



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 17, 2021 REPORT NO. HO-21-010

HEARING DATE: March 24, 2021

SUBJECT: Zane Court Map Waiver, Process Three Decision

PROJECT NUMBER: [666877](#)

OWNER/APPLICANT: Pacific Management LLC/MRoland Management Services LLC

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map Waiver to create three condominium units and convert one existing dwelling unit to a condominium and to waive the utility undergrounding requirements?

Staff Recommendation:

1. Approve Map Waiver No. 2436326

Community Planning Group Recommendation: On February 22, 2021 the Linda Vista Community Planning Group voted 10-0-1 to recommend approval of the proposed project without conditions/recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA 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 February 1, 2021 and the opportunity to appeal that determination ended February 15, 2021 (Attachment 5).

BACKGROUND

The 0.244-acre project site is located at 6707 Zane Court (Attachment 1) in the RM-1-1 Zone within the [Linda Vista Community Plan](#) (Community Plan) (Attachment 2). The project site is also located within the Residential Tandem Parking, Parking Standards Transit Priority Area, Airport Land Use Compatibility, Transit Priority Area, Airport Influence Area (Review Area 2 - Montgomery Field), and the Federal Aviation Administration (FAA) Part 77 Notification Area (Montgomery Field) Overlay Zones. There is one existing single dwelling unit on the project site, which is proposed to be

converted to a condominium and has been renovated under Combination Permit No. 1981356. The additional three units on-site proposed as condominium creations are currently under construction and have been approved per Combination Permit Nos. 1981341, 1981354, and 1981355. All building permits were issued on January 11, 2019 as part of Project No. [563050](#). Surrounding properties are developed with single dwelling units designated Low-Medium Residential (9 to 15 dwelling units per acre (DU/AC)) in the Community Plan. Properties directly to the North, South and West of the project site are also zoned RM-1-1.

The Community Plan designates the site as Low-Medium Density Residential with 9 to 15 DU/AC. The project proposes to create three residential units and convert one residential unit (all under construction) for condominium ownership on a 0.244-acre site, or approximately 4 dwelling units per acre, which is less than the community plan land use density for the site. The development is being constructed by right in accordance with the San Diego Municipal Code (SDMC) base Zone regulations and did not require a discretionary action. Therefore, the proposed subdivision and its design are consistent with the policies, goals, and objectives of the applicable land use plan.

On December 23, 2020, the FAA provided a Determination of No Hazard to Air Navigation, concluding that all four dwelling units do not exceed obstruction standards and would not be a hazard to air navigation.

At the time of building permit issuance, the Owner/Permittee paid the in-lieu fee to comply with the City's Affordable Housing Regulations. However, the Owner/Permittee was only assessed the per-square-foot fee for a single square foot. The Owner/Permittee has been assessed and invoiced the correct in-lieu fees as part of this application and, as of February 24, 2021, the Owner/Permittee has paid all the appropriate Affordable Housing fees associated with this project.

DISCUSSION

The project requires a Tentative Map Waiver per SDMC [section 125.0120](#) to create three residential units and convert one existing residential unit (all under construction) into condominiums. The project is for subdivision only and no further development is proposed. 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 project also has requested a waiver of the requirement to underground existing overhead utility facilities. The waiver qualifies under the guidelines of SDMC [section 144.0242\(c\)\(1\)\(B\)](#), Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities, 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.

Project Description

The project requires a Tentative Map Waiver per SDMC section 125.0120 to create three residential units and covert one existing residential unit (all under construction) into condominiums. The

proposed project complies with the approved Combination Permit Nos. 1981341, 1981354, 1981355, and 1981356. At the time of building permit issuance, the Owner/Permittee paid an in-lieu fee to comply with the City's Affordable Housing Regulations. However, the Owner/Permittee was only assessed the per-square-foot fee for a single square foot. The Owner/Permittee has been assessed and invoiced the correct in-lieu fees as part of this application and, as of February 24, 2021, the Owner/Permittee has paid all the appropriate Affordable Housing fees associated with this project. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the SDMC.

The project also has requested a waiver of the requirement to underground existing overhead utility facilities. The waiver qualifies under the guidelines of SDMC [section 144.0242\(c\)\(1\)\(B\)](#), Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities, 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.

The project requires eight parking spaces and eight parking spaces are provided. The proposed subdivision is consistent with the development regulations of the underlying zone and complies with setbacks, floor area ratio, and landscaping; no deviations are requested with this action.

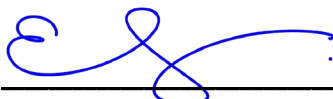
Conclusion

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the Land Development Code. Staff has provided draft findings and conditions of approval to support the proposed development (Attachment 4). Staff recommends that the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Map Waiver No. 2436326 with modifications.
2. Deny Map Waiver No. 2436326, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

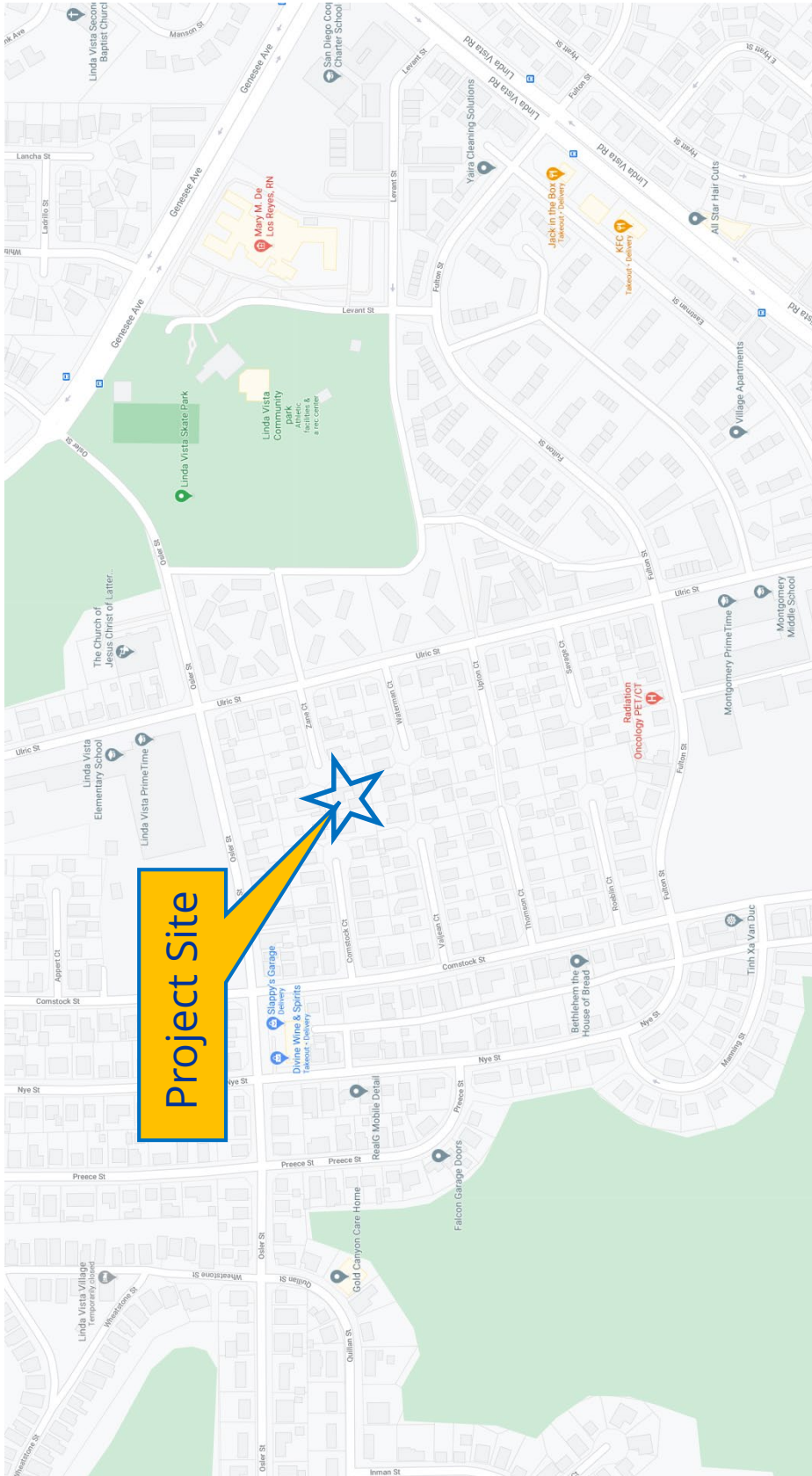
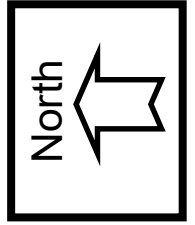


Elisa Flores, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph

4. Draft Tentative Map Findings and Conditions
5. Environmental Exemption
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement
8. Map Exhibit - Map Waiver

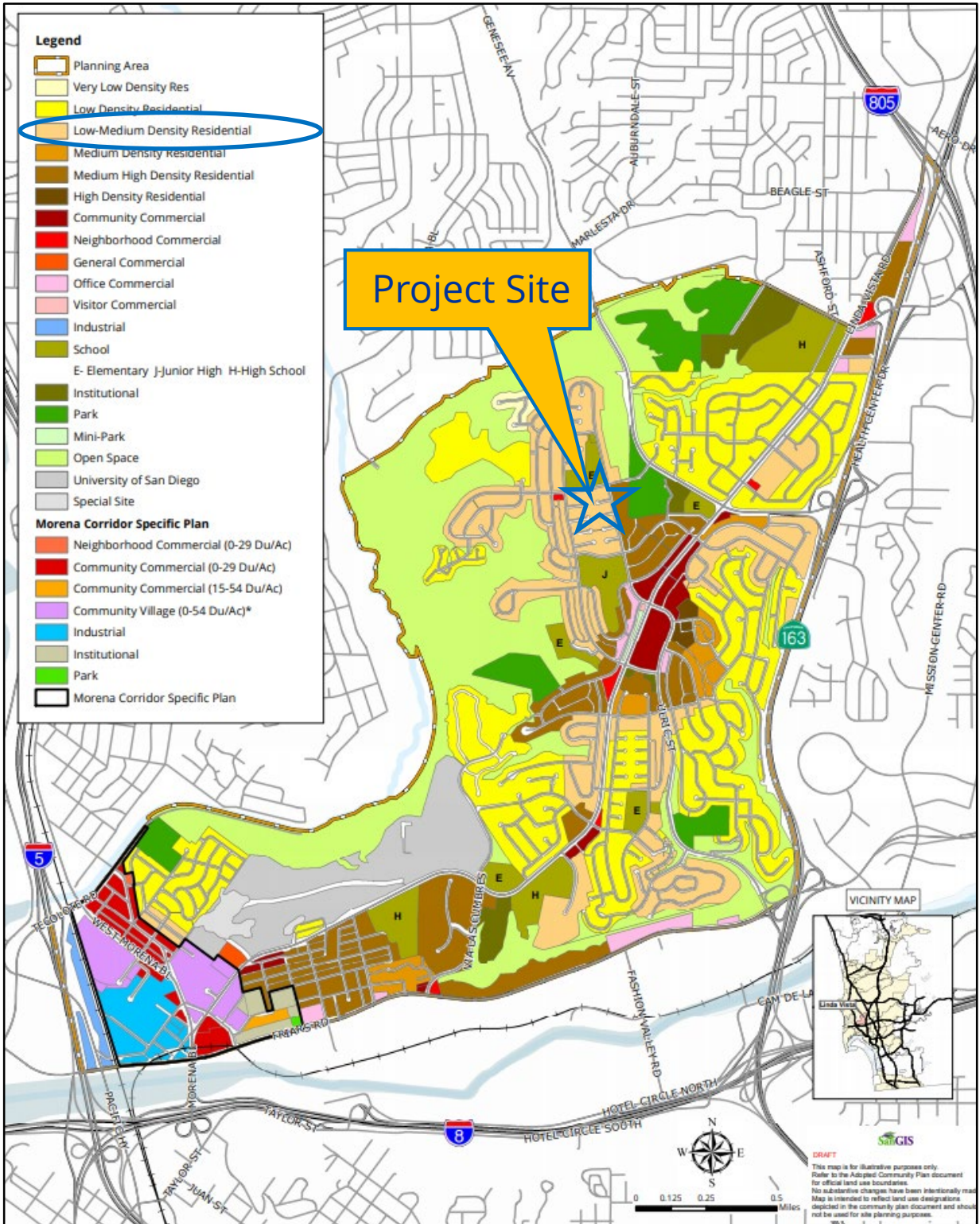


Project Location Map

Zane Court Map Waiver / 6707 Zane Court

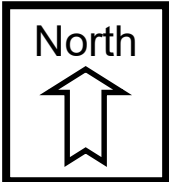
PROJECT NO. 666877

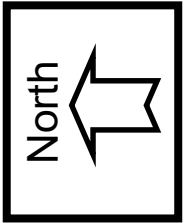




Land Use Map

Zane Court Map Waiver / 6707 Zane Court
PROJECT NO. 666877





Aerial Photo
Zane Court Map Waiver / 6707 Zane Court

PROJECT NO. 666877



ATTACHMENT 4

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 2436326
ZANE COURT MAY WAIVER - **PROJECT NO. 666877**
ADOPTED BY RESOLUTION NO. _____ ON MARCH 24, 2021

GENERAL

1. This Tentative Map Waiver will expire March 24, 2024.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the 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 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.
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.

AIRPORT

6. The Subdivider shall be required to provide a fair disclosure to residents of the location of the airport, the traffic patterns of the airport, and the potential impact of single-event noise and safety.

CONDOMINIUM CONVERSION

7. The Subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:
 - a. For existing tenants, within 10 days of the project application for the condominium conversion being deemed complete; or

ATTACHMENT 4

- b. For prospective tenants, upon application for the rental of a unit in the proposed condominium conversion.
8. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the Subdivision Map Act.
9. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Subdivision Map Act section 66427.1(a)(2)(E). The provisions of this condition shall neither alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Civil Code sections 1941, 1941.1 and 1941.2.
10. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days after approval of a Certificate of Compliance for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
11. The Subdivider shall give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (San Diego Municipal Code § 125.0431(a)(4)).
12. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Subdivision Map Act section 66427.1(a)(2)(F) and San Diego Municipal Code section 125.0431(a)(5). The right shall commence on the date the subdivision public report is issued, as provided in section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right. (San Diego Municipal Code § 125.0431(a)(5)).
13. The Subdivider shall provide a copy of the Building Conditions Report to a prospective purchaser prior to the opening of an escrow account. (San Diego Municipal Code § 144.0504(c)).
14. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

ENGINEERING

15. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 2167298, Project No. 611947, including reconstruction of the existing driveway, sidewalk, curb and gutter. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall

ATTACHMENT 4

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.

16. The Subdivider shall obtain a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water services (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 services and immediately adjacent to the right-of-way.
17. 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.
18. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Tentative Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

19. Prior to the recordation of the Certificate of Compliance, all conditions in the Tentative Map Waiver Resolution of Approval must be satisfied.
20. 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 Recorded, must be provided to satisfy this condition. If a tax bond is required as indicated in the tax certificate, ensure that 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.
21. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monument was missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.

LANDSCAPING

22. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the Building Permit set under PTS 563050, including in the right-of-way, consistent with the Landscape Regulations and Landscape Standards, unless long-term maintenance of said landscaping will be the responsibility of another approved entity such as a Homeowner's Association.

INFORMATION:

- The approval of this Tentative 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 Tentative 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 Tentative Map Waiver, may protest the imposition within 90 days of the approval of this Tentative 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 section 142.0607).

Internal Order No. 11004543

RESOLUTION NO. _____
DATE OF FINAL PASSAGE MARCH 24, 2021

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. 2436326 FOR
ZANE COURT MAP WAIVER – PROJECT NO. 666877

WHEREAS, PACIFIC MANAGEMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Subdivider, and METROPOLITAN MAPPING, Surveyor, submitted an application with the City of San Diego for Tentative Map Waiver No. 2436326, to waive the requirement for a Parcel Map for the condominium conversion of one existing single dwelling unit and condominium creation of three single dwelling units currently under construction and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 6707 Zane Court in the RM-1-1 Zone and the Residential Tandem Parking, Parking Standards Transit Priority Area Overlay Zones, Airport Land Use Compatibility, Transit Priority Area, Airport Influence Area (Review Area 2 - Montgomery Field), Federal Aviation Administration (FAA) Part 77 Notification Area (Montgomery Field) within the Linda Vista Community Plan Area. The property is legally described as Lot 9, Block 19, Linda Vista Subdivision unit no. 7, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 3209, filed in the office of the County Recorder of said County, April 1, 1955 (Map). Except therefrom all oil, gas, minerals and other hydrocarbon substances, lying below a depth of 500 feet, without the right of surface entry; and

WHEREAS, the Map proposes the subdivision of a 0.244-acre site into one (1) lot for a three (3) unit residential condominium creation and (1) unit residential condominium conversion; and

WHEREAS, on February 1, 2021, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code

section 21000 *et. seq.*) under CEQA Guidelines Section 15305 (Minor Alterations in Land Use 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 four 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 four; 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 a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on March 24, 2021, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 2436326, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 (map waiver), 125.0444 (condo conversion), and 144.0240 (underground) 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, which outline the Tentative Map findings which correspond to the Tentative Map Waiver, with respect to Tentative Map Waiver No. 2436326:

Findings for a Tentative Map – SDMC Section 125.0440

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

The Linda Vista Community Plan (the Community Plan) designates the site as residential with a density of 9 to 15 dwelling units per acre (DU/AC). The project proposes to create three, three-story residential units and to convert one, two-story residential unit (all under construction) into condominiums on a 0.244-acre site, or approximately 4 dwelling units per acre, which is less than the community plan land use density for this site. The development was constructed by right in accordance with the SDMC base Zone regulations and did not require a discretionary action. Therefore, the proposed subdivision and its design 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 requires a Tentative Map Waiver to create three residential condominium units and convert one dwelling unit to a condominium (all under construction). The 0.244-acre site is located at 6707 Zane Court in the RM-1-1 Zone and the Residential Tandem Parking, Parking Standards Transit Priority Area Overlay Zones, Airport Land Use Compatibility, Transit Priority Area, Airport Influence Area (Review Area 2- Montgomery Field), and FAA Part 77 Notification Area (Montgomery Field) within the Linda Vista Community Plan area.

The site consists of three, three-story dwelling units and one, two-story dwelling unit, all with corresponding garages. The proposed project is for subdivision only and does not propose any additional development. During the ministerial review, the project was determined to comply with all applicable zoning and development regulations in the Land Development Code, and Combination Permits were approved on January 11, 2019 as part of Project No. 563050 (Permit Nos. 1981341, 1981354, 1981355 and 1981356). Additionally, on December 23, 2020, the FAA provided a Determination of No Hazard to Air Navigation, concluding that all four dwelling units do not exceed obstruction standards and would not be a hazard to air navigation. 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 requires a Tentative Map Waiver to create three residential units and convert one residential unit (all under construction) into condominiums on a 0.244-acre site. The Community Plan designates the site as residential with a density of 9 to 15 DU/AC. The project is for subdivision only and does not propose further development on the site. The subject project site is flat, and the structures have already been built in compliance with all geologic and engineering requirements. During the ministerial review, the project was determined to comply with all applicable zoning and development regulations in the Land Development Code, and Combination Permits were approved on January 11, 2019 as part of Project No. 563050 (Permit Nos. 1981341, 1981354, 1981355 and 1981356). On December 23, 2020, the FAA provided a Determination of No Hazard to Air Navigation, concluding that all four dwelling units do not exceed obstruction standards and would not be a hazard to air navigation. The development was constructed by right in accordance with the SDMC's base Zone regulations and did not require a discretionary action. 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 requires a Tentative Map Waiver to create three residential condominium units and convert one dwelling unit to a condominium (all under construction). The 0.244-acre site is located at 6707 Zane Court in the RM-1-1 Zone and the Residential Tandem Parking, Parking Standards Transit Priority Area Overlay Zones, Airport Land Use Compatibility, Transit Priority Area, Airport Influence Area (Review Area 2- Montgomery Field), and FAA Part 77 Notification Area (Montgomery Field) within the Linda Vista Community Plan area. The site is within an existing, developed, residential area and does not contain nor is adjacent to any fish or wildlife habitats, environmentally sensitive lands or Multiple Habitat Planning Area lands. Additionally, the project is for subdivision only and does not propose further development. 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 has been reviewed and is compliance with the SDMC and the Subdivision Map Act. The Tentative Map Waiver includes conditions and corresponding exhibit of approvals relevant to adequate parking, public improvements, and paying applicable fees in order to achieve compliance with the regulations of the SDMC. The site consists of three, three-story dwelling units and one, two-story dwelling unit, each with their corresponding garages. The dwelling units are under construction via Combination Permit Nos. 1981341, 1981354, 1981355, and 1981356, issued January 11, 2019. Additionally, on December 23, 2020, the FAA provided a Determination of No Hazard to Air Navigation, concluding that all four dwelling units do not exceed obstruction standards and would not be a hazard to air navigation.

All Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements governing the continued operation of the development apply to 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.

Other than the subdivision to allow condominium ownership, no other changes are requested, and the project does not include additional development of the property. There are no existing easements acquired by the public at large for access through or use of property within the proposed subdivision, therefore, no conflict exists.

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

The project requires a Tentative Map Waiver to create three residential condominium units and convert one dwelling unit to a condominium (all under construction). The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has considered the best use of the land to minimize grading. The units are being constructed and the underlying base Zone provided opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide, 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 requires a Tentative Map Waiver to create three residential condominium units and convert one dwelling unit to a condominium (all under construction). Other than the subdivision to allow condominium ownership, no other changes are requested, and the project does not include additional development of the property. The site consists of three, three-story dwelling units and one, two-story dwelling unit, all with garages. The dwelling units are under construction via Combination Permit Nos. 1981341, 1981354, 1981355, and 1981356, issued January 11, 2019. The Subdivider has paid the In-Lieu Fee to comply with the City's Affordable Housing regulations. The decision maker has reviewed the administrative record including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Those needs were balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed subdivision will not adversely impact the housing needs of the Linda Vista Community Plan area.

Findings for Tentative Maps for Condominium Conversion – SDMC Section 125.0444

9. The notices required by San Diego Municipal Code section 125.0431 have been given in the manner required.

The project requires a Tentative Map Waiver to create three residential condominium units and convert one dwelling unit to a condominium (all under construction). The project is for subdivision only and no further development is proposed. The 0.244-acre site is located at 6707 Zane Court in the RM-1-1 Zone within the Linda Vista Community Plan area.

The project is currently under construction via Combination Permit Nos. 1981341, 1981354, 1981355, and 1981356, issued January 11, 2019, and a Certificate of Occupancy has not been issued for the condominium units. There are no existing tenants, and therefore, no requirements to provide notices as outlined in the Land Development Code and the Subdivision Map Act.

10. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low-income housing.

The project requires a Tentative Map Waiver to create three residential condominium units and convert one dwelling unit to a condominium (all under construction). The project is for subdivision only and no further development is proposed. The 0.244-acre site is located at 6707 Zane Court in the RM-1-1 Zone within the Linda Vista Community Plan area.

All costs associated with this subdivision have been paid by the applicant via a flat fee associated with this type of approval. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low-income housing.

11. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed.

This project has not been developed to provide housing for the elderly, disabled, or to provide low income housing.

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. 2436326 including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to PACIFIC MANAGEMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Elisa Flores
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions

Internal Order No. 11004543

DRAFT

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project Name/Number: Zane Court Map Waiver / 666877

SCH No.: Not Applicable

Project Location-Specific: 6707 Zane Court, San Diego, California 92111

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

Description of nature and purpose of the Project: A TENTATIVE MAP WAIVER for a condominium conversion of one existing single-dwelling unit, and three single-dwelling units currently under construction, approved under PTS No. 563050. No additional construction is proposed. Also, the project is requesting to waive the requirements to underground utilities. The 0.24-acre project site is located at 6707 Zane Court. The land use designation is Residential and zoned RM-1-1 within the Linda Vista Community Plan area. Additionally, the project site is located in the Airport Land Use Compatibility Overlay Zone (Montgomery Field), the Airport Influence Area (Review Area 2), the Federal Aviation Administration (FAA) Part 77 Noticing Area (Montgomery Field), the Parking Standards Transit Priority Area, and the Transit Priority Area. (LEGAL DESCRIPTION: Lot 9, Block 19 of Linda Vista Subdivision Unit No. 7, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 3209 filed April 1, 1955.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Jason Thomas, 5812 Henley Drive, San Diego, California 92120, (619)405-5527

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 Limitation)
 Statutory Exemptions:
 Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to 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 does 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; and where the exceptions listed in Section 15300.2 would not apply.

Lead Agency Contact Person: M. Dresser

Telephone: (619) 446-5404

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

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



Senior Planner

February 16, 2021

Signature/Title

Date

Check One:

Signed By Lead Agency

Signed by Applicant

Date Received for Filing with County Clerk or OPR:



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

Community Planning Committee Distribution Form Part 2

| | | |
|---|----------------------------------|---|
| Project Name: Zane Court Map Waiver | Project Number: 666877 | Distribution Date: 07/15/2020 |
|---|----------------------------------|---|

Project Scope/Location:
 LINDA VISTA (PROCESS 3) Map waiver for condo conversion of 1 existing SDU and condo creation of 3 SDUs currently under construction and to waive the requirements to underground existing utilities at 6707 Zane Ct. The 0.244-acre site is in the RM-1-1 base zone within the RTOZ, PTOZ, ALUCOZ, TPA, AIA Montgomery Field (Rev Area 2), FAA Part 77 Noticing for Montgomery Field within the Linda Vista Community Plan are in Council District 7.

| | |
|---|--|
| Applicant Name: MRoland Management Services | Applicant Phone Number: 619-578-2916 |
|---|--|

| | | | |
|---|--------------------------------------|--------------------------------------|--|
| Project Manager: Elisa Flores | Phone Number: 619-446-5395 | Fax Number: (619) 446-5245 | E-mail Address: Elisaf@sadiego.gov |
|---|--------------------------------------|--------------------------------------|--|

Committee Recommendations (To be completed for Initial Review):

| | | | |
|--|--------------------------|------------------------|---|
| <input checked="" type="checkbox"/> Vote to Approve | Members Yes 10 | Members No 0 | Members Abstain Chair Abst |
| <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: Howard Wayne | TITLE: Interim Chair |
| SIGNATURE: <i>Howard Wayne</i> | DATE: 2/22/21 |

Attach Additional Pages If Necessary.

Please return to:
 Project Management Division
 City of San Diego
 Development Services Department
 1222 First Avenue, MS 302
 San Diego, CA 92101

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 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 style="margin: 0;">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: Zane Court Map Waiver **Project No. For City Use Only:** 660877
Project Address: 6707-615 Zane Court, San Diego, Ca

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? CA Corporate Identification No. 201010910280
 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: Jason Thomas Owner Tenant/Lessee Successor Agency
 Street Address: 5812 Henley Drive
 City: San Diego State: CA Zip: 92120
 Phone No.: 619-405-5527 Fax No.: _____ Email: jason@pacificrei.com
 Signature: *Jason Thomas* Date: _____
 Additional pages Attached: Yes No

Applicant
 Name of Individual: Pacific Management LLC Owner Tenant/Lessee Successor Agency
 Street Address: 5812 Henley Drive
 City: San Diego State: CA Zip: 92120
 Phone No.: 619-405-5527 Fax No.: _____ Email: jason@pacificrei.com
 Signature: *Jason Thomas* Date: _____
 Additional pages Attached: Yes No

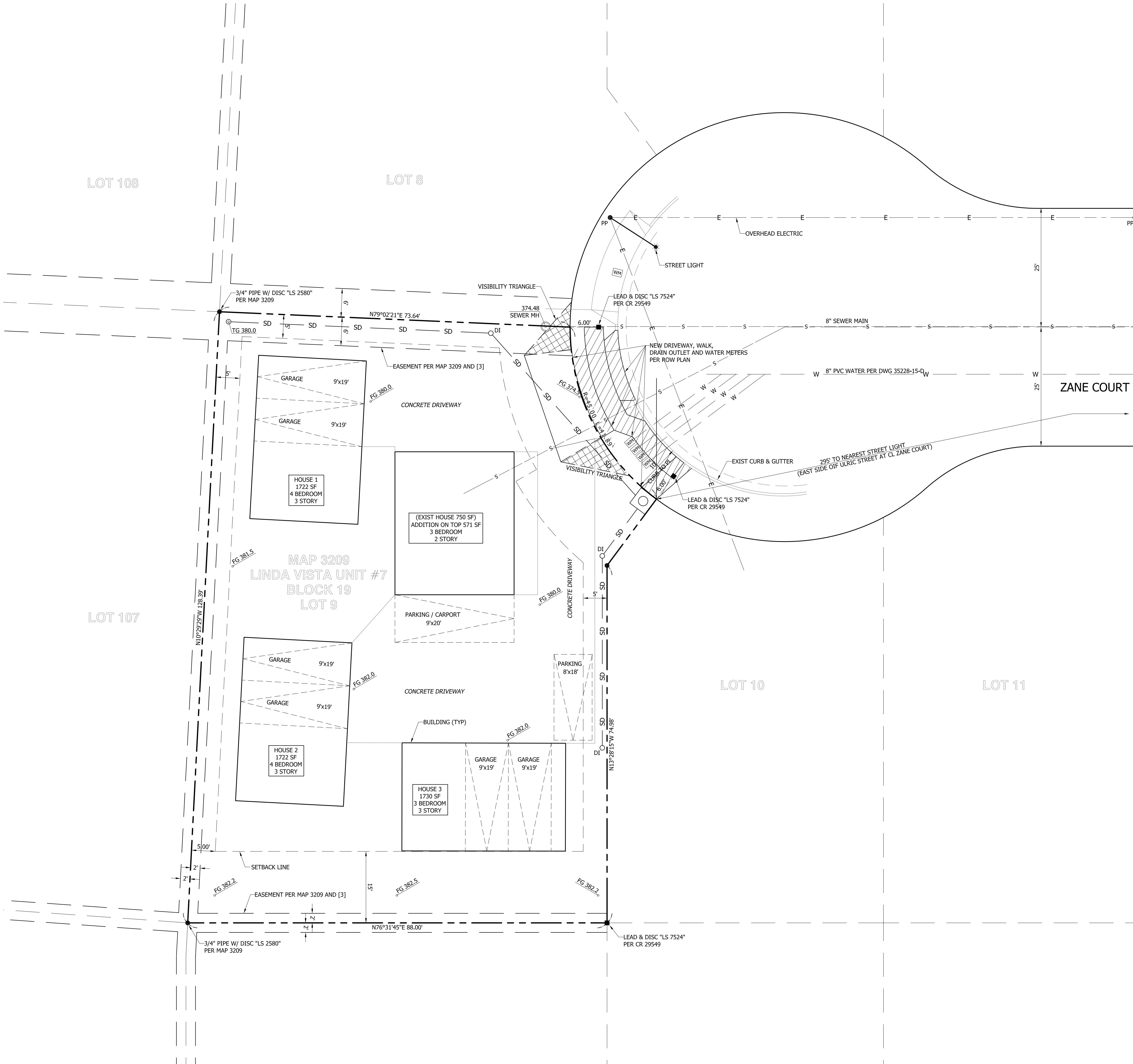
Other Financially Interested Persons
 Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

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TENTATIVE MAP WAIVER NO. 2436326

PROJECT NO. 666877

6707-15 ZANE COURT



LEGEND

| | |
|--|---------------------------------------|
| | PROPERTY LINE/TMW BOUNDARY |
| | CENTER LINE |
| | LOT LINE |
| | RIGHT OF WAY |
| | BOUNDARY LINE DATA (BEARING/DISTANCE) |
| | FOUND SURVEY MONUMENT AS NOTED |
| | EDGE OF CONCRETE |
| | CURB & GUTTER |
| | CMU WALL |
| | CONCRETE SURFACE |
| | SEWER LINE |
| | WATER LINE |
| | FENCE: CHAIN-LINK |
| | SPOT ELEVATION |

PROJECT SUMMARY
 TENTATIVE MAP WAIVER (FOR CONDOMINIUM PURPOSES)
 EXISTING LOTS: 1
 PROPOSED LOTS: 1
 PROPOSED CONDOMINIUM UNITS: 4

EXISTING SITE DATA
 SITE ADDRESS: 6707, 6711, 6713, 6715 ZANE COURT, SAN DIEGO, CA 92111

ASSESSOR'S PARCEL NUMBER: 431-710-17

SITE AREA: 10,700 SF / 0.244 ACRES

BASE ZONE: RM-1-1

EXISTING ZONING
 BASE ZONE: RM-1-1

OVERLAY ZONES
 PARKING STANDARDS TRANSIT PRIORITY AREA
 RESIDENTIAL TANDEM PARKING OVERLAY ZONE
 TRANSIT PRIORITY AREA
 AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (MONTGOMERY FIELD)
 AIRPORT INFLUENCE AREA - REVIEW AREA 2

GEOLOGIC HAZARD CATEGORY: 52

BUILDING SETBACKS
 FRONT: 15'/20'
 SIDE: 5'
 REAR: 15'

PROPOSED BUILDING DATA
 NUMBER OF RESIDENTIAL CONDOMINIUM UNITS: 4
 TOTAL FLOOR AREA OF RESIDENTIAL CONDOMINIUM UNITS: 6,495 SF
 NUMBER OF STORIES: 3
 NUMBER OF BUILDINGS: 4

OFF-STREET PARKING SPACE REQUIREMENTS
 PARKING REQUIRED: 4 UNITS @ 2.0 SPACES PER UNIT=8 SPACES PROVIDED

CURRENT PERMITS
 CONSTRUCTION PROJECT NUMBER: 563050
 CONSTRUCTION APPROVAL NUMBER: 1981341, 1981354, 1981355, 1981356,
 ROW CONSTRUCTION PLAN NO. 611947, APPROVAL NUMBER: 2167298

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 4.

MONUMENTATION NOTES
 ALL PROPERTY CORNER MONUMENTS ARE IN PLACE, SET PER CR 29549

REFERENCE DRAWINGS
 MAP 3209
 CR 29549

EXISTING EASEMENTS
 [3] GRANTED TO: PACIFIC TELEPHONE AND TELEGRAPH
 PURPOSE: PUBLIC UTILITIES
 RECORDED: APRIL 25, 1955 IN BOOK 5618, PAGE 22 OF OFFICIAL RECORDS
 AFFECTS: THE 4 FOOT EASEMENT GRANTED BY MAP 3209

PROPOSED EASEMENTS
 NONE

- 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.
 - NO PERMANENT STRUCTURE IS ALLOWED WITHIN THE CITY EASEMENT LIMITS.
 - PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
 - THIS PROJECT REQUESTS THE WAIVER OF THE REQUIREMENT TO FILE A TENTATIVE MAP AND PARCEL MAP PURSUANT TO SDMC 125.0120(b)(1).

PROJECT OWNER
 PACIFIC MANAGEMENT, LLC
 5812 HENLEY DRIVE, SAN DIEGO, CA 92120

JASON THOMAS, MANGING MEMBER DATE

LEGAL DESCRIPTION
 LOT 9, BLOCK 19 OF LINDA VISTA SUBDIVISION UNIT #7, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3209, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, APRIL 1, 1955.

SOURCE OF TOPOGRAPHY
 FIELD SURVEY BY METROPOLITAN MAPPING, DECEMBER, 2019

BASIS OF ELEVATIONS
 CITY OF SAN DIEGO BENCHMARK DESCRIPTION: SWBP
 ULTRIC STREET & OSLER STREET
 ELEVATION: 356.59 FEET DATUM: MEAN SEA LEVEL (NGVD 29)

BASIS OF BEARINGS
 THE NORTHERLY LINE OF ZANE COURT, AS SHOWN ON MAP 3209
 I.E., N76°31'45"E

PROJECT NAME
 6707-15 ZANE COURT

SHEET TITLE
 TENTATIVE MAP WAIVER NO. 2436326

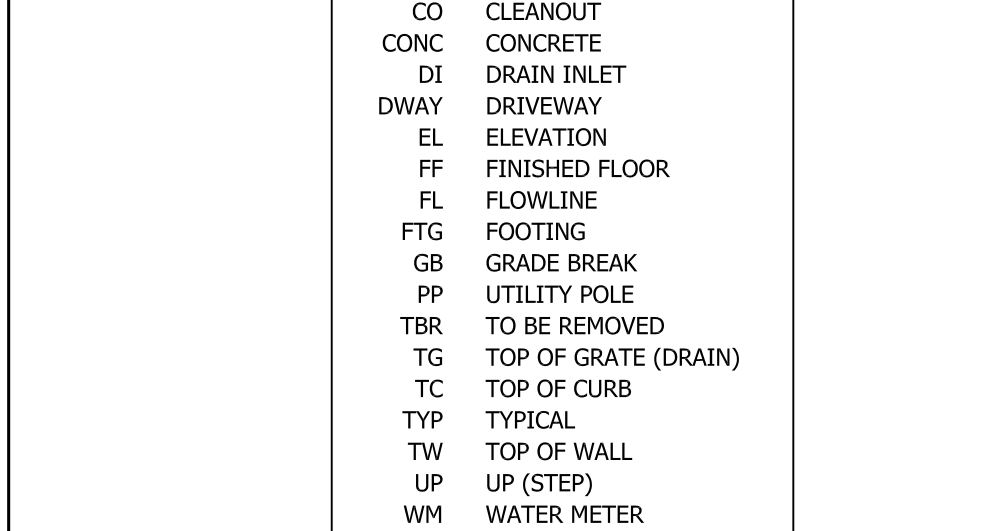
ABBREVIATIONS

| | |
|--------|-----------------------|
| APPROX | APPROXIMATE |
| BLDG | BUILDING |
| CMU | CONCRETE MASONRY UNIT |
| CO | CLEANOUT |
| CONC | CONCRETE |
| DJ | DRAIN INLET |
| DWAY | DRIVEWAY |
| EL | ELEVATION |
| FF | FINISHED FLOOR |
| FL | FLOWLINE |
| FTG | FOOTING |
| GB | GRADE BREAK |
| PP | UTILITY POLE |
| TBR | TO BE REMOVED |
| TG | TOP OF GRATE (DRAIN) |
| TC | TOP OF CURB |
| TYP | TYPICAL |
| TW | TOP OF WALL |
| UP | UP (STEP) |
| WM | WATER METER |

EXISTING FRANCHISE UTILITY TABLE

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

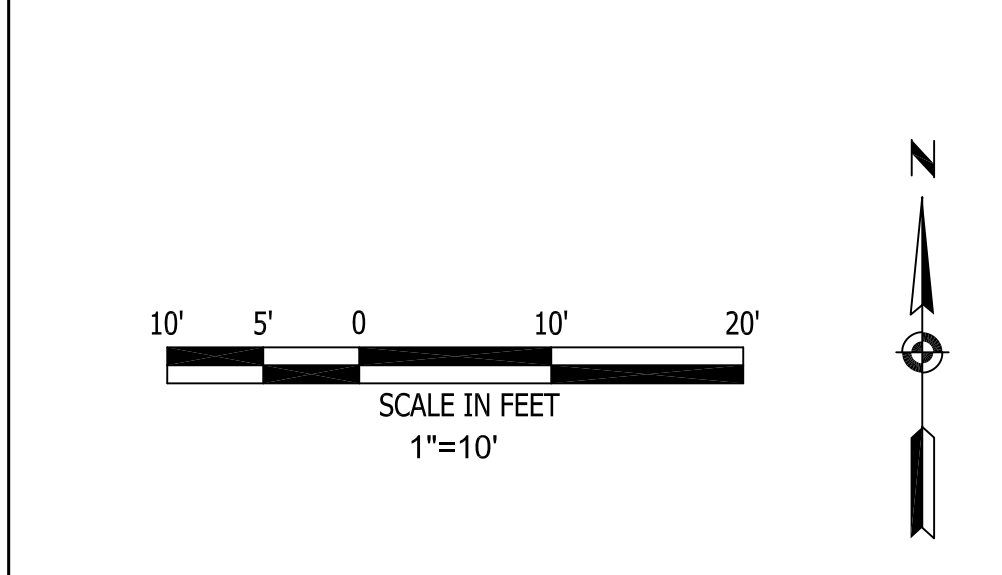
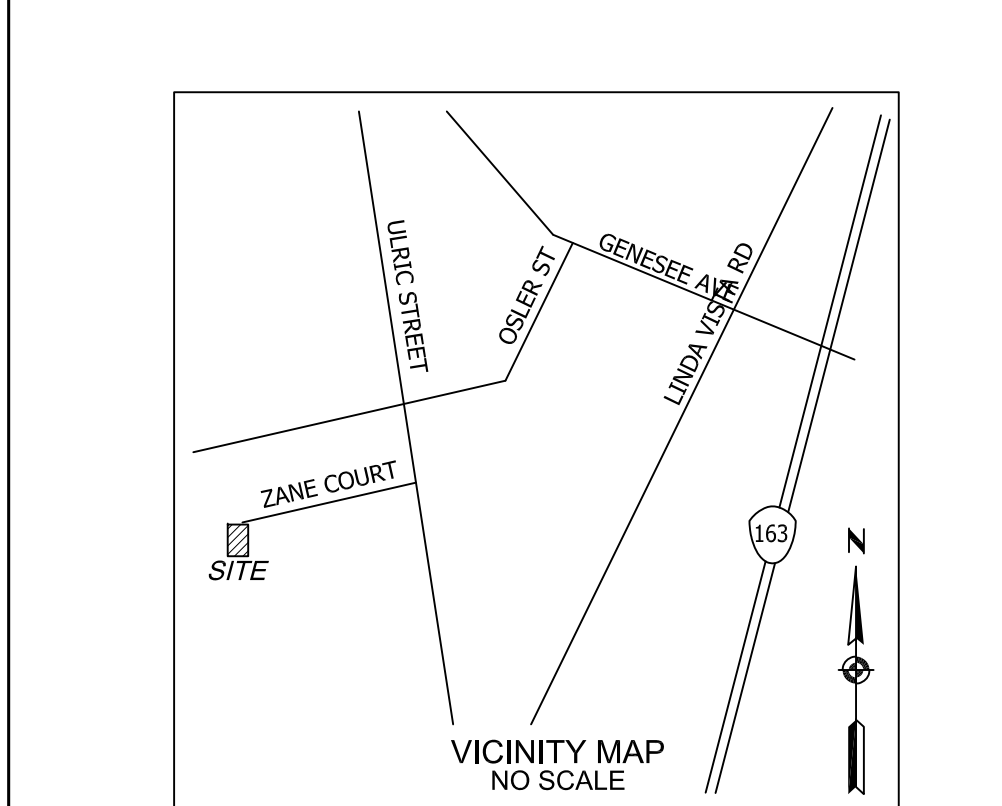
THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH THE APPROPRIATE PERMITS.



EXISTING FRANCHISE UTILITY TABLE

| (TYPE) | (STATUS) |
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| ELECTRIC | OVERHEAD |
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| 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



PRELIMINARY 01/07/2021
 VERNON V. FRANCK, PLS 7927 DATE
 LICENSE RENEWS 12/31/2021