



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 2, 2021 REPORT NO. HO-21-027

HEARING DATE: June 23, 2021

SUBJECT: 4080 CENTRE TENTATIVE MAP, PROCESS THREE

PROJECT NUMBER: [674250](#)

OWNER/APPLICANT: SRP 4080 Centre Investors, LP

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map to combine four lots into one lot to create 20 commercial condominium units and approve a waiver to the requirement to underground existing utilities, located at 4080 Centre Street in the Uptown Community Planning Area.

Staff Recommendation: APPROVE Tentative Map No. 2547931.

Community Planning Group Recommendation: On March 2, 2021, the Uptown Planners approved the project 12-0 with no 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. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 14, 2021, and the opportunity to appeal that determination ended May 28, 2021.

BACKGROUND

The 0.321-acre site is located at 4080 Centre Street (Attachment 1) in the CC-3-8 zone and the Community Commercial: 0-73 Du/Ac land use designation within the Uptown Community Plan (Attachment 2). The site is currently improved with an existing office building that was built in 1988. The 20 units are existing, and no new construction is proposed. Adjacent property to the north, and south is located within the same zone and land use designation, with the property to the north being an office and the property to the south being residential. Property to the west is zoned RM-3-9 within the Residential - High: 45-73 Du/Ac land use designation. Property to the east is also zoned CC-3-8 and in the Community Commercial : 0-73 Du/Ac land use designation but is located within the North Park Community Plan.

Pursuant to San Diego Municipal Code (SDMC) section 125.0430, the proposed mapping action requires approval of Tentative Map, Process Three, for the creation of 20 commercial condominiums. There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site, which is surrounded by existing development. The project may be approved or conditionally approved only if the Decision Maker makes all the required findings in SDMC 125.0440.

DISCUSSION

The 4080 Centre project proposes a tentative map to combine four lots into one lot to create 20 commercial condominiums per [SDMC 125.0410](#) and [125.0430](#), and a request to waive the requirement to underground existing overhead utilities. The project requires a Process Three Hearing Officer decision, which is appealable to the Planning Commission.

The building is existing and the project before the Hearing Officer is the Tentative Map to combine four lots into one lot to create 20 commercial condominium units, and waiver of the requirement to underground existing utilities only. The project is a subdivision only and does not facilitate any additional development. The project is consistent with prescribed land use and density. The project complies with all applicable sections of the Municipal Code. No deviations are requested with this Tentative Map. The request to waive the requirement to underground existing utilities is appropriate pursuant to [SDMC 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. The project is a subdivision only. The 20 units are existing, and no new construction is proposed. The infill project site is in a developed area. No additional development is proposed with this Map. Future operations at the site would be required to comply with Land Development Code Regulations and construction permit requirements. The building is commercial and there are no existing residential tenants.

According to SDMC Section 125.0440, Findings for a Tentative Map, the decision maker may approve a Tentative Map and waive the requirement to underground existing utilities if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed subdivision and determined that this is the case.

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 regulations of the Land Development Code. The project conforms to the CC-3-8 zone, Subdivision Map Act, and both the Uptown Community Plan and the General Plan, with no deviations requested. Staff has prepared draft findings and conditions in the affirmative (Attachment 4) to approve the project and recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 2547931 with modifications.

2. Deny Tentative Map No. 2547931 if the findings required to approve the project cannot be affirmed.

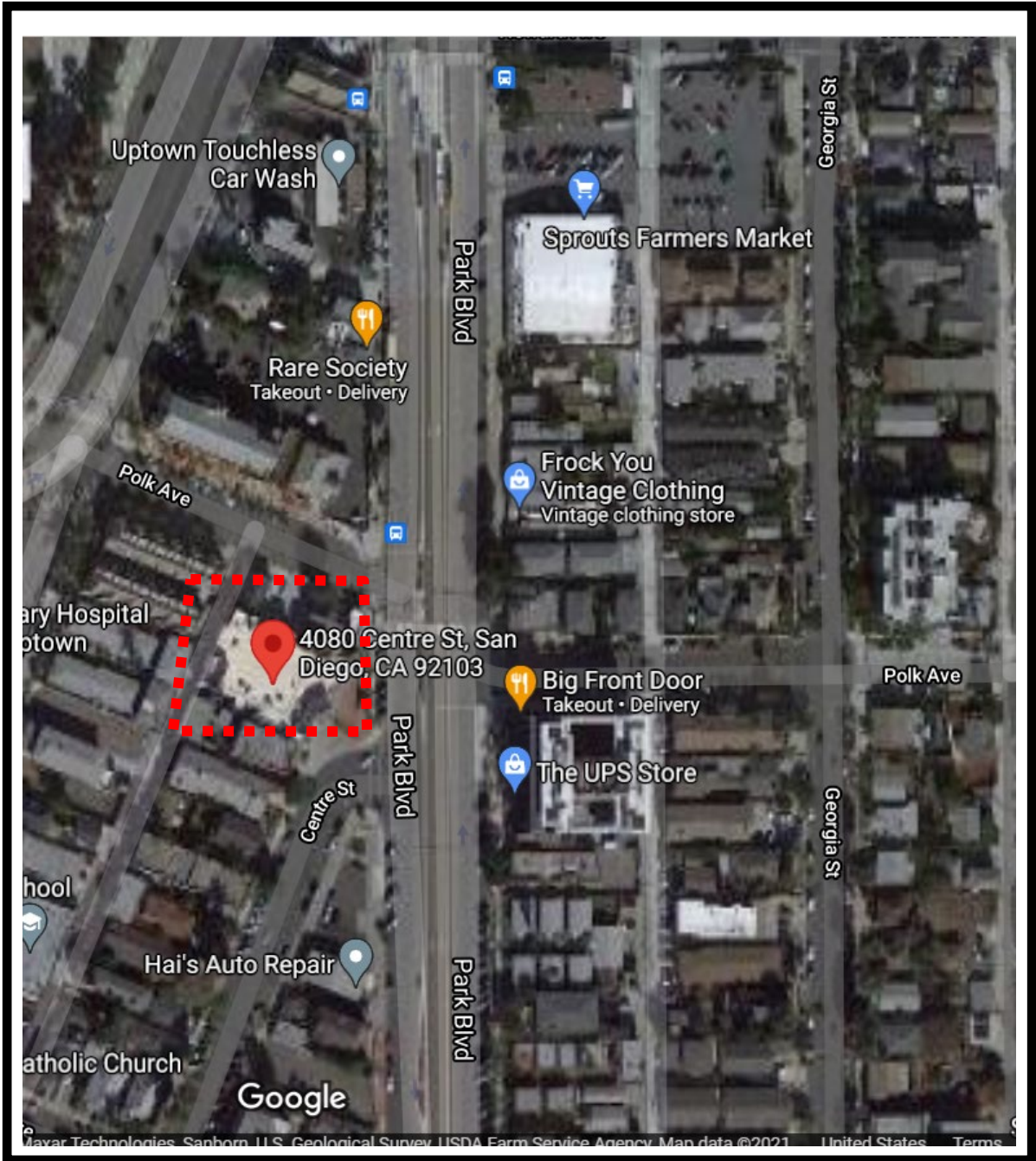
Respectfully submitted,



Karen Howard
Development Project Manager

Attachments:

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



Aerial Photo

Centre Street, Project No. 674250
4080 Centre Street, San Diego CA 92103

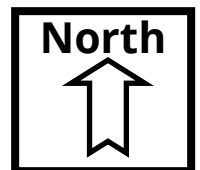
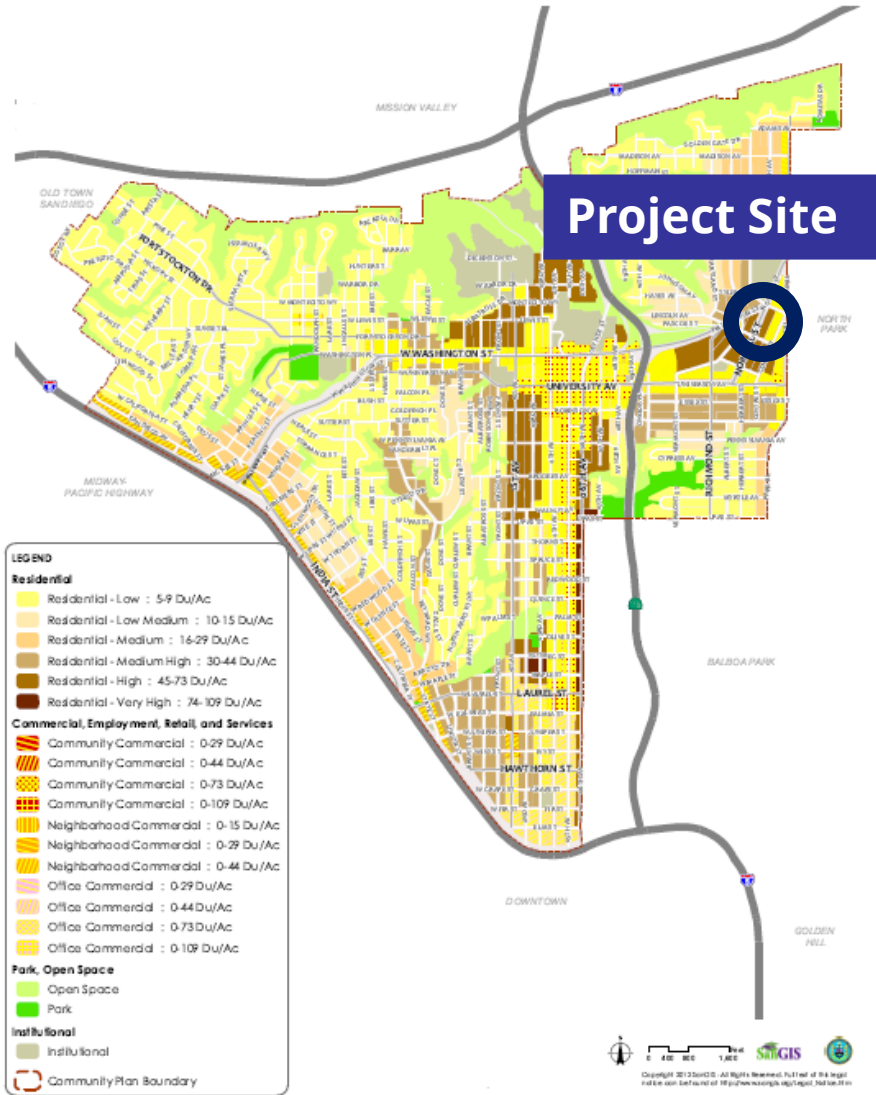
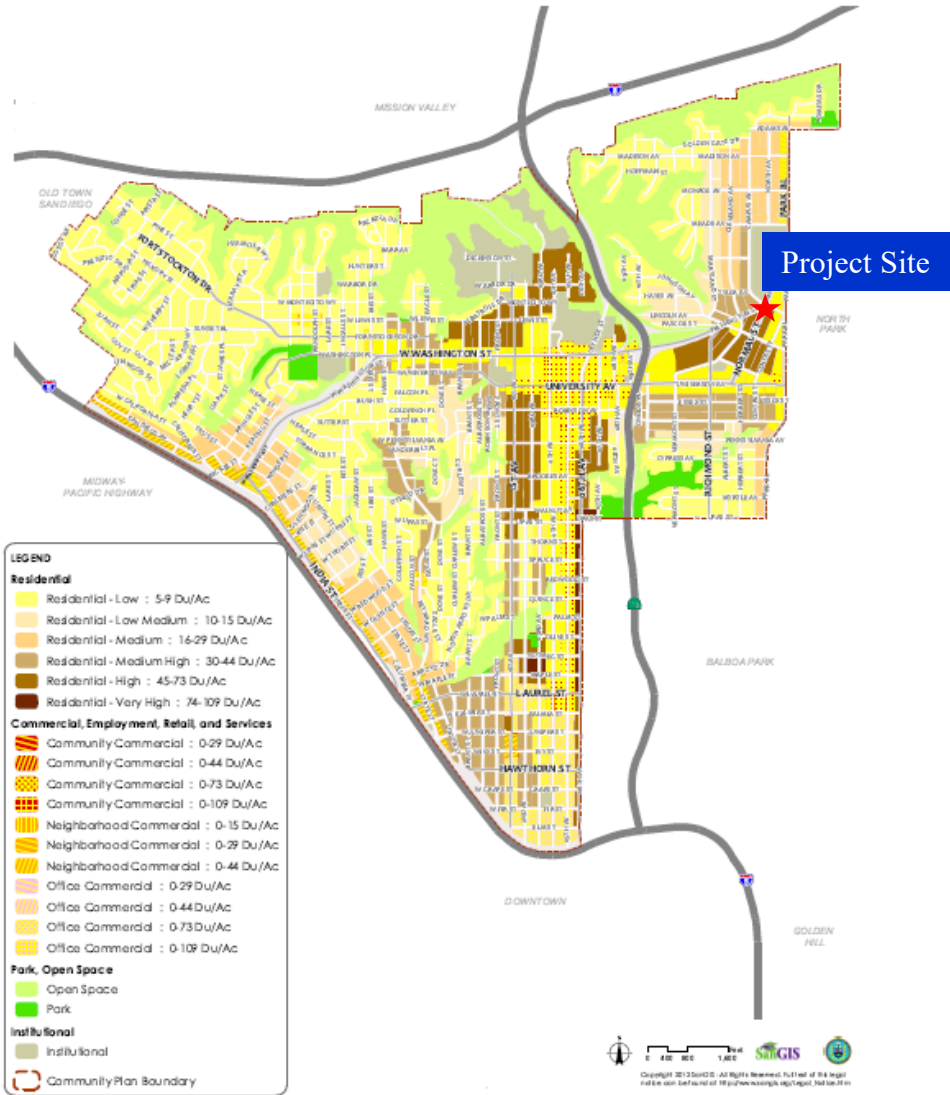


FIGURE 2-1: COMMUNITY PLAN LAND USE MAP



LU-24

FIGURE 2-1: COMMUNITY PLAN LAND USE MAP

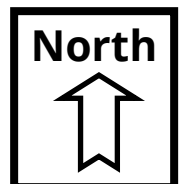


LU-24



Project Location

Centre Street, Project No. 674250
4080 Centre Street, San Diego CA 92103



HEARING OFFICER RESOLUTION NUMBER HO-_____
TENTATIVE MAP NO. 2547931
4080 CENTRE TENTATIVE MAP - PROJECT NO. 674250

WHEREAS, SRP 4080 Centre Investors LP, A Texas Limited Partnership Subdivider, and Alidade Engineering, Engineer, submitted an application to the City of San Diego for Tentative Map No. 2547931 to combine four lots into one lot to create 20 commercial condominium units, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 4080 Centre Street in the CC-3-8 zone and the Community Commercial: 0-73 Du/Ac land use designation within the Uptown Community Plan. The property is legally described as lots 43 through 46 in BLOCK 179 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, in Book 8, Page 36, Et. Seq. of Lis Pendens on file in the office of the County Recorder of San Diego County; and

WHEREAS, the map proposes the subdivision of a 0.321-acre site to combine four lots into one lot for the creation of twenty (20) commercial condominium units; and

WHEREAS, on May 14, 2021, 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 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 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 commercial condominium units is 20; 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) 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; and

WHEREAS, on June 23, 2021 the Hearing Officer of the City of San Diego considered Tentative Map No. 2547931, 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. 2547931:

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

The project proposes to combine 4 lots into 1 lot for the creation of 20 commercial condominiums. The 0.321-acre site is located at 4080 Centre Street in the CC-3-8 zone and the Community Commercial: 0-73 Du/Ac land use designation within the Uptown Community Plan. The site is improved with an existing 2 story concrete and glass building that was built as commercial offices in 1988. The 20 units are existing, and no new construction is proposed. There are 37 existing underground parking stalls, and a total of 43 underground parking stalls proposed. The utilities except gas are located overhead. Adjacent property to the north, and south is located within the same zone and land use designation, with the property to the north being an office and the property to the south being residential. Property to the west is zoned RM-3-9 within the Residential - High: 45-73 Du/Ac land use designation. Property to the east is also zoned CC-3-8 and in the

Community Commercial: 0-73 Du/Ac land use designation but is located within the North Park Community Plan.

The integration of commercial condominiums in an area where residential is the predominant land use will provide commercial services within walking and biking distance of housing and expand the range of services. The proposal is consistent with Uptown Community Plan goals and policies, including the goals of providing: A distribution of land uses that provides for a range of goods and services, facilities, and activities that meets the needs of the community, opportunities for new medical and professional office development, and Policy EP-2.1, Support programs and strategies for attracting, supporting, and retaining small businesses within Uptown.

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 project is a subdivision only and does not facilitate any additional development, and no deviations are requested. The commercial units were previously approved in compliance with all applicable development regulations including but not limited to height, floor area ratio, parking, setbacks, and landscaping. Future purchasers of the units will be required to observe the zoning requirements in effect at the time of development. The request to waive the requirement to underground existing utilities is appropriate pursuant to SDMC 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. The project does not propose any deviation. 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 and does not facilitate any additional development. The units are existing, and no new construction is proposed. The infill project site is in a developed area. The project would continue to front on and take access from existing public rights of way. No additional development is proposed with this Map. Future operations at the site would be required to comply with Land Development Code Regulations and construction permit requirements. The site is 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. Therefore, the subdivision to combine four lots into one lot to create twenty condominium units 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 is a subdivision only and does not facilitate any additional development. There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA)

lands located on or adjacent to the site, which is surrounded by existing development. The project was determined to be exempt from CEQA pursuant to State CEQA Guidelines Section 15305, Minor Alterations in Land Use, and therefore, the project will not have a significant effect on the environment. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife on their habitat.

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

This project is in a developed, urban neighborhood and does not propose or facilitate any additional development. The Tentative Map was reviewed and determined to comply with the Municipal Code and Subdivision Map Act. The site is being constructed in compliance with all applicable geologic, engineering and building code requirements, as reviewed under the issued building permit. The Tentative Map includes conditions and corresponding exhibits of approval, including installation of public improvements, and payment of applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code.

The developed project site is served by existing utilities and access to the site is provided via an existing alley. The frontage is developed with existing curb, gutter, and sidewalk that would remain. The Tentative Map includes conditions to replace the existing driveway and curb adjacent to the site on Centre Street with current City standard. Future development would be required to comply with Land Development Code Regulations and Building Permit requirements. Therefore, the subdivision will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The site will continue to be accessed from the existing public street which is developed with curb, gutter, and sidewalk. Future development would be required to comply with Land Development Code Regulations and Building Permit requirements and there are no existing access easements through the property. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The proposed condominium subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The project proposes no additional development, and future development would be required to comply with Land Development Code Regulations and Building Permit requirements, which includes setback and height limitations to ensure adequate natural light and air movement between the future structures. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The project is in an urban, developed neighborhood and served by existing public infrastructure, including improved right-of-way and water, sewer, electrical and gas lines. The decision maker has reviewed the administrative record including the project plans, environmental documentation, and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Those needs were balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed subdivision will not adversely impact the housing needs of the Uptown Community Planning area.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 2547931 including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to SRP 4080 Centre Investors, LP subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Karen Howard
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 11004543

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 2547931
4080 CENTRE TENTATIVE MAP - PROJECT NO. 674250
ADOPTED BY RESOLUTION NO. HO-XXXX ON JUNE 23, 2021

GENERAL

1. This Tentative Map will expire on July 7, 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 Parcel Map, unless otherwise noted.
3. 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.

4. 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

5. The following will be conditions of the Tentative Map Resolution that the subdivider will need to satisfy/assure before the Final Map is recorded
6. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the decorative pavement, planters, landscape, and irrigations located within the City's right-of-way, satisfactory to the City Engineer.
7. The Subdivider shall replace the existing driveway with City standard driveway adjacent to the site on Centre Street.

8. The Subdivider shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
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. Prior to the expiration of the tentative map, if approved, a Final Map to consolidate and subdivide the properties into twenty (20) commercial condominium units shall be recorded at the San Diego County Recorder's Office.
12. Prior to the recordation of the Final Map, 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.
13. 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 Final Map.
14. The Final 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 Section 66495.
15. All survey monuments shall be set prior to the recordation of the Final 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 Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Code.
16. 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.
17. "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].

18. "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."

The Final Map shall:

- a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (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 shall be shown on the map.

INFORMATION:

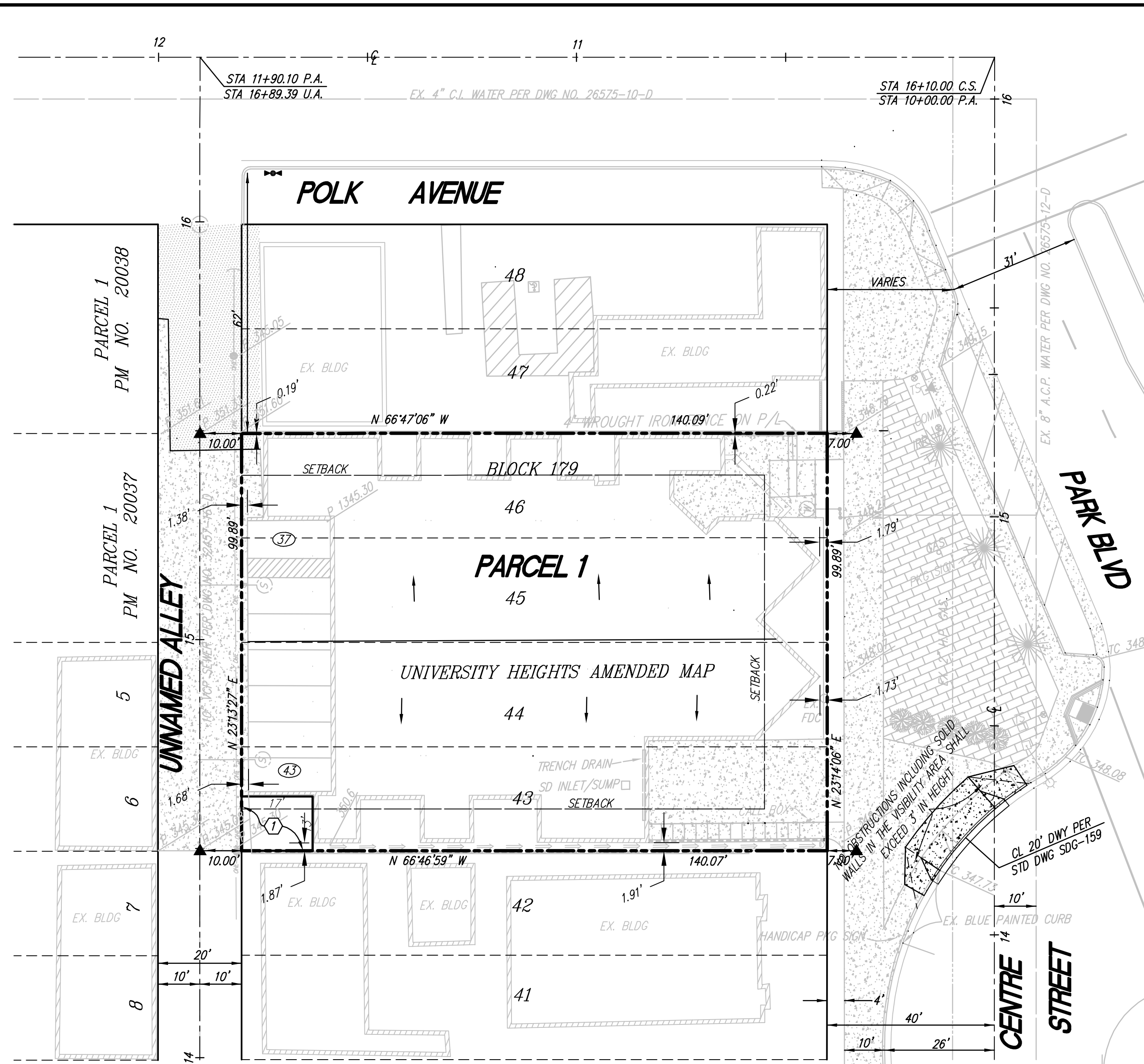
- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (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 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. 11004543

DRAFT

TENTATIVE MAP NO. 2488001

PROJECT NO. 674250



DEVELOPMENT SUMMARY

SUMMARY OF REQUEST
 PROCESS A TENTATIVE MAP FOR 20 CONVERSION OF COMMERCIAL UNITS WITH ASSOCIATED SUPPORT FACILITIES.
 THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA.

PROJECT TEAM
 CIVIL ENGINEER: ALIDADE ENGINEERING, INC.
 28936 OLD TOWN FRONT STREET, # 205
 TEMECULA, CA 92590
 (951) 587-2020
 BRENT C. MOORE, PE C59121

LEGAL DESCRIPTION
 LOTS 43 THROUGH 46 IN BLOCK 179 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, IN BOOK 8, PAGE 36, ET. SEQ. OF LIS PENDENS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

ASSESSOR'S PARCEL NUMBER
 445-491-28

OWNER - APN 445-491-28
 SRP 4080 CENTRE INVESTOR, L.P. A TEXAS LIMITED PARTNERSHIP
 1495 PACIFIC HIGHWAY, SUITE 275
 SAN DIEGO, CA 92101

SHEET INDEX: SHEET 1 OF 1
TYPE OF CONSTRUCTION: 2-STORY CONCRETE TILT/GLASS EXTERIOR/STEEL
OCCUPANCY CLASSIFICATION: COMMERCIAL OFFICE

EXISTING AND PROPOSED ZONE DESIGNATION
 CC-3-B COMMERCIAL ZONE
GROSS/NET SITE AREA: 0.321 AC 13,993 S.F.

EXISTING USE: COMMERCIAL OFFICE **PROPOSED USE:** COMMERCIAL OFFICE
YEAR CONSTRUCTED: 1988

GEOLOGIC HAZARD CATEGORY: 52

LANDSCAPE AREAS:
 PARCEL 1: 0.031 AC 1,335 S.F.

COVERAGE DATA PARCEL 1

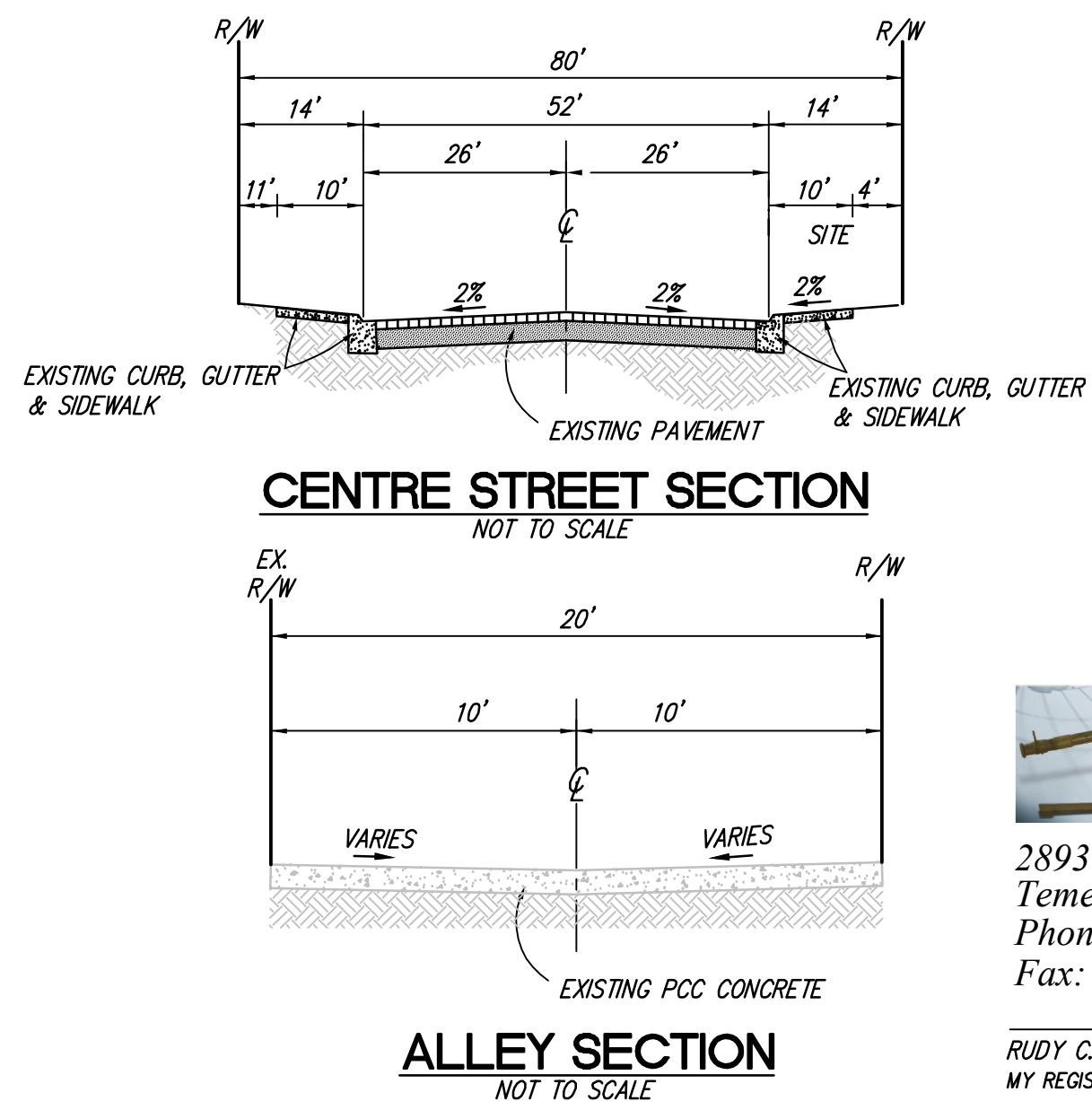
Building Area	600	Sq. Ft.
Total Building Area (ground floor):	0.213	Ac. 9,295
Total Landscape/Open Space Area:	0.031	Ac. 1,335
Total Hardscape/Paved Area:	0.077	Ac. 3,363
Floor Area Ratio (FAR)	1.68:1	
Gross Floor Area (GFA)	23,493	Sq. Ft.

YARD/SETBACK

	Required	Proposed
Front Yard:	15 Ft.	15 Ft.
Street Side Yard:	15 Ft.	N/A Ft.
Interior Yard(s):	10 Ft.	10 Ft.
Rear Yard:	0 Ft.	0 Ft.

PARKING Required 43 STALLS Proposed 43 STALLS.

NOTE: THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF COMMERCIAL CONDOMINIUM UNITS IS 20.



NAD83C COORDINATES

1854-6283

LAMBERT COORDINATES

214-1723

BENCHMARK

LOCATION: BRASS PLUG ON NORTHEAST CORNER OF PARK BOULEVARD AND POLK AVENUE.
 ELEV= 345.381 DATUM: M.S.L.

GRADING DATA:

TOTAL AMOUNT OF SITE TO BE GRADED: 0.0 ACRES. NO GRADING ANTICIPATED.
 PERCENT OF TOTAL SITE GRADED: 0%
 AMOUNT OF SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER: 0 ACRES.
 PERCENT OF TOTAL SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER: 0 %
 AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0.0 ACRES.
 PERCENT OF SITE WITHIN HILLSIDE REVIEW: 0.0%
 AMOUNT OF CUT: 0 CUBIC YARDS.
 AMOUNT OF FILL: 0 CUBIC YARDS.
 MAXIMUM HEIGHT OF FILL SLOPE(S): 0 FEET 2:1 SLOPE RATIO.
 MAXIMUM HEIGHT OF CUT SLOPE(S): 0 FEET 2:1 SLOPE RATIO.
 AMOUNT OF EXPORT SOIL: 0 CUBIC YARDS.
 RETAINING/CRIB WALLS: HOW MANY: 0
 MAXIMUM LENGTH: 0 FEET
 MAXIMUM HEIGHT: 0 FEET

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF POLK AVENUE AS SHOWN ON P.M. 20038, I.E. N 66°47'06" W.

NO GRADING IS BEING PROPOSED

TOPOGRAPHY

EXISTING TOPOGRAPHY PER FIELD SURVEY PERFORMED BY ACQUILINE SURVEYING IN MARCH OF 2020.

REFERENCE DRAWINGS

MAP BK. 8, PG. 36,

STREET LIGHT NOTE

1. THERE ARE 2 EXISTING STREET LIGHTS ON CENTRE STREET.

NOTE

EXISTING FEATURES TO REMAIN THE SAME FOR PROPOSED 20 UNIT CONDOMINIUM PROJECT.

NOTE

NUMBER OF EXISTING LOTS = 4
 NUMBER OF PROPOSED LOTS = 1

NOTE:

1. THERE ARE NO TRANSIT STOPS ADJACENT OR NEAR THIS PROJECT.
2. THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH THE APPROPRIATE PERMITS.
3. THE SUBDIVIDER SHALL OBTAIN A PLUMBING PERMIT FOR THE INSTALLATION OF APPROPRIATE PRIVATE BACKFLOW PREVENTION DEVICE(S), ON EACH WATER SERVICE (DOMESTIC, FIRE AND IRRIGATION), IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER. BRPD'S SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.
4. THE PROVIDER SHALL PROVIDE 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.

EASEMENT NOTE:

① EXISTING S.D.G.E. EASEMENT PER DOC. RECORDED 12-31-86 AS FILE/PAGE 86-0626975, O.R.

DRY UTILITIES

UTILITY COMPANY	UTILITY	STATUS
SAN DIEGO GAS AND ELECTRIC	ELECTRIC	OVERHEAD
SAN DIEGO GAS AND ELECTRIC	GAS	UNDERGROUND
SBC	TELEPHONE	OVERHEAD
TIME WARNER	CABLE	OVERHEAD

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.

Alidade ENGINEERING
 28936 OLD TOWN FRONT STREET, # 205
 Temecula, CA 92590
 Phone: (951) 587-2020
 Fax: (951) 587-2626



RUDY C. PACHECO L.S. 5717 DATE
 MY REGISTRATION EXPIRES 9-30-21

LEGEND

EXISTING IMPROVEMENTS

- PROPERTY LINE/TOWN BOUNDARY
- RIGHT-OF-WAY
- EXISTING BUILDING
- EXISTING CURB AND GUTTER
- EXISTING CONCRETE

EXISTING AC PAVEMENT

EXISTING POWER POLE

EXISTING DRIVEWAY

EXISTING SPOT ELEVATION

EXISTING STAIRS

EXISTING WATER METER

EXISTING SEWER CLEANOUT

EXISTING WATER LATERAL

EXISTING SEWER LATERAL

EXISTING OVERHEAD UTILITIES

EXISTING WATER LINE

EXISTING SEWER LINE

EXISTING RETAINING WALL

WROUGHT IRON FENCE

SETBACK LINE

EXISTING PARKING LOT STRIPES

EXISTING H.P. GAS LINE

EXISTING TRAFFIC SIGNAL

EXISTING TREES

EXISTING STREET LIGHT

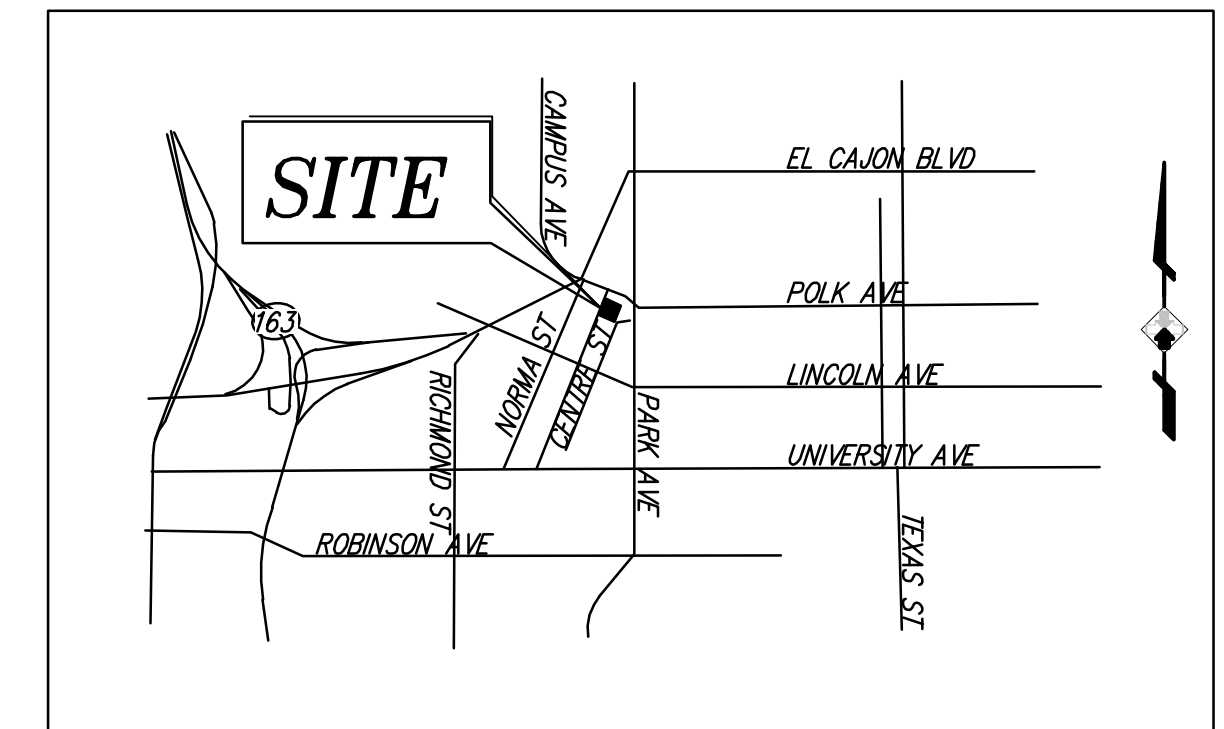
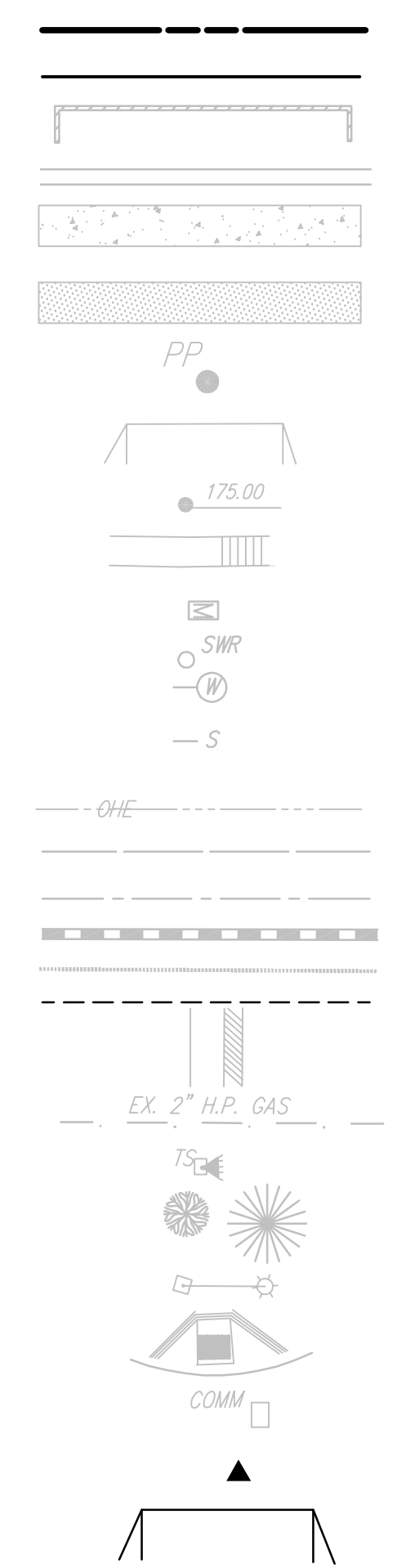
EXISTING HANDICAP RAMP

EXISTING UTILITY BOX

INDICATES EX. LEAD & DISC MARKED LS 5717

PER CORNER RECORD NO. 25512

PROPOSED DRIVEWAY STD SDG-159



VICINITY MAP

NOT TO SCALE

PREPARED BY: _____
 NAME: ALIDADE ENGINEERING, INC. REVISION 12: _____
 ADDRESS: 28936 OLD TOWN FRONT STREET, # 205 REVISION 11: _____
 TEMECULA, CA 92590 REVISION 10: _____
 PHONE #: (951) 587-2020 FAX: (951) 587-2626 REVISION 9: _____
 PROJECT ADDRESS: REVISION 8: _____
 4080 CENTRE STREET REVISION 7: _____
 SAN DIEGO, CA 92103 REVISION 6: _____
 PROJECT NAME: REVISION 5: _____
 4080 CENTRE ST. TENTATIVE MAP REVISION 4: _____
 REVISION 3: _____
 REVISION 2: _____
 REVISION 1: _____
 ORIGINAL DATE: 09-11-20
 SHEET TITLE: _____
TENTATIVE MAP NO. 2488001 SHEET **1** OF **1**
PROJECT NO. 674250 DEP# _____

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: 4080 Centre Tentative Map / 674250

SCH No.: Not Applicable

Project Location-Specific: 4080 Centre Street, San Diego

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

Description of nature and purpose of the Project: The project proposes a Tentative Map for the creation of 20 commercial condominium units in an existing building at 4080 Centre Street. The 0.321-acre site is in the CC-3-8 zone (Community Commercial) of the Uptown Community Plan Area, Council District 3.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Brett Morris, Stream Realty, 1495 Pacific Highway Suite 275, San Diego, CA, 92101, 619-308-6787.

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: 15305, Minor Alterations in Land Use Limitations

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

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



Senior Planner

6/11/21

Signature/Title

Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



THE CITY OF SAN DIEGO

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

Community Planning Committee Distribution Form Part 2

Project Name: 4080 Centre St	Project Number: 674250	Distribution Date: 3/2/2021
--	----------------------------------	---------------------------------------

Project Scope/Location:

Applicant Name:	Applicant Phone Number:
------------------------	--------------------------------

Project Manager:	Phone Number:	Fax Number: (619) 321-3200	E-mail Address:
-------------------------	----------------------	--------------------------------------	------------------------

Committee Recommendations (To be completed for Initial Review):

<input checked="" type="checkbox"/> Vote to Approve	Members Yes 12	Members No 0	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued

CONDITIONS:

NAME: Soheil Nakhshab	TITLE: Board Chair, Uptown Planners
SIGNATURE: 	DATE: 3/2/2021

<i>Attach Additional Pages If Necessary.</i>	Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
--	---

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.



**City of San Diego
Development Services**
1222 First Ave., MS 302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: 4080 Centre Street Map Waiver **Project No. For City Use Only:** 0674250

Project Address: 4080 Centre Street, San Diego, Ca

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: SRP 4080 Centre Investors, L.P. Owner Tenant/Lessee Successor Agency
 Street Address: 1495 Pacific Highway, Suite 275
 City: San Diego State: CA Zip: 92101
 Phone No.: 619-308-6787 Fax No.: _____ Email: bret.morriss@streamrealty.com
 Signature: [Redacted Signature] Date: 9/14/20
 Additional pages Attached: Yes No

Applicant

Name of Individual: Bret Morriss Owner Tenant/Lessee Successor Agency
 Street Address: 1495 Pacific Highway, Suite 275
 City: San Diego State: CA Zip: 92101
 Phone No.: 619-308-6787 Fax No.: _____ Email: bret.morriss@streamrealty.com
 Signature: [Redacted Signature] Date: 9/14/20
 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