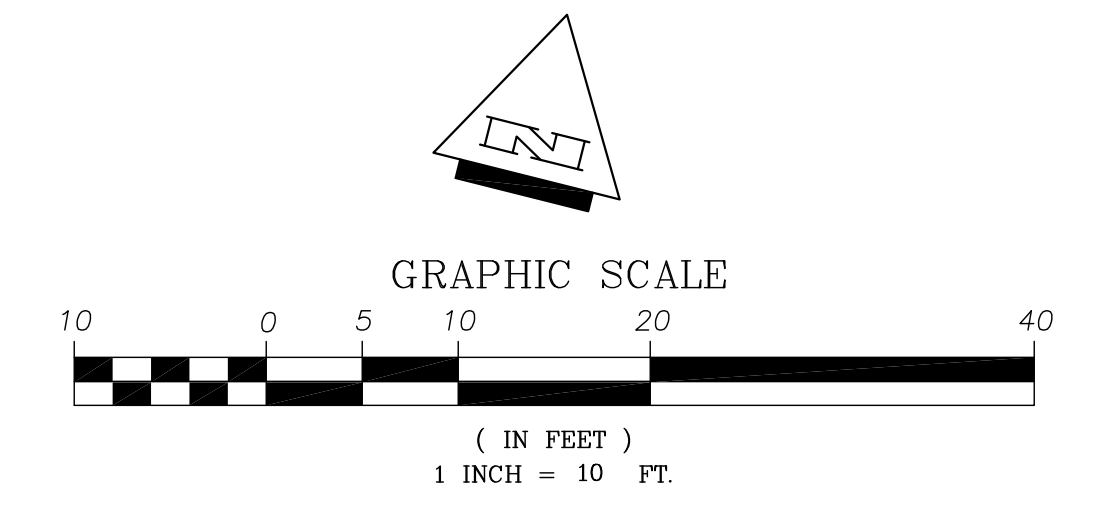
Other Financially Interested Persons
Name of Individual: _____ Owner Tenant/Lessee Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.

1976-1980 DIAMOND ST

Tentative Map No. 2356279

Project No. 649656



CITY OF SAN DIEGO DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:
CREATE 3 RESIDENTIAL CONDOMINIUM DWELLING UNITS AND FILE A LOT CONSOLIDATION PARCEL MAP
- STREET ADDRESS: 1976-1980 DIAMOND STREET
N SIDE BETWEEN MISSOURI STREET AND DIAMOND STREET
- SITE AREA:
TOTAL SITE AREA (GROSS): (8,454 SF) (0.194 AC.)
NET SITE AREA: (8,454 SF) (0.194 AC.)
- DENSITY: (RESIDENTIAL)
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 5
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0
TOTAL NUMBER OF PROPOSED UNITS ON SITE: 3
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 3
- YARD/SETBACK:
MINIMUM FRONT: 15'
STANDARD FRONT: 20'
MINIMUM SIDE: 5'
MINIMUM STREET SIDE: N/A
REAR: 15'
MAX. STRUCTURE HEIGHT: 30' COASTAL HEIGHT
- PARKING:
PARKING CRITERIA:
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 MIXED USE OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
3 BR UNIT	3	2.25	6.75
LDC 142.0525(d) REQUIRED SPACES			0.0
TOTAL REQUIRED BY ZONE			7.0
TOTAL PROVIDED ON-SITE			7.0

UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
3 BR UNIT	1	1,651	1,651
3 BR UNIT	1	1,599	1,599
3 BR UNIT	1	1,697	1,697
TOTAL	1	4,947	4,947

ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-1-1
OVERLAY ZONES: COASTAL HEIGHT LIMIT, PARKING IMPACT
COMMUNITY PLAN NAME: PACIFIC BEACH COMMUNITY GROUP
MAPPING NOTE:
A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 24781-9-D
WATER DRAWING NO. 35521-56-D

PROPOSED EASEMENTS:

NONE

EXISTING EASEMENTS:

NONE

VISIBILITY AREA TRIANGLE:

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.

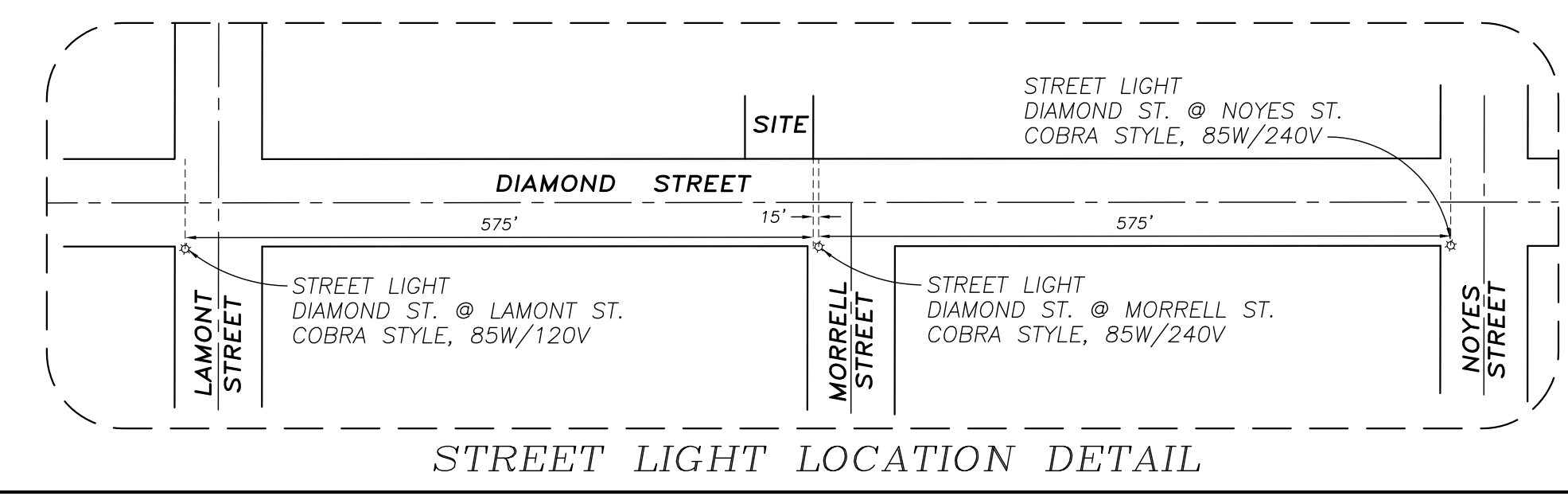
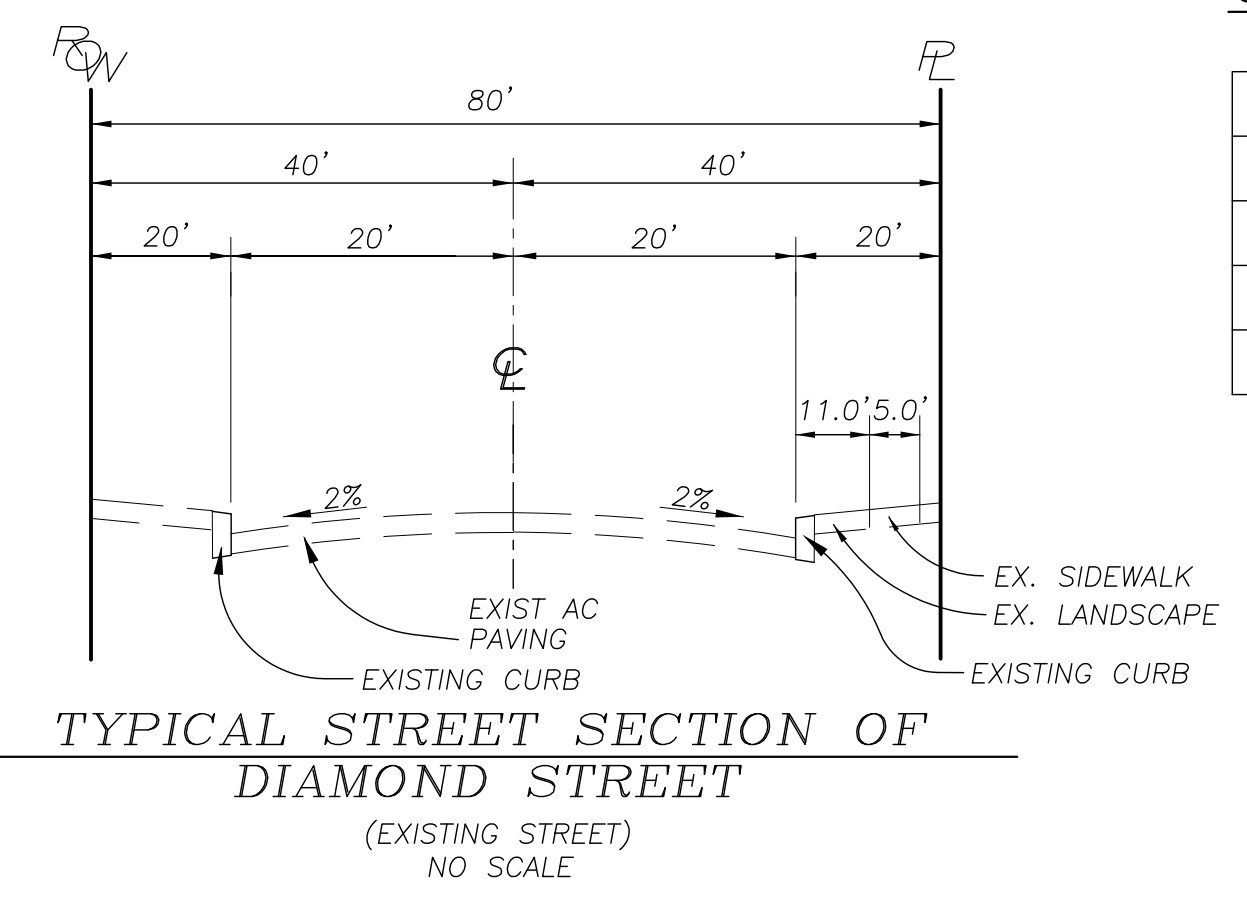
DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 3.
- NUMBER OF EXISTING PARCELS = 1
NUMBER OF PROPOSED PARCELS = 1
- THE SITE IS CURRENTLY UNDER CONSTRUCTION.
- THE SUBDIVIDER SHALL PREPARE CO&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.
- INSTALL NEW STREET ADJACENT TO SITE ALONG DIAMOND STREET.

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH THE APPROPRIATE PERMITS.



LEGEND:

- INDICATES WATER METER
- INDICATES POWER POLE
- INDICATES CHAIN LINK FENCE
- INDICATES WOOD FENCE
- INDICATES CONCRETE SURFACE
- INDICATES LANDSCAPE AREA
- INDICATES DRAIN OUTLET
- INDICATES DIRECTION OF DRAINAGE
- INDICATES WALL
- INDICATES SEWER LINE AS NOTED.
- INDICATES WATER LINE AS NOTED.
- INDICATES SEWER LATERAL
- INDICATES WATER SERVICE
- INDICATES PROPERTY LINE/TENTATIVE MAP BOUNDARY

OWNER/DEVELOPER:

BEACH DEVELOPER LP
4155 MISSION BOULEVARD
SAN DIEGO, CALIFORNIA 92109

ROBERT D. LINTON, MEMBER

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

Robert J. Bateman DATED: 6/29/2020
ROBERT J. BATEMAN, P.L.S. 7046



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

Basis of Bearings:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERLY RIGHT OF WAY LINE OF DIAMOND STREET PER PARCEL MAP NO. 19773, I.E. S 75°50'43" W

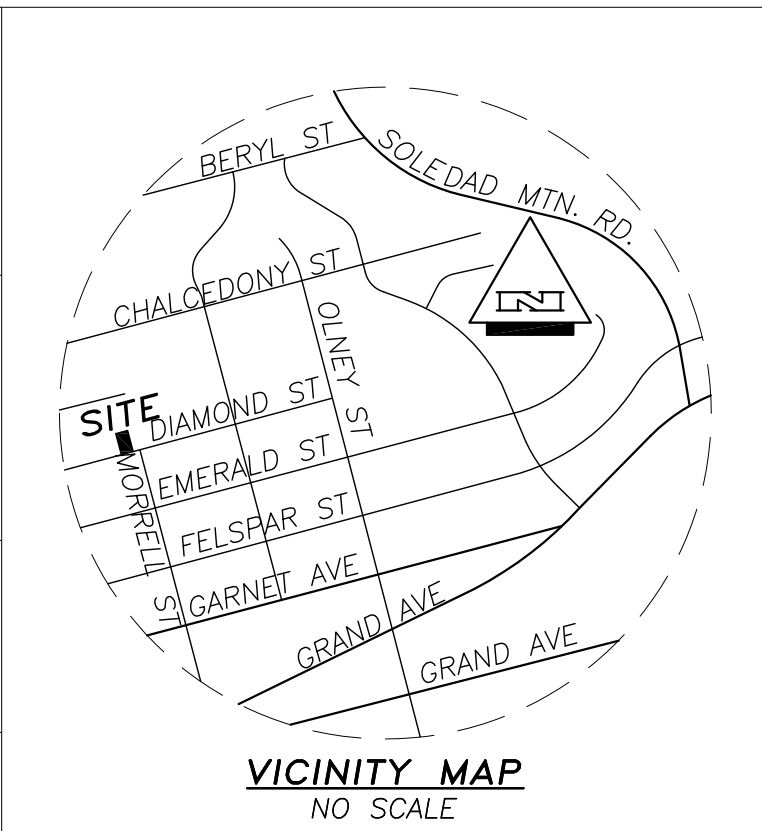
Benchmark:
SOUTHEAST BRASS PLUG AT THE INTERSECTION OF MISSOURI STREET AND LAMONT STREET.
ELEVATION = 122.241 M.S.L.

Project Legal Description:
That portion of Acre Lot Fifty (50), of PACIFIC BEACH, according to Map Thereof, Nos. 697 and 854, Filed in the Office of the County Recorder of said San Diego County, January 8, 1892, and September 28, 1898, respectively, described as follows:

COMMENCING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT FIFTY (50), DISTANT THEREON SEVENTY-FIVE (75) FEET WESTERLY FROM THE SOUTHWEST CORNER OF SAID LOT FIFTY (50), SAID POINT BEING THE SOUTHWEST CORNER OF THE LAND CONVEYED BY GEORGE H. OVERING TO HOWARD B. KIDNEY AND ALICE L. KIDNEY, HUSBAND AND WIFE, BY DEED DATED MARCH 28, 1923, AND RECORDED APRIL 3, 1923, IN BOOK 932, PAGE 143 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY; THENCE NORTHERLY ALONG THE WESTERLY LINE OF THE LAND SO CONVEYED, ONE HUNDRED THIRTY-FIVE (135) FEET TO THE NORTHWEST CORNER OF SAID LAND; THENCE WESTERLY PARALLEL WITH AND ONE HUNDRED THIRTY-FIVE (135) FEET DISTANT FROM THE SOUTHERLY LINE OF SAID LOT FIFTY (50), SIXTY-TWO AND ONE-HALF (62 1/2) FEET; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT FIFTY (50), ONE HUNDRED THIRTY-FIVE (135) FEET TO THE SOUTHERLY LINE OF SAID LOT FIFTY (50); THENCE EASTERLY ALONG SAID SOUTHERLY LINE SIXTY-TWO AND ONE-HALF (62 1/2) FEET TO THE POINT OF COMMENCEMENT.

Project Name:
1976-1980 DIAMOND STREET

Project Address:
1976-1980 Diamond St.
San Diego, CA 92109



Project Soil Condition: Existing developed site.

Source of Topography:
Field survey by San Diego Land Surveying on 12-19-2018

Project Permits Required:
Tentative Map

Project Data:
Number of Stories: 3
Proposed use: Residential
Existing use: Residential
Zone Designation: RS-1-7
Year of Construction (exist. structure): 2018

LAMBERT COORDINATES:
NAD 27 = 232-1697 NAD 83 = 1872-6257
A.P.N. 416-452-16

Project Owner:
Beach Developer, LP
4155 Mission Boulevard
San Diego, California 92109