



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: October 27, 2021 REPORT NO. HO-21-050

HEARING DATE: November 3, 2021

SUBJECT: ETIWANDA MAP WAIVER, PROCESS THREE

PROJECT NUMBER: [666686](#)

OWNER/APPLICANT: David Parent, Owner

### SUMMARY

Issue: Should the Hearing Officer approve the creation of two residential condominium units (one existing and one under construction) at 2320 & 2322 Etiwanda Street within the Peninsula Community plan area?

#### Staff Recommendations:

1. Approve Map Waiver No. 2437607; and
2. Approve Coastal Development Permit No. 2439704.

Community Planning Group Recommendation: On February 24, 2021, the Peninsula Community Planning Board voted 6-3-0 to recommend approval of the proposed project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 15, 2021 and the opportunity to appeal that determination ended September 29, 2021.

### BACKGROUND

The project site 0.155-acre site is located at 2320 – 2322 Etiwanda Street in the RM-1-1 zone within the Peninsula Community Plan and Local Coastal Program Area, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal

Impact Area), Airport Influence Area (Review Area 1 - SDIA), FAA Part 77 Notification Area, and Residential Tandem Parking Overlay Zone within the Ocean Beach Community Plan Area.

The project site is a previously graded and developed, flat lot with frontage along Etiwanda Street. The development of the under construction residential unit was approved under a previous discretionary approval (Coastal Development Permit No. 1654953/[Project No. 472766](#)) and subsequently issued Combination Building Permit No. 2305315 under [Project No. 640049](#).

The site is located approximately 2,850 feet from the nearest body of water (San Diego River). The project is located within a fully developed residential neighborhood and is not between the nearest public roadway and the sea or shoreline of any body of water located within the Coastal Overlay Zone.

### DISCUSSION

The applicant is requesting the approval of a Map Waiver to create two condominium units on one lot (one of which is currently under construction) in accordance with San Diego Municipal Code (SDMC) Section [125.0120](#), and a request to waive the requirement to underground existing overhead utilities pursuant to SDMC Section [144.0242](#). The approved units comply with all development regulations including lot size, setbacks, parking, and height on a site developed with all public utilities in place to serve the residences.

The subdivision qualifies for the Waiver of the Requirements to Underground Existing Offsite Overhead Utilities, in that the conversion involves a short span of overhead facility (less than a full block in length) and the conversion would not represent a logical extension to an underground facility.

A Coastal Development Permit pursuant to SDMC Section [126.0702](#) is required for any subdivision of land within the Coastal Overlay Zone.

The Peninsula Community Plan designates the site as Multi-Family Residential with a 10-14 dwelling units per acre (du/ac) density range, and with two dwelling units on this 0.155-acre site, the density is 13.3 du/ac. Therefore, the project is consistent with the policies, goals, and objectives of the applicable land use plans and complies with all regulations of the certified Implementation Program.

### Conclusion:

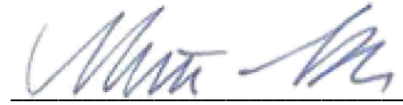
City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions to support approval of the project. Staff recommends the Hearing Officer approve the project as proposed.

### ALTERNATIVES

1. Approve Tentative Map No. 2437607 and Coastal Development Permit No. 2439704, with modifications.

2. Deny Tentative Map No. 2437607 and Coastal Development Permit No. 24397074, if the findings required to approve the project cannot be affirmed.

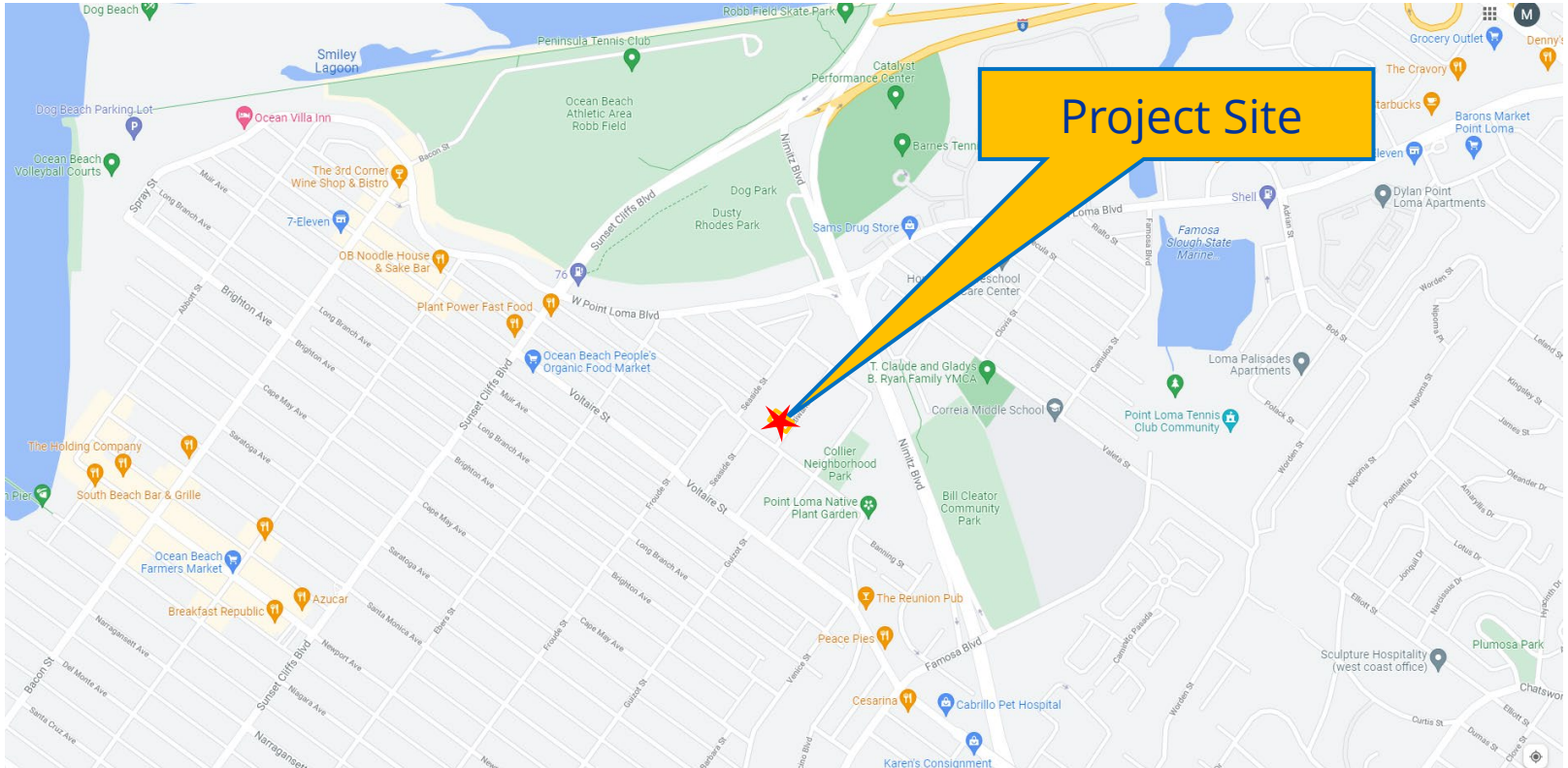
Respectfully submitted,



Martha Blake  
Development Project Manager

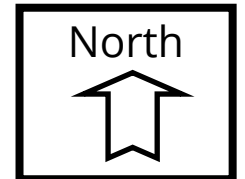
Attachments:

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



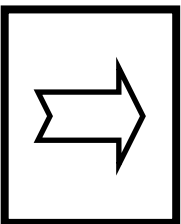
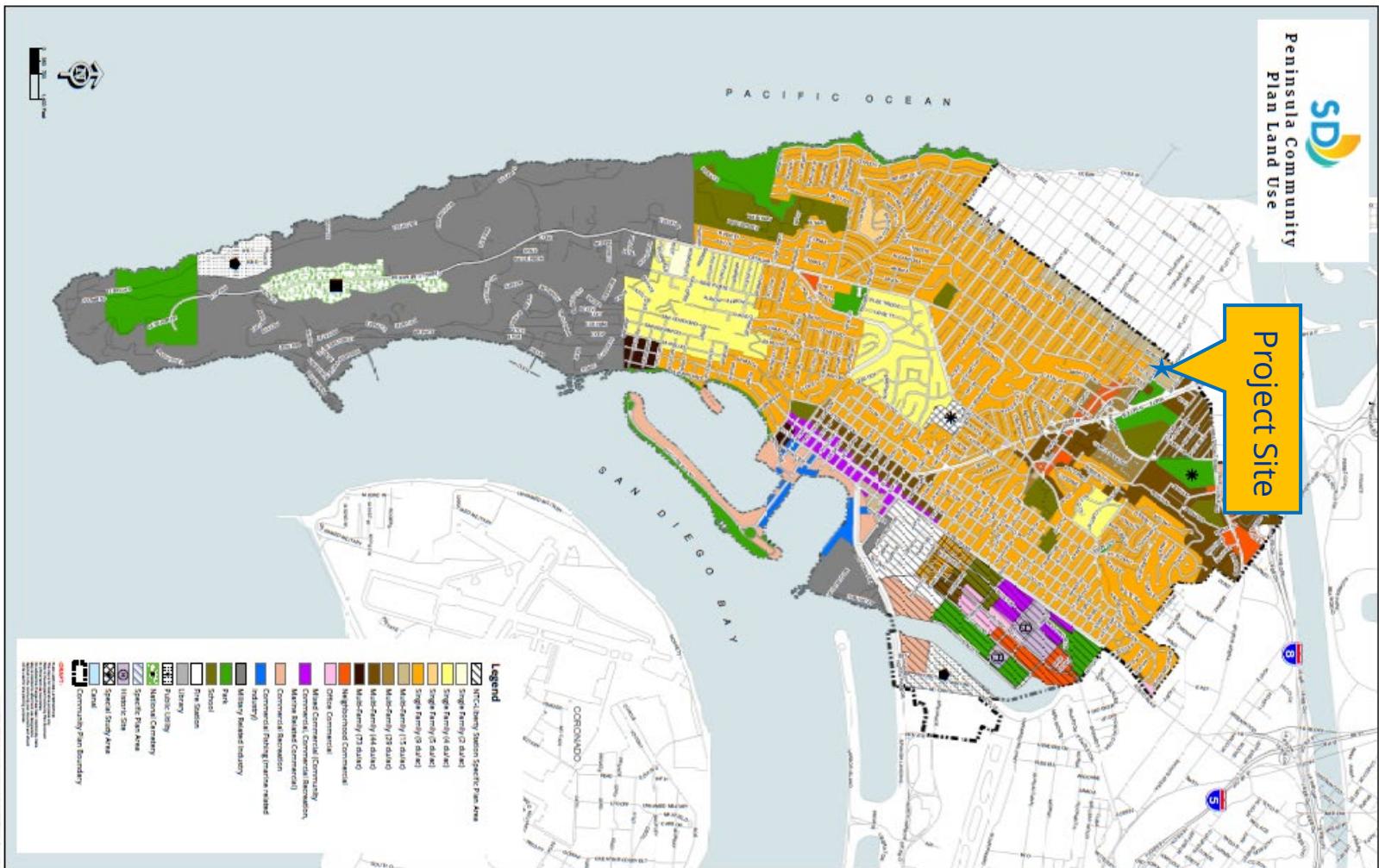
## Project Location Map

Etiwanda Map Waiver  
PROJECT NO. 666686





Project Site



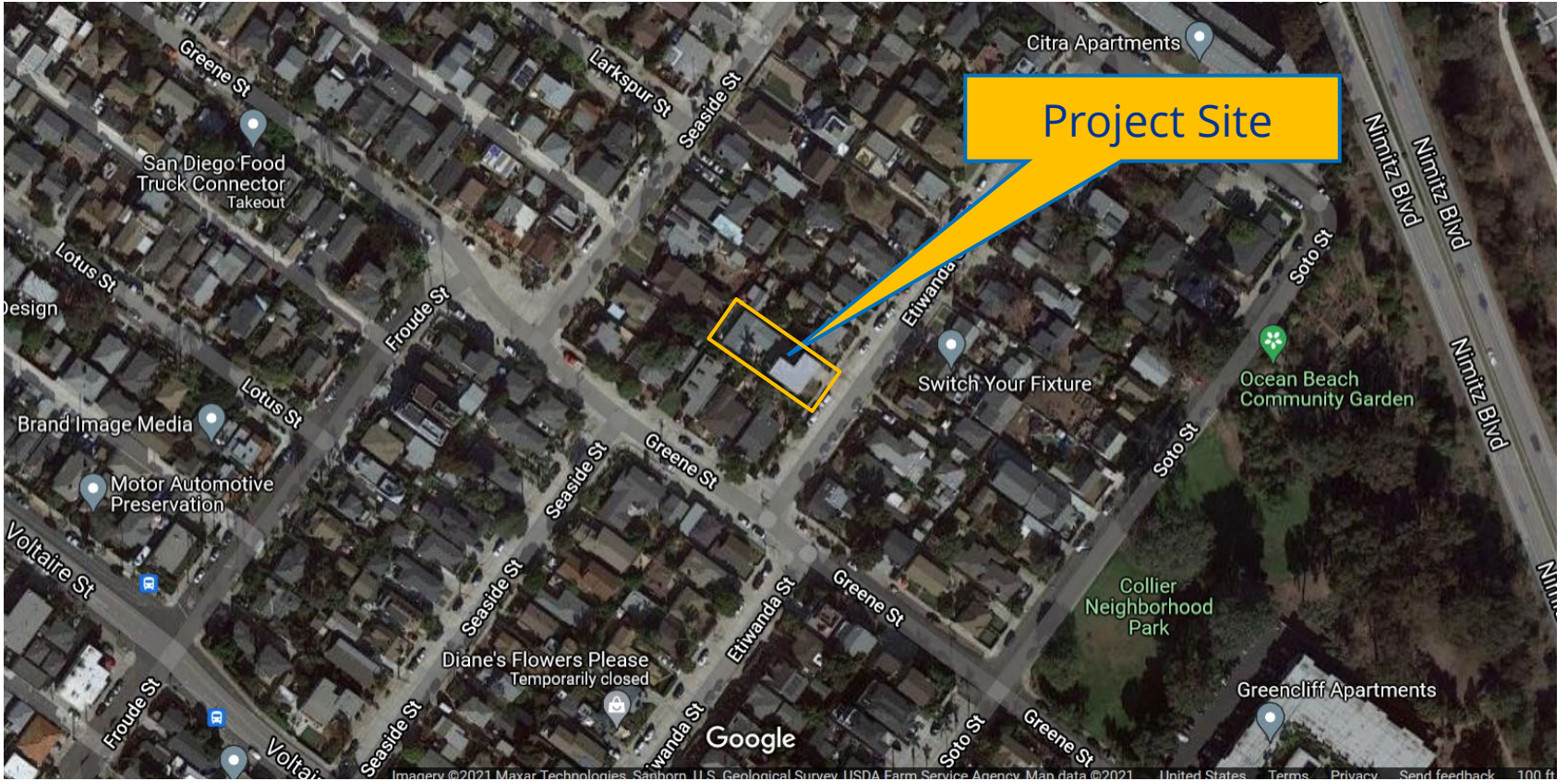
North

# Land Use Map

Etiwanda Map Waiver  
PROJECT NO. 666686

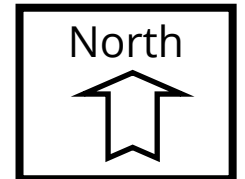






## Aerial Photo

Etiwanda Map Waiver  
PROJECT NO. 666686



HEARING OFFICER RESOLUTION NO. HO-TBD  
COASTAL DEVELOPMENT PERMIT NO.  
2439704 ETIWANDA MAP WAIVER  
PROJECT NO. 666686

WHEREAS David Parent, Owner/Permittee, filed an application with the City of San Diego for the creation of two condominium units, one of which is currently under construction. The 0.155-acre site is located at 2320 – 2322 Etiwanda Street in the RM-1-1 zone within the Peninsula Community Plan and Local Coastal Program Area, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal Impact Area), Airport Influence Area (Review Area 1 - SDIA), FAA Part 77 Notification Area, and Residential Tandem Parking Overlay Zone within the Ocean Beach Community Plan Area. The project site is legally described as Lot 20 in Block 1 of Depuy's Addition, in the City of San Diego, County of San Diego, State of California, according to the Map No. 30, filed in the office of the County recorder of said San Diego County, April 22, 1885; and

WHEREAS, on November 3, 2021, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2439704 pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on September 15, 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 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; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated November 3, 2021.

**Findings for Coastal Development Permit San Diego Municipal Code Section 126.0708**

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

No new development is proposed as part of the Map Waiver to create two condominium units on one lot. The Peninsula Community Plan does not identify any public views through or adjacent to the project site. The site is located approximately 2,800 feet from the nearest body of water (San Diego River), and therefore, will not encroach upon any existing or proposed accessway. The existing single dwelling unit and the new dwelling unit currently under construction comply with the Land Development Code and Local Coastal Program requirements including setback and height regulations, and findings were made for Coastal Development Permit No. 1654953 that approved the under-construction unit that, "As the project is designed to observe setbacks and the coastal height limit, the proposed development will therefore enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan"

Therefore, the project would not encroach upon any existing or proposed public accessway and would not impact public views or other coastal areas as specified in the Local Coastal Program land use plan.

- 2. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The project site has been previously graded and developed, and is undergoing the construction of an additional unit. The site is located within an urbanized and built environment that does not contain any environmentally sensitive lands as defined in San Diego Municipal Code Section 113.0103. The City of San Diego conducted an environmental review of this site in accordance with State of California Environmental Quality Act (CEQA) guidelines and determined to be categorically exempt from CEQA pursuant to Section 15305 – Minor Alterations in Land Use Limitations. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code. Therefore, the development will not adversely affect environmentally sensitive lands.

- 3. The proposed coastal development is in conformity with the certified Local**



**Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The Peninsula Community Plan designates the site as Multi-Family Residential with a 10-14 dwelling units per acre (du/ac) density range, and with two dwelling units on this 0.155-acre site, the density is 13.3 du/ac. It is an historically single-family area that is transitioning into multi-family. The character of the neighborhood along Etiwanda Street is a mixture of architectural building forms, masses, and articulation of single family and multi-family dwellings. Multi-family duplexes, triplexes, and multi-unit apartment buildings are located in the nearby area. Existing housing in the vicinity of the project site represents a blend of residential styles, including newer two- and three-story residences alongside one- and two-story single-family residences from the 1950s – 1970s. The proposed creation of a condominium map for two dwelling units on this site is reflective of the architectural design and scale characteristic of the project vicinity, and is consistent with the General Plan and community plan goals encouraging neighborhood "compatibility and continuity" and aides in transitioning the neighborhood to multi-family residential. The proposed project complies with the RM-1-1 zone and applicable regulations of the Land Development Code and conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into the Permit. Therefore, the proposed coastal development is in conformity with the Peninsula Community Plan and Local Coastal Land Use Plan, and complies with all regulations of the certified Implementation Program.

**4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The project site is not located between the sea and the first public roadway paralleling the sea, and therefore, the proposed project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act, as no development is proposed that will alter public access or public recreation policies.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2439704 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Permit No. 2439704, a copy of which is attached hereto and made a part hereof.

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Martha Blake  
Development Project Manager  
Development Services

Adopted on: November 3, 2021

IO#: 11004543

DRAFT

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 11004543

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2439704  
**ETIWANDA - PROJECT NO. 666686**  
HEARING OFFICER

This Coastal Development Permit No. 2439704 (Permit) is granted by the Hearing Officer of the City of San Diego to David Parent, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0702. The 0.155-acre site is located at 2320 – 2322 Etiwanda Street in the RM-1-1 zone within the Peninsula Community Plan and Local Coastal Program Area, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal Impact Area), Airport Influence Area (Review Area 1 - SDIA), FAA Part 77 Notification Area, and Residential Tandem Parking Overlay Zone within the Ocean Beach Community Plan Area. The project site is legally described as Lot 20 in Block 1 of Depuy's Addition, in the City of San Diego, County of San Diego, State of California, according to the Map No. 30, filed in the office of the County recorder of said San Diego County, April 22, 1885.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to create residential condominium units.

The project shall include:

- a. The creation of two residential condominium units (one under construction and approved under Combination Building Permit No. 2305315);
- b. Off-street parking; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 18, 2024.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required



to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**ENGINEERING REQUIREMENTS:**

12. The Coastal Development shall comply with all conditions of Coastal Development Permit No. 2439704.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices (BMP's) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC into the construction plans or specifications.

**PLANNING/DESIGN REQUIREMENTS:**

14. A topographical survey conforming to the provisions of the SDMC may be required if it is determined by the City, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

15. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**LANDSCAPE REQUIRMENTS:**

16. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

17. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

**PUBLIC UTILITIES REQUIREMENTS:**

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

19. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installations of appropriate private back flow prevention device(s) (BFPDs), 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.

20. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA), from the City Engineer, for the private sewer facilities encroaching into the Public right-of-way.

21. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

22. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

23. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards, and practices.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on November 3, 2021 and Resolution No. HO-TBD.

DRAFT

Permit Type/PTS Approval No.: CDP No. 2439704  
Date of Approval: November 3, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Martha Blake  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

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**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

By \_\_\_\_\_  
David Parent  
Owner/Permittee

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**



HEARING OFFICER RESOLUTION NUMBER HO-TBD

MAP WAIVER NO. 2437607  
ETIWANDA MAP WAIVER  
PROJECT NO. 666686

WHEREAS, David Parent, Owner, and Metropolitan Mapping, Surveyor, submitted an application to the City of San Diego for Map Waiver No. 2437607 to waive the requirement of a map to create two residential condominium units (one of which is under construction), and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 2320 & 2322 Etiwanda Street in the RM-1-1 zone within the Peninsula Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal Impact Area), Transit Priority Area, Airport Influence Area (Review Area 1 - SDIA), FAA Part 77 Notification Area (SDIA and North Island NAS), and Airport Approach Overlay within the Peninsula Community Plan Area. The project site is legally described as Lot 20 in Block 1 of Depuy's Addition, in the City of San Diego, County of San Diego, State of California, according to the Map No. 30, filed in the office of the County recorder of said San Diego County, April 22, 1885; and

WHEREAS, the Map proposes the subdivision of a 0.155-acre site by converting one lot to two residential condominium units; and

WHEREAS, on September 15, 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 condominium dwelling units is two; 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); and

WHEREAS, on November 3, 2021, the Hearing Officer of the City of San Diego considered Map Waiver No. 2437607, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code Section(s) 125.0440, 125.0444, 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 Map Waiver No. 2437607:

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

The Peninsula Community Plan designates the site as Multi-Family Residential with a 10-14 dwelling units per acre (du/ac) density range, and with two dwelling units on this 0.155-acre site, the density is 13.3 du/ac. It is an historically single-family area that is transitioning into multi-family. The character of the neighborhood along Etiwanda Street is a mixture of architectural building forms, masses, and articulation of single family and multi-family dwellings. Multi-family duplexes, triplexes, and multi-unit apartment buildings are located in the nearby area. Existing housing in the vicinity of the project site represents a blend of residential styles, including newer two- and three-story residences alongside one- and two-story single-family residences from the 1950s – 1970s. The

proposed creation of a condominium map for two dwelling units on this site is reflective of the architectural design and scale characteristic of the project vicinity, and is consistent with the General Plan and community plan goals encouraging neighborhood "compatibility and continuity" and aides in transitioning the neighborhood to multi-family residential. The proposed project complies with the RM-1-1 zone and applicable regulations of the Land Development Code and conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into the Permit. Therefore, the proposed map waiver is in conformity with the Peninsula Community Plan and Local Coastal Land Use Plan, and complies with all regulations of the applicable plans.

**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.**

No development will result from the subdivision of the site. The site is currently developed with one single dwelling unit and one under construction single dwelling unit. All public and private improvements either exist or are required to be provided per the previously approved project, No. 472766 (Coastal Development Permit No. 1654953 and Resolution No. CM-6702). The proposed subdivision is consistent with all the development regulations of the RM-1-1 zone of Peninsula Community plan.

The request to waive the requirement to underground existing utilities is appropriate pursuant to San Diego Municipal Code (SDMC) 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. Therefore, the proposed Map Waiver 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 Peninsula Community Plan designates the site as Multi-Family Residential with a 10-14 dwelling units per acre (du/ac) density range, and with two dwelling units on this 0.155-acre site, the density is 13.3 du/ac. The project site is a previously graded, flat lot. The site has frontage along Etiwanda Street, and is located in a developed, urban neighborhood and is surrounded on all sides by existing residential development and the site is served by existing utilities. The development was previously approved under Coastal Development Permit No. 1654953 and subsequently issued Combination Building Permit No. 2305315 under Project No. 640049. Therefore, the site is physically suitable for the type and density of the 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 Map Waiver was reviewed for conformance with the applicable zoning and development regulations of the Land Development Code. The review included requiring compliance with storm water runoff requirements during and after construction. The proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15305 (Minor Alterations to Land Use Limitations). The project is located within an urbanized and built environment where there are no watercourses on or adjacent to the site. 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.**

The Map was reviewed and determined to be in compliance with the Municipal Code and the Subdivision Map Act. The Map and associated development permit includes conditions and corresponding exhibits of approvals, including undergrounding onsite utilities, storm water and construction water runoff, adequate parking, and public improvements, in order to achieve compliance with the regulations of the San Diego Municipal Code. The proposed project is exempt from CEQA pursuant to 15305 (Minor Alterations to Land Use Limitations) of the CEQA Guidelines. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The proposed subdivision does not contain or propose any new easements for the development. Etiwanda Street fronts the property to the southeast, where public access will be maintained. 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.**

No new development will result from the subdivision of the site. The site is developed with one existing single dwelling unit and one under construction dwelling unit, and all public and private improvements are existing or under construction. Each unit allows for passive heating opportunities through daylight openings. Those openings also provide for passive cooling through cross-ventilation of interior spaces. 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 site is developed with one existing single dwelling unit and one under construction dwelling unit. The applicant will pay the in-lieu fee to the City to meet the affordable housing requirement. The decision maker has determined that the provision of two residential units and the associated increase in the need for public services and the available fiscal and environmental resources are balanced by adequate public transit in the immediate area, the proximity of shopping, and essential services and recreation in the nearby developed urban area.

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



BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. 1823944, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to Abode Fund I, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Martha Blake  
Development Project Manager  
Development Services Department

ATTACHMENT: Map Conditions

Internal Order No. 11004543

DRAFT

HEARING OFFICER  
CONDITIONS FOR MAP WAIVER NO. 2437607 ETIWANDA - PROJECT  
NO. 666686  
ADOPTED BY RESOLUTION NO. HO-TBD ON November 3, 2021

**GENERAL**

1. This Tentative Map will expire November 18, 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. A Certificate of Compliance (COC) shall be recorded with the County Recorder prior to the expiration date of the Tentative Map Waiver (TMW).
4. 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.
5. The Tentative Map Waiver shall conform to the provisions of Coastal Development Permit No. 2439704.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code Section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify 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**

7. The Tentative Map shall comply with all of the Conditions for the Coastal Development Permit Approval No. 2439704.
8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

9. The subdivider shall obtain an Encroachment Maintenance Removal Agreement for the brick pavers, landscape, and irrigation located within the City's right-of-way.
10. 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.

**MAPPING**

Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monument was missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.

**PUBLIC UTILITIES**

11. Prior to any Certificate of Compliance being recorded, all water services to the site (excepting single family domestic service lines, and single family domestic/fire combined service lines where the residential fire sprinkler system utilizes passive purge design) must pass through a private above ground back flow prevention device (BFPD). BFPDs are to be located on private property, in line with the service, and immediately adjacent to the right-of-way.
12. Prior to any Certificate of Compliance being recorded, the sewer laterals which have been/are being connected to the CITY's public sewer infrastructure as a "PRIVATE SEWER MAIN" within the public ROW must be located and labeled on an approved City Construction Record Drawing (D or B-sheet ) so as to clearly convey all of the following: the sewer line's identity as a "PRIVATE SEWER MAIN", its location relative to the nearest property line, its authorization to encroach (i.e. the approved EMRA #), and its point of connection to the public sewer collection system relative to the nearest manhole.
13. Prior to any Non-Right-Of-Way Construction Permit being issued, the existing sewer lateral scheduled for reuse must be inspected by a California licensed plumbing contractor using closed-circuit television to verify (to the satisfaction of the City Engineer) that the lateral is in good condition, free of all debris, properly connected to a public sewer main, and in all other ways suitable for reuse. If it is not, the Owner/Permittee or Subdivider is required to repair, remove and replace, or abandon and cap the lateral at the property line in a manner satisfactory to the City Engineer.
14. Prior to any Certificate of Occupancy being issued, the Owner/Permittee or Subdivider is required to ensure that any and all separately titled units developed under this permit, which share water or sewer service connections to the City's public utility systems, are encumbered by CC&Rs written so as to ensure, to the satisfaction of the Public Utilities Director, that the operation and maintenance of all such shared water and/or sewer facilities will be provided for in perpetuity.

15. Prior to any Certificate of Compliance being recorded, the Owner/Permittee or Subdivider is required to ensure that any and all separately titled units associated with this action which share water or sewer service connections to the City's public utility systems are encumbered by CC&Rs written so as to ensure, to the satisfaction of the Public Utilities Director, that the operation and maintenance of all such shared water and/or sewer facilities will be provided for in perpetuity.

**INFORMATION:**

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 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 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 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. FLAT FEE



THE CITY OF SAN DIEGO

Date of Notice: 9/15/2021

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 11004500

**PROJECT NAME / NUMBER:** Etiwanda Map Waiver/666686

**COMMUNITY PLAN AREA:** Peninsula

**COUNCIL DISTRICT:** 2

**LOCATION:** 2320-2322 Etiwanda Street, San Diego

**PROJECT DESCRIPTION:** The project proposes a Map Waiver and Coastal Development Permit (CDP) for the condominium creation of a detached single dwelling unit currently under construction under approved CDP No. 1654953, and for the condominium conversion of one existing owner-occupied single dwelling unit. The project is located at 2320 and 2322 Etiwanda Street. The 0.155-acre site is in the RM-1-1 (Residential - Multiple Unit) zone within the Coastal Zone (Non-Appealable Area 2), Airport Approach Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Transit Priority Area, Airport Land Use Compatibility Zone for San Diego International Airport (SDIA), FAA Part 77 Notification Area (SDIA at 125 feet elevation & North Island Naval Air Station at 181 feet), and Airport Impact Area - Review Area 1 (SDIA).

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15305, Minor Alterations of Land Use Limitations

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to section 15305 of the CEQA Guidelines, which consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density; and where the exceptions listed in Section 15300.2 would not apply.

**DEVELOPMENT PROJECT MANAGER:**

Martha Blake

**MAILING ADDRESS:**

1222 First Avenue, MS 501, San Diego, CA 92101-4153

**PHONE NUMBER / EMAIL:**

(619) 446-5375/ MBlake@sandiego.gov



On September 15, 2021, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determinations to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (September 29, 2021). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

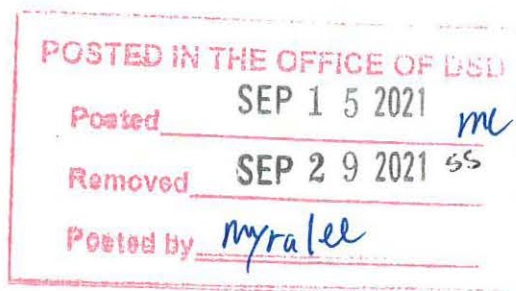
- 1) Appeals filed via E-mail: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00pm. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked before or on the final date of the appeal. Please include the project number on the memo line of the check.


- 2) Appeals filed in person: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

Deposit the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) in a sealed envelope, into the Drop-Off Box located under the Public Notice Kiosk to the left of the public entrance to the City Administration Building, 202 "C" Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The Drop-Off Box is available from 8:00am to 5:00pm Monday through Friday (excluding City-approved holidays). The completed appeal package must include the required appeal fee per this bulletin in the form of a check or money order payable to the "City Treasurer." Please include the project number on the memo line of the check/money order. This Drop-Off Box is checked daily, and payments are processed the following business day.

This information will be made available in alternative formats upon request.



Click here to complete and submit this form online

|  |   |   |                      |                                  |
|--|---|---|----------------------|----------------------------------|
| <b>Page 3</b>  |   | <b>City of San Diego · Information Bulletin 620</b>           |                      | <b>May 2020</b>                  |
|   | <b>City of San Diego<br/>Development Services</b> | <b>Community Planning<br/>Committee Distribution<br/>Form</b> |                      |                                  |
| Project Name: <b>Etiwanda Map Waiver</b>   |   | Project Number: <b>666686</b>                                 |                      |                                  |
| Community: <b>Peninsula</b>  |   |   |                      |                                  |
| <p>For project scope and contact information (project manager and applicant),<br/>log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p> |   |   |                      |                                  |
| <input checked="" type="checkbox"/> Vote to Approve<br><input type="checkbox"/> Vote to Approve with Conditions Listed Below<br><input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below<br><input type="checkbox"/> Vote to Deny                                |   |   |                      |                                  |
| # of Members Yes<br><b>6</b>   |   | # of Members No<br><b>3</b>                                   |                      | # of Members Abstain<br><b>0</b> |
| Conditions or Recommendations:<br><b>None</b>  |   |   |                      |                                  |
| <input type="checkbox"/> No Action<br>(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)   |   |   |                      |                                  |
| NAME: <b>Mark Krencik</b>  |   |   |                      |                                  |
| TITLE: <b>Project Review Chair, PCPB</b>   |   |   | DATE: <b>2/24/21</b> |                                  |
| <i>Attach additional pages if necessary (maximum 3 attachments).</i>   |   |   |                      |                                  |

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

|   |   |   |                        |
|---|---|---|------------------------|
|  | <b>City of San Diego<br/>Development Services</b><br>1222 First Ave., MS 302<br>San Diego, CA 92101<br>(619) 446-5000 | <h1>Ownership Disclosure<br/>Statement</h1> | <b>FORM<br/>DS-318</b> |
|   |   |   | <b>October 2017</b>    |

**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:** Etiwanda Map Waiver **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 2320-2322 Etiwanda Street  
San Diego, CA. 92107

**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: David Parent  Owner  Tenant/Lessee  Successor Agency

Street Address: 2322 Etiwanda Street

City: San Diego State: CA Zip: 92107

Phone No.: 619-559-9494 Fax No.: \_\_\_\_\_ Email: sdtrainer@yahoo.com

Signature:  Date: 5-25-20

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: David Parent  Owner  Tenant/Lessee  Successor Agency

Street Address: 2322 Etiwanda Street

City: San Diego State: CA Zip: 92107

Phone No.: 619-559-9494 Fax No.: \_\_\_\_\_ Email: sdtrainer@yahoo.com

Signature:  Date: 5-25-20

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

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TENTATIVE MAP WAIVER NO. 2437607  
 COASTAL DEVELOPMENT PERMIT NO. 2439704  
 PROJECT NO. 666686  
 2320/2322 ETIWANDA ST

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

**EXISTING SITE DATA**  
 SITE ADDRESS: 2320/2322 ETIWANDA STREET, SAN DIEGO, CA 92107  
 ASSESSOR'S PARCEL NUMBER: 448-701-25  
 SITE AREA: 6,750 SF / 0.155ACRES

**EXISTING ZONING**  
 BASE ZONE: RM-1-1

**OVERLAY ZONES**  
 AIRPORT APPROACH  
 AIRPORT INFLUENCE AREA  
 ALUCP NOISE  
 FAA PART 77 NOTICING AREA  
 SAN DIEGO INTERNATIONAL AIRPORT INFLUENCE AREA  
 PENINSULA COMMUNITY PLAN AREA  
 COASTAL HEIGHT LIMIT  
 COASTAL (CITY) NON-APPEALABLE  
 COASTAL PARKING IMPACT

**GEOLOGIC HAZARD CATEGORY:** 52

**BUILDING SETBACKS**  
 FRONT: 15/20'  
 SIDE: 5' MIN / 8' STANDARD  
 REAR: 15'

**PROPOSED BUILDING DATA**  
 NUMBER OF RESIDENTIAL CONDOMINIUM UNITS: 2  
 TOTAL FLOOR AREA OF RESIDENTIAL CONDOMINIUM UNITS: 2,877 SF  
 NUMBER OF STORIES: 1, 2  
 NUMBER OF BUILDINGS: 2

**OFF-STREET PARKING SPACE REQUIREMENTS**  
 PARKING REQUIRED: 2 UNITS @ 2.0 SPACES PER UNIT=4 SPACES PROVIDED

**CURRENT PERMITS**  
 BUILDINGS CURRENTLY UNDER CONSTRUCTION  
 CONSTRUCTION PROJECT NO. 640049  
 CONSTRUCTION APPROVAL NO. 2305315  
 ROW CONSTRUCTION PLAN PROJECT NO. 2327723  
 CDP: 1654953

**CONDOMINIUM NOTES**  
 THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 2.

**MONUMENTATION NOTES**  
 ALL PROPERTY CORNER MONUMENTS ARE IN PLACE, SET PER CR 45644

**EASEMENTS (EXISTING) PER TITLE REPORT BY CHICAGO TITLE, DATED JAN 6, 2020, ORDER NO. 00123461-996-SD-RT4)**

**AN EASEMENT FOR AVIGATION RIGHTS, REC. 10-16-2019 PER DOC 2019-0465220, OFFICIAL RECORDS**

**REFERENCE DRAWINGS**  
 MAP 30, CR 45644, DWG 17062-11-D, DWG 31893-23-D

- NOTES**
- THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
  - 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.
  - EXISTING DRAINAGE PATTERNS: SURFACE FLOW TO ETIWANDA STREET
  - THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE TWO PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.

**LEGAL DESCRIPTION**  
 LOT 20 IN BLOCK 1 OF DEPUY'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP NO. 30, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, APRIL 22, 1885.

**SOURCE OF TOPOGRAPHY**  
 FIELD SURVEY BY METROPOLITAN MAPPING, FEBRUARY, 2020

**BASIS OF ELEVATIONS**  
 CITY OF SAN DIEGO BENCHMARK DESCRIPTION: SWBP  
 ETIWANDA STREET & CASTELAR STREET  
 ELEVATION: 42.83 FEET DATUM: MEAN SEA LEVEL (NGVD 29)

**BASIS OF BEARINGS**  
 THE WESTERLY LINE OF ETIWANDA STREET, AS SHOWN ON CR 45644 I.E., N36°07'29"E

**PROJECT NAME**  
 2320/2322 ETIWANDA STREET

**SHEET TITLE**  
 TENTATIVE MAP WAIVER NO. 2437607  
 COASTAL DEVELOPMENT PERMIT NO. 2439704

**LEGEND**

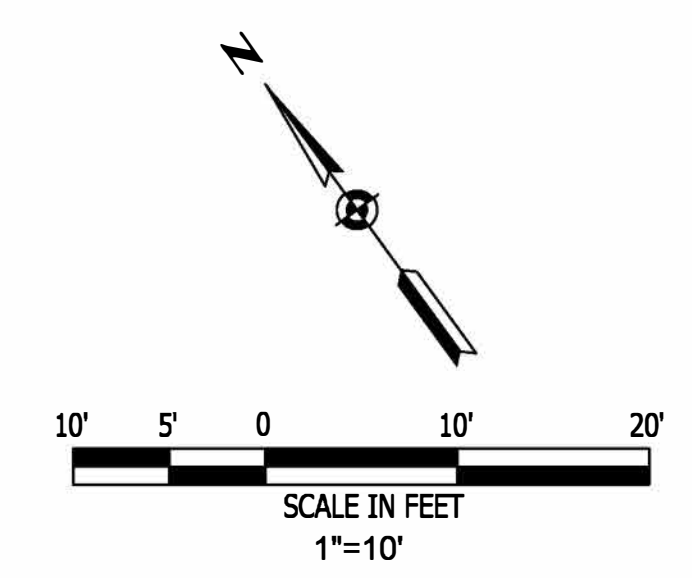
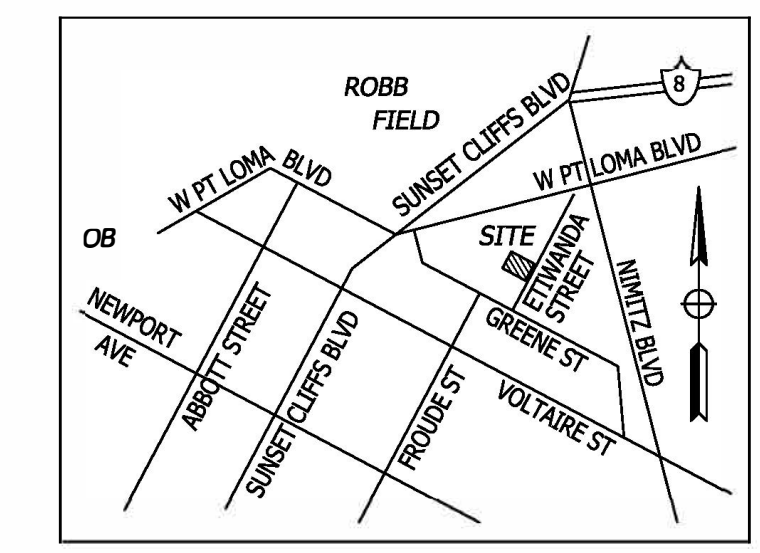
|  |                                       |
|--|---------------------------------------|
|  | PROPERTY LINE                         |
|  | CENTER LINE                           |
|  | LOT LINE                              |
|  | RIGHT OF WAY                          |
|  | BOUNDARY LINE DATA (BEARING/DISTANCE) |
|  | FOUND BOUNDARY MONUMENT AS NOTED      |
|  | 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                        |
|  | SURFACE DRAINAGE DIRECTION            |

**ABBREVIATIONS**

|        |                       |
|--------|-----------------------|
| APPROX | APPROXIMATE           |
| BLDG   | BUILDING              |
| CMU    | CONCRETE MASONRY UNIT |
| CD     | 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 GRATE (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 |



**PROJECT OWNER**  
 DAVID PARENT  
 2320 ETIWANDA STREET, SAN DIEGO, CA 92107

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



**DRAFT 02/13/2021**  
 VERNON V. FRANCK, PLS 7927

DATE

