



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 23, 2022 REPORT NO. HO-22-006

HEARING DATE: March 2, 2022

SUBJECT: St. Andrews Lots 4/5 Map Waiver. Process Three Decision

PROJECT NUMBER: [686337](#)

OWNER/APPLICANT: Property Partners, L.P. and JJB Silverhawk L.P., / Spear and Associates, Inc.

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map Waiver for the consolidation of Lot 4 and Lot 5 of Map No. 16171 into one lot for the creation of two industrial condominiums currently under construction located at 7955 St. Andrews Avenue within the Otay Mesa Community Plan area?

Staff Recommendation: **Approve** Tentative Map Waiver No. 2531469.

Community Planning Group Recommendation: On June 16, 2021 the Otay Mesa Community Planning Group voted 10-0-1 to recommend approval of the proposed project without conditions/recommendations (Attachment 6).

Environmental Review: The City of San Diego previously prepared a Program Environmental Impact Report (PEIR) for the Otay Mesa Community Plan Update (Project No. 30330/304032). The PEIR was certified by the City of San Diego City Council on March 11, 2014, Resolution No. R-308810. [Addendum No. 360649](#) to the PEIR was prepared for the St. Andrews Tentative Map Project No. [360649](#), adopted by City Council per Resolution No. [R-310688](#), on September 13, 2016. Currently, a Tentative Map Waiver is being requested. The current project was reviewed by the Environmental Analysis Section and it was determined that in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a):

- (1) No substantial changes are proposed in the project that would require major revisions of the previous Addendum due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) No substantial changes have occurred with respect to the circumstances under which the project will be undertaken that would have required major revisions to

the previous Addendum due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

- (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous Addendum was adopted that shows any of the circumstances described in CEQA Guidelines 15162(3) (A) through (D).

Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. All of the impacts were adequately addressed and disclosed in previously adopted Addendum No. 360649.

BACKGROUND

The St. Andrews Lots 4/5 Map Waiver project (Project) is located at 7955 St. Andrews Avenue (Attachments 1 & 2). The 3.0-acre site is in the IL-3-1 (Light Industrial) Zone and is designated Heavy Commercial in the [Otay Mesa Community Plan](#) (Attachment 3). The two parcels comprising the project site are Lots 4 and 5 of Map 16171, which was recorded in 2017, following the original approval of Tentative Map [1279297](#) in 2016 as part of Project No. [360649](#).

In March of 2021, a Building Permit for a 42,600-square-foot shell building was approved (Project No. [653867](#)) and is currently under construction at the site.

DISCUSSION

Project Description:

The proposed project is a Tentative Map Waiver for the consolidation and subdivision of two existing lots into one for the purpose of creating two industrial condominium units in the building currently under construction. The Map Waiver does not propose, nor will it facilitate, any new physical development of the project site. 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.

The property will front and take vehicular and pedestrian access from St. Andrews Avenue. The building currently under construction will provide public improvements required to access the site. This Tentative Map Waiver is further conditioned to complete public improvements already initiated by the project currently under construction.

Conclusion:

Staff did not identify any significant issues during project review. The project is a mapping action for a building that is currently under construction, and it does not propose additional physical

development beyond that which has already been approved and previously analyzed. Staff has determined that the project complies with the General Subdivision Procedures, the Tentative Map regulations of the Municipal Code, and the lot size and dimension requirements of the IL-3-1 zone. Staff has provided draft findings and Tentative Map Waiver conditions (Attachments 4 & 5) and recommends the Hearing Officer APPROVE Tentative Map Waiver No. 2531469.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 2531469, with modifications.
2. Deny Tentative Map Waiver No. 2531469, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



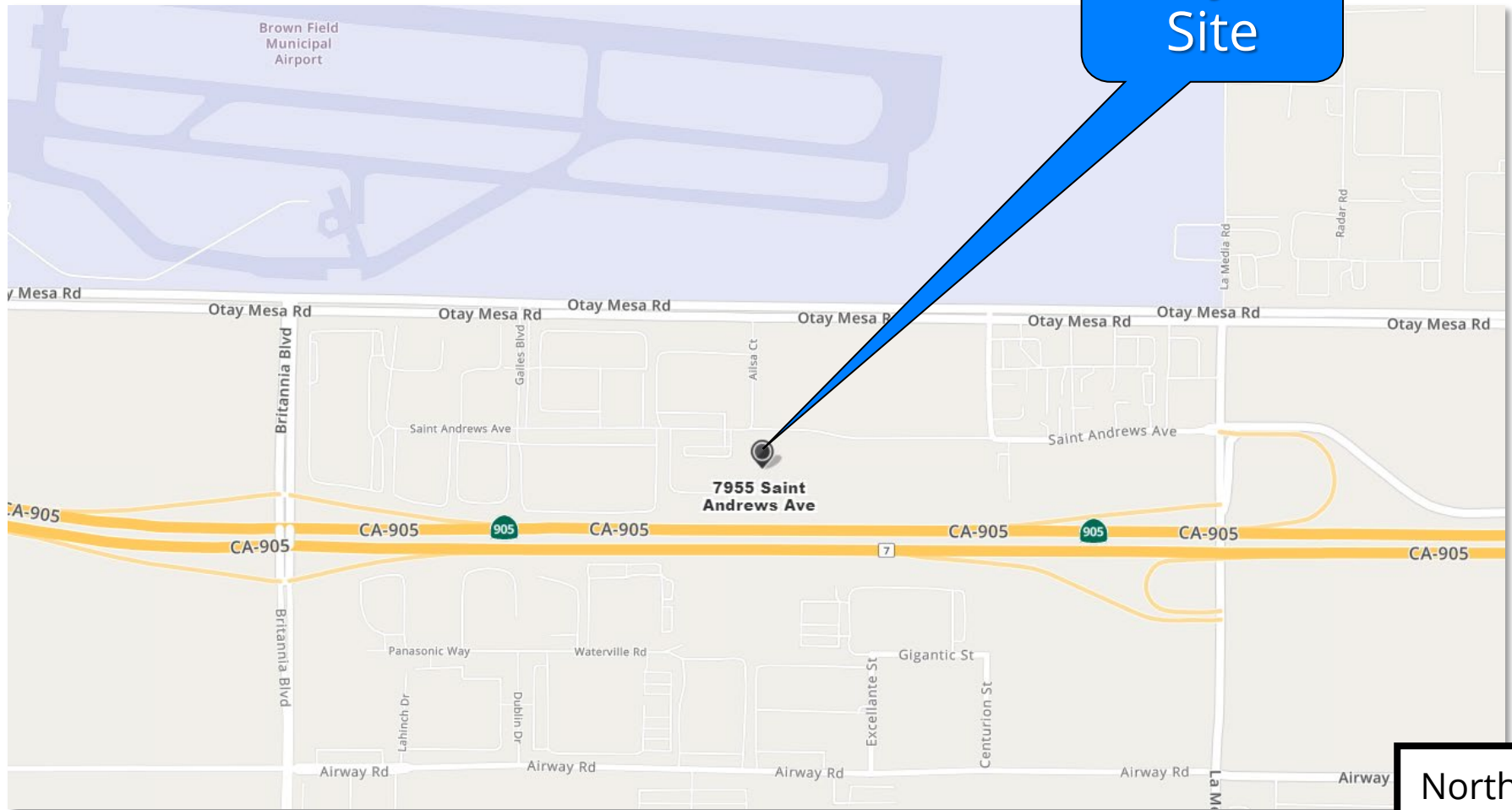
Carrie Lindsay, Development Project Manager

Attachments:

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



Project Location Map



**Project No. 686337, St. Andrews Lots 4/5 Map Waiver
7955 St. Andrews Avenue**

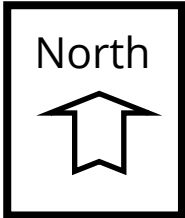
ATTACHMENT 1



Aerial Photo



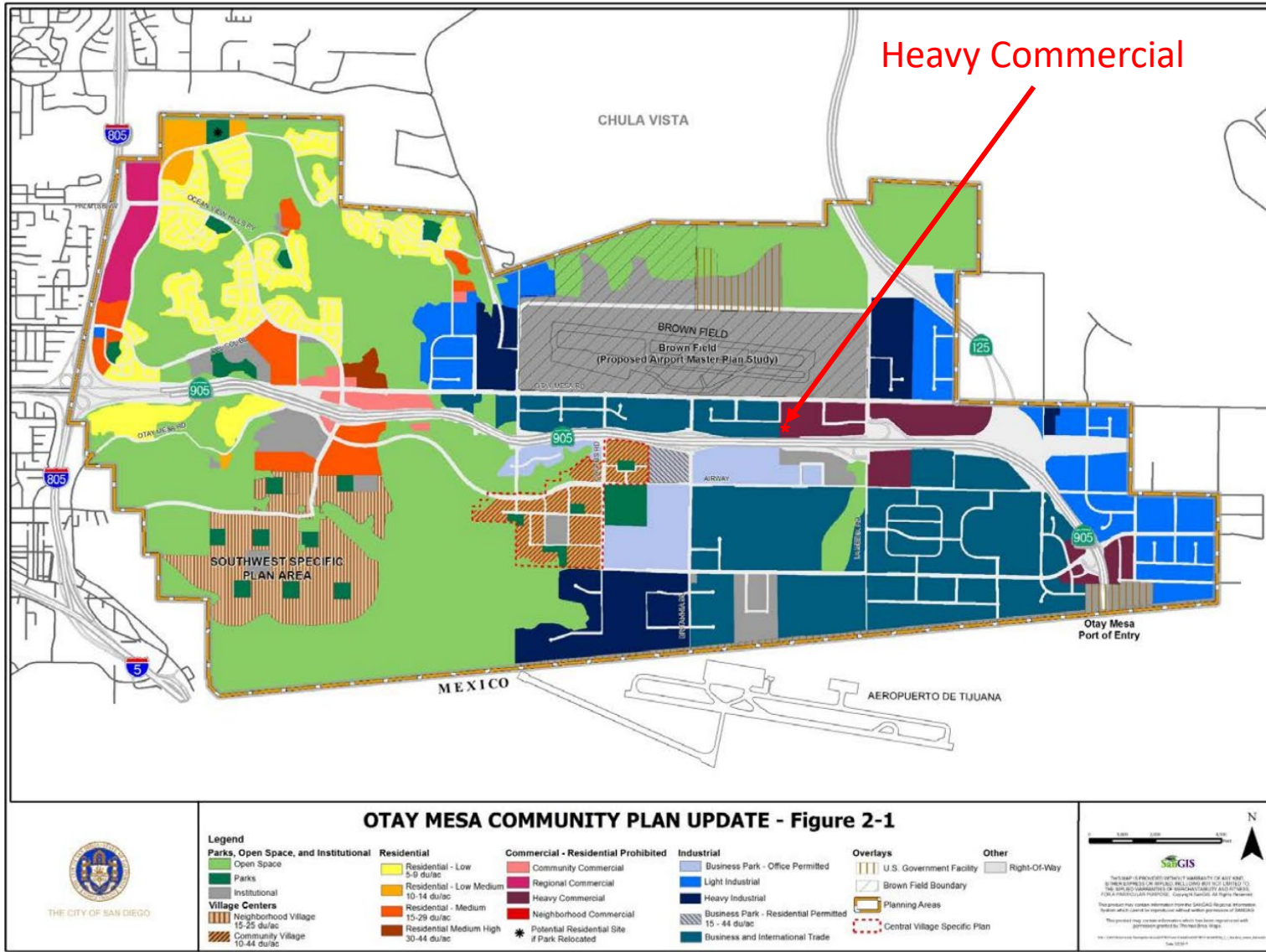
Project Site



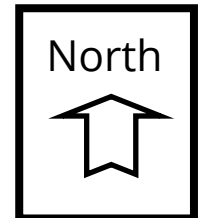
**Project No. 686337, St. Andrews Lots 4/5 Map Waiver
7955 St. Andrews Avenue**



Otay Mesa Community Plan



Project No. 686337, St. Andrews Lots 4/5 Map Waiver
7955 St. Andrews Avenue



RESOLUTION NO. _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. 2531469 FOR THE
ST. ANDREWS LOTS 4/5 MAP WAIVER – PROJECT NO. 686337

WHEREAS, Property Partners, L.P. and JJB Silverhawk L.P., Subdividers, and Spear and Associates, Inc., Surveyor, submitted an application with the City of San Diego for Tentative Map Waiver No. 2531469, to waive the requirement for a Tentative Map for the consolidation of Lot 4 and Lot 5 of Map No. 16171 into one lot for the creation of two industrial condominiums. The project site is located at 7955 St. Andrews Avenue in the IL-3-1 Zone of the Otay Mesa Community Plan. The property is legally described as LOTS 4 AND 5, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 16171, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER, FEBRUARY 16, 2017 AS FILE NO. 7000048; and

WHEREAS, the project proposes the subdivision of a 3.0-acre site into one lot for a two-unit industrial condominium project; and

WHEREAS, on September 13, 2016, the City Council of the City of San Diego, as lead agency, adopted EIR Addendum 360349, and the current project complies with California Environmental Quality Act (CEQA) Guidelines Section 15162(a), in that: (1) No substantial changes are proposed in the project that would require major revisions of the previous Addendum due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) No substantial changes have occurred with respect to the circumstances under which the project will be undertaken that would have required major revisions to the previous Addendum due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and (3) there is no new information of

substantial importance that was not known and could not have been known at the time the previous Addendum was adopted that shows any of the circumstances described in CEQA Guidelines 15162(3) (A) through (D). Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document; and

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

WHEREAS, the project consists of two (2) units under construction for which Certificates of Occupancy have not been issued; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is two; and

WHEREAS, on March 2, 2022, the Hearing Officer of the City of San Diego considered Map Waiver No. 2531469, 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 Map Waiver No. 2531469:

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

The project is located at 7955 St. Andrews Avenue in the IL-3-1 Zone of the Otay Mesa Community Plan. The two parcels comprising the project site are Lots 4 and 5 of Map 16171, which was recorded in 2017, following the original approval of Tentative Map 1279297 in 2016 as part of Project No. 360649. In March of 2021, a Building Permit for a 42,600-square-foot shell building was approved (Project No. 653867) and is currently under construction at the site.

The Otay Mesa Community Plan designates the site as Heavy Commercial. The Community Plan does not specifically address subdivisions of this nature. Because the project does not facilitate additional physical development, it does not constitute a land use action that affects the Community Plan. The building on the site was previously determined to comply with the Community Plan, and supportive of the development currently on construction at the site. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project is located at 7955 St. Andrews Avenue in the IL-3-1 Zone. The project creates a lot that meets the street frontage, lot size and dimension requirements of the zone: The project provides 279 feet of street frontage where 75 feet are required, 3 acres of lot area where 15,000 square feet are required, 275 feet of lot width where 75 feet are required, and approximately 476 feet of lot depth where 100 feet are required. No deviations are requested for the project. The project provides public improvements in accordance with the Municipal Code and state law. Therefore, 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.

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

The project does not physically affect the site because it does not propose or facilitate additional physical development beyond that which has already occurred. The subdivision creates one lot from two lots but does not change the overall size of the premises as defined by the Municipal Code, which ensures it does not change the lot area, setbacks, height, density, or related development characteristics of the building currently under construction at the site, which was previously determined to be physically suitable for the type and density of development. Therefore, the site is physically suitable for the type and density of development.

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

The project site is within a developed, urban environment and does not contain sensitive biological resources. The project does not propose any new physical development. The subject property is approximately 9 miles from the Pacific Ocean and 8 miles from San Diego Bay, 503.7 feet above Mean Sea Level and is located above the 100-year floodplain. The site is not within or adjacent to the Multiple Species Conservation Program (MSCP)/Multi Habitat Planning Area (MHPA) and does not contain any other type of Environmentally Sensitive Lands as defined in San Diego Municipal Code Section 113.0103. 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 improvements will not be detrimental to the public health, safety, and welfare.**

As mentioned in Finding two above, incorporated herein by this reference, the project creates a lot that meets the applicable development requirements of the applicable IL-3-1 Zone. The building currently under construction will provide public improvements required to access the site. This Tentative Map is further conditioned to underground existing onsite utilities, and to complete public improvements already initiated by the project currently under construction. The project does not conflict with the Community Plan or General Plan or any applicable development regulations designed to protect the public health, safety, and welfare. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

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

No such conflicts were identified during review. The project preserves existing reciprocal access easements to properties to the east and west, as well as a flood storage easement granted to the City of San Diego. It does not conflict with any known easements that would preclude lot consolidation of a lot with a building currently under construction. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision

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

The size, shape, and location of the consolidated lot do not preclude future such opportunities as they do not change the size and shape of the premises, or the use of the land, a building which is already under construction. Applicable setback and other development regulations are designed to preserve access to light, air, and open space, which the current building takes advantage of to the extent feasible. This building can be modified, remodeled, rebuilt, or demolished at any time to avail the property of 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 proposed project does not facilitate additional new physical development at the site beyond that which has already occurred. The building currently being constructed at the site will provide 42,600 square feet of commercial/industrial space. In facilitating the possible future sale of this space as two units for condominiums, the project provides unique property ownership opportunities for local businesses that may not be able to afford a larger property. In addition, the subdivision of the site into two condominiums is likely to increase property tax revenue from the site, which provides a public benefit. The physical development of the site is already underway and is not a part of the current project; therefore, no additional environmental effects are anticipated. The Hearing Officer 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.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. 2531469 is hereby granted to Property Partners, L.P. 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. 2531469
ST. ANDREWS LOTS 4/5 MAP WAIVER - PROJECT NO. 686337
ADOPTED BY RESOLUTION NO. _____ ON MARCH 2, 2022

GENERAL

1. This Map Waiver will expire March 16, 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 Parcel Map unless otherwise noted.
3. Prior to the Map Waiver expiration date, a Parcel Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Parcel Map.

5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify 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 ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
7. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in

ATTACHMENT 5

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

8. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

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

9. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to Sections 8801 through 8819 of the California Public Resources Code.
10. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
11. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
12. Every Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PUBLIC UTILITIES (WASTEWATER)

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

ATTACHMENT 5

14. All proposed private 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.
15. Prior to the issuance of any construction permits, the Subdivider shall assure, by permit and bond, the design and construction of new 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.
16. The Subdivider shall design and construct all proposed public sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Sewer Facility Design Guidelines and City regulations, standards and practices.

LANDSCAPING

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.

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 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

ATTACHMENT 5

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

Page 3		City of San Diego · Information Bulletin 620		May 2020
		City of San Diego Development Services		Community Planning Committee Distribution Form
Project Name: St. Andrews Lots 4/5 Map Waiver -			Project Number: Project No. 686337	
Community: Otay Mesa				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
10	0	1		
Conditions or Recommendations:				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Rob Hixson				
TITLE: Otay Mesa Planning Group, Chair			DATE: June 24, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

Otay Mesa Planning Group Chair, Mr. Rob Hixson, called the meeting to order at 3:06 p.m.

Introductions are made via the zoom meeting screen.

Members present:	Members absent:
Rob Hixson - Chair	Tony Blas
Ted Shaw - Vice-Chair	Tom Simmons
Chris Holder	Tom Ricotta
Diane Kirma	Felipe Nuno
Clarissa Falcon	Mark Freed
Jimmy Ayala	James Street
Rita Mahoney	
Ronnie Taylor	
Scott Merry	
Alejandra Mier y Teran	
Rodolfo Jr. Lopez	

Approval of minutes:

May 2021

- **Vote:** A motion was made by T. Shaw and seconded by J. Ayala. Motion passed (11-0-0) **Yes:** R. Hixson, S. Merry, C. Holder, D. Kirma, A. Mier y Teran, C. Falcon, R. Taylor, R. Lopez & R. Mahoney.
- **Abstained:** None.
- **Vote No:** None.

Public Input/Comments on Matters Not on the Agenda:

None.

Chairman's Report:

Items received: *None.*

- I received a couple of items, but they are being forwarded to the group as I receive them.
- Strong activity in the market.
- Michael Prinz is no longer a Planner at the City. Please meet Alex Frost; he will be joining us moving forward as our Planner.

Government Liaison Reports

A. COUNCILMEMBER MORENO'S OFFICE: Gerardo Ramirez:

1. City of San Diego's Fiscal Year 2022 Budget

- The City Council adopted the FY22 budget on Monday, June 14th, 2021.
- Highlights for CIP projects in Otay Mesa include:
 - \$9.5 million in Otay Mesa FBA funds to support several projects in the Otay Mesa Community including, Fire Station 49, Beyer Park, Dennery Ranch Neighborhood Park, Hidden Trails Neighborhood Park, & Rivera Del Sol Neighborhood Park.

2. Otay Mesa EIFD

- The Public Financing Authority will be hosting a meeting on Monday, June 28th at 10:00 am to discuss the operating and CIP budget for FY22.

B. MAYOR'S OFFICE: *Stephanie Estrada:*

- In a 9-9-0 vote, Mayor Gloria won unanimous approval from the City Council for his "Back to Work SD "budget.
- The \$4.6 billion budget directs begins next month on July 1st, 2021 through June 30th, 2022.
- Despite a projected budget deficit of \$124 million after taking office in December, Mayor Gloria crafted a fiscally responsible and equitable budget that prioritizes working class families, improves neighborhoods and creates operational efficiencies.
- Federal funds
- The budget adoption followed several weeks of review by the public and the City Council.
- **Mayor Gloria's first budget highlights include:**
- Getting San Diegans "Back to Work"
 - \$10 million in non-profit and small business loans in hard-hit industries and owned by people of color
 - \$900,000 in discretionary grants to provide support to non-profits and small businesses
 - \$1 million investment in the Connect2Careers workforce development program to bolster youth employment
- Protecting core services and jobs through fiscal responsibility
 - \$10 million to build quality, complete "sexy" streets in historically underserved communities
 - New streetlights in underserved communities
 - Libraries to re-open seven days a week
- Investments to combat homelessness
 - Creation of a new Homelessness Strategies Department
 - More than \$7 million for new approaches to help people struggling with substance use and addictions to exit homelessness
 - \$1 million to expand the People Assisting the Homeless (PATH) Coordinated Street Outreach Program
- Equipping San Diegans for a better tomorrow
 - Creating a new "Summer for All of Us" program to help children take part in activities at libraries and recreation centers in historically underserved communities
 - \$500,000 to enhance summer library youth programming
 - Continuation and expansion of the "SDAccess4All" to increase internet and technology access
- Progress on police reform
 - Decrease to San Diego Police Department overtime, netting a savings of more than \$4 million annually
 - Implementing the new independent Commission on Police Practices
 - Continued funding for the "No Shots Fired" gang prevention program and additional community and youth-focused diversion programming
- Tackling climate change
 - Updates to the Climate Action Plan
 - Investing \$7 million into the new Climate Equity Fund
 - Building the first phase of the Pure Water recycling program
- The budget sets the City on a path toward structurally balancing its City finances over the next five years. The documents detailing this information can be found [here](#).

Parks Master Plan

- On June 3rd, Mayor Gloria launched the "Parks for All of Us" initiative in an effort to provide more equitable, accessible, and high-quality parks systems
- In researching the Parks Master Plan update, City staff recognized that many underused parks do not offer scheduled activities and programs. To encourage the development of programs, the new plan draft calls for public-private partnerships to create and facilitate programming for adults and youth.
- Mayor Gloria's "Parks for All of Us" initiative builds off the Parks Master Plan with a call for the City Council to take three additional actions:

- formally designating the Chollas Creek watershed as a regional park
- adding a recreation element to the City’s land-use general plan,
- and establishing a citywide impact fee paid by housing developers that will allow the City to fund park projects that have stalled under the current community-based fee.
- **The current Parks Master Plan was created in 1956.** At the time, the City-owned 5,700 acres of parkland and 13 recreation centers across 38 communities.
- **Today,** the City owns and maintains more than 42,000 acres of park assets across 54 communities. This includes 58 recreation centers, 13 aquatic complexes, three municipal golf courses, four visitor and nature centers, 10 skate parks, and 17 off-leash dog areas.
- The plan is expected to go before the City Council for consideration this summer.

C. Assemblymember Weber’s OFFICE: *Mo Gabiles:*

- Two bills: AB 1207 and AB 914
- AB 1207 establishes a task force to review the governmental actions taken during the COVID-19 pandemic and strategize how to better prepare for future pandemics. “The next one is a matter of ‘when,’ not ‘if.’
- AB 914 requires each CSU campus to provide more significant data about admitted freshmen students and their progression over their first three semesters through English and math courses.
- Member of the Committees on: Appropriations, Business and Professions, Communications and Conveyance, Higher Education, and Rules.
- The 2021-2022 Fiscal Year Budget has been adopted today.
- This budget represents a 2021-22 state fiscal plan that includes \$261.4 billion in total spending, \$195.5 billion from the General Fund.
- \$200 million annually to support investments in local public health departments, including a three-year public health planning process to address the most pressing public health needs and eliminate health disparities
- Appropriates \$1.5 billion one-time Coronavirus Fiscal Recovery Fund for the California Small Business COVID-19 Relief Grant Program, which provides grants to small businesses and non-profits. This brings the total investment in the program to \$4 billion, including a \$500 million initial investment in November 2020 and an additional \$2 billion expansion approved by the Legislature in February 2021.
- Provides \$1 billion per year, ongoing, for flexible aid to local governments to combat homelessness.

D. SUPERVISOR VARGAS’ OFFICE: *Ryan Trabuco:*

- We are excited to let you know that the County has re-opened a new round of Small Business Stimulus Grants for small businesses. The only downside is those small business owners who had previously applied with the County will need to submit a new application.
- County Small Business Stimulus Grant: <https://www.sandiegocounty.gov/stimulusgrant/>
- This month, we’re excited to see the success of our vaccine rollout, where 2.1 million San Diegans have received at least one dose of the vaccine – that surpasses our goal towards herd immunity. 83.9% of San Diegans are fully vaccinated.
- Currently, we are preparing to finalize the new \$7 billion budget for the next fiscal year, where the County is making investments into Health and Human Services, Public Safety, and environmental justice measures.

E. ASSEMBLY MEMBER LORENA GONZALEZ OFFICE: No report was provided.

F. SENATOR HUESOS’ OFFICE: *Claudia Lopez:*

- Capital opened as of 6/15/21; visitors can now enter and enjoy.
- Send small business nominations to Claudia Lopez, District Director to Senator Hueso. Senator Hueso selecting a small business that went above and beyond during the past year.
- Record reserves for the state of CA. We have a total of \$25.2 billion in General Fund reserves, higher than any level in history.

G. POLICE DEPARTMENT & CODE COMPLIANCE: *Officer Carlos LaCarra:*

- Laid to rest two San Diego detectives
- Code Compliance meeting haven't been able to meet until hopefully tomorrow
- We are at a standstill with RVs because of COVID.

H. **FIRE DEPARTMENT:** No report was provided.

I. **IMMIGRATION & CUSTOMS DEPARTMENT:** No report was provided.

J. **CITY ATTORNEY'S OFFICE:** No report was provided.

Monthly Report:

A. **CPC-** *No report provided*

B. **Southwest Village Committee** - *(Jimmy Ayala, Business Representative)*

C. The next meeting could be held within 90-days; once the project is resubmitted.

D. **Border Transportation** – *(Alejandra Mier y Teran, Business Representative)*

- A lot of people without documents are trying to get to the port to process asylum through the land ports of entry. So, CBP has been reallocating resources sending inspectors to the queuing areas, which has caused extensive wait times at the border.
- The City of San Diego regarding the La Media Rd. flooding; they're working on it with the Otay Mesa Water District. They have now closed off La Media west of Airway and La Media Rd.

E. **La Media Truck Route**- *(David Wick, Business Representative)*

- The last meeting was on February 24th, in which the City provided a detailed update of the project; they have environmental clearance at this point. They will put the project out for bid in January 2022.
- The City is out acquiring the right of ways; they're having difficulty with a few or one property owner.

F. **San Diego Airport Advisory Committee** – *Clarissa Falcon*

- The NEPA approval is done. So, we've got our federal and so it just needs to do one more thing with the City.
- Looks like we may break ground this sometime this year.

G. **Otay Mesa Chamber of Commerce** – *(Alejandra Mier y Teran, Business Representative)*

- We have another vaccination event, June 15th for truckers.
- We are well; we have three events, two webinars on trade-related issues, medical devices, and reconciliation, but you have a golf tournament that is not virtual on July 9th.

H. **East Otay Mesa Property Owner's Association Update** – *(David Wick, Business Representative)*

- Reconfiguration on the bridge, as it relates to northbound from Airway Road. Unfortunately, the southbound will not open until Amazon is finished with their project which hopefully will be August.
- Amazon is supposed to be opening its fulfillment center, I believe, in August.
- Mario Orso with Caltrans gave us a really good update of SR-11 in Otay, which is moving very quickly, and it's actually going faster than expected, and a lot of credit that goes to Mario and his team at Caltrans as well as SANDAG.

I. **La Media West Wetlands** - No report was provided.

J. **Informational Items:** No report was provided.

K. **Action Items:**

A. **Motion:** Del Sol Village - Project No. 690979

Presented by: Hedy Levine, REC Consultants, Inc.

- **Vote:** A motion was made by R. Mahoney and seconded by C. Falcon. Motion passed (10-1-0) **Yes:** R. Hixson, S. Merry, C. Holder, D. Kirma, A. Mier y Teran, R. Taylor, J. Ayala & R. Lopez.
- **Abstained:** T. Shaw
- **Vote No:** None.

B. **Motion:** St. Andrews Lots 4/5 Map Waiver - Project No. 686337 -

Presented by: Paul Geise, Hamann construction

- **Vote:** *A motion was made by T. Shaw and seconded by R. Mahoney. Motion passed (10-1-0) Yes: S. Merry, C. Holder, D. Kirma, A. Mier y Teran, R. Taylor, J. Ayala, C. Falcon & R. Lopez.*
- **Abstained:** *R. Hixson*
- **Vote No:** None.


L. Closing remarks:

Thank you.

M. Old Business:

No old business.

Meeting adjourned at 3:58 p.m. by Rob Hixson, Planning Group Chair.

	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: St. Andrews Map Waiver **Project No. For City Use Only:** 686337

Project Address: St. Andrews Avenue

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

Corporation Limited Liability -or- General - What State? CA Corporate Identification No. 200920900020 & 200629400002

Partnership Individual (*two partnerships as Tenants in Common*)

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: JJB Silverhawk, LP a California limited partnership, as a Tenant in Common Owner Tenant/Lessee Successor Agency

Street Address: 1508 W MISSION RD

City: ESCONDIDO State: CA Zip: 92029

Phone No.: (760) 690-5749 Fax No.: _____ Email: aveldkamp@superiorrm.com

Signature:  Date: 3/30/21

Arnold Veldkamp, Manager of Brouwer Family, LLC, general partner

Additional pages Attached: Yes No


Applicant

Name of Individual: Ray Spear, Spear & Associates, Inc., Authorized Agent for Owner Tenant/Lessee Successor Agency

Street Address: 475 Production Street

City: San Marcos State: CA Zip: 92078

Phone No.: (760) 736-2040 Fax No.: (760) 736-4866 Email: rspear@spearinc.net

Signature:  Date: 3/30/2021

Additional pages Attached: Yes No

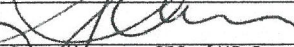
Other Financially Interested Persons

Name of Individual: Property Partners, L.P., a California limited partnership, as a Tenant in common Owner Tenant/Lessee Successor Agency

Street Address: 1000 Pioneer Way

City: El Cajon State: CA Zip: 92020

Phone No.: 619-440-7421 Fax No.: _____ Email: gregg@hamannco.com

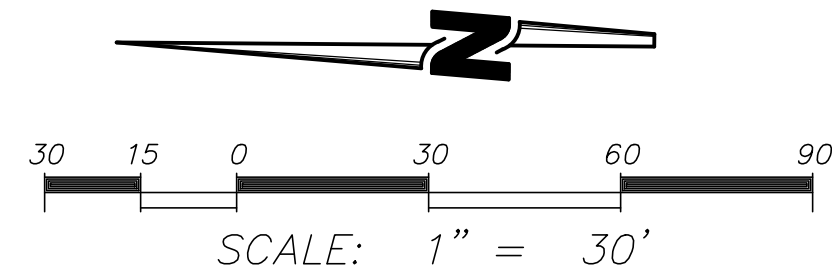
Signature:  Date: 03-30-2021

Gregg Hamann, CFO of HD Commercial Ventures, Inc., general partner

Additional pages Attached: Yes No

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

TENTATIVE MAP WAIVER NO. 2531469
PTS NO. 686337



LEGEND

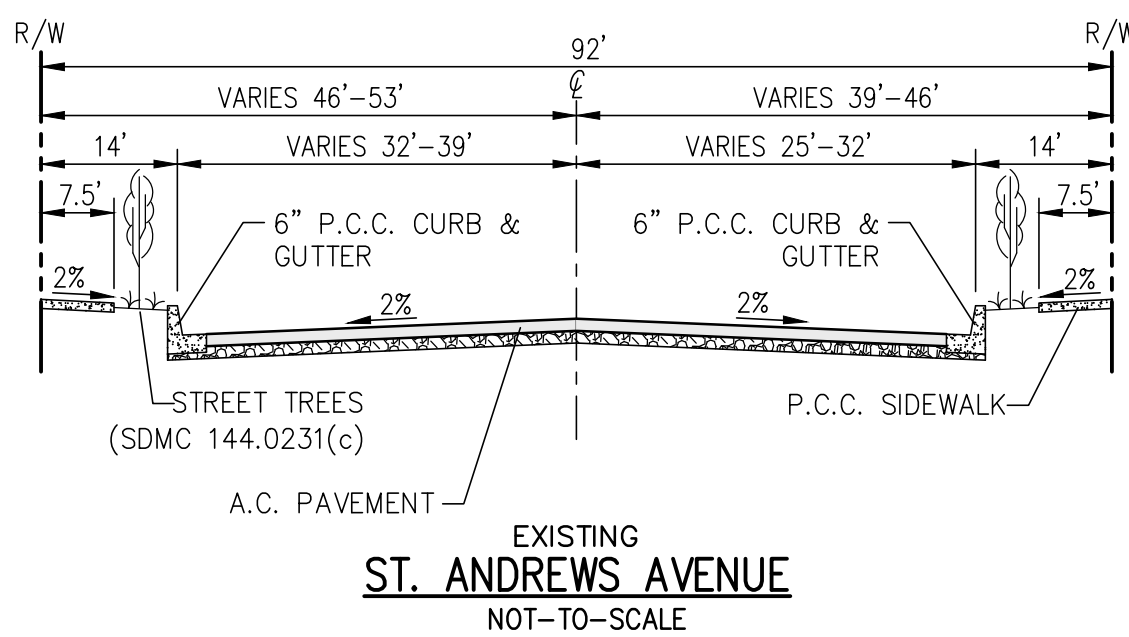
- SUBDIVISION BOUNDARY
- EXISTING LOT LINE (TO BE REMOVED)
- ABUTTER'S RIGHT RELINQUISHED
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING CONCRETE SURFACE
- EXISTING LANDSCAPING
- PROPOSED SEWER LATERAL
- PROPOSED WATER LATERAL
- FIRE SERVICE LATERAL

- INDICATES FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "SPEAR LS 6404" PER MAP NO. 16171.
- INDICATES FOUND LEAD & DISC STAMPED "LS 6404" AT 4-FOOT OFFSET PER MAP NO. 16171.

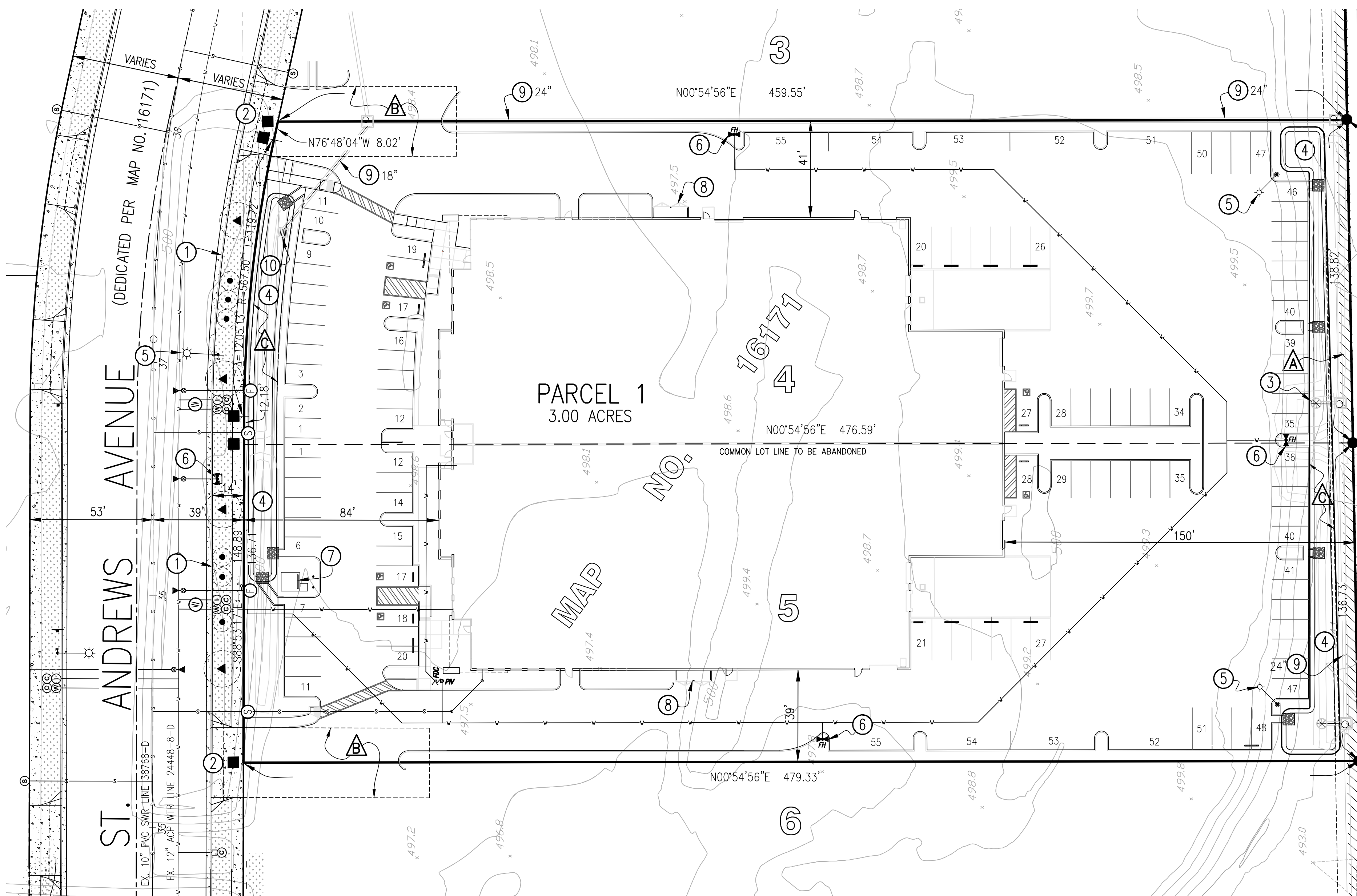
- ① CONCRETE CURB, GUTTER & SIDEWALK
- ② CONCRETE DRIVEWAY
- ③ INLET RISER
- ④ BIO-RETENTION AREA
- ⑤ STREET LIGHT
- ⑥ FIRE HYDRANT
- ⑦ ELECTRIC TRANSFORMER
- ⑧ TRASH ENCLOSURE
- ⑨ STORM DRAIN
- ⑩ CATCH BASIN

TREE LEGEND/NOTES

- TREE NAMES, SIZES AND LOCATIONS SHOWN HEREON PER APPROVED LANDSCAPE PLACE DWG. NO. 38768-10-D
 - ▲ AUSTRALIAN WILLOW 36" BOX (4 TOTAL)
 - CRAPE MYRTLE 24" BOX (6 TOTAL)
- MINIMUM TREE SEPARATION DISTANCE:
 - TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
 - UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
 - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 - DRIVEWAY (ENTRIES) - 10 FEET
 - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- STREET TREE QUANTITY CALCULATIONS:
 - STREET FRONTAGE277 FT.
 - CURB CUTS230 FT.
 - NET STREET FRONTAGE247 FT.
 - TREES REQUIRED PER 30 LINEAL FEET = 9
 - TREES PROVIDED = 10



EXISTING ST. ANDREWS AVENUE
NOT-TO-SCALE



UNITS PROPOSED

UNIT	SQ. FOOTAGE/HEIGHT	SPACES PER UNIT REQUIRED	SPACES PROVIDED
LOT 4	21,300 SF./1 FLOOR	PARKING SPACES: 2.50 SP / 1000 S.F.	55
LOT 5	21,300 SF./1 FLOOR	PARKING SPACES: 2.50 SP / 1000 S.F.	55
		TOTAL PARKING PROVIDED:	110

PARKING

EASEMENTS/NOTES

- ▲ ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE ADJACENT FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED OCTOBER 15, 2002 AS DOC. NO. 2002-0897213 OF OFFICIAL RECORDS.
- ▲ RECIPROCAL ACCESS EASEMENT (SEE MAP NO. 16171)
- ▲ FLOOD WATER STORAGE EASEMENT GRANTED TO THE CITY OF SAN DIEGO RECORDED FEBRUARY 01, 2019 AS DOC NO. 2019-0038191 OF OFFICIAL RECORDS.

MAPPING & MONUMENTATION NOTE

RECORD INFORMATION PER MAP NO. 16171 IS SHOWN HEREON. A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP WAIVER, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

REFERENCE DRAWINGS/DOCUMENTS

DRAWINGS: 38768-D, MAP NO. 16171, 40786-D
SITE DEVELOPMENT PERMIT NO. 1452419

SCOPE OF WORK

MAP WAIVER OF PARCEL MAP TO CREATE 2 INDUSTRIAL CONDOMINIUMS.

GENERAL NOTES

- EXISTING LOTS: 2, PROPOSED LOTS: 1 LOT WITH 2 CONDOMINIUM UNITS
- LOT SIZE:
EXISTING: 1.50 ACRES GROSS / LOT 4
EXISTING: 1.50 ACRES GROSS / LOT 5
PROPOSED: 3.00 ACRES GROSS
- THE PUBLIC STREET, ST. ANDREWS AVENUE, IS PROPOSED TO CONNECT THE EXISTING OR APPROVED PORTIONS OF ST. ANDREWS AVENUE ADJOINING THE PROPERTY ON THE EAST AND WEST.
- ZONE DESIGNATION: 1L-3-1 OTAY MESA (INDUSTRIAL-LIGHT) COMMUNITY PLAN (CMCP) COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CP102)
AREA: 15,000 SQ. FT. MINIMUM
LOT WIDTH: 75 FT. MINIMUM
LOT DEPTH: 100 FT. MINIMUM
STREET FRONTAGE: 75 FT. MINIMUM
MINIMUM YARDS: SETBACKS SHALL BE AS ALLOWED BY THE UNDERLYING ZONE.
- NO LOT GRADING IS PROPOSED WITH THIS APPLICATION.
- THERE ARE NO OVERHEAD ELECTRICAL UTILITIES FRONTING THE PROPERTY.
- PRIOR APPLICATION: TENTATIVE MAP NO. 1279297.
- PROPOSED SITE IMPROVEMENTS ARE SHOWN HEREON.
- ENTITLEMENTS: SDP 1452419
- SITE IS CURRENTLY UNDER CONSTRUCTION PER APPROVED SITE PLAN PER BUILDING PERMIT UNDER PTS-653867.
- THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT.

LEGAL DESCRIPTION

LOTS 4 AND 5, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 16171, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER, FEBRUARY 16, 2017 AS FILE NO. 7000048.

ASSESSOR'S PARCEL NUMBERS

646-280-17 & 18

SITE ADDRESS

7955 ST. ANDREWS AVENUE

COORDINATE INDEX

NAD 27: 144-1777
NAD 83: 1784-6337

BASIS OF BEARINGS

THE WEST LINE OF LOT 5 AS SHOWN ON MAP NO. 16171, I.E. N00°54'56"E

BENCH MARK

CITY OF SAN DIEGO BENCH MARK BOOK.
SOUTHWEST BRASS PLUG IN CURB RETURN OF OTAY MESA ROAD AND ALSA COURT.
ELEVATION: 503.753
DATUM: M.S.L.

TOPOGRAPHY

AERIAL TOPOGRAPHY BY AEROTECH MAPPING, INC. IN JANUARY 2014.

ZONING EXISTING/PROPOSED

1L-3-1
LIGHT INDUSTRIAL
LAND USE DESIGNATION: HEAVY COMMERCIAL

UTILITY TABLE:

UNDERGROUND:

ELECTRICAL: SAN DIEGO GAS & ELECTRIC
WATER: OTAY WATER DISTRICT
SEWER: CITY OF SAN DIEGO
GAS: SAN DIEGO GAS & ELECTRIC

TOTAL SITE AREA

3.00 ACRES GROSS

GRADING

NONE PROPOSED

DRAWING NUMBERS

CITY OF SAN DIEGO IMPROVEMENT PLAN: 38768-1-D, 40786-1-D

DECEMBER 22, 2021

VICINITY MAP
NTS

LICENSED LAND SURVEYOR
RAMON J. SPEAR
NO. 6404
STATE OF CALIFORNIA

PREPARED BY:
Ramon J. Spear
L.S. 6404 EXP. 12-31-22

NAME: RAMON J. SPEAR
SPEAR & ASSOCIATES, INC.
ADDRESS: 475 PRODUCTION STREET
SAN MARCOS, CA 92078
PHONE #: (760) 736-2040

PROJECT ADDRESS:
ST. ANDREWS AVENUE
SAN DIEGO, CA 92154

PROJECT NAME:
ST. ANDREWS MAP WAIVER

SHEET TITLE:
TENTATIVE MAP WAIVER

OWNER
PROPERTY PARTNERS, L.P.
1000 PIONEER WAY
EL CAJON, CA 92020
PH: (619) 440-7424

DATE
12/22/21

GENERAL PARTNER
Greg Hamann
GREG HAMANN
HD COMMERCIAL VENTURES, INC.
1508 W. MISSION ROAD
ESCONDIDO, CA 92029
PH: (760) 690-5749

DATE
12/22/2021

GENERAL PARTNER
Arnold Veldkamp
ARNOLD VELDKAMP
MANAGER OF BROUWER FAMILY, LLC
1000 PIONEER WAY
EL CAJON, CA 92020
(619) 440-7424

APPLICANT
PAUL GIESE, R.A.
HAMANN CONSTRUCTION
1000 PIONEER WAY
EL CAJON, CA 92020
(619) 440-7424

DATE
DECEMBER 22, 2021

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: 12-22-2021
REVISION 2: 9-22-2021
REVISION 1: 6-21-2021

ORIGINAL DATE: 2-26-2021

SHEET 1 OF 1
DEP# _____