



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 9, 2022 REPORT NO. HO-22-005

HEARING DATE: February 16, 2022

SUBJECT: 30TH STREET MAP WAIVER, Process Three Decision

PROJECT NUMBER: [681650](#)

OWNER/APPLICANT: Jomer, LLC / PMA Development, Inc.

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map Waiver for the creation of 35 residential condominium units and 4 commercial condominium units under construction at 4473 30th Street within the North Park Community Plan area?

Staff Recommendation: **Approve** Tentative Map Waiver No. 2509731.

Community Planning Group Recommendation: On April 20, 2021, the North Park Community Planning Group voted 15-0-0 to recommend approval of the proposed project without conditions/recommendations (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the State CEQA Guidelines. There is no pending appeal of the environmental determination. The environmental exemption determination for this project was made on October 7, 2021, and the opportunity to appeal that determination ended October 21, 2021 (Attachment 6).

BACKGROUND

The 30th Street Tentative Map Waiver project (Project) site is located at 4473 30th Street (Attachments 1 & 2). The 0.48-acre site is zoned CN-1-5 (Commercial-Neighborhood) within the Airport Influence Area (AIA) and Transit Area Overlay Zone and is designated Neighborhood Commercial (0-73 du/ac) per Figure 2-1 in the [North Park Community Plan](#) (Attachment 3). The Project site is within an urban, developed neighborhood, surrounded by a mix of single, multi-family, mixed-use, and commercial development on all sides, with an alley running north and south to the rear/east of the site.

The proposed project is a subdivision only and does not propose any additional development. The units proposed for subdivision are currently under construction under separate, previously issued permits for construction of a mixed-use development with thirty-five (35) residential units and four (4) commercial units. The construction permits for the mixed-use development were approved by the City on July 15, 2020 as part of Project No. [640916](#). Project No. 640916 is a ministerial action, constructed by right in accordance with the San Diego Municipal Code (SDMC) base Zone regulations section [131.0522](#) and not requiring discretionary action. Therefore, the proposed subdivision and its design are consistent with the policies, goals, and objectives of the applicable land use plan. As part of the construction permits for Project No. 640916, the applicant will pay an in-lieu fee in compliance with the City's Affordable Housing Regulations (SDMC section [142.1305\(a\)\(4\)](#) and [142.1306](#)).

DISCUSSION

The project requires a Tentative Map Waiver per SDMC section [125.0120](#) to create thirty-five (35) residential condominium units and four (4) commercial condominium units under construction on one existing lot. The project is for subdivision only and no further development is proposed. Pursuant to SDMC section [125.0122](#), the project as proposed requires a Process Three, Hearing Officer decision with appeal rights to the Planning Commission. According to SDMC section [125.0123](#), Findings for Map Waiver, the decision maker may approve a Tentative Map Waiver if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the SDMC. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the SDMC.

Project Description:

The Project proposes the creation of thirty-five (35) residential condominium units and four (4) commercial condominium units currently under construction for a total of thirty-nine (39) condominium units on one existing lot. The development is being constructed by right in accordance with the SDMC base Zone regulations (SDMC section [131.0522](#) (CN-1-5)) and was approved ministerially as part of Project No. [640916](#), which did not require a discretionary action. The proposed subdivision complies with all applicable development regulations and no deviations are proposed. Future purchasers of the units will be required to adhere to the development regulations of the CN-1-5 Zone.

The property will front 30th Street and take vehicular access from the alley to the east and pedestrian access will be available from 30th Street and the rear alley. Existing overhead utility lines in the east alley will be undergrounded. Sixty-nine (69) parking spaces including two accessible parking spaces are provided where 62 parking spaces are required under the General Development Parking Regulations SDMC sections [142.0525](#) and [142.0528](#). No additional development is proposed with this application.

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, Land Development Code regulations, and the Subdivision Map Act. The Project conforms to the North Park Community Plan and General Plan. Staff has provided draft findings and Tentative Map Waiver conditions

(Attachments 4 & 5) and recommends the Hearing Officer APPROVE Tentative Map Waiver No. 2509731.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 2509731, with modifications.
2. Deny Tentative Map Waiver No. 2509731, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



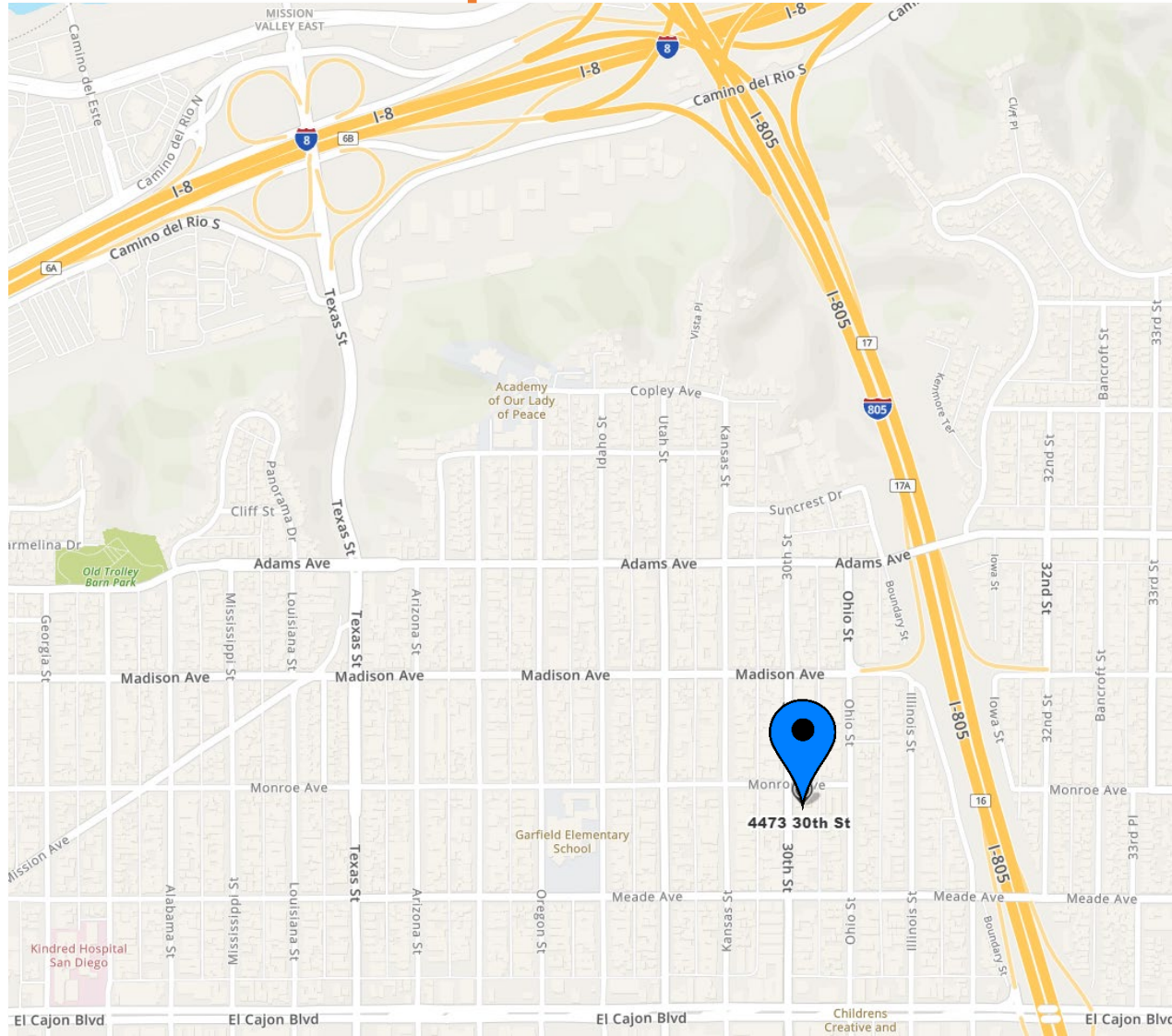
Carrie Lindsay, Development Project Manager

Attachments:

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



Project Location Map



30th Street Map Waiver, Project Number 681650
4473 30th Street



Aerial Photo



Project Site



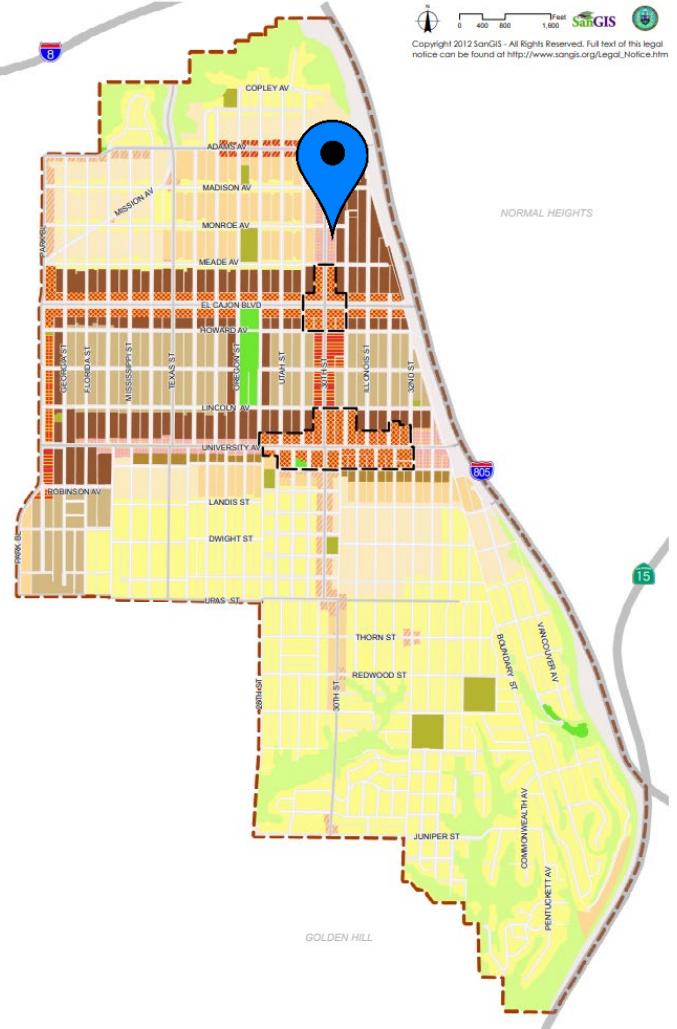
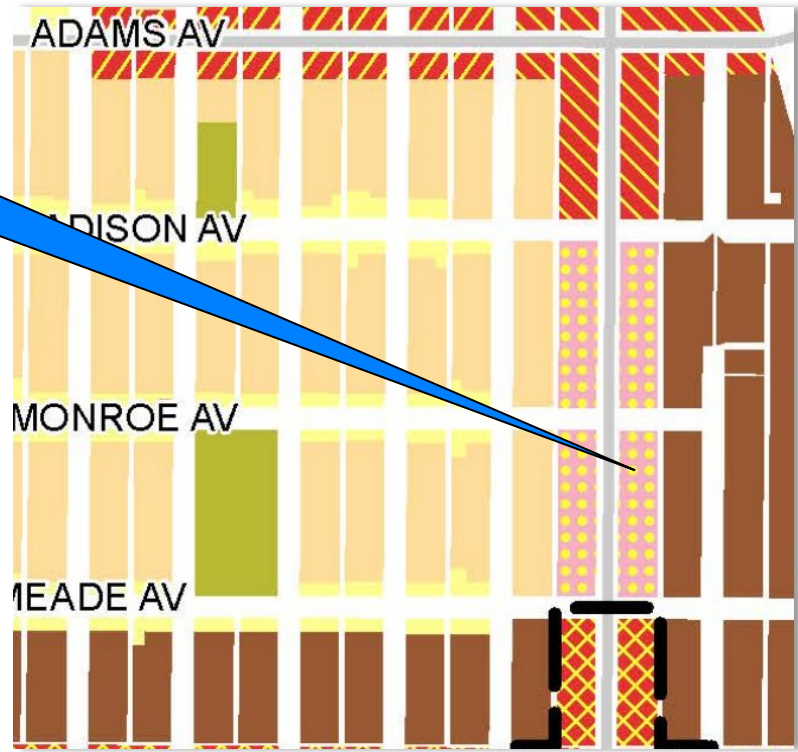
30th Street Map Waiver, Project Number 681650
4473 30th Street



Community Plan

Figure 2-1: Community Plan Land Use Map

Project Site



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LEGEND

Residential

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

Commercial, Employment, Retail, and Services

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

Park, Open Space, and Recreation

- Open Space
- Park

Institutional, and Public/Semi-Public Facilities

- Institutional
- Community Village
- Community Plan Boundary

Per LU Figure 2-4

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

30th Street Map Waiver, Project Number 681650
4473 30th Street

ATTACHMENT 3



RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. 2509731 FOR THE
30TH STREET MAP WAIVER – PROJECT NO. 681650

WHEREAS, JOMER, LLC, Owner/Subdivider, and K & S ENGINEERING, INC. Surveyor, submitted an application with the City of San Diego for Tentative Map Waiver No. 2509731, to waive the requirement to file a Tentative Map and a Final Map for the creation of thirty-five (35) residential condominium units and four (4) commercial condominium units. The project site is located at 4473 30th Street, in the CN-1-5 Zone, within the North Park Community Plan Area, the Airport Influence Area (AIA) and Transit Area Overlay Zone. The property is legally described as PARCEL 1 OF PARCEL MAP NO. 21820, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 9, 2020; and

WHEREAS, the Tentative Map Waiver proposes the subdivision of a 0.48-acre site into thirty-five (35) residential condominium units and four (4) commercial condominium units (the project) as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act; and

WHEREAS, on October 7, 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 no appeal of the Environmental Determination was 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 for the project by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

WHEREAS, the project consists of thirty-nine (39) units which are currently under construction under previously issued permits for construction of a mixed-use development consisting of thirty-five (35) residential units and four (4) commercial units. The construction permits for the mixed-use development were approved by the City on July 15, 2020 as part of Project No. 640916 for which Certificates of Occupancy have not been issued; and

WHEREAS, on February 16, 2022, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 2509731, and pursuant to section 125.0122 of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map Waiver No. 2509731:

A. Findings for a Tentative Map – San Diego Municipal Code (SDMC) Section 125.0440

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

The proposed subdivision would create thirty-five (35) residential condominium units and four (4) commercial condominium units in a building under construction. The 0.48-acre site is located at 4473 30th Street in the CN-1-5 (Commercial-Neighborhood) Zone within the Airport Influence Area (AIA) and the Transit Area Overlay Zone and is designated Neighborhood Commercial (0-73 du/ac) within the North Park Community Plan. The Project site is within an urban, developed neighborhood and properties to the north, west, and south are within the same zone and land use designation. Residential property zoned RM-3-9 and designated

Residential – Very High (55-73 du/ac) is located to the west.

The proposed subdivision is consistent with the North Park Community Plan (NPCP) goals and policies, including allowing transportation corridors, such as 30th Street, to provide either stand-alone commercial development or multi-family residential infill development as a means to increase the population density within commercial and mixed-use areas to support local businesses. By providing a mixed-use development, the proposed subdivision is consistent with NPCP Policy LU-5.11: Encourage multiple-use along 30th Street including higher density residential development and office use. By providing additional ownership opportunities, the proposed subdivision is consistent with NPCP Policy LU-4.15: Support rental and ownership opportunities in all types of housing, including alternative housing such as companion units, live/work studios, shopkeeper units, small-lot housing typologies, and for-sale townhomes. Areas designated by the NPCP as “Neighborhood Commercial” provide local convenience shopping, civic uses, and services serving an approximate three-mile radius. Housing may be allowed up to a medium residential density within a mixed-use setting. Therefore, the proposed subdivision providing mixed use residential and commercial condominiums 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. The residential and commercial mixed-use I units were previously approved after it was determined they were in compliance with all applicable development regulations. During ministerial review, the project was determined to comply with all zoning regulations and a Building Permit for the mixed-use development was approved on July 15, 2020 as part of Project No. 640916. The project complies with the applicable zoning and development regulations of the Land Development Code. Future purchasers of the units will be required to observe the requirements of the CN-1-5 Zone. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The project is a subdivision only. The residential and commercial mixed-use rental units were previously approved, are currently under construction and are located in a Commercial Neighborhood surrounded by medium to high density residential. The project consists of one building with five stores above ground and one below ground floor for parking. The project includes thirty-five (35) units totaling 46,116 square-feet of residential living area and four (4) units totaling 3,536 square-feet of commercial area. Parking requirements under the General Development Parking Regulations SDMC sections 142.0525 and 142.0528 and have been met with provision of 69 parking spaces, including 2 handicapped parking spaces, where 62 spaces are required. Existing overhead facilities in the abutting public right-of-way will be undergrounded. No changes are proposed for the lot size of the site on 4473 30th Street as previously approved under Project No. 640916. Therefore, the subdivision to create thirty-five

(35) residential condominium units and four (4) commercial 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. The infill project site is located in a developed area. No additional development is proposed with this Tentative Map Waiver. Future development at the site must comply with the Land Development Code Regulations and construction permit requirements. The site is in a developed, urban neighborhood with no Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located 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 avoidably injure fish or wildlife or their habitat.

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

The project proposes to create thirty-five (35) residential condominium units and four (4) commercial condominium units in a five-story mixed-use building in an urban neighborhood. The Tentative Map Waiver includes conditions and corresponding exhibits of approval and is consistent with the requirements of the Land Development Code and the Subdivision Map Act.

The developed project site is served by existing utilities and pedestrian access is provided via public street on both 30th Street and the alley to the east and will provide vehicular access from the alley to the east. Future development is required to comply with Land Development Code Regulations and building permit requirements. Therefore, the design of the subdivision or the types of improvements will not be detrimental to public health, safety and welfare.

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

The project site does not contain any existing easements; therefore, the design of the subdivision and proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The creation of thirty-five (35) residential condominium units and four (4) commercial condominium units will not impede or inhibit any future passive or natural heating or cooling opportunities. The proposed subdivision is located on a site which is currently under construction and complies with all current codes and the California Code of Regulations Title 24 Standards. The proposed subdivision is located in a developed urban neighborhood and the

underlying zone provides opportunity through building materials, site orientation, architectural treatments, placements and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The project site is currently under construction and is within a Commercial Neighborhood and surrounded by medium to high density residential in an urban neighborhood. It is not anticipated to have employment or housing impacts beyond those which have already occurred. Future development on the property would be subject to the underlying zone regulations at the time of application. The site is served by existing public infrastructure including public transit in the immediate area, close proximity of shopping, and essential services in the nearby developed urban area. Impacts to environmental resources would be avoided because the site is in a developed urban neighborhood and does not contain, nor is adjacent to such resources. Therefore, there would be no additional demand for public services or available fiscal and environmental resources associated with the creation of thirty-five (35) residential condominium units and four (4) commercial condominium units.

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

BE IT FURTHER RESOLVED, that based on these Findings adopted by the Hearing Officer, Tentative Map Waiver No. 2509731 is hereby granted to JOMER, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Carrie Lindsay
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions
Internal Order No. 11004543

ATTACHMENT 5

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 2509731
30TH STREET TENTATIVE MAP WAIVER - PROJECT NO. 681650
ADOPTED BY RESOLUTION NO. _____ ON FEBRUARY 16, 2022

GENERAL

1. This Map Waiver will expire March 3, 2025.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Tentative Map Waiver expiration date.
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 Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The Subdivider shall construct the required public improvements, per project number 653048, drawing number 41690-D, adjacent to the site on 30th Street, satisfactory to the City Engineer.
7. The drainage system proposed for this subdivision, as shown on the approved vesting tentative map, is private and subject to approval by the City Engineer.
8. The Subdivider shall obtain a plumbing permit for the installation 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

ATTACHMENT 5

located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

9. The Subdivider shall prepare Covenants, Conditions & Restrictions (CC&Rs) for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
10. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Tentative Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

11. Prior to the recordation of the Certificate of Compliance, all conditions in the Tentative Map Waiver (TMW) Resolution of Approval must be satisfied.
12. 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 survey monument was missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.

INFORMATION:

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition

ATTACHMENT 5

within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.

- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 11004543

DRAFT

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

From: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name/Number: 30th St Map Waiver / 681650

Project Location-Specific: 4473 30th Street, San Diego

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

Description of nature and purpose of the Project: The project proposes a Map Waiver for a mixed-use development for the creation of 35 condominium units and 4 commercial spaces within a building that is under construction, located at 4473 30th Street. Construction of the building was approved under Project No. 640916, approval 2321514. The 0.48-acre-site is in the CN-1-5 (Neighborhood Commercial) Zone, Airport influence Area Review Area 2 for Montgomery Field and San Diego International Airport (SDIA), FAA Part 77 Notification Area for Montgomery Field at 617 ft and doe SDIA at 180 ft, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone.

Name of Public Agency Approving Project: City of San Diego Hearing Officer

Name of Person or Agency Carrying Out Project: Mehran Saberi, 7801 Mission Center Court, San Diego, CA, 92108, 619-291-3600

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 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.

Lead Agency Contact Person: Jamie Kennedy

Telephone: 619-446-5445

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

ATTACHMENT 6

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



Senior Planner

October 22, 2021

Signature/Title

Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



NORTH PARK PLANNING COMMITTEE (NPPC)
Revised Minutes: April 20, 2021; 6:30 pm
Virtual Meeting Via Zoom Platform

Register online at:

<https://tinyurl.com/NPPCzoom>

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

Meeting ID: 987 0091 5525

Password ID: 150923

www.northparkplanning.org

info@northparkplanning.org

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I. **Parliamentary Items**

(6:33 p.m.)

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

Member	Arash Kahvazadeh	Aria Pounaki	Basil Mournian	Beau Benko	Daniel Molitor	Ginger Partyka	Jeff Olsen	Jennifer Spencer	Jessica Ripper	Josh Bohannan	Marissa Tucker-Borquez	Matt Stuckey	Peter Hill	Steve Billings	Tyler Renner
Attendance	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Late															
Absences															

2. **Seating of the New Board**

a. Election of Board Officers

i. Vote to approve Chair

MOTION: To reappoint Aria Pounaki chair of the North Park Planning Committee. Pounaki/Spencer (15-0-0)

ii. Vote to approve Vice-Chair

MOTION: To appoint Jennifer Spencer the Vice-Chair of the North Park Planning Committee. Pounaki/Molitor (15-0-0)

iii. Vote to approve Secretary

MOTION: To appoint Marissa Tucker-Borquez the Secretary of the North Park Planning Committee. Tucker-Borquez/Olson (15-0-0)

iv. Vote to approve Treasurer

MOTION: To appoint Beau Benko the Treasurer of the North Park Planning Committee. Pounaki/Stucky (15-0-0)

Public Comment

Mark Spitzer: Feels it is inappropriate for chair to make nominations, would like introductions from new board members.

Yvette Marcum: Do the chairs have to be board members?

Renay Johnson: Would like introductions from new board members. Wants access to Zoom chat function. Used a vulgarity in reference to the Chair and was removed from the meeting.

Victor Torres: Paper ballots need respect.

Diane Strum: Displeased with results of board election.

Don Leichting: Wants to hear less monologues and more discussion.

Responses from past and current board members:

Sarah McAlear: the chat function in zoom presents Brown Act conflicts that cannot be resolved. It is off for committee members and all participants.

Aria Pounaki- Provided an explanation for his nominations- people were chosen based on willingness, qualifications, and experience.

b. Appointment of Subcommittee Chairs & Liaisons

i. Appointment of Urban Design Committee Chair & Vice Chair

Chair Pounaki appointed Tyler Renner as Chair and Joshua Bohannon as Vice-Chair of the Urban Design Subcommittee

ii. Appointment of Transportation & Public Facilities Chair & Vice Chair

Chair Pounaki appointed Arash Kahvazadeh as Chair and Matt Stucky as Vice-Chair of the Transportation & Public Facilities Subcommittee

iii. Appointment of Liaisons (Matt, Steve, Ginger, Beau, Peter)

Chair Pounaki appointed the following liaisons: Maintenance Assessment District – Matt Stucky, North Park Main Street – Steve Billings, Adams Ave Business Improvement Association – Ginger Partyka, El Cajon Blvd Business Improvement Association- Beau Benko, North Park Community Association – Peter Hill, University Heights Community Association – Tyler Renner, CPC – Aria Pounaki

3. **Modifications to the NPPC Agenda** *None Needed*

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

b. **Consent Agenda** (none)

4. **Agenda:** Adoption of the April 20, 2021 Agenda, if necessary. *None Needed*

5. **Minutes:** Approval of the March 16, 2021 Minutes.

MOTION: *To approve the March 16, 2021 Minutes. Tucker-Borquez/Stucky (15-0-0)*

6. **Treasurer’s Report:** TBD.

a. Account balance is \$599.69 including a recent \$195 deposit

III. **Non-Agenda Public Comment:**

Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time.

Yvette Marcum: Suggestion: follow protocol, work together. Chat feature needed in breakout rooms.

Question about residence of new board member Renner.

Don Leichtin: I don't know you. The parking garage was my idea. All of the money goes to NP Main St. The garage is now generating money that needs accounting. The garage is dirty and needs maintenance.

Pat Sexton: Where are police representatives at these meetings?

Eugene Polly: Time seceded to Pat Sexton. Suggested that chair use zoom voting function instead of roll call votes.

Judy Aboud: Welcome new committee members. NP is diverse please represent the entirety of NP.

Randy Walsh: Congrats new committee. Thank you outgoing members. Suggests a parliamentarian be appointed. Interested in subcommittee work. Good luck.

Kelly Davidson: Curious about training on bylaws.

Steve Oechel: Training sounds great. Curious about resumption of in-person meetings.

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

1. Community Police Meeting: The establishment of a new monthly community police meeting is in the works to gather feedback from business owners, community members, and others to share concerns and talk about issues facing the neighborhood. Will meet on the 3rd Thursday of each month at 9am. Reach out to Ryan Darsey (rdarsey@sanidiego.gov) for more info.

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

1. **Makana Rowan, Hon. Nathan Fletcher, SD Board of Supervisors Dist. 3**, (619) 531-4936, makana.rowan@sdcounty.ca.gov . Absent
2. **Kohta Kaiser, Hon. Todd Gloria, Mayor of San Diego**, ZaiserK@sanidiego.gov.
Discussed proposed budget, rental assistance program, and current use of the convention center.
3. **Diana Lara, Hon. Toni Atkins, State Senate Dist. 39**, 619-645-3133, Diana.Lara@sen.ca.gov. Absent
4. **Ryan Darsey, Hon. Stephen Whitburn, City Council Dist. 3**, (619) 236-6633 RDarsey@sanidiego.gov.
See IV. 1. Above. Also Stormwater survey, and 30th and Upas/Ray
5. **Bernie Turgeon, Planning Department**, 619-533-6575, BTurgeon@sanidiego.gov. Absent
6. **Chris Gris, Hon. Chris Ward, State Assemblymember**, Christopher.gris@asm.ca.gov
Discussed volume of bill in Sacramento, vaccine efforts, and AB 311 gun control proposal.

VI. **Action Item:**

1. **Tentative Map Waiver (4473 30th Street)**

This proposed project requires the processing of a Process Three Tentative Map Waiver for a mixed-use development for the creation of 35 condominium units and 4 commercial spaces for a building that is currently under construction. The 0.48-acre site is located at 4473 30th Street in the CN-1-5 Zone in the North Park Community Plan area.

Presenter: Mehran Saberi, mehran@mayfaircommunities.com

Public Comment:

Steve Oechel: Concerned about Condo vs. Apartment. What is the pricepoint on the units?

Answer: ~\$600K

Kate Callen: Are any of the units affordable? *Answer: No*

Pat Sexton: Pleased with the inclusion of parking.

Yvette Marcum: Did they use special government programs for permit process? *Answer: No*

Brer Marsh: Supports project.

Judy Abound: Are there affordable units? *Answer: No*

Matthew Thompson: Concerned about parking minimums.

Kristine Aaron-Jacobi: Supports inclusion of parking.

Andrew Bowen: Was this a conversion to condo? Are the parking spaces deeded to the units or separately? Why was this rushed to the full committee? *Answer: There was no special process, parking spots deeded with units*

Board Comment:

Board comments were generally supportive, additional questions about parking, use of shade trees, traffic circulation, & permitting process.

MOTION: To approve the map waiver for 4473 30th Street, because increasing access to opportunities to home ownership increases neighborhood stability and desirability. However, the NPPC strongly believes that the often-used “dual tracking” method of initially permitting a building as apartments, to later change to condominiums, deliberately circumvents neighborhood input into the design process. NPPC would like to work with city staff to improve upon this process. Spencer/Tucker-Borquez (15-0-0)

2. Review of Motion by Joint Meeting of the NPPC Board Officers and Election Subcommittee. (And review of City Response if received).

The 2021 NPPC Election received 19 complaints and 1 letter of concern. These complaints were reviewed and responded to by the Election Subcommittee and a review of these responses was undertaken by a Joint Committee of the 2019-2020 NPPC Board Officers and the Election Subcommittee. This action item is meant to review the motion from that joint meeting, as well as the city’s response to it, if this document is received in time. Presenter: Aria Pounaki, Chair

Public Comment

Pat Sexton: Transparency is key.

Claudia Flores: I don’t mean to be disrespectful. I just want all of us to get along.

Kate Callen: Community needs us to bridge the divide.

Victor Torres: Paper ballots deserve respect. Ballot box needed for future elections.

Kelly Davidson: Election committee choose path of least resistance.

Theresa George: Election amounts to voter suppression. Concerns about Brown Act.

Diane Strum: unable to participate due to technical difficulties.

Randy Walsh: supports challenges because they proved that the election of conducted in good faith and with transparency.

Yvette Marcum: Zoom moderator needed.

Board Comments

Tyler Renner: Great job, room for improvement

Steve Billings: Agree with report

Peter Hill: Supports Ad Hoc committee

Matt Stucky: Public Records Act ensures confidentiality

Marissa Tucker-Borquez: City determination needed

Josh Bohannon: Supports conclusion of report

Jen Spencer: observed the entire special meeting (4.5 hrs.)

Ginger Partyka: proposed 3rd party arbitration
Daniel Molitor: will abstain from motions regarding committee election
Beau Benko: Situation shows need to revisit bylaws
Basil Mournian: Thank you election committee
Aria Pounaki- numerous comments in response to public and committee comments
Arash Kahvazadeh: Thank you Vickie and Sarah

Motion to request city audit of the March 2021 NPPC election fails (1-13-1) Molitor abstain for perceived conflict of interest

MOTION: To accept Election Subcommittee's resolution of the challenges to the 2021 NPPC election. Stucky/Billings (14-0-1) Kahvazadeh abstains due to personal preference for 3rd party determination

VII. **Information Item: CANCELED, SPEAKERS LEFT**

1. **Presentation by PATH on the Mid-City outreach program (canceled due to meeting length)**

PATH (People Assisting The Homeless) will give an update and presentation on their work with the Mid-City outreach Program. This program works to create touch points with unsheltered people in the Mid-City neighborhoods in San Diego with the goal of connecting them with resources and services.
Presenter: Brian Gruters, BrianG@ePath.org

VIII. **NPPC Reports (8:45 - 8:55 p.m.)**

1. **Chair's Report.** *Establishment of Ad Hoc Committee on Review of Election Bylaws. With Matt Stucky as Chair, Ginger Partyka & Beau Benko as voting subcommittee members and Kate Callen and Randy Walsh as voting community voting members.*

Additional public comment

Randy Walsh: Wants to join Ad Hoc committee
Steve Oechel: board should have been allowed to attend special meeting (quorum violation)
Pat Sexton: Wants to join Ad Hoc committee. Still has questions about issues other than paper ballots and length of terms assigned to election winners.
Kate Callen: Ad Hoc committee should be balanced.
Matt Thompson: Single email notification is insufficient.
Theresa George- technical problems prevented her participation.
Yvette Marcum- During technical difficulties office a call-in phone option.

MOTION: To Adjourn. Pounaki/Kahvazadeh (15-0-0) (10:25 p.m.)

2. **Social Media.** New Appointment, no report.
3. **NPPC Website Update.** New Appointment, no report.
4. **Subcommittee Reports:** : (Limited to Items Not on the Agenda & 5 Min. Max. each)
 - a. Urban Design/Project Review (TBD, Chair): Next Meeting May 3, 2021, via Zoom.
 - b. Public Facilities & Transportation (Arash Kahvazadeh, Chair): Next Meeting May 11, 2021
5. **Liaisons Reports:** Limited to 1 Min. Max per Report
 - a. Balboa Park Committee. Vicki Granowitz.
 - b. Maintenance Assessment District. Matt Stucky.

- c. North Park Main Street. Steve Billings.
- d. Adams Avenue Business Association. Arash Kazavahdeh.
- e. El Cajon Boulevard Business Improvement Assoc. Arash Kazavahdeh
- f. North Park Community Association. Peter Hill.
- g. University Heights Community Association. Christina Hernandez
- h. CPC. Matt Stuckey

IX. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, May 18, 2021

X. **Adjournment** (10:25 p.m.)

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

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

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

Project Title: 30th Street Mixed-Use **Project No. For City Use Only:** _____

Project Address: 4473 30TH Street San Diego CA 92116

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

Corporation Limited Liability -or- General - What State? California Corporate Identification No. 201806510099
 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: JOMER LLC Owner Tenant/Lessee Successor Agency

Street Address: 7851 Mission Center Court Suite 200

City: San Diego State: CA Zip: 92108

Phone No.: 619-200-7775 Fax No.: 619-291-3602 Email: Mehran@MajdanCommunities.com

Signature: Dr. PMA Developments Inc. P. Manager Date: 12/24/20

Additional pages Attached: Yes No see attached, please

Applicant

Name of Individual: PMA Developments Inc (Mehran Jabbari) Owner Tenant/Lessee Successor Agency

Street Address: 7851 Mission Center Court #200

City: San Diego, CA State: CA Zip: 92108

Phone No.: 619-200-7775 Fax No.: 619-291-3602 Email: Mehran@MajdanCommunities.com

Signature: Mehran Jabbari, PMA Date: 12/24/20

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

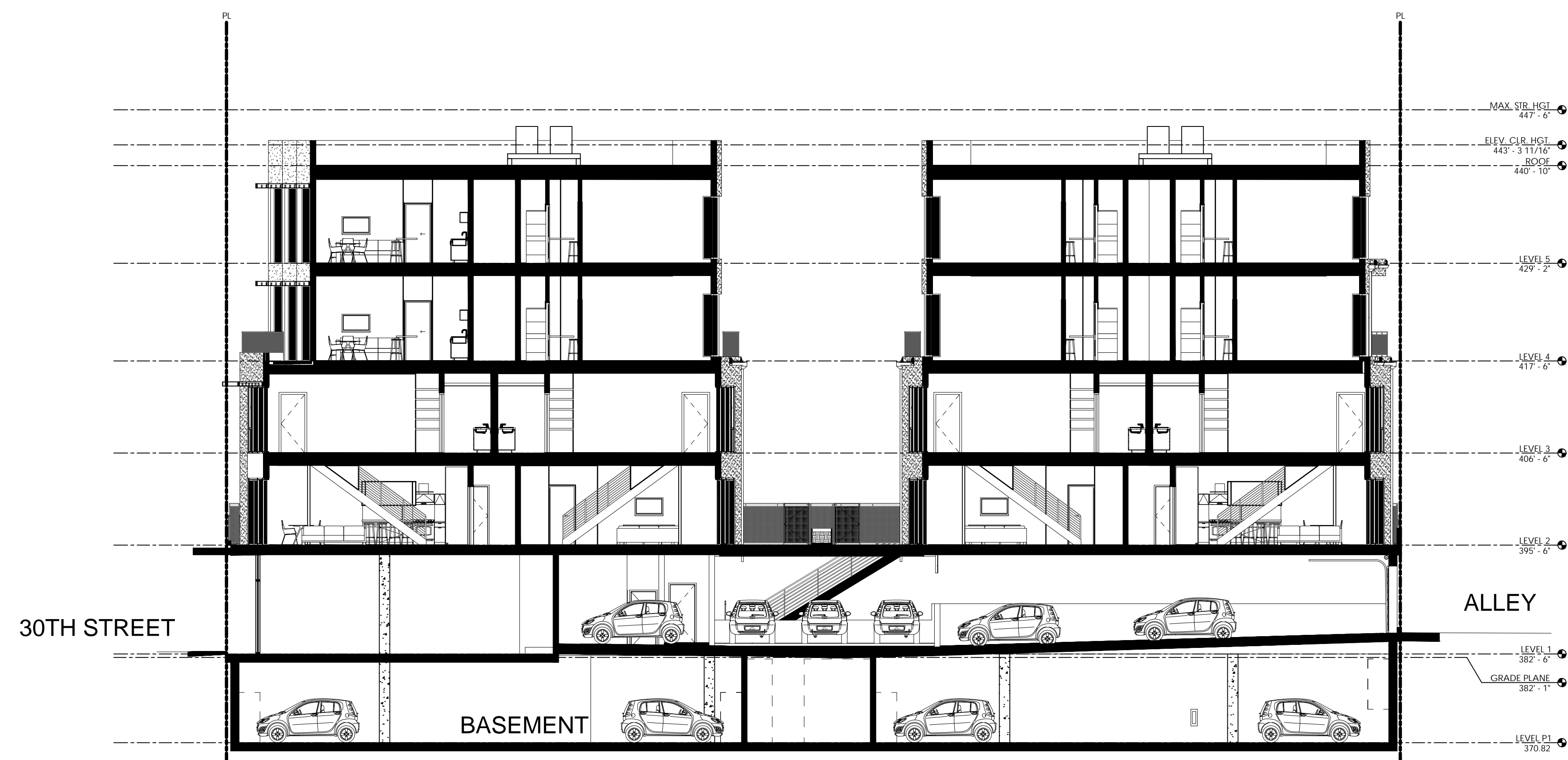
City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

TENTATIVE MAP WAIVER NO. 2509731

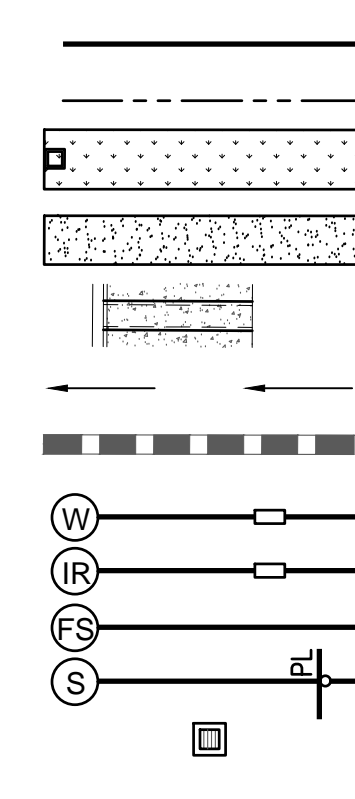


LEGEND

ITEM

- SUBDIVISION BOUNDARY
- CENTERLINE
- BIOFILTRATION
- CONCRETE SURFACE
- CURB OUTLET
- DIRECTION OF DRAINAGE
- EXISTING RETAINING WALL
- PVT 2" WATER SERVICE WITH BFP
- PVT 1" IRRIGATION SERVICE WITH BFP
- PVT 8" FIRE SERVICE WITH FDC/BFP
- PVT 6" SEWER LATERAL WITH CLEANOUT
- CATCH BASIN (SIZE PER PLAN)
- 8" STORM DRAIN PIPE (PVT)
- SURVEY MONUMENT LEAD & DISD "LS 8084" TO BE SET PER PARCEL MAP 21819

SYMBOL



ABBREVIATION:

- AC ASPHALT PAVEMENT
- CL CENTER LINE
- EG EXISTING GROUND
- FL FLOW LINE
- FS FINISH SURFACE
- MH MANHOLE
- RE ROOF ELEVATION
- R/W RIGHT OF WAY
- S SEWER MAIN
- TC TOP OF CURB
- W WATER MAIN
- WM WATER METER
- TRANS TRANSFORMER
- CATV CABLE TV BOX

GENERAL NOTES:

1. THIS IS AN APPLICATION FOR A TENTATIVE MAP WAIVER TO WAIVE THE REQUIREMENTS TO FILE A TENTATIVE MAP AND FINAL MAP TO CREATE 35 RESIDENTIAL AND 4 COMMERCIAL CONDOMINIUM UNITS THAT ARE UNDER CONSTRUCTION.
2. EXISTING OVERHEAD ELECTRIC LINE IN THE ALLEY SHALL BE UNDERGROUND BY THE DEVELOPER PER SDGE WORK ORDER 3x274185
3. PUBLIC IMPROVEMENTS ARE PER DRAWING NO. 41690-D GRADING & BUILDING PLANS PER PTS# 640916
4. NEW ELECTRICAL UTILITY SERVICES SHALL BE UNDERGROUND.
5. THE SUBDIVIDER SHALL OBTAIN A PLUMBING PERMIT FOR THE INSTALLATION OF APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICE(S), ON EACH WATER SERVICE (DOMESTIC, FIRE AND IRRIGATION), IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER. BFPDS SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.
6. THE SUBDIVIDER SHALL PREPARE CC&RS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER FACILITIES THAT SERVE OR TRAVERSE MORE THAN A SINGLE CONDOMINIUM UNIT OR LOT.

TOTAL GROSS AREA:

21,082 SF (048 ACRES)

SITE DESIGN DATA:

EXISTING NUMBER OF LOTS IS: 1 PARKING REQUIRED: 62
 PROPOSED NUMBER OF LOTS IS: 1 PARKING PROVIDED: 69 INCLUDING 2 HC PKG
 TOTAL NUMBER OF BUILDINGS: 1
 TOTAL NUMBER OF STORIES: 5 ABOVE GROUND
 TOTAL NUMBER OF CONDOMINIUM UNITS:
 RESIDENTIAL: 35 TOTAL LIVING AREA: 46,116 SF (SEE DATA LEFT)
 COMMERCIAL: 4 TOTAL LIVING AREA: 3,536 SF
 YEAR BUILT: UNDER CONSTRUCTION IN 2020 BUILDING PERMIT APPROVAL NO. 640916

COORDINATES:

LAMBERT COORDINATES: 216-1729
 NAD 83 COORDINATES: 1856-6289

EXISTING & PROPOSED USE:

EXISTING CHURCH (GROUP A) & PARKING SPACES (GROUP S-2) & PROPOSED MIXED USE

EXISTING & PROPOSED ZONING:

NORTH PARK COMMUNITY GROUP
 OVERLAY ZONES:
 AIRPORT INFLUENCE AREA (AIA)
 RESIDENTIAL TANDEM PARKING OVERLAY ZONE
 TRANSIT AREA OVERLAY ZONE
 RESIDENTIAL DENSITY: CN-1-5

UTILITIES:

WATER:	CITY OF SAN DIEGO	UNDERGROUND
SEWER:	CITY OF SAN DIEGO	UNDERGROUND
ELECTRIC:	SAN DIEGO GAS & ELECTRIC	UNDERGROUND
GAS:	SAN DIEGO GAS & ELECTRIC	UNDERGROUND
TELEPHONE:	PACIFIC BELL	UNDERGROUND
CABLE:	COX CABLE	UNDERGROUND

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 21820, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 9, 2020.

ASSESSOR'S PARCEL NUMBER:

446-123-03 & 04

CONDOMINIUM NOTE:

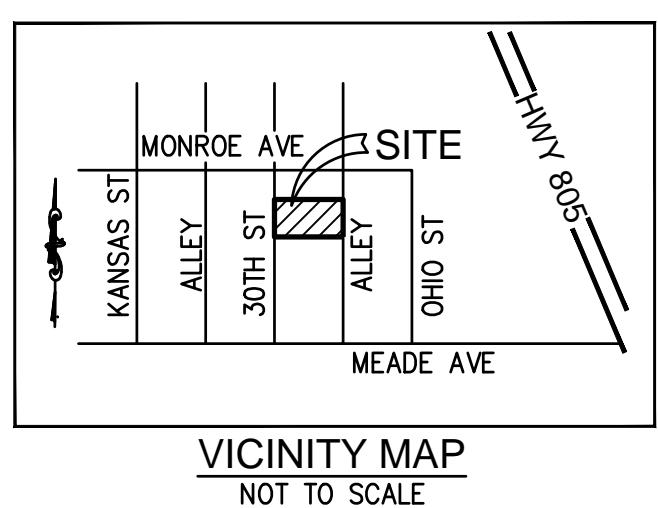
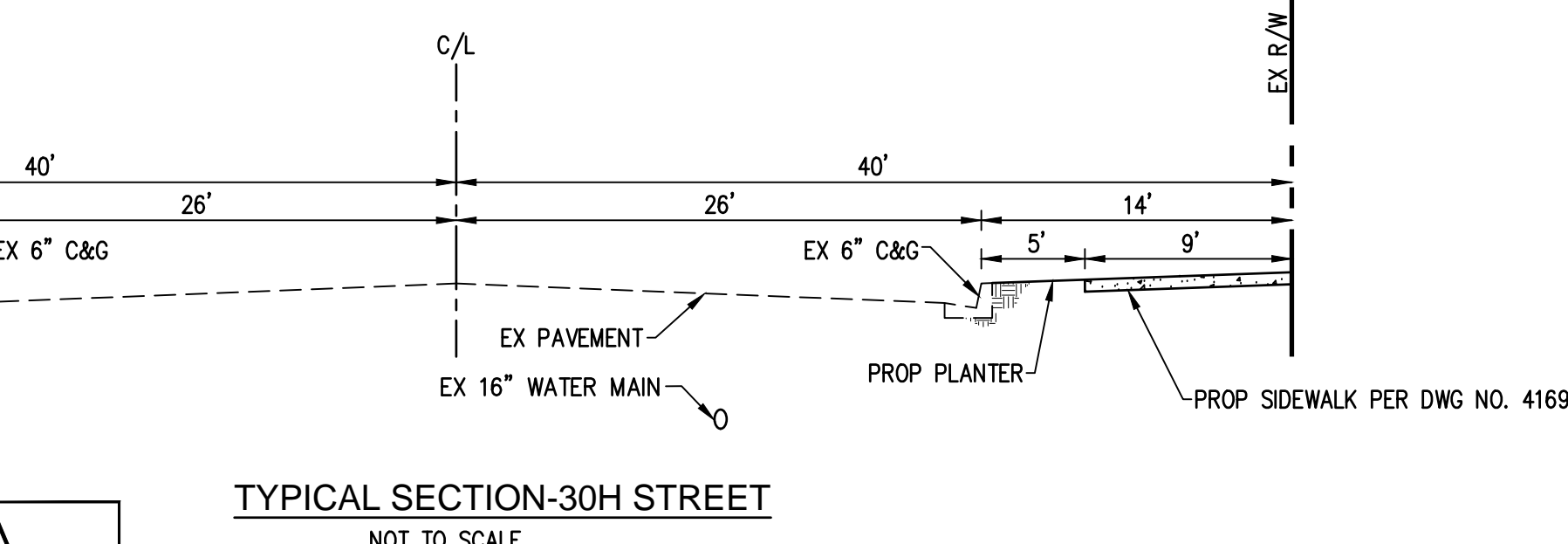
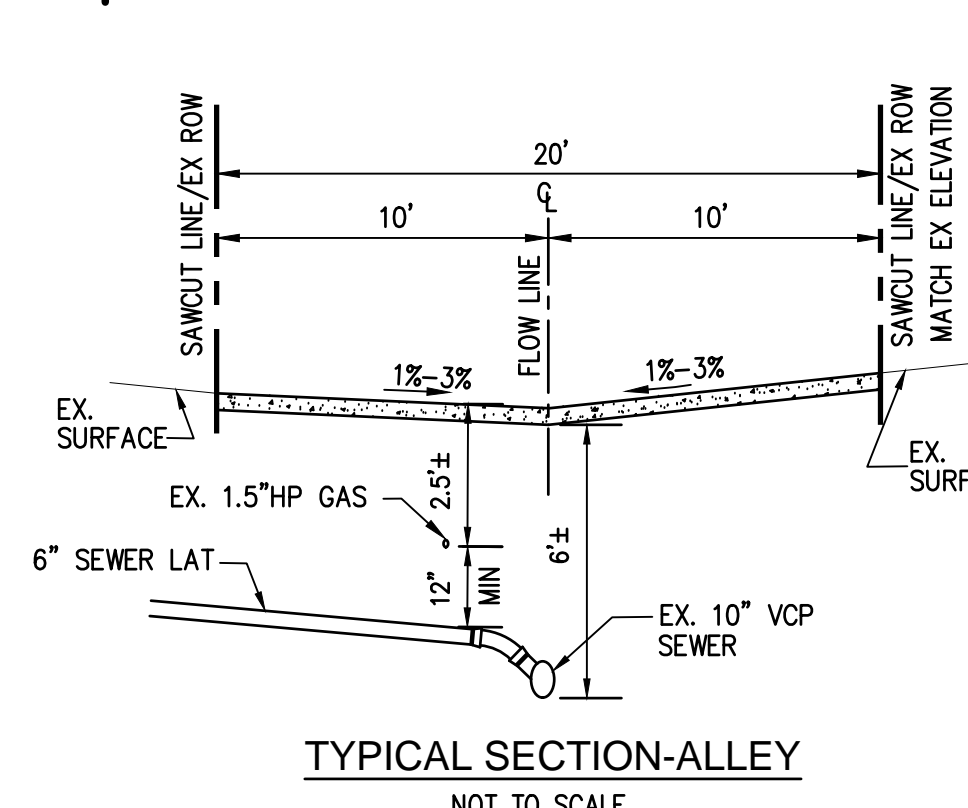
THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS IS 39. (35 RESIDENTIAL CONDOMINIUM UNIT AND 4 COMMERCIAL CONDOMINIUM UNIT).

PRIOR PERMITS:

BUILDING PERMIT/SWOMP: PTS# 640916, SHMDCMA# 2321514
 ROW PERMIT: EMRA# 2369133, PTS# 653048, 41690-D

RESIDENTIAL UNIT DATA

Unit #	Number of Brm	Area
UNIT 201	2 Brm	1473 SF
UNIT 202	2 Brm	1432 SF
UNIT 203	2 Brm	1438 SF
UNIT 204	2 Brm	1387 SF
UNIT 205	2 Brm	1490 SF
UNIT 206	2 Brm	1437 SF
UNIT 207	2 Brm	1387 SF
UNIT 208	2 Brm	1473 SF
UNIT 209	2 Brm	1432 SF
UNIT 210	2 Brm	1431 SF
UNIT 211	2 Brm	1410 SF
UNIT 212	2 Brm	1387 SF
UNIT 213	2 Brm	1372 SF
UNIT 214	2 Brm	1337 SF
UNIT 215	2 Brm	1387 SF
UNIT 216	2 Brm	1373 SF
UNIT 217	2 Brm	1431 SF
UNIT 218	2 Brm	1296 SF
UNIT 401	2 Brm	1221 SF
UNIT 402	2 Brm	1218 SF
UNIT 403	2 Brm	1218 SF
UNIT 404	2 Brm	1203 SF
UNIT 405	2 Brm	1225 SF
UNIT 406	2 Brm	1218 SF
UNIT 407	2 Brm	1219 SF
UNIT 408	2 Brm	1221 SF
UNIT 409	2 Brm	1261 SF
UNIT 501	2 Brm	1221 SF
UNIT 502	2 Brm	1218 SF
UNIT 503	2 Brm	1218 SF
UNIT 504	2 Brm	1203 SF
UNIT 505	2 Brm	1225 SF
UNIT 506	2 Brm	1218 SF
UNIT 507	2 Brm	1218 SF
UNIT 508	2 Brm	1217 SF
		46116 SF



TOPOGRAPHY:

EXIST. TOPOGRAPHY SHOWN ON THESE PLANS WAS GENERATED BY FIELD METHODS FROM INFORMATION GATHERED ON 04/16/2018
 BY: K&S ENGINEERING
 7801 MISSION CENTER COURT
 SAN DIEGO, CA 92108
 (619) 296-5565

BENCHMARK

CITY OF SAN DIEGO BENCHMARK
 DESCRIPTION: NW BRASS PLUG
 LOCATION: MONROE AVENUE AND OHIO STREET
 ELEVATION: 391.305
 DATUM: MEAN SEA LEVEL

OWNER / APPLICANT

PMA DEVELOPMENT, INC.
 PROJECT MANAGER FOR:
 JOMER, LLC
 CONTACT NAME: MEHRAN SABERI
 7851 MISSION CENTER COURT, STE. 200
 SAN DIEGO, CA 92108
 (619) 291-3600

MEHRAN SABERI 09/28/2021

BMP NOTE:

SEE APPROVED BUILDING APPROVAL NO. 2321514

SITE ADDRESS:

4473 30TH STREET
 SAN DIEGO, CA 92116

GRADING NOTE:

NO GRADING IS BEING PROPOSED. BUILDING CURRENTLY UNDER CONSTRUCTION PER PROJ NO. PTS# 640916

EASEMENT NOTE:

NONE.

BASIS OF BEARINGS:

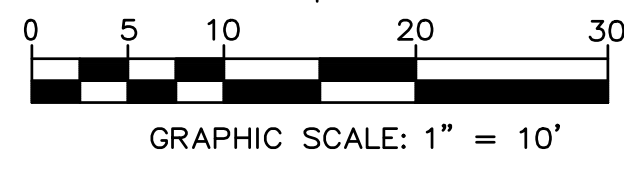
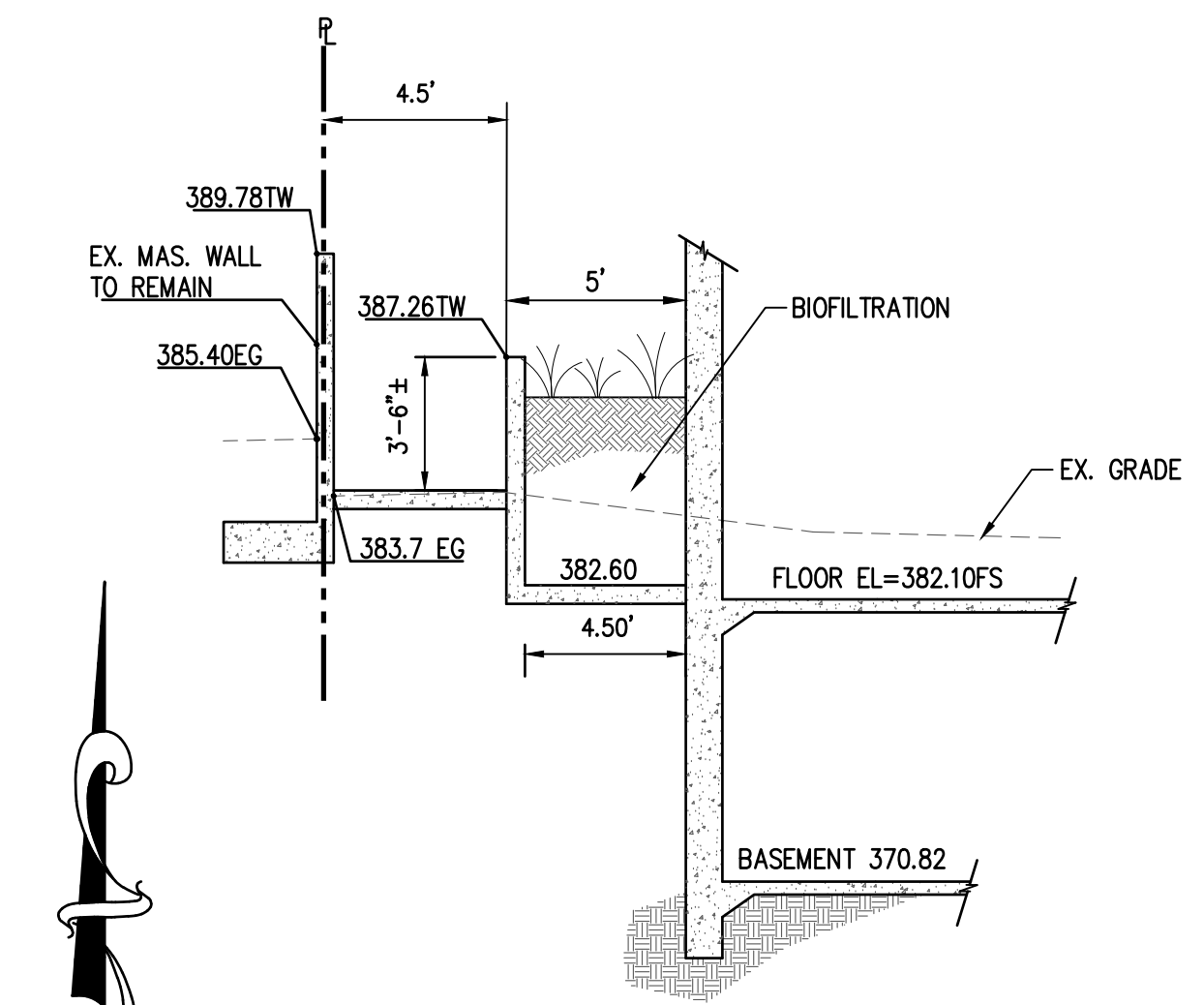
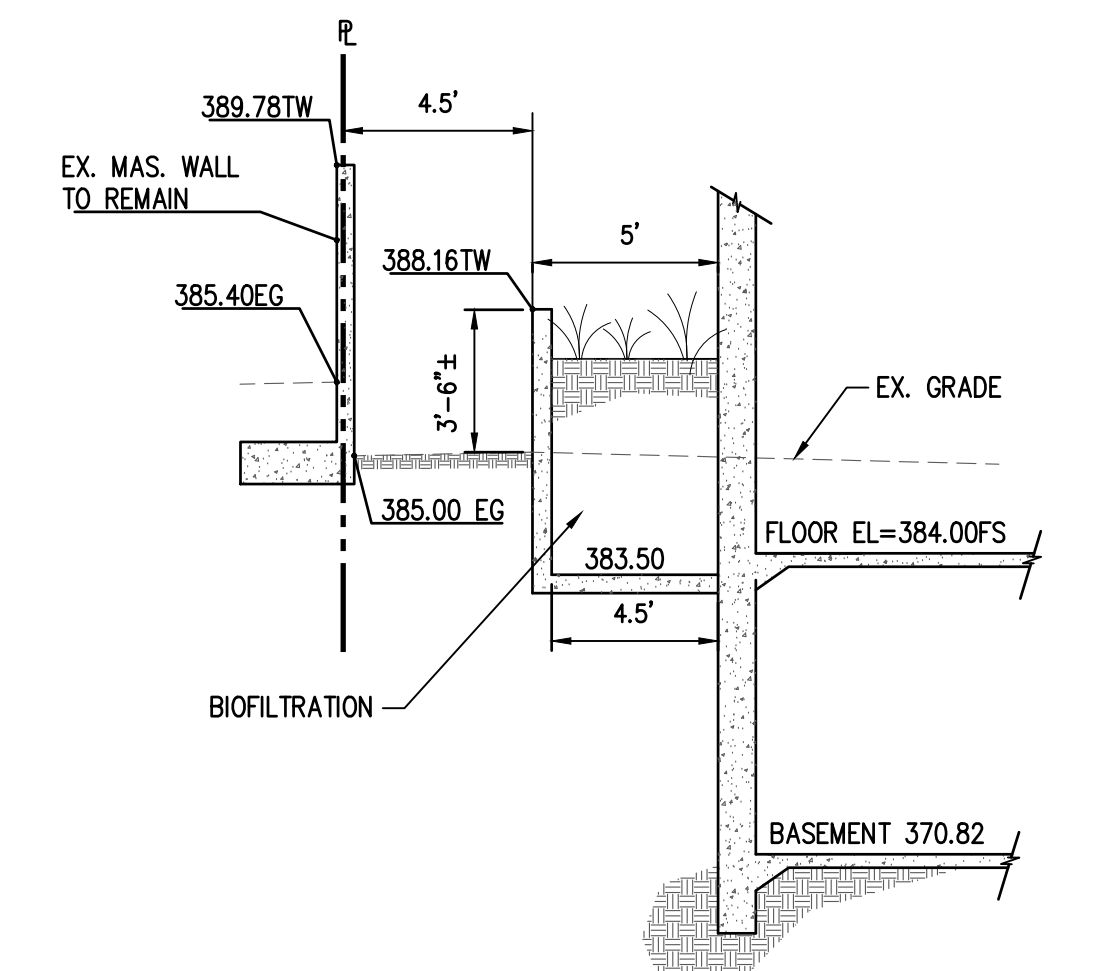
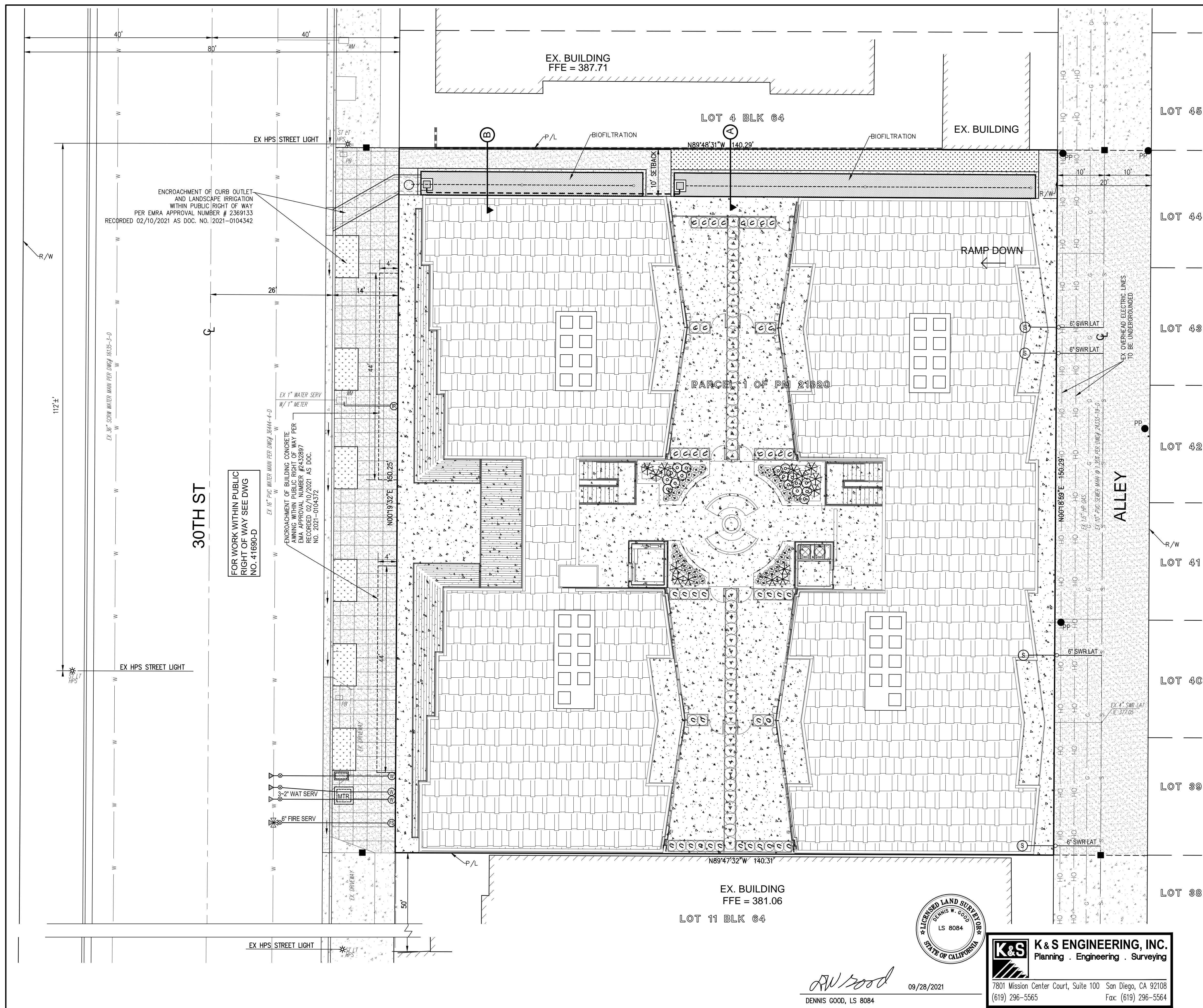
THE BASIS OF BEARINGS FOR THIS MAP IS THE EASTERLY RIGHT OF WAY LINE OF 30TH STREET AS SHOWN ON PARCEL MAP NO. 21820, IE: N00°19'32"E



DENNIS GOOD, LS 8084 09/28/2021

K & S ENGINEERING, INC.
 Planning . Engineering . Surveying
 7801 Mission Center Court, Suite 100 San Diego, CA 92108
 (619) 296-5565 Fax: (619) 296-5564

Prepared By:	K & S ENGINEERING	Revision 14	
Name		Revision 13	
Address	7801 MISSION CENTER CT. SUITE 100 SAN DIEGO, CA 92108	Revision 12	
Phone	(619) 296-5565	Revision 11	
		Revision 10	
		Revision 9	
		Revision 8	
		Revision 7	
		Revision 6	
		Revision 5	02/08/2022 EMRA/EMA REC INFO
		Revision 4	09/28/2021 - LDR-Engr (Awning)
Project Address:	4473 30TH STREET SAN DIEGO, CA 92116	Revision 3	08/19/2021 - 2nd COMMENTS
		Revision 2	05/24/2021 - 1st COMMENTS
		Revision 1	02/02/2021 - COMPLETE SUBMITTAL
Project Name:	30TH STREET MIXED-USED	Original Date:	12/14/2020
Sheet Title	TENTATIVE MAP WAIVER NO. 2509731	Sheet	1 of 2
		PROJ. NO	681650



Prepared By:	K & S ENGINEERING	Revision 14	
Name	7801 MISSION CENTER CT. SUITE 100	Revision 13	
Address	SAN DIEGO, CA 92108	Revision 12	
Phone	(619) 296-5565	Revision 11	
Project Address:	4473 30TH STREET	Revision 10	
	SAN DIEGO, CA 92116	Revision 9	
Project Name:	30TH STREET MIXED-USED	Revision 8	
Sheet Title	TENTATIVE MAP WAIVER NO. 2509731	Revision 7	
		Revision 6	
		Revision 5	02/08/2022 EMRA/EMA REC INFO
		Revision 4	09/28/2021 - LDR-Engr (Awning)
		Revision 3	08/19/2021 - 2nd COMMENTS
		Revision 2	05/24/2021 - 1ST COMMENTS
		Revision 1	02/02/2021 - COMPLETE SUBMITAL
		Original Date:	12/14/2020
		Sheet	2 of 2
		PROJ. NO	681650



K & S ENGINEERING, INC.
 Planning · Engineering · Surveying
 7801 Mission Center Court, Suite 100 San Diego, CA 92108
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Dennis Good, LS 8084
 09/28/2021