



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: February 20, 2019 REPORT NO. HO-19-004

HEARING DATE: March 6, 2019

SUBJECT: BAYVIEW TOWNHOMES TENTATIVE MAP WAIVER - Process Three Decision

PROJECT NUMBER: [611646](#)

OWNER/APPLICANT: Garrison Property One, LLC., Owner and Maggie Roland Associates Inc., Applicant

### SUMMARY

Issue: Should the Hearing Officer approve the Tentative Map Waiver for a subdivision to create eight residential condominium units, currently under-construction, on a single lot located at 3104-3112 Garrison Street in the Peninsula Community Planning area?

Staff Recommendation: APPROVE Tentative Map Waiver No. 2171687.

Community Planning Group Recommendation: On September 20, 2018, the Peninsula Community Planning Group voted 8-3-0 to recommend denial 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 Limitation. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 20, 2018 and the opportunity to appeal that determination ended December 5, 2018 (Attachment 6).

### BACKGROUND

The 0.23-acre site is located at 3104-3112 Garrison Street in the RM-3-7, Airport Influence Area (San Diego International Airport – Review Area 2), Federal Aviation Administration (FAA) Part 77 Noticing Area, and Coastal Height Limitation Overlay Zones within the Roseville Area of the Peninsula Community Plan area. The proposed project is located in an area identified as medium density (30-44 dwelling units per acre) residential in the Peninsula Community Plan and is consistent with the land use density designation of the Peninsula Community Plan area.

Existing single lot is currently being developed with two 9,120 square-foot, three-story buildings over parking. The development of the multi-family residential building is constructed by right in accordance with the San Diego Municipal Code (SDMC) 's base zone regulations. The ministerial construction permits were approved on June 12, 2017 as Project No. 461954, Approval No. 1615907 and No. 1615936.

At the time of the construction permit issuance, the applicant paid an In-Lieu Fee to comply with the City's Affordable Housing Regulations. During the ministerial review, the project was determined to be in compliance with all underlying zone regulations, including but not limited to floor area ratio, parking, setbacks and landscaping. The project proposes the creation of condominium units for home ownership opportunity and does not affect the previously approved construction permit. No deviations are requested with this action.

### PROJECT DESCRIPTION

The request for a Tentative Map Waiver is pursuant to SDMC Section 125.0120(b)(1) in order to create eight residential condominium units on a single parcel that was previously mapped. The project as proposed requires a Process Three, Hearing Officer decision with appeal right to the Planning Commission.

According to SDMC Section 125.0123, Findings for a Tentative 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.

### Community Planning Group

The Peninsula Community Planning Board (PCPB) voted to recommend denial of the project. According to the meeting minutes and follow-up communication from the PCPB Chair, the basis of their recommendation is related to the City's ministerial and discretionary application process. Specifically, the PCPB has expressed concerns with the discretionary Tentative Map Waiver application process in that it precludes the opportunity to provide input into the actual construction design of the building structure, which has been previously approved by the City during the ministerial construction application process and is currently under construction.

### CONCLUSION

Staff has reviewed the proposed subdivision and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code and staff has determined that the proposed subdivision conforms to both the Peninsula Community Plan and the General Plan. Staff has provided draft findings and conditions (Attachment 4 and 5) and Staff recommends the Hearing Officer approve the Tentative Map Waiver as proposed.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 2171687, with modifications.
2. Deny Tentative Map Waiver No. 2171687, if the findings required to approve the project cannot be affirmed.

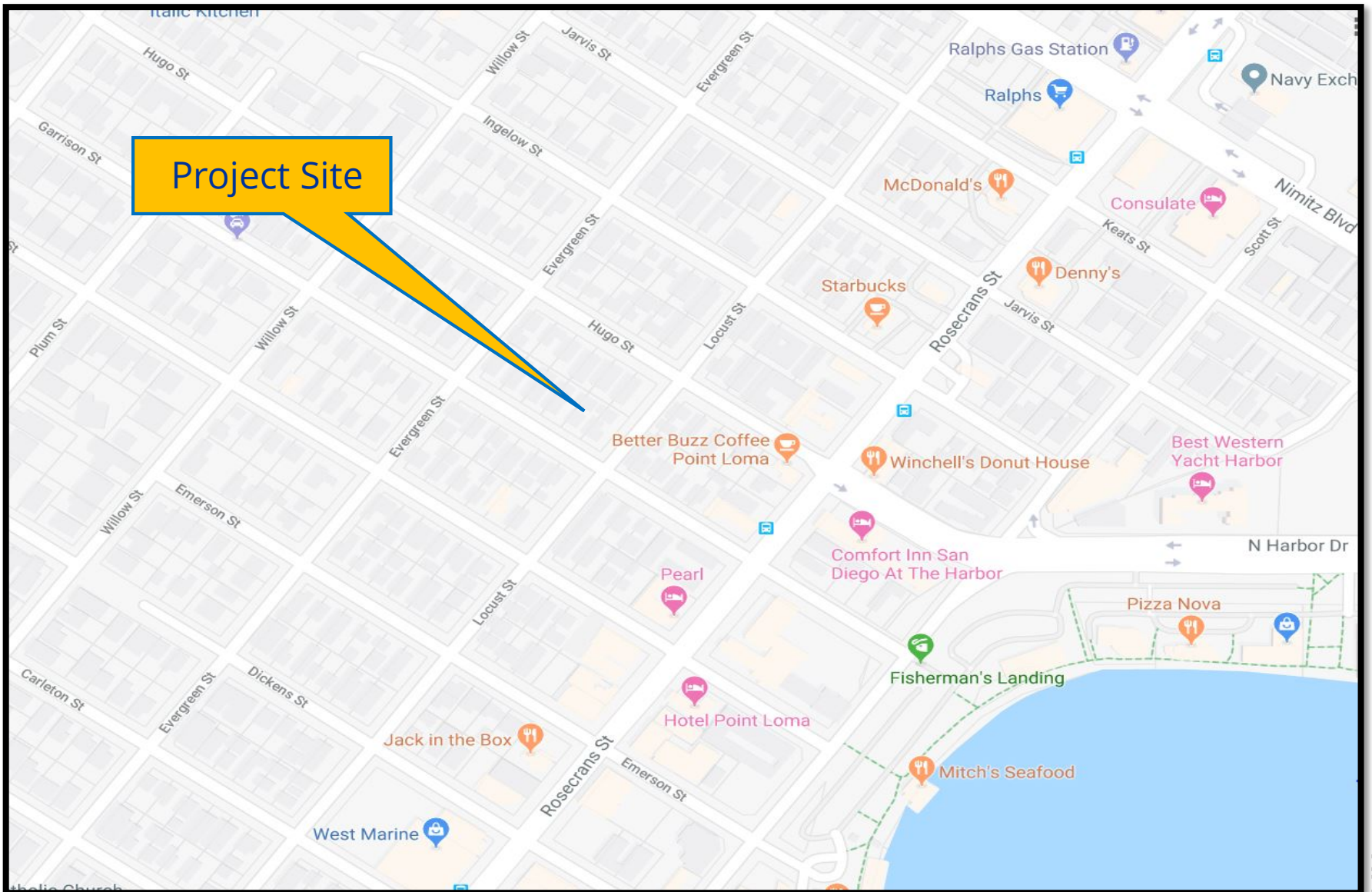
Respectfully submitted,



Sammi Ma, Development Project Manager

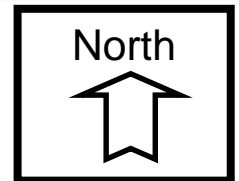
Attachments:

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

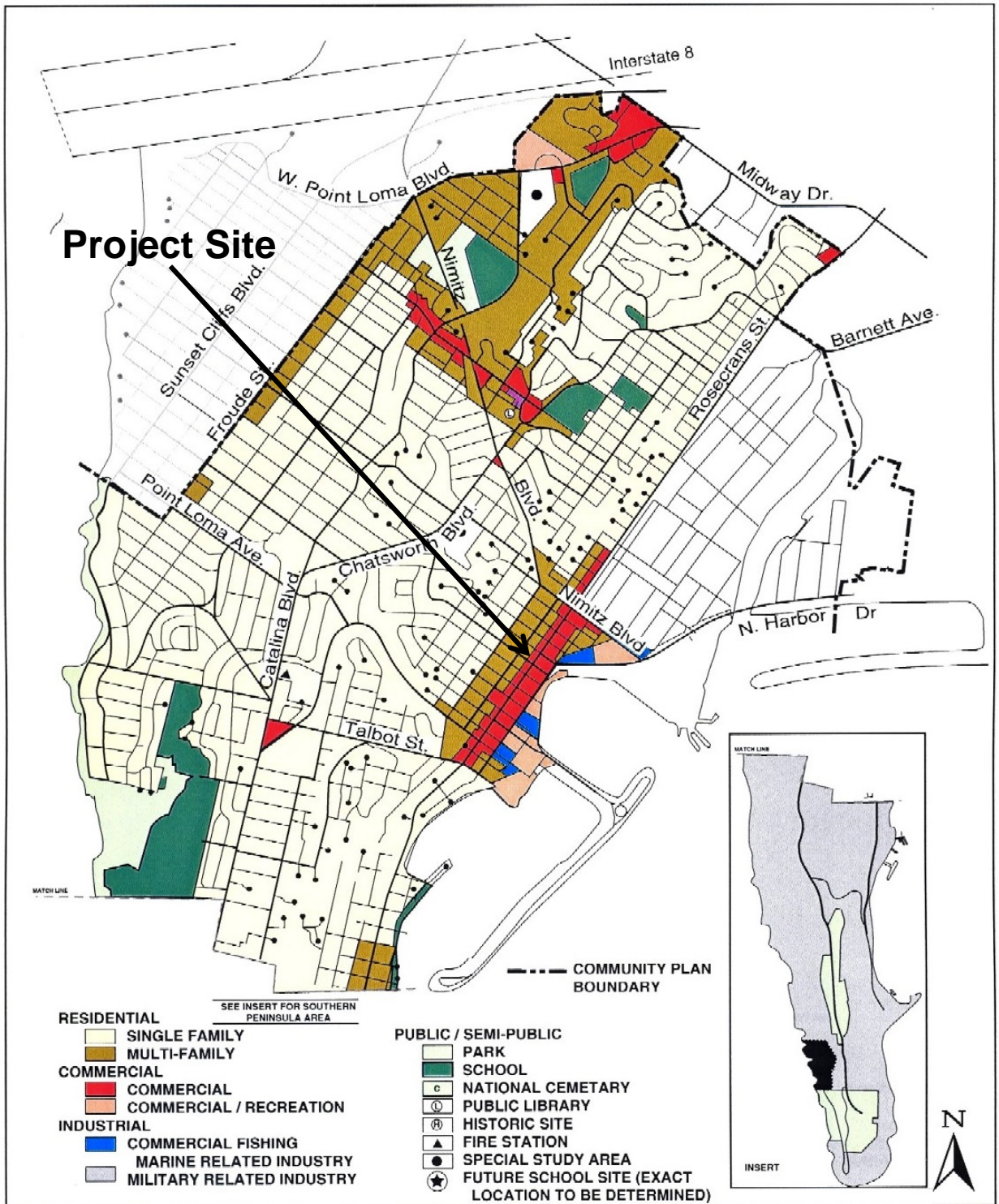


## Project Location Map

Bayview Townhomes MW / 3104-3112 Garrison Street  
PROJECT NO. 611646

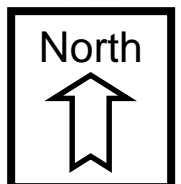






## Land Use Map

Bayview Townhomes MW / 3104-3112 Garrison Street  
PROJECT NO. 611646

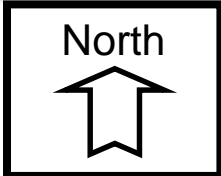






## Aerial Photo

Bayview Townhomes MW / 3104-3112 Garrison Street  
PROJECT NO. 611646



RESOLUTION NO. \_\_\_\_\_  
DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS  
AND APPROVING TENTATIVE MAP WAIVER NO. 2171687 FOR  
**BAYVIEW TOWNHOMES MW – PROJECT NO. 611646**

WHEREAS, GARRISON PROPERTY ONE, LLC, a California Limited Liability Company, Subdivider, and Vernon Franck, Surveyor, submitted an application with the City of San Diego for Tentative Map Waiver No. 2171687, to waive the requirement for a Tentative Map for the creation of eight condominium units within two 9,120 square-foot, three-story buildings over parking, currently under construction. The project site is located at 3104-3112 Garrison Street. The property is legally described as Parcel 1 of Parcel Map No. 21601, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 165, filed in the Office of the County Recorder of San Diego County July 9, 2018; and

WHEREAS, the Subdivider proposes the subdivision of a 0.23-acre site into one (1) lot for an eight (8) unit residential condominium creation; and

WHEREAS, on November 20, 2018, 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 Limitation); 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 eight 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 eight; and

WHEREAS, on March 6, 2019, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 2171687, and pursuant to sections 125.0123 and 125.0440 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. 2171687:

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

The project proposes to create eight residential condominium units, currently under construction, in two buildings within a single lot. The 0.23-acre site is located at 3104-3112 Garrison Street in the RM-3-7, Airport Influence Area (San Diego International Airport – Review Area 2), Federal Aviation Administration (FAA) Part 77 Noticing Area, and Coastal Height Limitation Overlay Zones within the Roseville area of the Peninsula Community Plan (Community Plan) area. The proposed subdivision is to create residential units for individual ownership with no enlargement or expansion of use.

The proposed project is consistent with the land use residential designation of the Community Plan. The RM-3-7 permits a maximum density of one dwelling unit for each 1,000 square feet of lot area. The Community Plan designates the project site for 30-44 dwelling units per acre, or 7-10 units allowed on site. The project implements the prescribed density of 35 units per acre, including eight units in two buildings on a single lot totaling 0.23 acres in lot area. The project would also meet the San Diego Municipal Code (SDMC) development regulations to include, but not limited to setbacks, parking, landscape and floor area ratio.



Therefore, the proposed development is in conformity with the adopted Community Plan and complies with the regulations of the Land Development Code. 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 proposes to create eight residential condominium units, currently under construction, in two buildings within a single lot. The 0.23-acre site is located at 3104-3112 Garrison Street in the RM-3-7, Airport Influence Area (San Diego International Airport – Review Area 2), Federal Aviation Administration (FAA) Part 77 Noticing Area, and Coastal Height Limitation Overlay Zones. The proposed subdivision is to create residential units for individual ownership with no enlargement or expansion of use.

The condominium creation development is currently under construction by-right in accordance with the SDMC base zone regulations. On June 12, 2017, the City of San Diego approved the residential development's ministerial construction permits under Project No. 461954. During the ministerial review, the project was determined to be in compliance with all underlying zone regulations including but not limited to floor area ratio, parking, setbacks, and landscaping and no deviations proposed. The subdivision proposes condominiums for home ownership opportunities and does not affect the previously approved building permits. 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 proposes to create eight residential condominium units, currently under construction, in two buildings within a single lot. The 0.23-acre site is located at 3104-3112 Garrison Street in the RM-3-7, Airport Influence Area (San Diego International Airport – Review Area 2), Federal Aviation Administration (FAA) Part 77 Noticing Area, and Coastal Height Limitation Overlay Zones within the Roseville area of the Peninsula Community Plan area. The proposed subdivision is to create residential units for individual ownership with no enlargement or expansion of use.

The development is being constructed by right in accordance with the SDMC base zone regulations. The ministerial building permits were approved on June 12, 2018 as Project No. 461954. This subdivision complies with all development regulations, including lot area, lot dimension and setbacks. The structures are being constructed in compliance with all geologic, engineering, and building code requirements. The graded, leveled project site is located in a developed urban neighborhood surrounded by similar development, and is served by existing developed right-of-way and public utilities. The public right-of-way would be improved by installing new curbs, gutters, sidewalks, two driveways and sidewalk underdrains. Utility services would be provided through existing utility infrastructure in the surrounding area. 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 proposes to create eight residential condominium units, currently under construction, in two buildings within a single lot. The 0.23-acre site is located at 3104-3112 Garrison Street within the Roseville area of the Peninsula Community Plan area. The proposed subdivision is to create residential units for individual ownership with no enlargement or expansion of use.

The project site is located in a developed, urban neighborhood and is surrounded by similar development. The site does not contain nor is adjacent to any watercourses, sensitive biological resources, Multiple Habitat Planning Area (MHPA) lands or Environmentally Sensitive Lands (ESL). Therefore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildfire 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 to create eight residential condominium units, currently under construction, in two buildings within a single lot. The 0.23-acre site is located at 3104-3112 Garrison Street within the Roseville area of the Peninsula Community Plan area. The proposed subdivision is to create residential units for individual ownership with no enlargement or expansion of use.

The project proposes condominiums for individual home ownership opportunities and does not affect the previously approved building permits. The project has been reviewed and is in compliance with the Municipal Code and the Subdivision Map Act. The Tentative Map Waiver includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and paid the applicable In-Lieu fees in order to achieve compliance with the regulations of the SDMC and the City's Affordable Housing Regulations. The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code and all Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements continue to govern this project. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

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

The project proposes to create eight residential condominium units, currently under construction, in two buildings within a single lot. The 0.23-acre site is located at 3104-3112 Garrison Street within the Roseville area of the Peninsula Community Plan area. The

proposed subdivision is to create residential units for individual ownership with no enlargement or expansion of use.

The proposed project is located on a private lot with no existing public easements and does not propose any new easements for the development. Utilities have been undergrounded in the area. The site has existing frontage on Garrison Street and Locust Street. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The project proposes to create eight residential condominium units, currently under construction, in two buildings within a single lot. The 0.23-acre site is located at 3104-3112 Garrison Street within the Roseville area of the Peninsula Community Plan area. The proposed subdivision is to create residential units for individual ownership with no enlargement or expansion of use.

The development incorporates reflective roofing, insulation, and roof mounted photovoltaic panels to be installed in order to provide unit power and shade the roof for passive cooling. Deep roof, balcony overhangs and building trellis will also provide shading, creating natural cooling opportunities. Each residential unit is exposed on both sides (southeast and northwest) to ensure passive cooling through cross-ventilation for the interior spaces. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The project proposes to create eight residential condominium units, currently under construction, in two buildings within a single lot. The 0.23-acre site is located at 3104-3112 Garrison Street within the Roseville area of the Peninsula Community Plan area. The proposed subdivision is to create residential units for individual ownership with no enlargement or expansion of use.

The project site consists of eight units with garages that were permitted on June 12, 2018 as Project No. 461954. The applicant paid the In-Lieu Fee to comply with the City's Affordable Housing Regulations as well as the required Developer Impact Fees for financing public facilities. Therefore, the decision maker has reviewed the administrative record including the project plans, environmental subdivision on the housing needs of the region and those needs were balanced against the needs for public services and the available fiscal and environmental resources.

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



**ATTACHMENT 4**

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. 2171687 is hereby granted to Garrison Property One, LLC., subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Sammi Ma  
Development Project Manager  
Development Services Department

ATTACHMENT: Map Waiver Conditions

Internal Order No. 12002110

DRAFT

## ATTACHMENT 5

HEARING OFFICER  
CONDITIONS FOR MAP WAIVER NO. 2171687  
BAYVIEW TOWNHOMES MW - **PROJECT NO. 611646**  
ADOPTED BY RESOLUTION NO. \_\_\_\_\_ ON \_\_\_\_\_

### **GENERAL**

1. This Tentative Map Waiver will expire on March 20, 2022.
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 Supervisor's 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 underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
7. 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.

## ATTACHMENT 5

8. 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 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.
9. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 1622144, PTS #463669 and DWG #39195-D, including new curbs, gutters, sidewalks, two driveways and sidewalk underdrains.

### **MAPPING**

10. Prior to the recordation of the Certificate of Compliance, all conditions in the Tentative Map Waiver Resolution of Approval must be satisfied.
11. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monument was missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filled 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.
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. 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.
  - 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.



## ATTACHMENT 5

### 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).

## 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:** Bayview Townhomes/611646

**SCH No.:** N.A.

**Project Location-Specific:** 3104-3112 Garrison Street, San Diego, California 92106

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

**Description of nature and purpose of the Project:** A Tentative Map Waiver to create 8 condominium units within a 9,120-square-foot, three-story building over parking. The units are currently under construction, approved under PTS No. 461954. No new construction is proposed. The 0.23-acre project site is located at 3104-3112 Garrison Street. The land use designation is residential and zoned RM-3-7 within the Peninsula Community Plan area. Additionally, the project site is located in the Airport Approach Overlay Zone (San Diego International Airport), the Airport Influence Area (Review Area 2), the Federal Aviation Administration (FAA) Part 77 Noticing Area (San Diego International Airport and North Island Naval Air Station), the Coastal Height Limitation Overlay Zone, and the Transit Priority Area. (LEGAL DESCRIPTION: Parcel 1, PM 21601)

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Tim Littrell, Garrison Property One, 13639 Rostrata Road, Poway, California 92064, (858)776-0519

**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)
- Statutory Exemptions:

**Reasons why project is exempt:** The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15305 (Minor Alterations in Land Use Limitation) which allows for 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, including but not limited to minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel. Furthermore, the exceptions listed in 15300.2 would not apply.

Lead Agency Contact Person: Morgan Dresser

Telephone: (619)446-5404


If filed by applicant:

1. Attach certified document of exemption finding.

**ATTACHMENT 6**

2. Has a notice of exemption been filed by the public agency approving the project? ( ) Yes ( ) No

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

  
\_\_\_\_\_  
Signature/Title

Senior Planner

December 6, 2018  
\_\_\_\_\_  
Date

Check One:

(X) Signed By Lead Agency

( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:





**PCPB September 20, 2018 Minutes**

**(As approved at October 18<sup>th</sup> meeting)**

Peninsula Community Planning Board

September 20, 2018 meeting

Point Loma Branch Library, 3701 Voltaire Street.

Present were Robert Goldyn, Scott Deschenes, Jerry Lohla, Jim Hare, Mark Krencik, Patricia Clark, Brad Herrin, Margaret Virrissimo, Sarah Moga Alemany Joe Halosek, Don Sevrens, and Mick Moore.

Missing were Fred Kosmo, David Dick, and Robert Tripp Jackson.

**General**

Called to order at 6:30 PM by Robert Goldyn.

Approval of Agenda motion by Scott Deschenes, second by Patricia Clark. Mick Moore abstains, all others vote in favor of approval.

**Non-agenda public comment**

Cameron Havlik - discussed petition to make Famosa property an open space.

**Government and Community**

**City Council** Conrad Wear- Traffic and mobility issues brought into the City plan. City looking for traffic grants in the future. Impact fees will be assessed per new development. Votes will be counted regarding vacation rentals. Convention Center may make a special ballot. Looking to give out Community Grants for organizations in the district. Opened to community questions. City can't enforce habitation in vehicles during lawsuit.

**OBPB Tracy** - Requested pedestrian safety features throughout the area. Cycle and pedestrian event in OB on 10/21/2018 with no motor vehicle traffic allowed.

### Applicant-Initiated Action Items

1. **Styrofoam and Plastic Ordinance** - Council Member Chris Wade's Office discussed banning on foam products, and restrictions on single use plastics such as straws. Opened to public and board comments. Mick Moore made a motion to move forward with ban. Second by Patricia Clark. Margaret Virissimo asked for clarification on the ban itself. 9 in favor, Scott Deschenes opposed, Margaret Virissimo abstained needing more information.
2. **15 on Jarvis TM Waiver** - Maggie Roland, Tentative map for 15 condominium units on Jarvis Street. Over height project. Opened to community, and then board. Concerns regarding time of day of Project Review meetings was mentioned. Motion by Jerry Lohla to deny request based on process as well as 30 foot height limit. Second by Margaret Virissimo. 7 in favor, Joe Holasek, Brad Herrin, and Mark Krencik voted no, Sarah Moga Alemany abstained because she feels we can't win.
3. **Bayview Townhomes Map Waiver** - Maggie Roland, Substantial Review for tentative map. Over height project. Concerns regarding time of day of Project Review meetings was mentioned. Motion by Margaret Virissimo to deny map waiver based on process. Second by Jerry Lohla. 8 in favor, Joe Holasek, Brad Herrin, and Mark Krencik opposed.
4. **Plein Addition SCR** - Substantial Conformance Review to Coastal Development Permit. Change in plans previously approved by this board in 2015. Motion to approve by Jerry Lohla, Second Brad Herrin. 7 in favor, 4 against. Approval passes. (No motion sheet located to show who voted which way).
5. **Volen House CDP** - Mark Silva, New 6,589 SF 3-story home. Motion by Joe Holasek to approve. Second by Brad Herrin. Unanimously approved.

### Information Items

1. **PLTC** will return next meeting.
2. **Voltaire Street Bridge Project** - Don Sevrens, gave update on Voltaire Street Bridge Project. Community needs to raise funding for railing as well as lighting portions of the project. May apply for City Council grant money.

### Non-Agenda Public Comment

Korla Equinta discussed community plan from 1986. Need proactive steps taken in project review, rather than reactive review of projects.

**PCPB Reports & Parliamentary Matters**

Chair reported on CPC special meeting that he unfortunately could not make, and will give an update when he gets the minutes from the meeting. The last meeting was cancelled.

Treasurer report. Budget \$552.92.

Secretary report, no news.

Approval of July meeting minutes. Jerry Lohla requested one change to minutes regarding clarification about his statements that he did not state he would step down if Jon Linney ran for a board position, and he made no comments regarding Linney's character. Made a motion to amend as written seconded by Brad Herrin. Chair states he did not appoint Jim Hare to Long Range Planning, and made a motion to reflect that in minutes, seconded by Brad Herrin. 8 in favor. Scott Deschenes, Don Sevrens, and Mick Moore abstained as they were not here at time of discussed issues.

**Subcommittee Reports**

Project review discussed process.

Long range planning submitted written report to entire board prior to meeting as a means to save time, and keep everyone informed. Jim Hare advised this will be his report after each Long Range Planning meeting.

Traffic discussed on going traffic projects, as well as traffic concern areas. Community members are requesting review of many intersections in the community.

Governance needs to set a meeting soon.

Midway discussing the West Point Loma project. Old post office future project. Community plan got approved this week.

Parks gave update.

Meeting adjourned at 8:45 PM



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

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

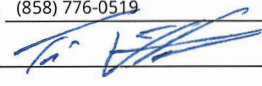
**Project Title:** Bayview Townhomes **Project No. For City Use Only:** 611696  
**Project Address:** 3104, 3112-3116 Garrison Street San Diego, CA 92106

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

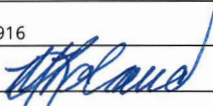
Corporation  Limited Liability -or-  General - What State? CA Corporate Identification No. 201515910042  
 Partnership  Individual

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: Garrison Property One, LLC, a California Limited Liability Company  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 13639 Rostrata Road  
 City: Poway State: CA Zip: 92064  
 Phone No.: (858) 776-0519 Fax No.: \_\_\_\_\_ Email: TimLittrell@gmail.com  
 Signature:  Date: 6/25/13  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: MRoland Management - Maggie Roland  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 3752 Park Blvd #701  
 City: San Diego State: CA Zip: 92103  
 Phone No.: (619) 578-2916 Fax No.: \_\_\_\_\_ Email: Maggie@MRolandSD.com  
 Signature:  Date: \_\_\_\_\_  
 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. 2171687  
PROJECT NO. 611646  
CONSTRUCTION PROJECT NO. 461954  
BAY VIEW TOWNHOMES**

**PROJECT SUMMARY**  
TENTATIVE MAP WAIVER (FOR CONDOMINIUM PURPOSES)  
NUMBER OF LOTS: 1  
NUMBER OF DWELLING UNITS: 8

**EXISTING SITE DATA**  
SITE ADDRESS: 3104-3112 GARRISON STREET, SAN DIEGO, CA 92109  
ASSESSOR'S PARCEL NUMBER: 530-736-05 AND 06

**LEGAL DESCRIPTION:** PARCEL 1, PM 21601  
**SITE AREA:** 10,012 SF / 0.230 ACRES

**EXISTING ZONING**  
BASE ZONE: RM-3-7

**OVERLAY ZONES**  
COASTAL HEIGHT LIMIT  
AIRPORT APPROACH (SAN DIEGO INTERNATIONAL AIRPORT)  
AIRPORT INFLUENCE AREA (REVIEW AREA 2)  
FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTICING AREA (SAN DIEGO INTERNATIONAL AIRPORT AND NORTH ISLAND NAVAL AIR STATION)  
COASTAL HEIGHT LIMITATION OVERLAY ZONE  
TRANSIT PRIORITY AREA

**GEOLOGIC HAZARD CATEGORY:** 52

**BUILDING SETBACKS**  
FRONT: 10'/20'  
SIDE: 5'  
STREET SIDE: 10'  
REAR: 5'

**BUILDING DATA**  
NUMBER OF RESIDENTIAL CONDOMINIUM UNITS: 8  
GROSS FLOOR AREA: 9,120 SF  
NUMBER OF STORIES: 3 FLOORS OVER PARKING  
NUMBER OF BUILDINGS: 2

**OFF-STREET PARKING REQUIREMENTS**  
2BR UNITS: 8 x 2 SPACES PER UNIT=16 SPACES REQUIRED  
16 SPACES TOTAL PROVIDED

**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 RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 8.

**MONUMENTATION NOTES**  
ALL PROPERTY CORNERS ARE SHOWN, PER PM 21601

**REFERENCE DRAWINGS**  
PM 21601  
CONSTRUCTION PROJECT #461954  
CONSTRUCTION APPROVAL #1615907, 1615936  
GRADING & IMPROVEMENTS PER DWG 39195-D

- NOTES**
1. THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
  2. 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.
  3. THE SITE IS CURRENTLY UNDER CONSTRUCTION PER CONSTRUCTION APPROVAL #1615907, 1615936.
  4. THE SUBDIVIDER SHALL CONSTRUCT THE REQUIRED PUBLIC IMPROVEMENTS PER APPROVED ROW PERMIT #1622144, PTS# 463669 AND DWG #39195-D INCLUDING NEW CURB, GUTTER, SIDEWALK, TWO DRIVEWAYS AND SIDEWALK UNDERDRAINS.
  5. EASEMENTS: UTILITY EASEMENT TO SD&G, PER DOC RECORDED MARCH 20, 2018 AS DOC# 2018-0109214, O.R. (NOT PLOTTABLE)
  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.

**PROJECT OWNER**  
GARRISON PROPERTY ONE, LLC  
13639 ROSTRATA ROAD, POWAY, CA 92064

TIM LITTELL, MANAGING MEMBER DATE

**LEGAL DESCRIPTION**  
PARCEL 1, PM 21601

**SOURCE OF TOPOGRAPHY**  
FIELD SURVEY PER TOPO SURVEY BY ALTA LAND SURVEYING, DATED 05/11/2017

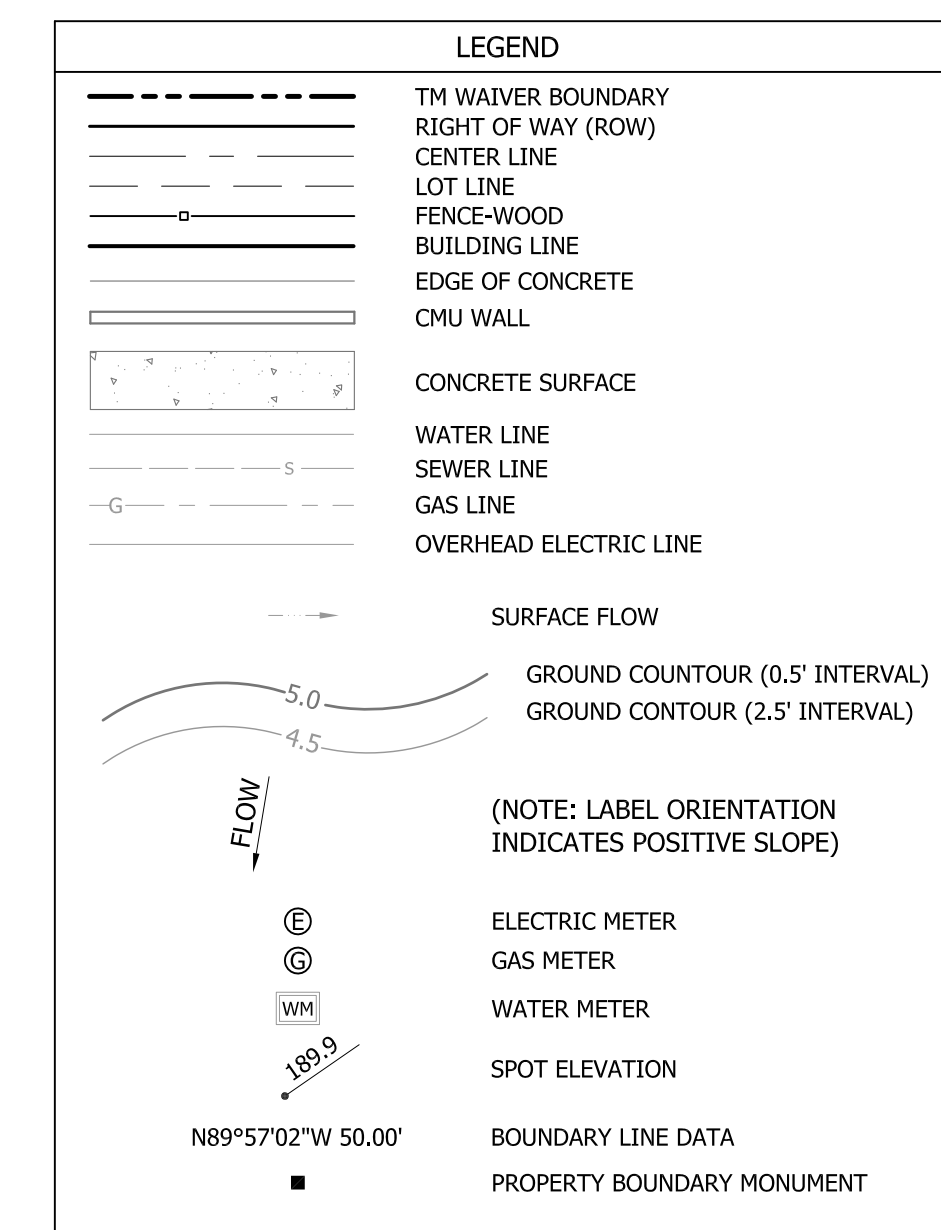
**BASIS OF ELEVATIONS**  
CITY OF SAN DIEGO BENCHMARK DESCRIPTION: BRASS PLUG  
LOCATION: W CORNER GARRISON STREET & LOCUST STREET  
ELEVATION: 18.433 FEET DATUM: MEAN SEA LEVEL (NGVD 29)

**BASIS OF BEARINGS**  
THE NORTHEASTERLY LINE OF GARRISON STREET, AS SHOWN ON PM 21601 I.E., N53°43'39"W

**COORDINATES**  
NAD 27: 204-1699 CCS 83: 1844-6259

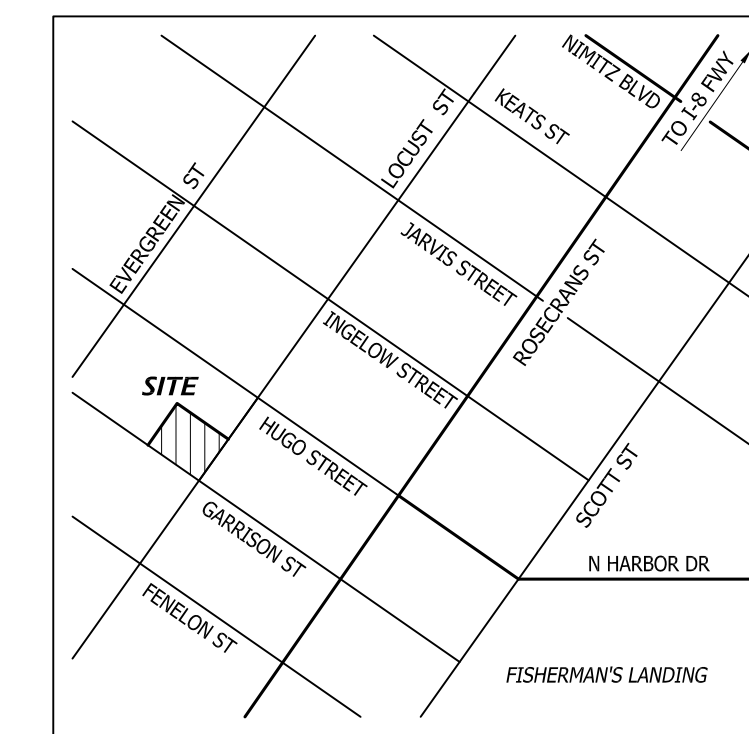
**PROJECT NAME**  
BAY VIEW TOWNHOMES

**SHEET TITLE**  
TENTATIVE MAP WAIVER NO. 2171687



**ABBREVIATIONS**

APPROX.	APPROXIMATE
BLDG.	BUILDING
BLDGS.	BUILDINGS
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
R/W	RIGHT OF WAY
TG.	TOP OF GRATE (DRAIN)
TC.	TOP OF CURB
TYP.	TYPICAL
TW.	TOP OF WALL
UP.	UP (STEP)
WM.	WATER METER



**EXISTING UTILITY TABLE**

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

THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUND 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



VVF  
VERNON V. FRANCK, PLS 7927  
OCTOBER 18, 2018  
DATE

