



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 3, 2021 REPORT NO. HO-21-004

HEARING DATE: February 10, 2021

SUBJECT: TEXAS 5 MAP WAIVER Process Three Decision

PROJECT NUMBER: [662125](#)

OWNER/APPLICANT: BC Texas One, LLC / MRoland Management Services, LLC

SUMMARY

Issue: Should the Hearing Officer approve the Tentative Map Waiver for the creation of five condominium units currently under construction and waive the requirement to underground existing off-site overhead utilities at 4419-4427 Texas Street in the North Park Community Plan Area?

Staff Recommendation: **Approve** Tentative Map Waiver No. 2420516 and a waiver of the requirement to underground existing off-site overhead utilities.

Community Planning Group Recommendation: On November 17, 2020 the North Park Community Planning Group voted 8-0-0 to recommend approval of the proposed project without conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 4, 2020, and the opportunity to appeal that determination ended December 18, 2020 (Attachment 6).

BACKGROUND

The Texas 5 project site is located at 4419-4427 Texas Street (Attachments 1 & 3). The 0.161-acre site is zoned RM-2-5 and is designated Residential – Medium (16-29 du/ac) in the [North Park Community Plan](#). The project site is within an urban, developed residential neighborhood, surrounded by a mix of single and multi-family development on all sides.

The proposed project is a subdivision only and does not propose any additional development. The units proposed for subdivision are currently under construction. During ministerial review the project was determined to comply with all zoning regulations and a discretionary permit was not required. The Building Permit for the multi-family units was approved on May 9, 2019 as part of Project No. [592765](#). At the time of building permit issuance, the applicant paid an in-lieu fee to comply with the City's Affordable Housing Regulations.

DISCUSSION

Project Description:

The project proposes the creation of five residential condominium units, which are under construction. The units were approved ministerially with a building permit via project [592765](#) and are not a part of this application. The proposed subdivision complies with all applicable development regulations and no deviations are proposed. Future purchasers of the units will be required to adhere to the development regulations of the RM-2-5 zone.

The property fronts Texas Street and takes access from Texas Street and the alley to the east, with all required public utilities and services located adjacent to the site in the alley. No additional development is proposed with this project, which waives the requirement to underground existing offsite overhead utilities pursuant to San Diego Municipal Code section 144.0242(c)(1)(B) because 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

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and Land Development Code regulations. The project conforms to the North Park Community Plan and General Plan. Staff has provided draft findings and conditions (Attachment 4 & 5) and recommends the Hearing Officer APPROVE Tentative Map Waiver No. 2420516 and the waiver for the requirement to underground existing off-site overhead utilities.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 2420516 and the waiver for the requirement to underground existing off-site overhead utilities, with modifications.
2. Deny Tentative Map Waiver No. 2420516 and the waiver for the requirement to underground existing off-site overhead utilities, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



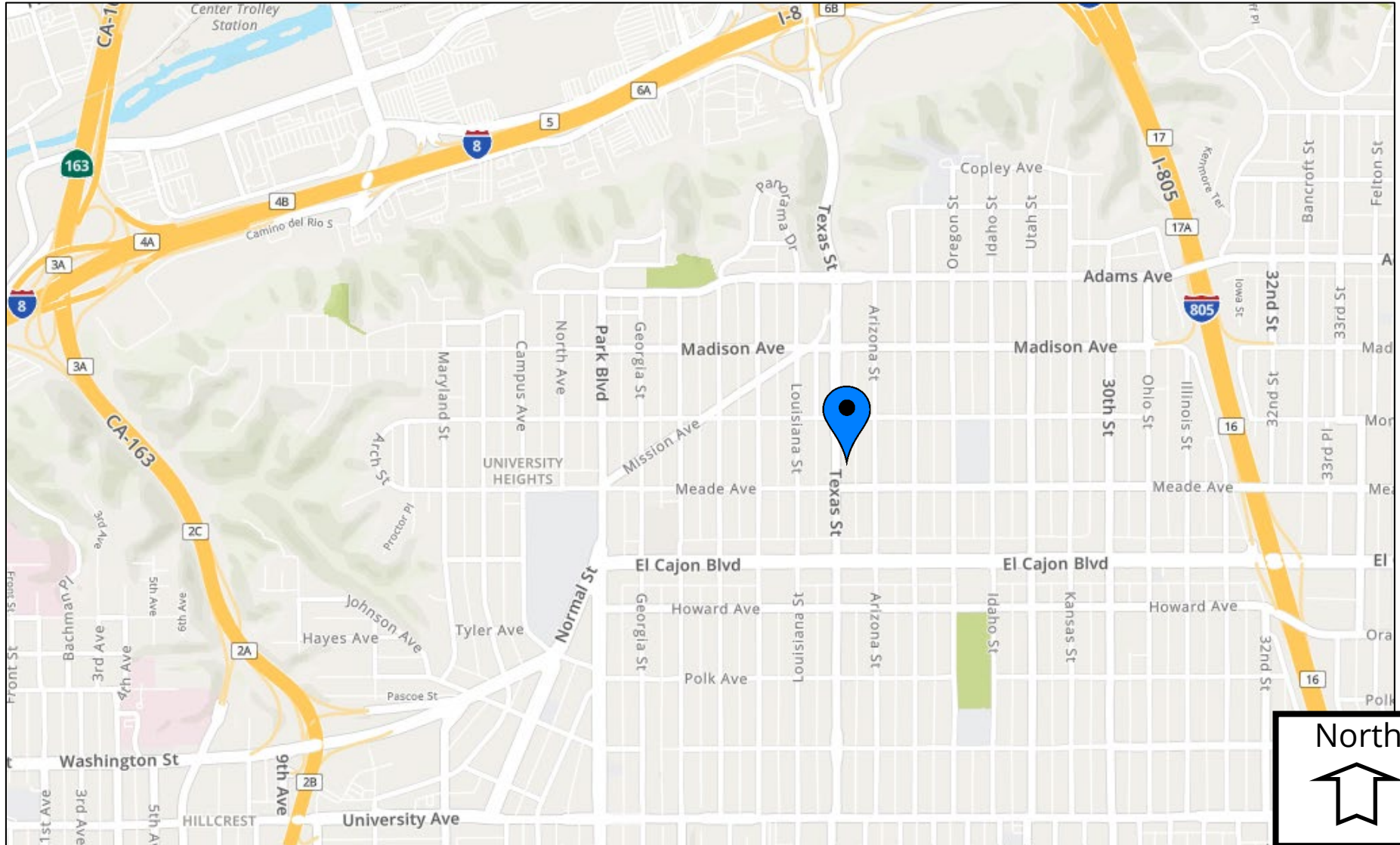
Carrie Lindsay, Development Project Manager

Attachments:

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



Project Location Map



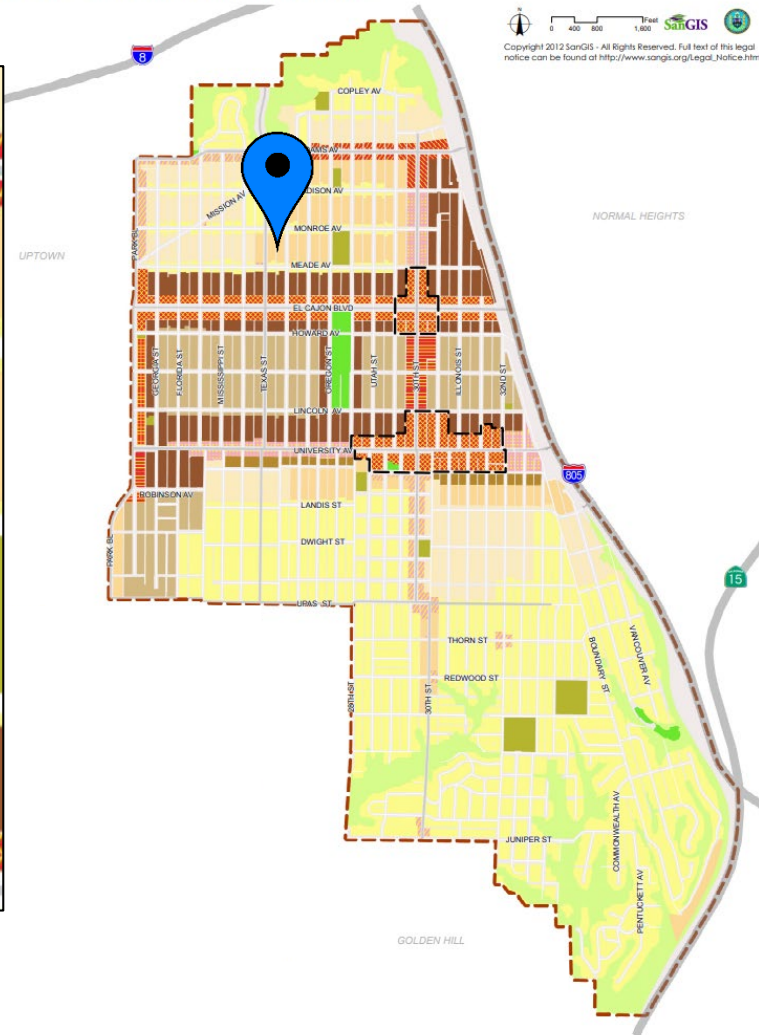
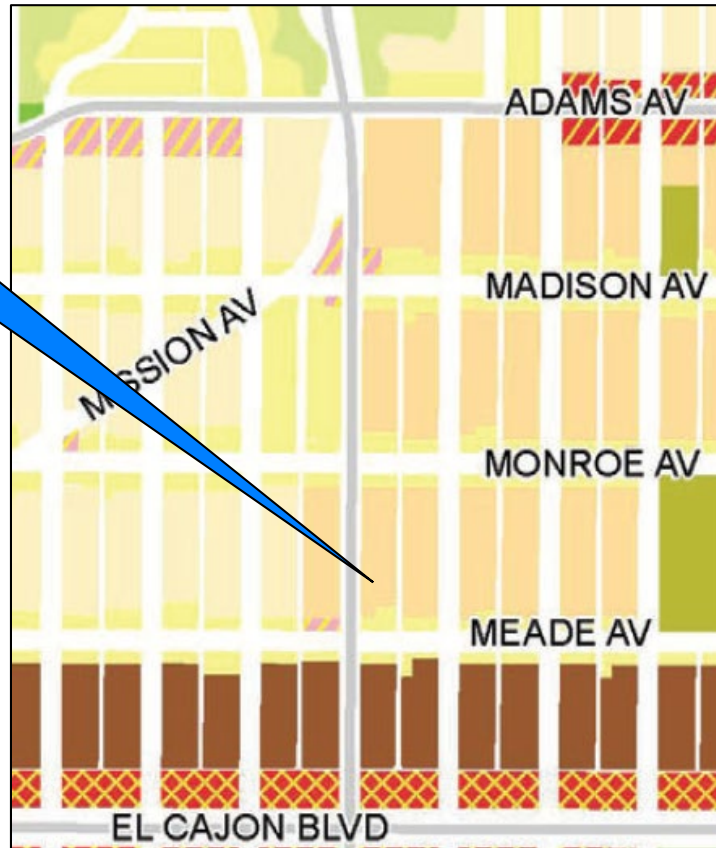
Texas 5 Map Waiver, Project Number 662125
4419-4427 Texas Street



Community Plan

Figure 2-1: Community Plan Land Use Map

Project Site



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LEGEND

Residential

- Residential - Low : 5-9 Du/Ac
- Residential - Low Medium : 10-15 Du/Ac
- Residential - Medium : 16-29 Du/Ac
- Residential - Medium High : 30-44 Du/Ac *
- Residential - High : 45-54 Du/Ac
- Residential - Very High : 55-73 Du/Ac

Commercial, Employment, Retail, and Services

- Community Commercial : 0-29 Du/Ac
- Community Commercial : 0-44 Du/Ac
- Community Commercial : 0-54 Du/Ac
- Community Commercial : 0-73 Du/Ac**
- Community Commercial : 0-109 Du/Ac***
- Neighborhood Commercial : 0-29 Du/Ac
- Neighborhood Commercial : 0-73 Du/Ac

Park, Open Space, and Recreation

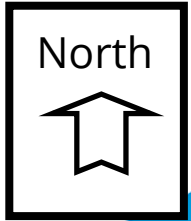
- Open Space
- Park

Institutional, and Public/Semi-Public Facilities

- Institutional
- Community Village
- Community Plan Boundary

Per LU Figure 2-4

- * Residential Density up to 73 DU/AC allowed via PDP
- ** Along Park Blvd. Residential Density up to 145 DU/AC allowed via PDP
- *** Along El Cajon Blvd. Residential Density up to 145 DU/AC allowed via PDP



ATTACHMENT 2

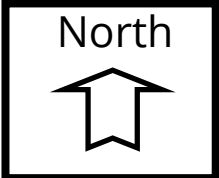
Texas 5 Map Waiver, Project Number 662125
4419-4427 Texas Street



Aerial Photo



Texas 5 Map Waiver, Project Number 662125
4419-4427 Texas Street



RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. 2420516 FOR
TEXAS 5 MAP WAIVER – PROJECT NO. 662125

WHEREAS, BC TEXAS ONE, LLC, Subdivider, and METROPOLITAN MAPPING, Surveyor, submitted an application with the City of San Diego for Tentative Map Waiver No. 2420516, to waive the requirement for a Tentative Map and Parcel Map for the creation of five residential condominium units for the project currently under construction, and to waive the requirement to underground existing utilities. The project site is located at 4419-4427 Texas Street, in the RM-2-5 zone, within the North Park Community Plan Area. The property is legally described as PARCEL 1 OF PARCEL MAP 21755 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON, DECEMBER 23, 2019 AS FILE NO. 2019-7000528; and

WHEREAS, the Map proposes the subdivision of a 0.161-acre site into five residential condominium units; and

WHEREAS, on December 4, 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 Guidelines Section 15305, Minor Alterations in Land Use Limitations and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

WHEREAS, the project consists of five 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 five; 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) in that the conversion involves a short span of overhead facility (less than one full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on February 10, 2021, the Hearing Officer of the City of San Diego considered Map Waiver No. 2420516, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0123, 125.0440 (tentative map), and 144.0240 (underground), of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. 2420516:

A. Findings for a Tentative Map – SDMC 125.0440**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

The Texas 5 Tentative Map Waiver proposes to create five residential condominium units in buildings under construction and to waive the requirement to underground existing utilities. The 0.161-acre site is located at 4419-4427 Texas Street in the RM-2-5 zone and the Residential – Medium (16-29 du/ac) land use designation within the North Park Community Plan. All properties to the north and east are within the same zone and land use designation.

The Community Plan designates the project site as a Residential-Medium Land Use that should provide for both single and multifamily housing with a density of 16-29 dwelling units per acre, or 3-5 units allowed on this site (Community Plan Land Use Map Figure 2-1). The density per the RM-2-5 base zone also allows a maximum of five dwellings onsite with no required minimum density. Therefore, the creation of five multifamily residential condominium units in this site, under construction project 662125 complies with the North Park Community Plan and base zone allowed use & density.

The project is consistent with North Park Community Plan goals and policies, including Policy LU-4.15: Support rental and ownership opportunities in all types of housing, including alternative housing such as companion units, live/work studios, shopkeeper units, small-lot housing typologies, and for-sale townhomes. Therefore, the proposed Tentative Map Waiver is consistent with the policies, goals and objectives of the North Park Community Plan.

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

The project is a subdivision only and does not facilitate any additional development. During ministerial review the project was determined to comply with all zoning regulations and a Building Permit for the multi-family units was approved on May 9, 2019 as part of Project No. 592765. The project complies with the applicable zoning and development regulations of the Land Development Code. The project qualifies for a waiver from the requirement to underground these facilities in accordance with San Diego Municipal Code Section 144.0242(c)(1)(B) in that the conversion involves a short span of overhead facility (less than one full block in length) and would not represent a logical extension to an underground facility.

The condominium units were previously approved in compliance with all applicable development regulations. Future purchasers of the units will be required to observe the requirements of the RM-2-5 zone. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The project is a subdivision only. The project site is currently under construction within a medium density residential neighborhood. No density bonuses were requested. The 7,000 square

foot project site includes 9,371 square feet of total floor area of residential condominiums. The zone is designated RM-2-5 which permits multiple dwelling units with a maximum density of 1 dwelling unit for each 1,500 square feet of lot area allowing a maximum of five dwellings onsite with no required minimum density. The Project consists of one three-story building with five townhomes. Each townhome has a two-car garage. There are existing overhead facilities in the abutting public right-of-way. The project qualifies for a waiver from the requirement to underground these facilities in accordance with San Diego Municipal Code Section 144.0242(c)(1)(B). The project does not propose a change in lot dimensions as previously approved under Project No. 592765. Therefore, the subdivision to create four condominium units is physically suitable for the type and density 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 is a subdivision only and does not facilitate any additional development. The infill project site is located in a developed area. No additional development is proposed with this map waiver. Future operations at the site would be required to comply with the Land Development Code regulations and construction permit requirements. The site is in a developed, urban neighborhood with no sensitive biological resources on or adjacent to the site. Therefore, the subdivision to create five condominium units is physically suitable for the type and density of the development

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

The Project consists of the subdivision of one three-story building with five townhomes (under construction) in an urban, developed neighborhood. The physical development at the site was previously approved, and the Project is a subdivision only. The Tentative Map Waiver includes conditions and corresponding exhibits of approval and is consistent with the requirements of the Land Development Code and the Subdivision Map Act.

The developed project site is served by existing utilities and pedestrian access is provided via public street on Texas Street and vehicle access via an existing alley. Future development would be required to comply with Land Development Code Regulations and Building Permit Requirements. Therefore, the design of the subdivision or the types of improvements will not be detrimental to 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 design of the condominium subdivision does not conflict with any existing easements, there are no dedications proposed, and no public access is required across this site fronted by Texas Street. Pedestrian access to the subdivision is provided via public street on Texas Street and vehicle access is provided via an existing alley. Therefore, the design of the subdivision and proposed 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 currently under construction and complies with all current codes and California Code of Regulations Title 24 Standards. It is located in a developed urban neighborhood and the underlying zone provides opportunity through building materials, site orientation, architectural treatments, placements and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The project site is currently under construction within a medium-density urban neighborhood. It is not anticipated to have employment or housing impacts beyond those which have already occurred. Future development on the property would be subject to the underlying zone regulations at the time of application. The site is served by existing public infrastructure including public transit in the immediate area, the proximity of shopping, and essential services and recreation in the nearby developed urban area. 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. Therefore, there would be no additional demand for public services or available fiscal and environmental resources associated with the creation of five new condominium units.

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. 2420516 including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to BC TEXAS ONE, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Carrie Lindsay
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions
Internal Order No. 11004543

ATTACHMENT 5

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 2420516
TEXAS 5 TENTATIVE MAP WAIVER - PROJECT NO. 662125
ADOPTED BY RESOLUTION NO. _____ ON _____

GENERAL

1. This Map Waiver will expire February 25, 2024.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the 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.
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. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance, unless otherwise noted.
7. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
8. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 2145641, PTS No. 607538 including new curb, gutter and sidewalk.

ATTACHMENT 5

9. The Subdivider shall reconstruct the alley along entire frontage, full width, per current city standards.
10. 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.
11. The Subdivider shall prepare Covenants, Conditions & Restrictions (CC&Rs) for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
12. 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

13. A Certificate of Compliance (COC) shall be recorded with the County Recorder prior to the expiration date of the Tentative Map Waiver (TMW).
14. Prior to the recordation of the Certificate of Compliance, all conditions in the Tentative Map Waiver (TMW) Resolution of Approval must be satisfied.
15. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Certificate of Compliance.
16. 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,

ATTACHMENT 5

regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 11004543

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: Texas 5 Map Waiver/662125

SCH No.: N.A.

Project Location-Specific: 4419-4427 Texas Street, San Diego CA 92116

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

Description of nature and purpose of the Project: The project is a Map Waiver application to waive the requirements of a Parcel Map to create five residential condominium units in five three-story buildings under construction. The project is on a 0.161-acre site at 4419-4427 Texas Street in the Multifamily Residential (RM-2-5) Zone. The project is in an Airport Influence Area for San Diego International Airport-Review Area 2, FAA Part 77 Notification Area, Parking Standards Transit Priority Area, Transit Area Overlay Zone, and within a Transit Priority Area (TPA) within the North Park Community Plan, Council District 3. The construction of structures was approved under separate ministerial approval under Project No. 592765.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Maggie Roland, 3752 Park Blvd Ste 701, San Diego, CA, 92103, 619-578-2916

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: Existing Facilities, Sec. 15305
- 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 CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations, which consists of minor alterations in land use limitations in areas with an average slope of less than twenty (20) percent, which do not result in any changes in land use or density. In addition, the exceptions listed in Section 15300.2 would not apply.

Lead Agency Contact Person: Jamie Kennedy

Telephone: 619-446-5445

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

ATTACHMENT 6

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



Senior Planner
Jamie Kennedy/Senior Planner

December 21, 2020

Date

Check One:

Signed By Lead Agency

Signed by Applicant

Date Received for Filing with County Clerk or OPR:



NORTH PARK PLANNING COMMITTEE (NPPC)

Draft Minutes

Nov 17, 2020; 6:30 pm

Virtual Meeting Via Zoom Platform

Register online at:

https://zoom.us/meeting/register/tJwqd-mhrz4vGNG_ejPymVw_ZPE4IhmVqMdm

Or Dial +1 669 900 9128 or +1 346 248 7799

or +1 253 215 8782 or +1 301 715 8592

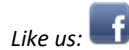
or +1 312 626 6799 or +1 646 558 8656

Meeting ID: 987 0091 5525

Password ID: 150923

www.northparkplanning.org

info@northparkplanning.org



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I. **Parliamentary Items**

(6:32 p.m.)

1. **Call to Order, Roll Call and Attendance Report**

Member	Steve Billings	Steve Doster	Daniel Gebreselassie	Arash Kahvazadeh	Vacant seat	Sarah McAlear	Aria Pounaki	Jen Spencer	Melissa Stayner	Matt Stucky	Tim Taylor	Marissa Tucker	Eduardo Velasquez	Vacant seat	Randy Wilde
Attendance	4	5	5	6	X	6	6	5	5	4	5	5	3	X	6
Late					X							1	1	X	
Absences	2	1	1	0	X	0	0	1	1	2	1	0	2	X	0

2. **Modifications to the NPPC Agenda**

a. **Urgent Non-Agenda Action Items:**

MOTION: To add as action item #1 the resignation of Randy Wilde, effective 11/18/2020. Pounaki/Wilde (8-0-0)

b. **Consent Agenda**

Urban Design/Project Review. Board Members Present: Aria Pounaki, Jen Spencer, Melissa Stayner, Tim Taylor, Peter Hill (Community Member), Pat Sexton (Community Member)

(PROCESS 3) 4419-4427 Texas Street Map Waiver

Application to waive the requirements of a Parcel Map to create 5 residential condominium units in buildings under construction on a .161 acre site at 4419-4427 Texas Street in the RM-3-7 Zone within the North Park Community Plan. Presenter: Maggie Roland

SUBCOMMITTEE MOTION: *To approve the map waiver for 4419-4427 Texas Street, because increasing access to opportunities to home ownership increases neighborhood stability and desirability. However, the NPPC strongly believes that the often-used “dual tracking” method of initially permitting a building as apartments, to later change to condominiums, deliberately circumvents neighborhood input into the design process. NPPC would like to work with city staff to improve upon this process. The NPPC would like to address the use of palm trees for tree points as they do not provide shade or adequately address the climate action plan of creating more shade and reducing the urban heat island effect. The NPPC is also concerned about the deck encroachment into the required setback on this project. Pounaki /Stayner (5-0-1) (Taylor abstaining because he arrived late and missed the presentation)*

Public Facilities & Transportation. Board Members Present: Aria Pounaki, Steve Doster, Arash Kahvazadeh, Peter Hill (Community Member)

SANDAG Roundabouts in University Heights

There are two roundabouts (one at Meade Ave & Alabama Street, and one at Meade Ave & Louisiana Street) that are in the University Heights neighborhood, as identified in the North Park Community Plan. These two roundabouts have been completed and sandblasted with the name “North Park” as decorative elements. Residents of University Heights request these two roundabouts be updated to read “University Heights.”

Presenters: Tyler Renner (Councilman Ward’s office), Danny Veeh and Natalie Cushman (SANDAG representatives)

SUBCOMMITTEE MOTION: *Support the removal of “North Park” from the two roundabouts on Meade Avenue Bikeway at Alabama and Louisiana Streets and replace with “University Heights” as long as the estimated \$50,000 cost is paid by SANDAG’s budget. Kahvazadeh / Doster 4-0-0*

MOTION: To Adopt Consent Agenda. Stayner / Pounaki (8-0-0).

3. **Agenda:** Adoption of the November 17, 2020 Agenda, *if necessary*.

MOTION: To Approve Agenda as Modified to include the Resignation of Randy Wilde. Pounaki/ Kahvazadeh (8-0-0).

4. **Minutes:** Approval of the September 15, 2020 Minutes.

MOTION: To Approve the September 15, 2020 Meeting Minutes. Doster/ Pounaki (8-0-0).

5. **Treasurer’s Report:** Sarah McAlear.
 - a. Account balance is \$707.57 for the month of November. Waiting on 2 reimbursements from the City of San Diego.

III. **Non-Agenda Public Comment:** Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time.

(6:46)

- Christine Hernandez: resident of University Heights, newly elected President of University Heights Community Association. Excited to be elected and looking forward to being more involved. Email: president@uhsd.org
- Pat Sexton: The minutes and agendas for NPPC’s subcommittees are not being posted on the websites.
Response: Sarah and Arash have updated on our websites with minutes and agendas. Melissa has also sent them to the .gov website – but they haven’t posted them yet. Melissa will follow up with them.

IV. **Announcements & Event Notices:** Limited to One minute each.

(6:52)

1. **North Park Farmer’s Market:** Thursdays weekly 3-7:30PM on North Park Way & 30th Street, for more info: <https://www.northparkfarmersmarket.com/>
2. **December Nights (Dec. 4 through Sunday, Dec. 6):** Over 20 food truck/food vendors offering their most popular menu items in a drive-thru setting in the Inspiration Point parking lot near Balboa Park. For more info: <https://www.sandiego.gov/taste-of-december-nights>
3. **Jefferson Elementary School** – Will be installing 2 large shade structures at the school. The public can expect normal construction activities near the school.

V. **Elected Official & Planner Reports:** Reports are limited to 2 Min Max

(6:53p.m.)

1. **Maria Bojorquez-Gomez, Hon. Susan Davis, US Congress Dist. 53**, 619-208-5353, maria.bojorquez-gomez@mail.house.gov . Not Attending.
2. **Makana Rowan, Hon. Nathan Fletcher, SD Board of Supervisors Dist. 3**, (619) 531-4936, makana.rowan@sdcountry.ca.gov . Not Attending.
3. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78**, 619-645-3090, Mathew.Gordon@asm.ca.gov . Not Attending.
4. **Diana Lara, Hon. Toni Atkins, State Senate Dist. 39**, 619-645-3133, Diana.Lara@sen.ca.gov.
Update: Covering for Chevelle who is out on maternity leave. Toni Atkin’s office is continuing to assist w/ unemployment cases. If you know anyone who is having issues with unemployment, please contact their office for assistance.
5. **Brett Weise, Hon. Chris Ward, City Council Dist. 3**, 619-236-6633 BWeise@sandiego.gov. Not Attending.
6. **Bernie Turgeon, Planning Department**, 619-533-6575, BTurgeon@sandiego.gov. Update on Planning Group Elections for March 2021. On April 14, 2020 the City Council voted unanimously to approve the proposed temporary amendment of Council Policy 600-24. Within Council Policy 600-24, the planning groups, who had not yet conducted elections for the year were not allowed to hold elections until the Governor’s State of Emergency has been lifted. The Council Policy and CPG Bylaws will automatically revert to standard operations once the State of Emergency has been lifted. The Council understands there have been issues due to postponement of elections – including that many Community Planning groups have two or more vacancies on their boards (including North Park) and that they have been vacant for more than 120 days. If the State of Emergency has not been lifted by March 2021, council is looking at the possibility of socially distant in-person elections with the option of mail in ballots. They are looking at different options as well. Bernie has stated that if we are having any issues with posting our meeting minutes or agendas to let him know and he can assist.

Community comments/questions:

Claudia Flores: How can I get a hold of Bernie? Email is on the agenda

Comments from the Board:

Aria Pounaki – do you feel certain, by March, there will be a comprehensive policy to incorporate into policy 600-24?

Bernie: Yes, our goal is to have something by the beginning of the year. We are working on having a draft form this month – however, if we have to get approval from city council could take a while longer.

Aria Pounaki: We have been working on some options. Is the planning dept. looking at receiving proposals or suggestions?

Bernie: Yes, we would appreciate any ideas, especially w/ technology aspect. Mail-in voting can only be conducted with an in-person vote – happy that NPPC has already started to look at options. Aria Pounaki: Who is a qualified voter? We do have registrations from Zoom, how should we prepare for that.

Bernie: We will investigate the zoom meeting attendance, registration. That would be good.

VI. **Action Item:**

- 1. **Randy Wilde Resignation** (Added via Urgent Non-Agenda Action Item Motion by Pounaki)
Last minute resignation due to Wilde’s transferring to a role within the City government in January and looking to avoid conflict of interest. While he will still be living in the neighborhood, tomorrow will be the effective date of the resignation. Wilde’s resignation letter is attached as Appendix 1

Public Comment:

Christine Hernandez: Thanks Randy on behalf of University Heights- you’ve done a great job!
Steve Oechel: What will happen to this open position?

Board members:

Arash: Thanks for spending your time on the committee, hopefully will see you around the neighborhood. Best of luck!

Marissa: will approve the resignation for technicality, but not because she wants to! You’ve made such a difference and inspired me to see how local government works.

Aria: Randy was our liaison to University Heights and El Cajon Business Improvement District – will need to recruit someone to do take this position. Thank you for your service – you mentored me as well! Thanks for dedication and service.

MOTION: To approve the resignation of Randy Wilde, effective November 18, 2020. Stayner / McAlear (9-0-0)

VII. **Information Item:**

(7:05- 8:30 p.m.)

- 1. **University Avenue Mobility Plan Update**

A number of improvements to University Avenue corridor have been planned in the University Avenue Mobility Plan (UAMP). The UAMP project proposes multi-modal improvements along University Avenue, between Florida Street and Boundary Street, within the City of San Diego's (City) community of North Park. The project will incorporate: 1) Roadway Improvements: Traffic signals, raised medians, turn pockets, and re-striping; 2) Transit Improvements: Transit-only lanes, transit stop consolidation; and 3) Pedestrian Improvements: Enhanced pedestrian crossings, curb extensions/pop outs. This information item will update the board and the public of the coming changes.

Presenter: Chun Yu Chan, Project Manager, City of San Diego - ChanC@sandiego.gov; Patricia Trauth – Rick Engineering- presenter, Julian Yap, Kevin Gibson

Chun Yu Chan – The project goes from Florida to Boundary St. It is approx. 1.2 miles long. Several different types of improvements will be constructed that focus on safety and mobility along University Ave.

Julian Yap: Transit improvements include transit only lanes (11' wide) which will be shared by buses and bicycles - like what was recently done along El Cajon Blvd. In addition, 18 transit stops will consolidate to 15 stops. There will be a raised median 10' wide for length of the project with new landscape improvements. The median area will be maintained by North Park Main Street.

Patricia Trauth – Landscape Architect who designed the planting for the median. Blue/Lavender planting scheme and a red/orange plant palette. Low maintenance and low water use.

Julian Yap: Roadway Improvements will provide some new left turn pockets and maintain other left turn pockets. Re-striping will accommodate the raised median, left turn pockets and transit improvements. Two new traffic signals will be installed at Arnold Ave. and Oregon St. Four new enhanced pedestrian crossings across University Ave. will be added and improvements to two other pedestrian crossings. 91 existing on-street parallel parking stalls along University Ave will be removed to construct improvements. To mitigate this, additional parking spaces have been added on the side streets – 114 stalls have been added over the last few years.

Chun Yu Chan: Construction schedule: we are happy this is moving forward! It was advertised for Construction last Thursday. Contractor's will bid on this project and once a contractor is selected, construction is anticipated to start in Spring 2021. Residents in the area will receive a construction notice. Please contact Chun Yu Chan for any questions or concerns.

Public Comment:

Matt Thompson: Appreciate you addressing the issue of parking. However, those additional stalls created were done in the past they don't address current loss. Also, the Bus Only Lanes on El Cajon Blvd have so many use cars that use them – how will you prevent cars from doing this same action on University?

Pat Sexton: Toyland parade has taken place on University Ave. for 56 years – how will this affect this historical event? Concerned about loss of parking for those who would like to shop and eat in North Park. Unless, of course, you are living in a high-rise building and no one needs to drive. Why is North Park getting dumped on for the number of new high rise buildings and loss of parking stalls?

Basil Mournian: Pedestrian Crossing – will there be lights built into the asphalt vs. lights on poles – lights lining the pathway on the street helps vehicles see the pedestrians and better.

Christine: 91 stalls removed – will there be 91 added as part of this project, not past projects? If not, are there future plans to add parking?

Steve Occhel: I'm assuming the city did some type of traffic analysis that shows bus use will increase with this mobility plan? We are dedicating so much roadway to bus use – would like to see evidence that this mode of travel will increase.

Antoinette: We have been following this project for decades – we are very happy with the bicycle lanes! Bike and bus lanes – can't wait for it to get started!

Matt Thompson: Clarifying comment: on the pedestrian crossing –I hope you have program that allows some traffic thru if pedestrian use is constant, so vehicle traffic doesn't get backed up along University Ave.

Response:

1. Parking eliminated: the 91 stalls that are being removed has been mitigated prior to this via additional parking created on side streets – 114 parking stalls have been added to mitigate lost stalls. The City is also looking into better signage to guide vehicles to use the underutilized parking garage as well.
2. Within the Environmental Impact Report (EIR) – there was a traffic analysis on how the bus condition will behave once cars will be reduced to one lane. Traffic will migrate onto side streets. Overall, the traffic will be improved especially during rush hour. As far as avoiding buses staking up – they will coordinate with MTS to ensure this doesn't happen – but there are fewer bus routes along University Ave. vs El Cajon Blvd, so staking should not be as much of an issue. Over time people will understand these are bus/bike only lanes and less cars will accidentally use them. The traffic study is available on the city's website, contact Yun if you can't find the EIR with the traffic study.
3. Hawk signals – which are in-pavement flashes – are NOT being proposed but keep the one pedestrian crossing that already has them will keep them.
4. Left turns - raised medians will remove some left turn lanes, except at specialized intersections.
5. Public/Neighborhood Outreach: notice was sent out regarding design completion; however, it is a good point let neighbors know about upcoming construction sooner vs. later.
6. Might need to work on outdoor dining coordination if it's still happening in the Right-of-Way, when construction starts.
7. Pedestrian signal overload – it can be set to delay as a standard but could adjust if they are being overused and vehicle traffic starts backing up.

Board Comment:

Steve Billings: How far are the bus lanes from the street curb?

Julian: The bus lanes are next to the sidewalk curb – no buffer.

Steve Doster: Are there any improvements to the sidewalks? Or Lighting? Sidewalk Bulb outs? Any included? Bike Corals?

Julian: no sidewalk improvements are proposed, but ADA ramps will be upgraded. Bulb outs were studied, but not feasible because trucks cannot make turns onto University Ave. with them. No additional bike racks are included as part of the project. There will be lighting improvements.

Arash: Thanks for the presentation. Parklets – so many businesses are utilizing these right now – could there be a delay on construction if these businesses who heavily rely on these parklets for business during Covid-19 health orders? –

Julian: Blocks will be done one by one –the block will be completed finished before moving onto the next. Bus lane will be vacant a lot of time due to frequency of bus routes.

Arash: Utilization of parking garage –it has serious issues with not being used. Have reached out to ACE to ask how to utilize this better but haven't had good luck with communicating with them.

Chun: We are working on signage to show people and direct vehicles to where the parking garage is.

Arash: What kind of signage will be incorporated – would love to see design, ideas. Ace has been unresponsive, even though it is a local business. Worried that signage won't be enough.

Jen: Are there any trees proposed in the median landscape plan?

Patricia – No trees are proposed, was told not to include from the City.

Chun: Typically planting areas are maintained by property owners, median trees would need to have a Maintenance Assessment District (MAD) established to maintain them.

Also, there was a concern about safety issues. In the end the conclusion was not to use trees.

Jen: So basically, the City is not following it's own Climate Action Plan to reduce heat island effect by planting more trees?

Melissa: What is the median for?

Chun: The median will eliminate conflicting points – especially left turns. Left turns will only be allowed at certain intersections.

Melissa: How will the stop lights be timed based on new design?

Chun: We will have it timed to optimize flow.

Marissa: There are so many bus stops that slow down the overall traffic flow – worried there are too many to make bus use favorable. How do you determine where bus stops go?

Chun: We are reducing bus stops along corridor and relocating to a more strategic location. This was determined through the traffic study done in the EIR.

Marissa: All my questions have been answered. Understand concerns about parking but excited about the bike lane options as well! Will busses run more frequently in the future, right now they don't run very often.

Chun: will need to check with MTS, the City does not operate bus schedule.

Randy Wilde: Can you give us an overall timeline of the project, so everyone knows how long we've been working on this?:

Chun: The project started 2005 with the initial study. In 2012 the draft EIR went to public review. In 2016 CIP was started for design.

Randy Wilde: Disappointed about lack of sidewalk improvements, lighting improvements, street trees. It is a failure of leadership not to add street trees – legally obligated to do so by the Climate Action Plan.

Aria: Couldn't they allocate funding for maintenance of from the existing North Park MAD?

Chun: There is NOT an existing MAD established, due to the existing maintenance agreement w/ NP Main Street – did not want to maintain trees.

Peter Hill: The existing North Park MAD is not authorized to do anything on University Ave.- why they were not involved. The NP MAD is extremely limited.

Aria – Is there any room to add/change anything to the design?

Chun: No, it's too late to change design, but if you have any operational (traffic/stormwater) concerns, let us know.

Aria: Thanks for your time and presentation.

2. Kate Sessions Commitment Tree Initiative

The newly-organized Kate Sessions' Commitment focuses on planting 100 trees in various communities each year in the 2020s and has launched a website, www.katesessionstrees.org. The City of San Diego has increased its tree planting budget from \$100,000 in FY20 to \$400,000 in FY21, to plant street trees in 15-gallon containers on right-of-way property. These are known as "free" trees, and the request begins with a "watering agreement" from residents and businesses. More info and request form at <https://www.sandiego.gov/blog/free-tree-sd>.

Presenter: Anne S. Fege, Ph.D., Chair, Community Forest Advisory Board, City of San Diego, <mailto:afege@sdrufc.com>, 858-472-1293

Anne Fege, presenting: Healthy trees for healthy neighborhoods. Urban Heat Island: cities absorb more heat due to pavements, creating urban heat islands. Trees cool help cool urban heat islands by providing shade. Heat extremes kill more people than wildfires or storms. In addition, trees reduce energy costs and studies show they foster more active neighborhoods. There are dramatic housing and health inequities in San Diego. Housing inequities – some neighborhoods have more pavement, more housing burden, less access to parks and public transit and unaffordable or no access to AC. In addition, these communities also have health climate inequities, which include lower health care and insurance coverage, pre-existing conditions, and more exposure to air pollution. How do we make it more equitable in San Diego? Use climate equity maps to set priorities, plant trees in the Right-of-Way (ROW), not just parkways. Also, maintain the trees we have! If plant in the ROW – need to agree to water them, follow safety sight distances and plant away from utility structures and lines.

Request FREE street trees from City of San Diego for the ROW/parkway area (area between the public street and sidewalk) www.sandiego.gov/blog/free-tree-sd.

Also, to purchase a tree to plant in your front or backyard: <https://katestrees.org/pre-order-trees> . 25-\$60/tree. Purchase from Walter Anderson Nursery. You pre-order them, then you pick them up and plant them OR you can also donate a tree!

You must water the trees! At least 2x/week when establishing trees. Educate about tree care and planting! Add trees to streets and public places. Make Kate Session a theme. Organize your neighborhood. Library of presentations! Join Kate’s tree team - Contact Anne!

Public Comment: None

Board Comment:

Randy Wilde: no comments/questions, but thanks for all the work you are doing! So important!

Marissa Tucker: Thank you for your presentation – so important – context of the climate action plan. Should donate a tree to someone else!

Melissa: Thanks for your passion and presentation! Will donate!

Jen: No palms trees! Love the presentation and the work you are doing – keep it up!

Arash: Thanks for everything you do! Can we get trees planted where the Palm Trees in our Parkway were removed?

Anne: there is a NO fee street tree permit – meet the requirements, to water and type of tree. Will email about specifics.

Steve Doster: Does your organization do consulting? Great work!

Steve Billings: Recipient of two free trees – will promote it to other neighbors. Are trees selected that are disease resistant?

Anne: It’s important to plant diverse variety of trees due to disease. Drought also killed a lot of trees.

Aria: Clarifying points. Street easements – width varies – usually 10’ but that is city owned property. HOA vs. easements.

VIII. **NPPC Reports**

(8:45 - 8:55 p.m.)

1. **Chair’s Report - None**
2. **Social Media.** Sarah McAlear/Randy Wilde - **None**

3. **NPPC Website Update.** Sarah McAlear/Randy Wilde. Sarah had to leave but has made it more user friendly.
4. **Subcommittee Reports:** (Limited to Items Not on the Agenda & 5 Min. Max. each)
 - a. Urban Design/Project Review (UDPR): Melissa Stayner Chair, Jennifer Spencer Vice Chair –Next meeting January 4, via Zoom. (NO meeting in December – next meeting in January)
 - b. Public Facilities & Transportation (PF&T): Arash Kahvazadeh Chair, Steve Doster Vice-Chair – Please note meetings have been moved from 2nd Wednesday to 2nd Tuesday moving forward. Will resume January 12, via Zoom. (NO meeting in December – next meeting in January)
5. **Liaisons Reports:** Limited to 1 Min. Max per Report
 - a. Balboa Park Committee. Vicki Granowitz. **NONE**
 - b. Maintenance Assessment District. Matt Stucky.
Written update from Matt: Nov. 9th – The MAD board met on November 9th and heard a presentation from city staff regarding our proposed FY22 budget. We will be meeting on December 14 to approve the budget.
 - c. North Park Main Street.
Steve Billings: Installed new wreath over North Park sign and new banners were installed. 8 new Parklets were funded through the City parklet grant. SHOP LOCAL! Trying to market and encourage everyone to shop local and save our neighborhood stores and restaurants.
 - d. Adams Avenue Business Association. Arash Kazavahdeh. **NONE**
 - e. El Cajon Boulevard Business Improvement Assoc.
Randy Wilde: Arash will volunteer to take over Randy’s position here. Issue they are concerned about is Maintenance Assessment District - new one that might overlap? Property owners need to vote on this.
 - f. North Park Community Association. Peter Hill. **NONE**
 - g. University Heights Community Association.
Randy Wilde: New Traffic Circles installed – some are in UH, vs NP. Saving the historic Palm Trees – uhsd.org – what to do if there is a weevil issue, etc.
 - h. CPC.
Written update from Matt Stuckey – CPC met in October and heard a presentation from Councilmember Campbell's office regarding short-term vacation rental regulations, but the CPC board did not take any action given the plan will likely be undergoing additional negotiations and changes. We also discussed the Complete Communities proposal and voted to ask the City to delay a City Council vote on the proposal until the updated version could be presented to each CPG and CPC, but the City did not accept this request and heard the item at its November 9th meeting and approved the proposal other than the Parks Master Plan.

IX. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is **Tuesday, January 19, 2021**

X. **Adjournment** **(8:54 p.m.)**

- ****For more info on any project, enter the SD Development Services PTS number in “Project ID” at <https://opensd.sandiego.gov/Web/Maps/ApprovalsDiscretionary>**
- ~~NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2.~~
- To request an agenda in alternative format, a sign language, or oral interpreter, call (619) 236-6405.
- NPPC Chair: Aria Pounaki or info@northparkplanning.org
- Urban Design/ Project Review Subcommittee Chair: Melissa Stayner urbandesign@northparkplanning.org
- Public Facilities & Transportation Subcommittee Chair: Arash Kazavahdeh or publicfacilities@northparkplanning.org
- Adams Avenue Business Association: www.adamsAvebusiness.com/
- North Park Main Street: northparkmainSt.com/
- “The Boulevard” El Cajon Boulevard Business Improvement Association: www.theboulevard.org
- North Park Maintenance Assessment District: <http://npmad.org>

- North Park Community Association. For information about North Park Activities or to have an event posted: www.northparksd.org
- University Heights Community Association (UHCA): www.uhsd.org

Appendix 1

Randy Wilde email resignation letter

Randy Wilde's Letter of Resignation from North Park Planning Committee Archives/NPPC x  



Randy Wilde <randywilde@gmail.com>
to me ▾

Tue, Nov 17, 2020, 4:02 PM   

Dear North Park Planning Committee Chair and Board Members,

I ask for you to please accept my resignation from the board of the North Park Planning Committee, effective 11/18/2020. I expect to transition to a job at the City of San Diego shortly and am resigning from my role with the North Park Planning Committee to avoid any potential conflicts. I will continue to be available via email if the board needs any information or guidance about my previous responsibilities.

It has been a wonderful experience volunteering with you all for the past two years and I know you will continue to do great things for the neighborhood we all love. Thank you!

Sincerely,
Randy Wilde

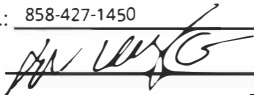
	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	<p>FORM DS-318</p> <p>October 2017</p>
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Approval Type: Check appropriate box for type 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: Texas 5 Map Waiver **Project No. For City Use Only:** 662125
Project Address: 4419-4427 Texas Street, San Diego, CA 92104

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability or- General - What State? CA Corporate Identification No. C2222444
 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: BC Texas One, LLC - Abraham Edid Owner Tenant/Lessee Successor Agency
 Street Address: 9265 Activity Rd. Ste 112
 City: San Diego State: CA Zip: 92126
 Phone No.: 858-427-1450 Fax No.: _____ Email: Abraham.Edid@Bluecenturionhomes.com
 Signature:  Date: ~~07/29/19~~ 8-1-20
 Additional pages Attached: Yes No

Applicant
 Name of Individual: BC Texas One, LLC - Abraham Edid Owner Tenant/Lessee Successor Agency
 Street Address: 9265 Activity Rd. Ste 112
 City: San Diego State: CA Zip: 92126
 Phone No.: 858-427-1450 Fax No.: _____ Email: Abraham.Edid@BlueCenturionHomes.com
 Signature:  Date: 8-1-20
 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.

DOC# 2020-0284824



Jun 04, 2020 08:00 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$95.00 (SB2 Atkins: \$75.00)

PCOR: YES

PAGES: 3

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO AND MAIL
TAX STATEMENTS TO

BC TEXAS ONE LLC

8445 CAMINO SANTA FE SUITE 102
SAN DIEGO, CA 92121

316321478

Above Space for Recorder's Use Only

APN NO.: 445-241-11-00

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX IS \$0.00 CITY TAX \$0.00

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale,

Exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Taxation Code § 11925(d) as this transfer is between legal entities that results solely in a change in the method of holding title to the realty and in which proportional ownership interests in the realty remain the same immediately after the transfer.

Signature of declaring grantor or grantee

THIS IS NOT A CHANGE IN OWNERSHIP UNDER § 62(A)(2) OF THE REVENUE AND TAXATION CODE AND IS EXCLUDED FROM REAPPRAISAL BASED UPON THIS BEING A TRANSFER BETWEEN LEGAL ENTITIES THAT RESULTS SOLELY IN A CHANGE IN THE METHOD OF HOLDING TITLE TO THE REALTY AND IN WHICH PROPORTIONAL OWNERSHIP INTERESTS IN THE REALTY REMAIN THE SAME IMMEDIATELY AFTER THE TRANSFER.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

BLUE CENTURION HOMES LLC, a California Limited Liability company

Hereby GRANT(s) to

BC TEXAS ONE LLC, a California limited liability company

the real property located in the County of San Diego, State of California, commonly known as **4423 TEXAS ST, SAN DIEGO CA 92116** and more particularly described on Exhibit "A" attached hereto and incorporated by reference.

(Continued on Next Page)

PAGE 1

APN NO.: 445-241-11-00
BC TEXAS ONE LLC

BLUE CENTURION HOMES LLC, a California
Limited Liability company

By: Vento North America L.L.C.

Dated: December 05, 2019

By: _____
Isaac Calderon, Managing Member

By: Kinyan Investments, Inc.

Dated: December 05, 2019

By: _____
Abraham Edid, President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
 } S.S.
COUNTY OF SAN DIEGO }

On December 18, 2019, before me, Alma Beatriz Gonzalez
a Notary Public, personally appeared Isaac Calderon and Abraham Edid, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(This area for official notarial seal)

(Continued on Next Page)

PAGE 2

EXHIBIT "A"

ASSESSOR'S PARCEL NUMBER: 445-241-11-00

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 18 AND 19 IN BLOCK 71 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP THEREOF MADE BY G. A D'HEMECOURT, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY.



California Secretary of State
Electronic Filing

FILED

Secretary of State
State of California

LLC Registration – Articles of Organization

Entity Name: BC TEXAS ONE LLC

Entity (File) Number: 201913510629

File Date: 05/10/2019

Entity Type: Domestic LLC

Jurisdiction: California

Detailed Filing Information

1. Entity Name: BC TEXAS ONE LLC

2. BusinessAddresses:
 - a. Initial Street Address of Designated Office in California: 9265 Activity Road, Ste. 112
San Diego, California 92126
United States

 - b. Initial Mailing Address: 9265 Activity Road, Ste. 112
San Diego, California 92126
United States

3. Agent for Service of Process: Jeffrey A. Pollak
2002 Jimmy Durante Blvd., Ste. 129
Del Mar California 92014
United States

4. Management Structure: More than One Manager


5. Purpose Statement: The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

Electronic Signature:

The organizer affirms the information contained herein is true and correct.

Organizer: Jeffrey A. Pollak

19-D29378

	Attachment to Statement of Information (Limited Liability Company)	LLC-12A Attachment
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A. Limited Liability Company Name
BC TEXAS ONE LLC

This Space For Office Use Only

B. 12-Digit Secretary of State File Number 201913510629	C. State or Place of Organization (only if formed outside of California) CALIFORNIA
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D. List of Additional Manager(s) or Member(s) - If the manager/member is an individual, enter the individual's name and address. If the manager/member is an entity, enter the entity's name and address. Note: The LLC cannot serve as its own manager or member.


First Name Abraham	Middle Name	Last Name Edid	Suffix
Entity Name			
Address 5221 Caminito Exquisito	City (no abbreviations) SAN DIEGO	State CA	Zip Code 92130
First Name	Middle Name	Last Name	Suffix
Entity Name Vento North America LLC			
Address 9265 Activity Road suite 112	City (no abbreviations) SAN DIEGO	State CA	Zip Code 92126
First Name	Middle Name	Last Name	Suffix
Entity Name Kinyan Investment, Inc			
Address 5221 Caminito Exquisito	City (no abbreviations) SAN DIEGO	State CA	Zip Code 92130
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code

FILED

In the office of the Secretary of State
of the State of California

AUG 29, 2019

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 <p>Secretary of State Statement of Information (Limited Liability Company)</p>	LLC-12
IMPORTANT — Read instructions before completing this form.	
Filing Fee – \$20.00	
Copy Fees – First page \$1.00; each attachment page \$0.50; Certification Fee - \$5.00 plus copy fees	

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.) BC TEXAS ONE LLC	
2. 12-Digit Secretary of State File Number 201913510629	3. State, Foreign Country or Place of Organization (only if formed outside of California) CALIFORNIA

4. Business Addresses			
a. Street Address of Principal Office - Do not list a P.O. Box 9265 Activity Road suite 112	City (no abbreviations) SAN DIEGO	State CA	Zip Code 92126
b. Mailing Address of LLC, if different than item 4a 9265 Activity Road suite 112	City (no abbreviations) SAN DIEGO	State CA	Zip Code 92126
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 9265 Activity Road suite 112	City (no abbreviations) SAN DIEGO	State CA	Zip Code 92126

5. Manager(s) or Member(s) If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A ([see instructions](#)).

a. First Name, if an individual - Do not complete Item 5b Isaac	Middle Name	Last Name Calderon	Suffix
b. Entity Name - Do not complete Item 5a			
c. Address 5211 Caminito Exquisito	City (no abbreviations) SAN DIEGO	State CA	Zip Code 92130

6. Service of Process (Must provide either Individual OR Corporation.)
INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) Jeffrey	Middle Name A	Last Name Pollak	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 2002 Jimmy Durante Blvd, ste 129	City (no abbreviations) Del Mar	State CA	Zip Code 92014

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company Real Estate Investment

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address			
City (no abbreviations)		State	Zip Code

9. The information contained herein, including any attachments, is true and correct.

08/29/2019	Alma Gonzalez	Admin	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS BEFORE COMPLETING.](#))

Name: []
 Company: []
 Address: []
 City/State/Zip: []

TM WAIVER NO. 2420516 PROJECT NO. 662125 TEXAS HOMES

PROJECT SUMMARY
 TENTATIVE MAP WAIVER (FOR CONDOMINIUM PURPOSES)
 EXISTING LOTS: 1
 PROPOSED LOTS: 1

EXISTING SITE DATA
 SITE ADDRESS: 4419, 4421, 4423, 4425, 4427 TEXAS STREET, SAN DIEGO, CA 92116

ASSESSOR'S PARCEL NUMBER: 445-241-11
 SITE AREA: 7,000 SF / 0.161 ACRES

EXISTING ZONING
 BASE ZONE: RM-2-5

OVERLAY ZONES
 AIRPORT INFLUENCE AREA (AIA)
 TRANSIT AREA
 TRANSIT PRIORITY AREA

GEOLOGIC HAZARD CATEGORY: 52

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

PROPOSED BUILDING DATA
 NUMBER OF RESIDENTIAL CONDOMINIUM UNITS: 5
 TOTAL FLOOR AREA OF RESIDENTIAL CONDOMINIUM UNITS: 9,371 SF
 NUMBER OF STORIES: 3
 NUMBER OF BUILDINGS: 5

OFF-STREET PARKING SPACE REQUIREMENTS
 PARKING REQUIRED: 5 UNITS @ 2.0 SPACES PER UNIT=10 SPACES PROVIDED

CURRENT PERMITS
 BUILDINGS CURRENTLY UNDER CONSTRUCTION
 CONSTRUCTION PROJECT NO. 592765
 CONSTRUCTION PERMIT NO. 2092366
 ROW PTS NO. 607538, PERMIT NO. 2145641

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. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 5.

MONUMENTATION NOTES
 ALL PROPERTY CORNER MONUMENTS ARE IN PLACE, PER PM 21755

REFERENCE DRAWINGS
 PM 21740

- NOTES**
1. THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
 2. THE SUBDIVIDER SHALL INSTALL APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, IRRIGATION, AND FIRE) ADJACENT TO THE PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
 3. EXISTING DRAINAGE PATTERNS: SURFACE FLOW TO TEXAS STREET

PROJECT OWNER
 BC TEXAS ONE, LLC
 9265 ACTIVITY ROAD, #112, SAN DIEGO, CA 92126

DATE

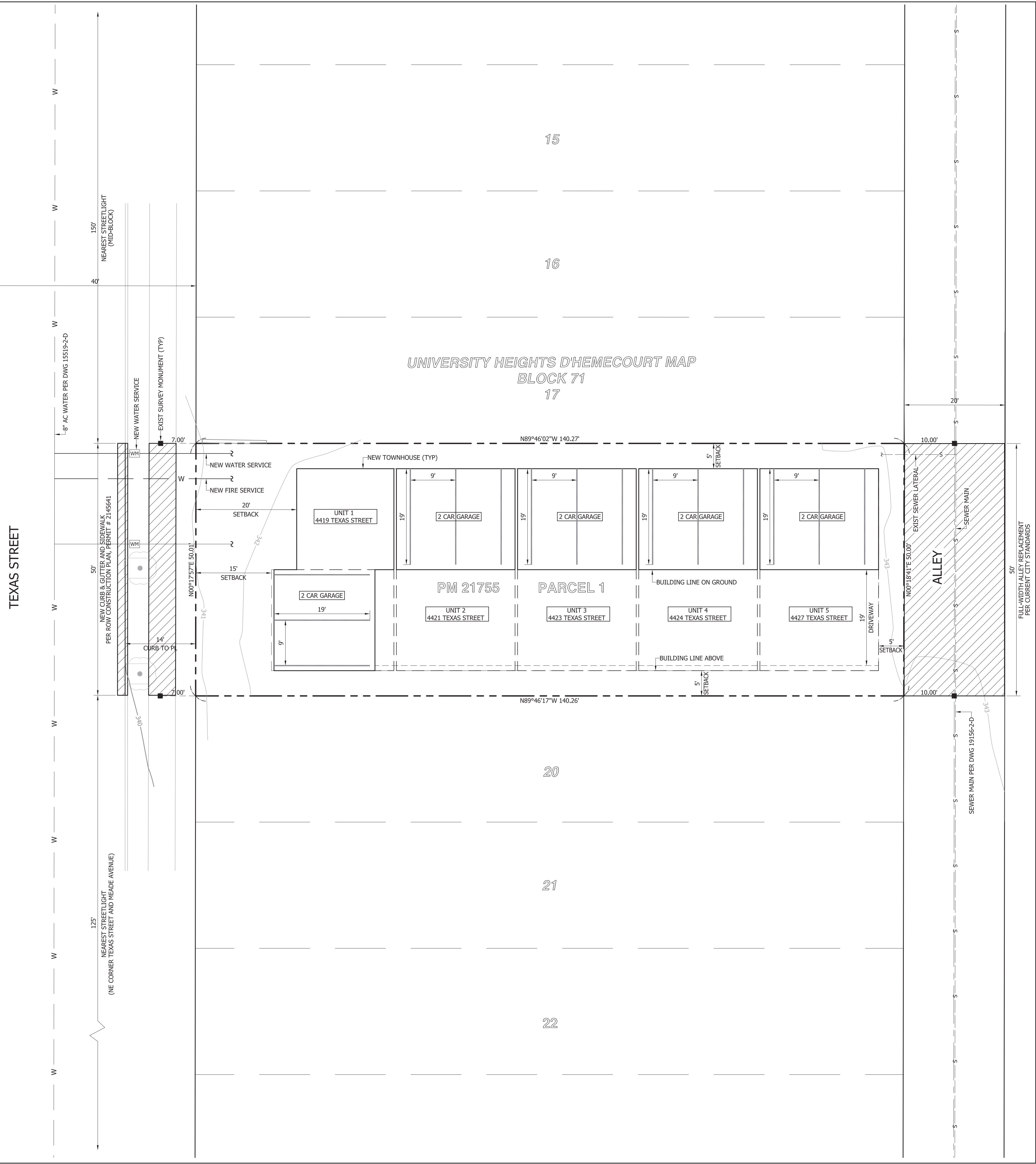
LEGAL DESCRIPTION
 PARCEL 1 OF PARCEL MAP NO. 21755 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF, RECORDED DECEMBER 5, 2019 AS FILE NO. 2019-7000528

SOURCE OF TOPOGRAPHY
 FIELD SURVEY BY METROPOLITAN MAPPING, JANUARY, 2020

BASIS OF ELEVATIONS
 CITY OF SAN DIEGO BENCHMARK DESCRIPTION: NWBP
 TEXAS STREET AND MONROE AVENUE
 ELEVATION: 345.61 FEET DATUM: MEAN SEA LEVEL (NGVD 29)

BASIS OF BEARINGS
 THE EASTERLY LINE OF TEXAS STREET, AS SHOWN ON PM 21755
 I.E., N00°17'57"E

PROJECT NAME
 TEXAS HOMES
SHEET TITLE
 TENTATIVE MAP WAIVER NO. 2420516



LEGEND

	PROPERTY LINE/TMW BOUNDARY
	CENTER LINE
	LOT LINE
	RIGHT OF WAY
	BOUNDARY LINE DATA (BEARING/DISTANCE)
	FOUND BOUNDARY MONUMENT
	EDGE OF CONCRETE
	CURB & GUTTER
	CMU WALL
	CONCRETE SURFACE
	SEWER LINE
	WATER LINE
	FENCE: CHAIN-LINK
	ABOVE GROUND UTILITY BOX
	UNDERGROUND UTILITY ACCESS LID
	SPOT ELEVATION

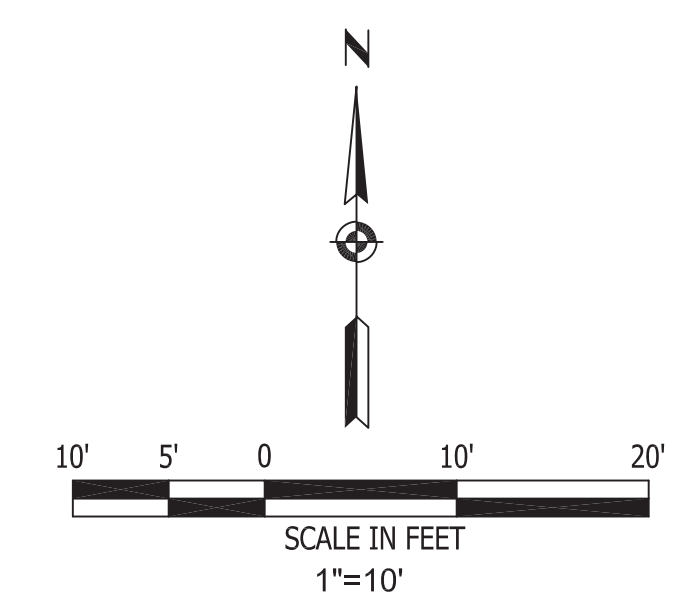
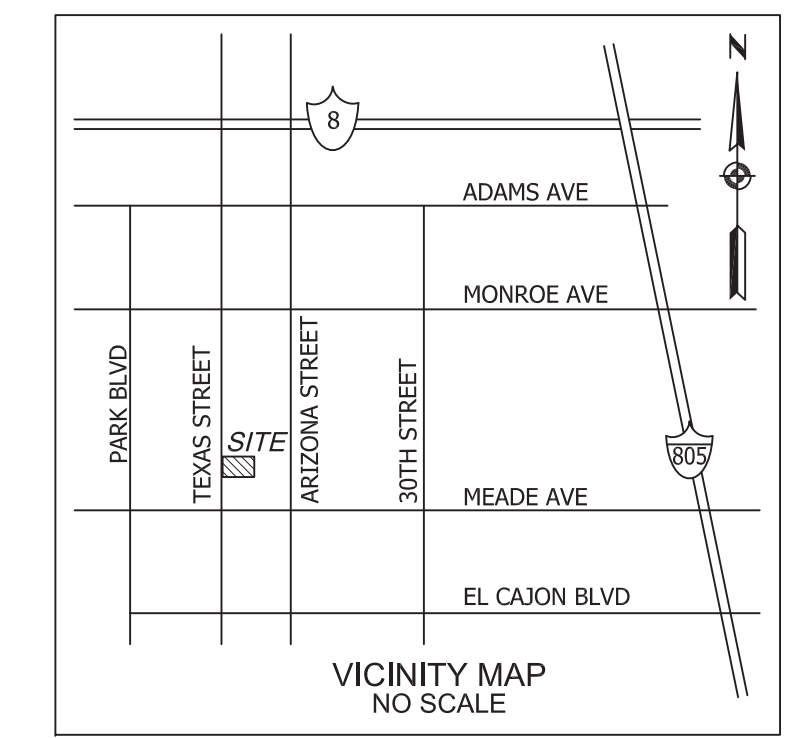
ABBREVIATIONS

APPROX	APPROXIMATE
BLDG	BUILDING
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
DI	DRAIN INLET
DWAY	DRIVEWAY
EL	ELEVATION
FF	FINISHED FLOOR
FL	FLOWLINE
FTG	FOOTING
GB	GRADE BREAK
PP	UTILITY POLE
TBR	TO BE REMOVED
TG	TOP OF GRADE (DRAIN)
TC	TOP OF CURB
TYP	TYPICAL
TW	TOP OF WALL
UP	UP (STEP)
WM	WATER METER

EXISTING FRANCHISE UTILITY TABLE

(TYPE)	(STATUS)
ELECTRIC	OVERHEAD
TELEPHONE	OVERHEAD
CABLE TELEVISION	OVERHEAD

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



PREPARED BY:
 METROPOLITAN MAPPING
 3712 30TH STREET
 SAN DIEGO, CA 92104
 TEL: 619-431-5250
 FAX: 619-330-1830
 email: metromap.sd@gmail.com



VVF
 VERNON V. FRANCK, PLS 7927

JANUARY 4, 2021