



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 1, 2022 REPORT NO. HO-22-027

HEARING DATE: June 8, 2022

SUBJECT: EPIC ON CENTRE TENTATIVE MAP WAIVER, Process Three Decision

PROJECT NUMBER: [672400](#)

OWNER/APPLICANT: HFM Development, LP, Owner / MRoland Management Services, LLC,
Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map Waiver for the creation of seven residential condominium units, including one affordable housing unit, currently under construction and waive the requirement to underground existing off-site overhead utilities at 3787 Centre Street within the Uptown Community Plan area?

Staff Recommendation: **Approve** Tentative Map Waiver No.2504125.

Community Planning Group Recommendation: On March 2, 2021, the Uptown Community Planning Group voted 8-3-0 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 February 17, 2022, and the opportunity to appeal that determination ended March 4, 2022 (Attachment 6).

BACKGROUND

The Epic on Centre Tentative Map Waiver project (Project) site is located at 3787 Centre Street (Attachments 1 & 2). The 0.117-acre site is zoned RM-3-7 (Residential--Multiple Unit) within the Airport Influence Area (AIA) and Transit Area, and Transit Priority Area Overlay Zone and is designated Residential-Medium to High (30-44 dwelling units/acre) per Figures 2-1 and 2-3 in the [Uptown Community Plan](#) (Attachment 3). The Project site is within an urban, developed neighborhood, surrounded by a mix of single, multi-family development on all sides similarly zoned

RM-3-7. CC-3-6 Commercial is two blocks to the north and east. An alley runs north and south to the rear/east of the site.

DISCUSSION

The project requires a Tentative Map Waiver per SDMC section [125.0120](#) to create seven (7) residential condominium units currently 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 seven (7) residential condominium units, one of which is an affordable housing unit, currently under construction on one existing lot. The proposed project is a subdivision only and does not propose any additional development. The City approved the construction permits for the residential development on November 7, 2019, as part of project no. [618308](#) which is being constructed by right in accordance with the SDMC Base Zone regulations (SDMC section [131.0422](#) (RM-3-7)). The proposed subdivision complies with all applicable development regulations and proposes no deviations. Future purchasers of the units will be required to adhere to the development regulations of the RM-3-7 Zone.

As part of the construction permits for Project No. 618308, the Applicant has entered into an affordable housing agreement with the San Diego Housing Commission to provide one (1) affordable housing unit in the development in compliance with the City's Inclusionary Affordable Housing Regulations (SDMC Section [142.1301](#) et seq.). Under the applicable land use regulations for the project site, six (6) units would be allowed. However, a density bonus was granted per SDMC Section [143.0710](#), which allows the developer to construct seven (7) total dwelling units on-site by restricting the sale and occupancy of one (1) dwelling unit as affordable.

The project requires 11 parking spaces and 11 parking spaces are provided. During the ministerial review, the project was determined to comply with floor area ratio, parking, setbacks, and landscaping. The project proposes the creation of condominium units for homeownership opportunities and does not affect the previously approved construction permit.

Waiver of Undergrounding:

The project has also requested a waiver of the requirement to underground existing offsite overhead utilities pursuant to SDMC section [144.0242\(c\)\(1\)\(B\)](#). The Applicant has requested the undergrounding waiver which City staff supports because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

CONCLUSION

Staff has reviewed the proposed Project, and all issues identified through the review process have been resolved in conformance with adopted City Council policies, Land Development Code regulations, and the Subdivision Map Act. The Project conforms to the Uptown 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. 2504125.

1. Approve Tentative Map Waiver No. 2504125, with modifications.
2. Deny Tentative Map Waiver No. 2504125, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



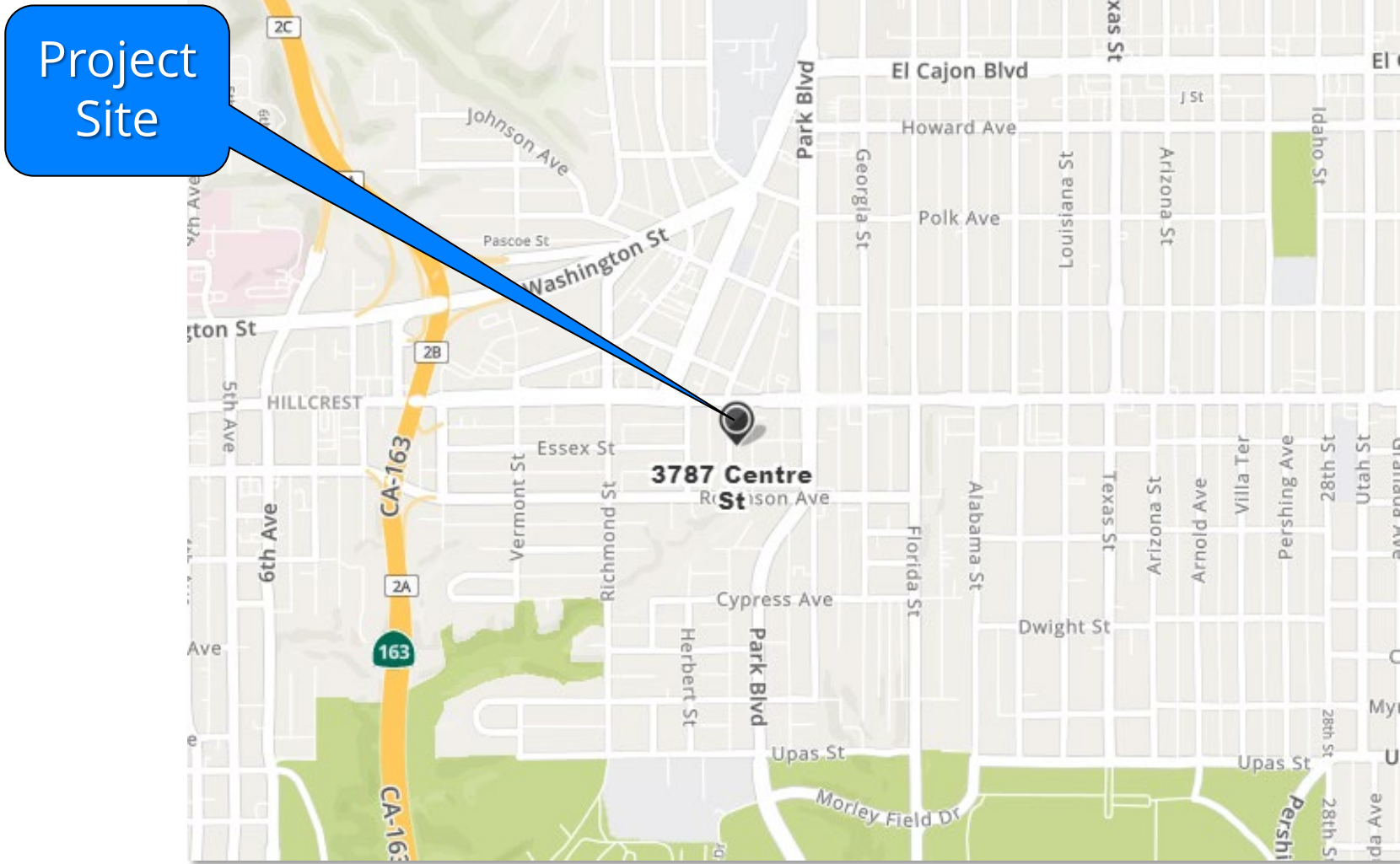
Carrie Lindsay, Development Project Manager

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



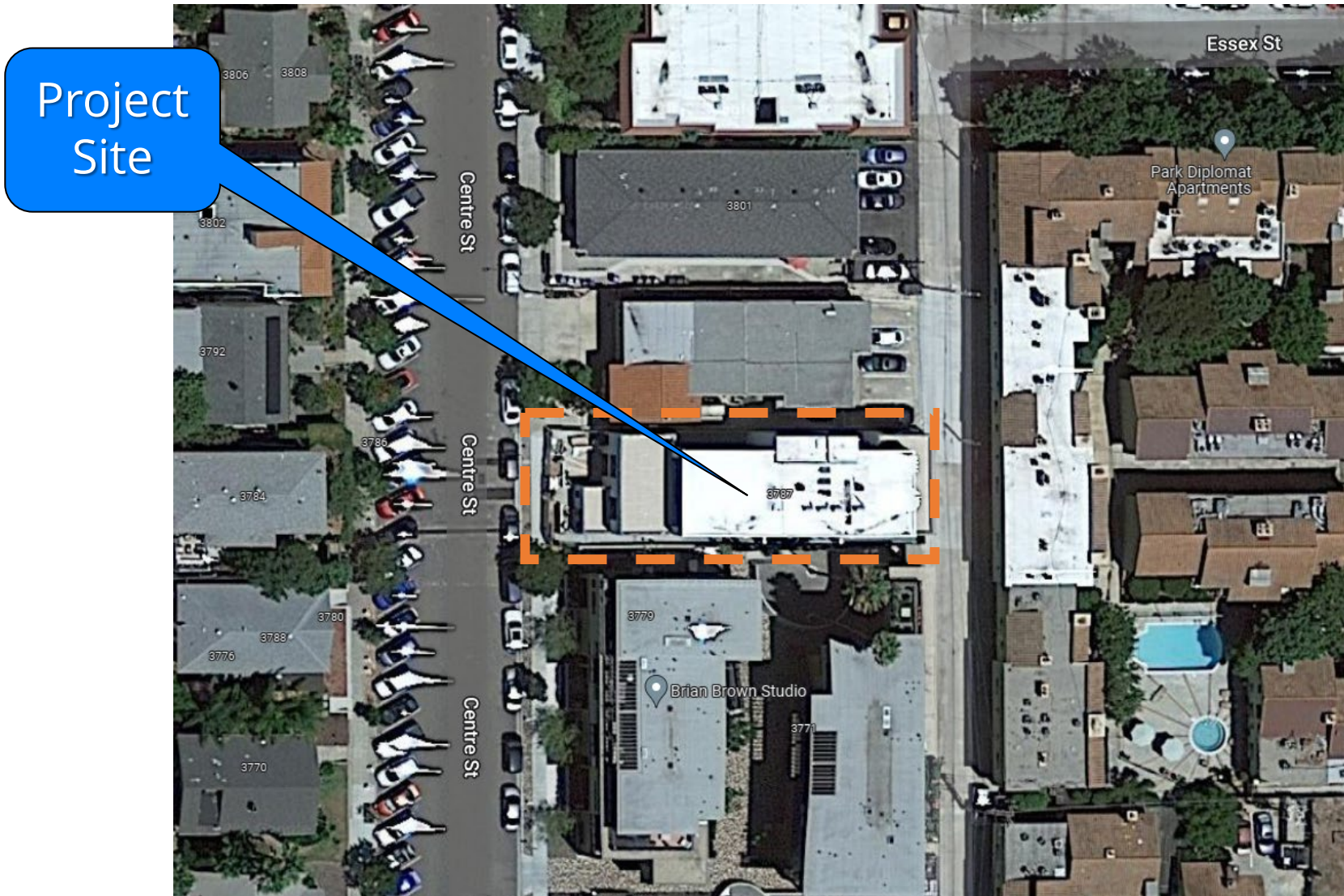
Project Location Map



Epic On Centre Map Waiver, Project Number 672400
3787 Centre Street



Aerial Photo



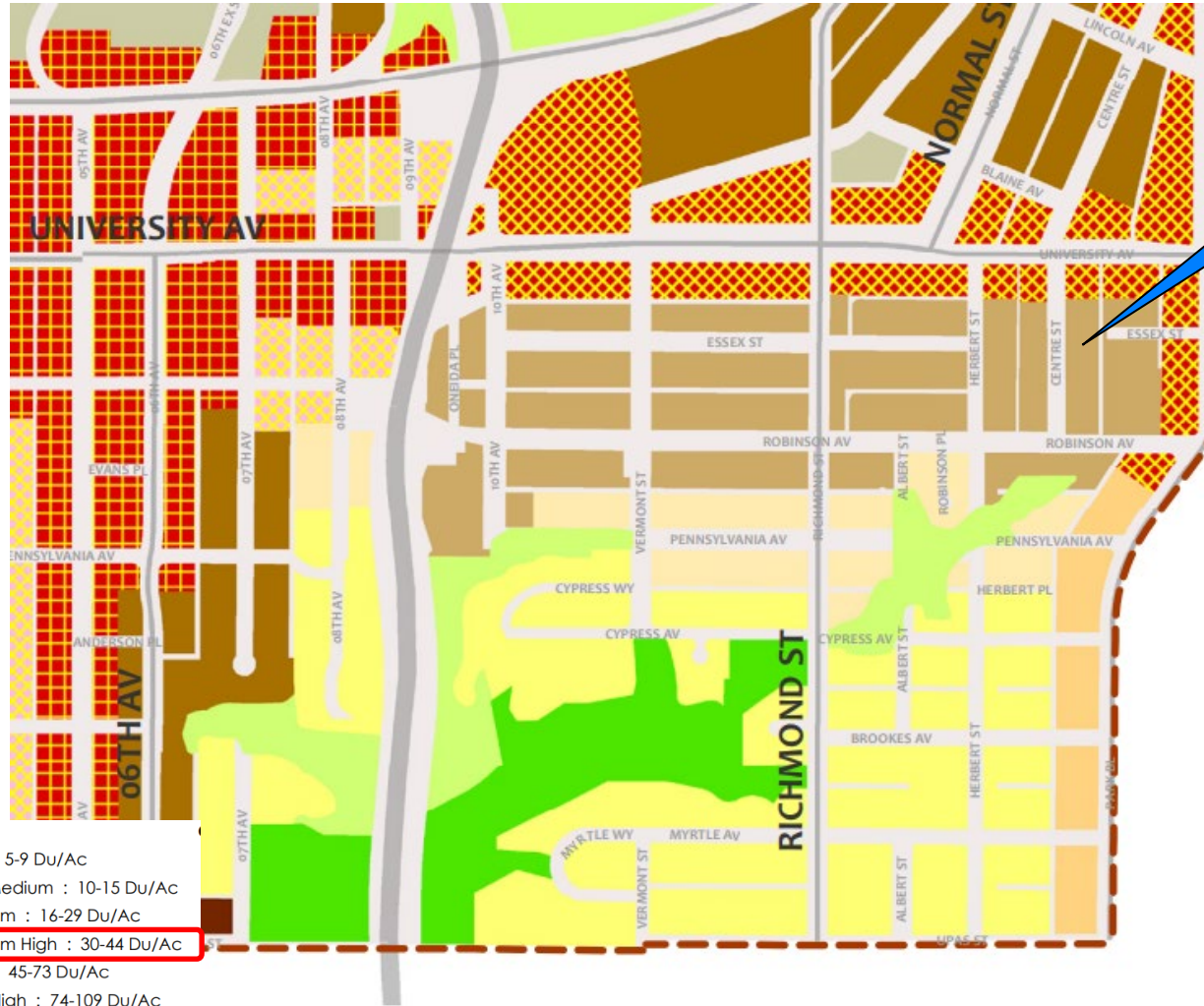
Project Site

Epic On Centre Map Waiver, Project Number 672400
3787 Centre Street





Uptown Community Plan



Project Site

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 : 45-73 Du/Ac
- Residential - Very High : 74-109 Du/Ac



Epic On Centre Map Waiver, Project Number 672400
3787 Centre Street

RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. 2504125 FOR EPIC ON
CENTRE – PROJECT NO. 672400

WHEREAS, HFM Development, LP, A California Limited Partnership, Subdivider, and METROPOLITAN MAPPING, Surveyor, submitted an application with the City of San Diego for Tentative Map Waiver No. 2504125, to waive the requirement for a Tentative Map for the creation of seven residential condominium units for a project currently under construction, and to waive the requirement to underground existing utilities. The project site is located 3787 Centre Street, in the RM-3-7 Zone, within the Uptown Community Plan area. The property is legally described as PARCEL 1 OF PARCEL MAP 21816 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO PARCEL MAP THEROF, RECORDED DECEMBER 1, 2020 AS FILE NO. 2020-7000397; and

WHEREAS, the Map proposes the subdivision of a 0.117-acre site into seven residential condominium units; and

WHEREAS, on February 17, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

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

WHEREAS, the project consists of seven 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 seven; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c)(1)(B) in that the conversion involves a short span of overhead facility (less than one full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on June 8, 2022, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 2504125, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122, and 144.0240 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. 2504125:

Findings for a Map Waiver – SDMC 125.0123

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

The Epic on Centre Tentative Map Waiver proposes the creation of seven (7) residential condominium units, one of which is an affordable housing unit, currently under construction on one existing lot and to waive the requirements to underground existing utilities. The 0.117-acre site is located at 3787 Centre Street in the RM-3-7 Zone and the Residential – Medium High (19-44 dwelling units/acre (DU/AC) land use designation within the Uptown Community Plan. The Project site is within an urban, developed neighborhood, surrounded by a mix of single, multi-family development on all sides similarly zoned RM-3-7. CC-3-6 Commercial is two blocks to the north and east. An alley runs north and south to the rear/east of the site.

The project is consistent with the Uptown Community Plan goals and policies, including Policy LU-1.1 to provide a variety of land use types to accommodate both affordable and market rate housing and commercial opportunities and Policy LU-2.2: Enable rental and ownership opportunities in all types of housing including alternative housing units such as companion units, live/work studios, and shopkeeper units. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project is a subdivision only and does not facilitate any additional development. The City approved the construction permits for the residential development on November 7, 2019, as part of project no. 618308 which is being constructed by right in accordance with the SDMC Base Zone regulations (SDMC section 131.0422 (RM-3-7)). The proposed subdivision complies with all applicable development regulations and proposes no deviations. Future purchasers of the units will be required to adhere to the development regulations of the RM-3-7 Zone.

As part of the construction permits for Project No. 618308, the Applicant has entered into an affordable housing agreement with the San Diego Housing Commission to provide one (1) affordable housing unit in the development in compliance with the City's Inclusionary Affordable Housing Regulations (SDMC Section 142.1301 et seq.). Under the applicable land use regulations for the project site, six (6) units would be allowed. However, a density bonus was granted per SDMC Section 143.0710, which allows the developer to construct seven (7) total dwelling units on-site by restricting the sale and occupancy of one (1) dwelling unit as affordable.

The project requires 11 parking spaces and 11 parking spaces are provided. During the ministerial review, the project was determined to comply with floor area ratio, parking, setbacks, and landscaping. The project proposes the creation of condominium units for

homeownership opportunities and does not affect the previously approved construction permit.

The project qualifies for a waiver from the requirement to underground these facilities in accordance with San Diego Municipal Code Section 144.0242(c)(1)(B) in that the conversion involves a short span of overhead facility (less than one full block in length) and would not represent a logical extension to an underground facility. 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 units were previously approved, are currently under construction and are located in a medium-high density residential neighborhood. The 5,101 square-foot project site is designated RM-3-7 with 11,264 square feet of floor area of residential condominium units. The project consists of one building on one lot, seven units total, in three stories. Parking requirements under the General Development Parking Regulations SDMC sections 142.0525 and 142.0528 and have been met with provision of 11 spaces provide where 11 are required, which will be accessed via a common drive off the rear/east alley. There are existing overhead facilities in the abutting public right-of-way. The project qualifies for a waiver from the requirement to underground these facilities in accordance with San Diego Municipal Code Section 144.0242(c)(1)(B) because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. No changes are proposed for the lot size of the site on 3787 Centre Street as previously approved under Project No. 618308. Therefore, the subdivision to create seven condominium units is physically suitable for the type and density development.

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

The project is a subdivision only and does not facilitate any additional development. The infill project site is located in an urban developed area. No additional development is proposed with this Map Waiver. Future development at the site would be required to comply with the Land Development Code Regulations and construction permit requirements. The site is in a developed, urban neighborhood with no Environmental 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 improvements will not be detrimental to the public health, safety, and welfare.

The project proposes the creation of seven (7) residential condominium units, one of which is an affordable housing unit, currently under construction on one existing lot and to waive the requirements to underground existing utilities. 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 Centre Street and the rear/east alley, and vehicle access via a private driveway from the rear/east alley. Future development would be required to comply with Land Development Code Regulations and building permit requirements. Therefore, the design of the subdivision or the types of improvements will not be detrimental to public health, safety and welfare.

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

The 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 project site is currently under construction, which was approved by the City on November 7, 2019 as part of project no. 618308, and complies with all current codes and The California Code of Regulations Title 24 Standards. It is located in a developed urban neighborhood and the underlying zone provides opportunity through building materials, site orientation, architectural treatments, placements and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

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

That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. 2504125 including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to HFM Development, LP, 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

DRAFT

ATTACHMENT 5

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO.2504125
EPIC ON CENTRE - PROJECT NO.672400
ADOPTED BY RESOLUTION NO. _____ ON JUNE 8, 2022

GENERAL

1. This Tentative Map Waiver will expire June 22, 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. The Certificate of Compliance shall conform to the provisions of Tentative Map Waiver No. 2504125.
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 approved Right-of-Way Permit No. 2279682, PTS No. 634783 including closure of the existing driveway and replacement of the existing curb with the city standard curb and gutter, adjacent to the site on Centre Street.
7. The Subdivider shall dedicate and improve an additional 2.5 feet of the adjacent alley, satisfactory to the City Engineer.
8. The Subdivider shall reconstruct the existing damaged sidewalk panels per current city standards, adjacent to the site on Centre Street, satisfactory to the City Engineer.
9. 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

ATTACHMENT 5

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

10. 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.
11. 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.

MAPPING

12. "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).
13. "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."
14. 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.

15. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monuments are 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.
16. Every Certificate of Compliance 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.

ATTACHMENT 5

- 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.

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 permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 11004543

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project Name/Number: Digital-Epic on Centre MW/ 672400

SCH No.: Not Applicable

Project Location-Specific: 3787 Centre Street, San Diego, CA 92103

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

Description of nature and purpose of the Project: The project proposes a Map Waiver (MW) to create 7 residential condominium units including one affordable, that is currently under construction, on a 0.119-acre site. The project is located at 3787 Centre Street (APN 452-200-1800) in the RM-3-7 (Residential-Multiple Unit) zone of the Uptown Community Plan, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Airport Influence Area (San Diego International Airport (SDIA), Review Area 2), and the Federal Aviation Administration Part 77 Notification Area (SDIA). The community plan designates the site as Residential-Medium High (30-44 dwelling units per acre).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Maggie Roland, MRoland Management Services, 3752 Park Boulevard, Suite 701, San Diego, CA 92103, (619) 578-2916.

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
 Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15305 (Minor Alterations in Land Use Limitations)

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15305 that consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density. The exceptions described in CEQA Guidelines Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

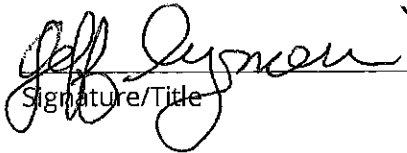
Telephone: (619) 446-5468

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
Signature/Title

March 8, 2022
Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



THE CITY OF SAN DIEGO

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

Community Planning Committee Distribution Form Part 2

Project Name: 3878 Centre St		Project Number: 672400	Distribution Date: 3/2/2021
Project Scope/Location:			
Applicant Name:		Applicant Phone Number:	
Project Manager:	Phone Number:	Fax Number: (619) 321-3200	E-mail Address:
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 8	Members No 3	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: Soheil Nakhshab		TITLE: Board Chair, Uptown Planners	
SIGNATURE: 		DATE: 3/2/2021	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM <h1>DS-318</h1>
			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: Epic on Centre TM Waiver **Project No. For City Use Only:** 672400

Project Address: 3787 Centre Street, San Diego, CA. 92103

HFM Development, LLC, a California limited partnership

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

Corporation Limited Liability -or- General - What State? California Corporate Identification No. 201725610335

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: HFM Development LP - Luiey Haddad Owner Tenant/Lessee Successor Agency

Street Address: 501 W. Broadway, #800

City: San Diego State: CA Zip: 92101

Phone No.: 619-663-4533 Fax No.: 619-541-4411 Email: Luiey@equitylegalllp.com

Signature:  Date: 4-10-20

Additional pages Attached: Yes No

Applicant

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

Other Financially Interested Persons

Name of Individual: HFM Development, LP - Ryan Farhood Owner Tenant/Lessee Successor Agency

Street Address: 8222 Vickers Street, #112

City: San Diego State: CA Zip: 92111

Phone No.: 858-205-4112 Fax No.: _____ Email: ryan.zfedesignbuild@gmail.com

Signature:  Date: _____

Additional pages Attached: Yes No

TENTATIVE MAP WAIVER NO. 2504125
 PROJECT NO. 672400
 EPIC ON CENTRE

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

EXISTING SITE DATA
 SITE ADDRESS: 3787 CENTRE STREET, SAN DIEGO, CA 92103

ASSESSOR'S PARCEL NUMBER: 452-200-18
 SITE AREA: 5,101.60 SF / 0.117 ACRES

EXISTING ZONING
 BASE ZONE: RM-3-7

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

GEOLOGIC HAZARD CATEGORY: 52

BUILDING SETBACKS
 FRONT: 10'/20'
 SIDE: 5'/0'
 REAR: 5'

BUILDING DATA
 NUMBER OF RESIDENTIAL CONDOMINIUM UNITS: 7
 TOTAL FLOOR AREA OF RESIDENTIAL CONDOMINIUM UNITS: 11,264 SF
 NUMBER OF STORIES: 3
 NUMBER OF BUILDINGS: 1

PARKING
OFF-STREET PARKING SPACE REQUIREMENTS
 PARKING REQUIRED: 11 SPACES [11 SPACES PROVIDED]

CURRENT PERMITS
 BUILDINGS CURRENTLY UNDER CONSTRUCTION
 CONSTRUCTION PROJECT NO. 618308
 CONSTRUCTION APPROVAL NO. 2199699
 ROW CONSTRUCTION PLAN PROJECT NO. 618308, PERMIT NO. 2279682
 CLOSURE OF EXISTING DRIVEWAY PER ROW PERMIT NO. 2279682, PTS# 634783

DEVELOPMENT NOTES
 THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 7.


EASEMENTS
 THERE ARE NO EASEMENTS ON THIS SITE

MONUMENTATION NOTES
 ALL PROPERTY CORNER MONUMENTS ARE IN PLACE, SET PER PM 21816

REFERENCE DRAWINGS
 PM 21816

NOTES

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

PROJECT OWNER
 HFM DEVELOPMENT, LP, A CALIFORNIA LIMITED PARTNERSHIP
 BY: FARHOOD, INC., A CALIFORNIA CORPORATION, GENERAL PARTNER
 BY: EQUITY REALTY, INC., A CALIFORNIA CORPORATION, GENERAL PARTNER
 BY:  RYAN FARHOOD, PRESIDENT DATE

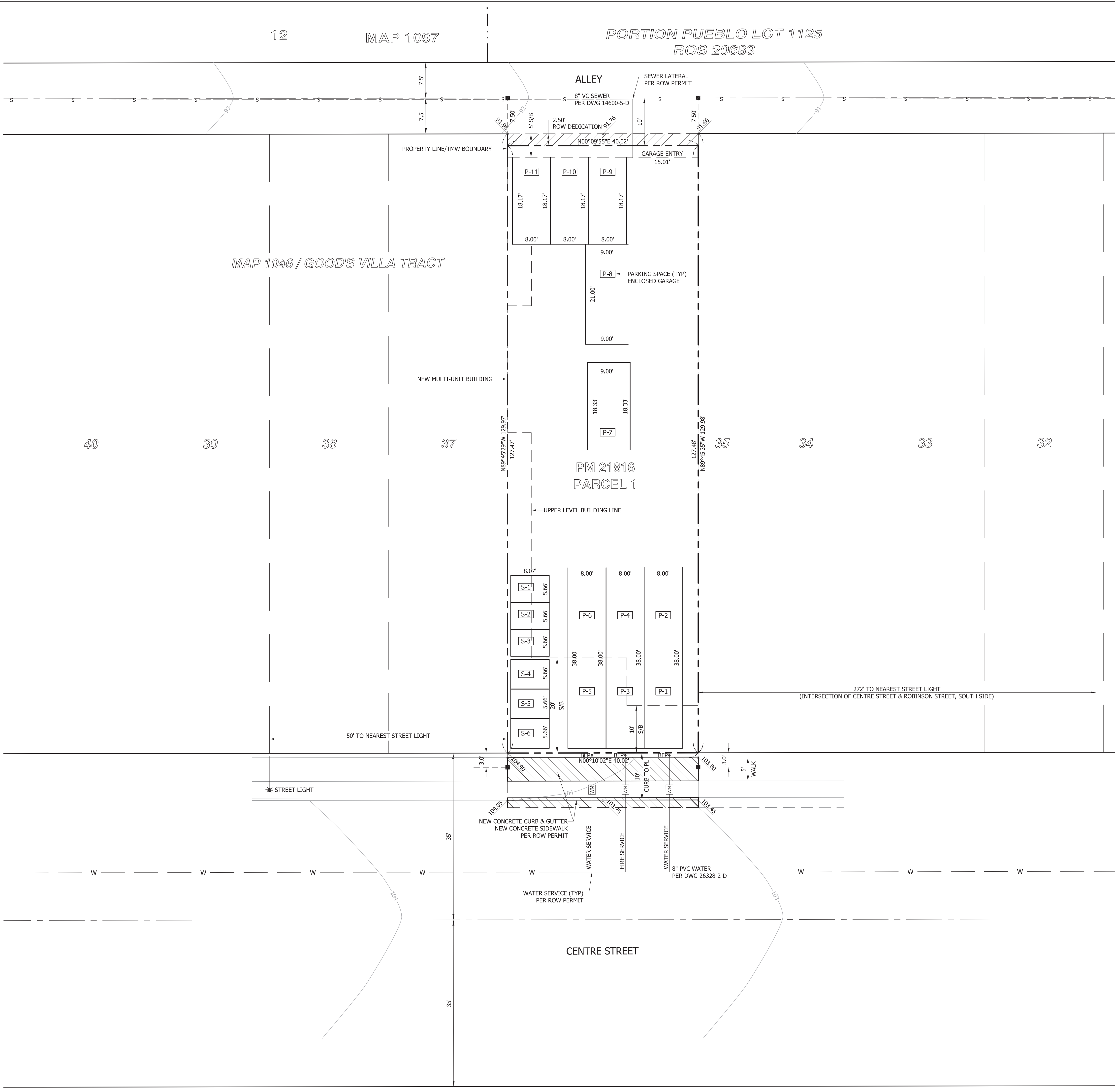
LEGAL DESCRIPTION
 PARCEL 1 OF PARCEL MAP NO. 21816 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF, RECORDED DECEMBER 1, 2020 AS FILE NO. 2020-7000397

SOURCE OF TOPOGRAPHY
 FIELD SURVEY BY METROPOLITAN MAPPING, DECEMBER 2020

BASIS OF ELEVATIONS
 CITY OF SAN DIEGO BENCHMARK DESCRIPTION: SWBP
 UNIVERSITY AVE & HERBERT STREET
 ELEVATION: 308.69 FEET DATUM: MEAN SEA LEVEL (NGVD 29)

BASIS OF BEARINGS
 THE EASTERLY LINE OF CENTRE STREET, AS SHOWN ON PM 21816 I.E., N00°10'02"W

PROJECT NAME
 EPIC ON CENTRE
SHEET TITLE
 MAP WAIVER NO. 2504125



LEGEND

	PROPERTY LINE/TMW BOUNDARY
	CENTER LINE
	LOT LINE
	RIGHT OF WAY
	BOUNDARY LINE DATA (BEARING/DISTANCE)
	FOUND BOUNDARY MONUMENT PER PM 21816
	EDGE OF CONCRETE
	CURB & GUTTER
	CMU WALL
	CONCRETE SURFACE
	SEWER LINE
	WATER LINE
	FENCE: CHAIN-LINK
	ABOVE GROUND UTILITY BOX
	UNDERGROUND UTILITY ACCESS LID
	SPOT ELEVATION

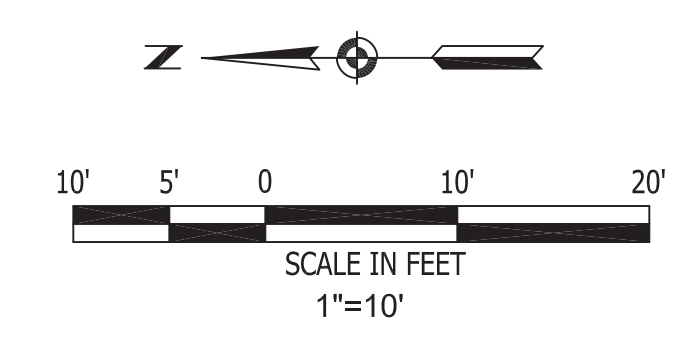
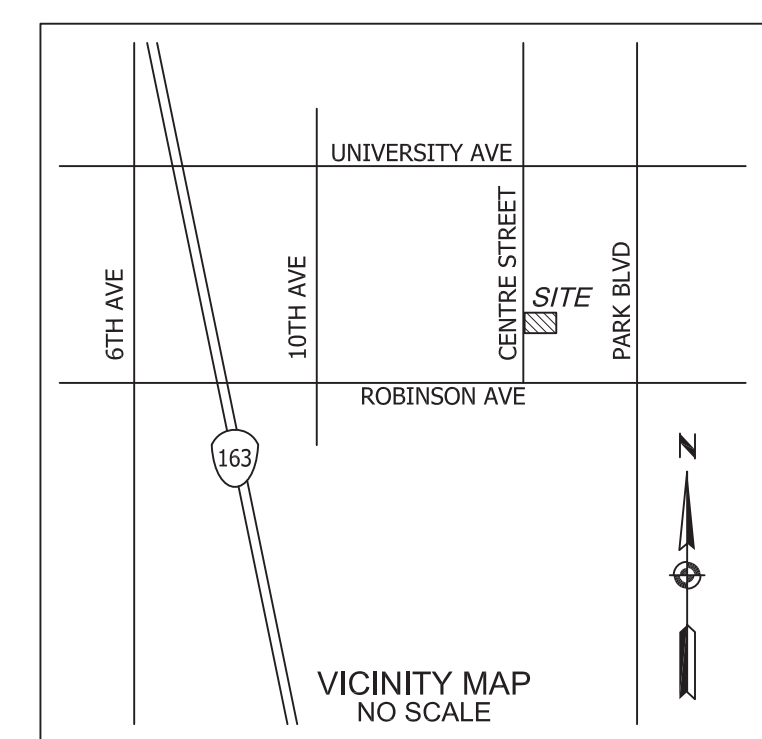
ABBREVIATIONS

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

EXISTING FRANCHISE UTILITY TABLE

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

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



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




 VERNON V. FRANCK, PLS 7927

DATE: 05/11/2022