



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 21, 2018 REPORT NO. PC-18-074
HEARING DATE: November 29, 2018
SUBJECT: B STREET TM. Process Four Decision
PROJECT NUMBER: [585184](#)
OWNER/APPLICANT: GH3 LLC / Christensen Surveying & Engineering, Inc.

SUMMARY

Issue: Should the Planning Commission approve a Tentative Map to consolidate six existing lots into one lot, and create 11 residential condominium units, in an under-construction development and waive the requirement to underground existing offsite overhead utilities, at 2871–2891 B Street, in the Golden Hill Community Planning area?

Staff Recommendation: APPROVE Tentative Map No. 2080309 (including waiver of the requirement to underground overhead utilities).

Community Planning Group Recommendation: On April 11, 2018, the Greater Golden Hill Planning Committee voted 7-1-2 to recommend approval of the project with no conditions (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. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 11, 2018, and the opportunity to appeal that determination ended October 25, 2018 (Attachment 5).

Fiscal Impact Statement: All cost associated with this project are paid for by a deposit account funded by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: Project approval would allow the creation of 11 residential condominium units in an under-construction multi-family project. The applicant paid an in-lieu fee at the time of building permit issuance to comply with the City's Affordable Housing Regulations.

BACKGROUND

The project site is located eight blocks north of State Route 94, on the south side of B Street, mid-block between 28th Street and 30th Street. The 0.589-acre site is located at 2871–2891 B Street, within the RM-2-5 Zone, which would allow a maximum of 17 units onsite. The site is also located within the Residential Tandem Parking, Transit Area, Airport Influence, Airport Land Use Compatibility Plan, and FAA Part 77 Noticing overlay areas, within the Golden Hill Community Plan in Council District Three. The Community Plan designates the site for multi-family residential development at a rate of 15-29 dwelling units per acre or 9-17 units allowed onsite. The site is located in a developed, urban neighborhood surrounded by single- and multi-family development to the north, south, east and west.



On March 15, 2017, Site Development Permit No. 1487345 and Easement Vacation No. 1487342 (Project No. [422242](#)) were approved for the site. The permits were record on April 5, 2017, and 11 units are under construction (Project No. [527978](#)). The 11 residential units consist of five three-bedroom units that range in size from 1,725 to 1,800 square feet, and the remaining six units provide two-bedrooms that range in size from 1,328 to 1,725 square feet. All of the units contain attached two car garages. At the time of Site Development Permit approval, the site was located in the GH-1500 Zone of the Golden Hill Planned District Ordinance (GHPDO), which allowed one unit per 1,500 square feet of lot area or 17 units allowed on site. The current RM-2-5 zone was applied to the site in January 2017.

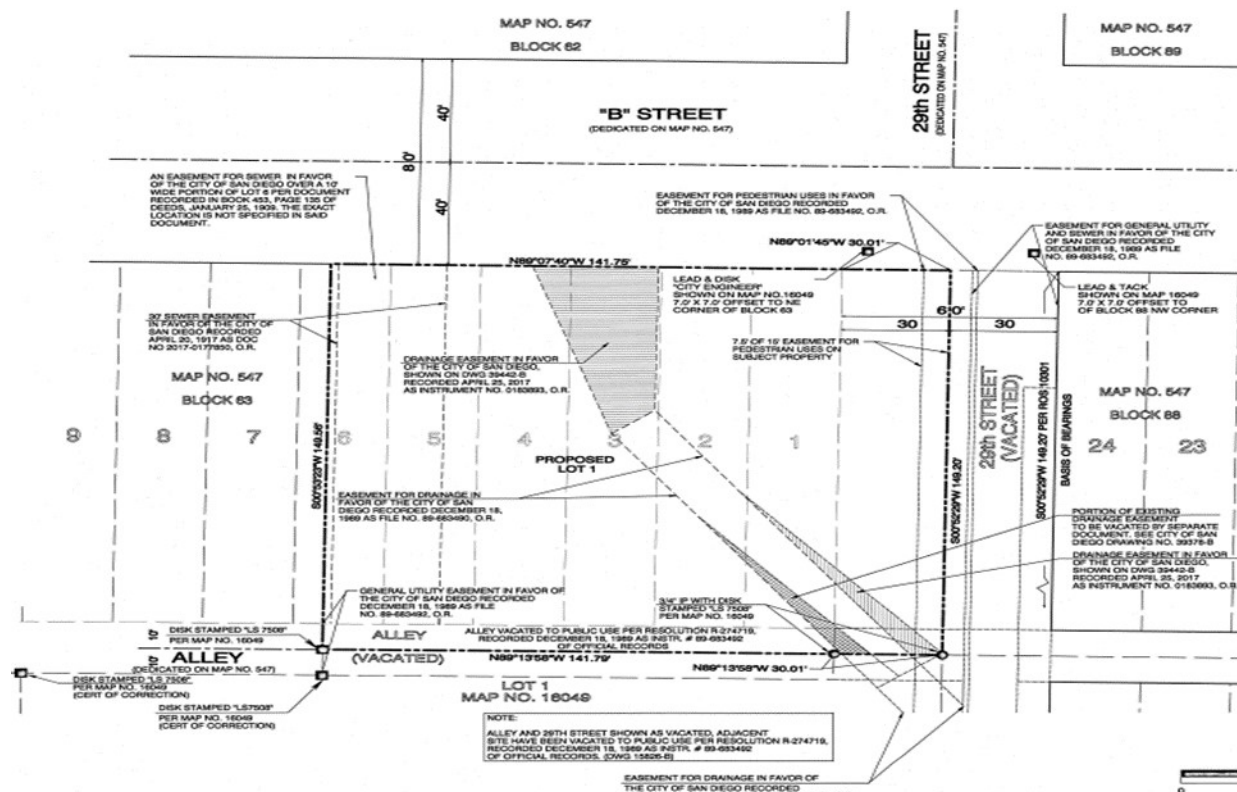
This application is for the creation of 11 residential condominium units that are currently under construction via ministerial construction permits (Project No. 527978). There are existing overhead utilities adjacent to the project site on B Street. The project has also requested a waiver of the requirements to underground privately owned utility system and service facilities.

DISCUSSION

Tentative Map Process

The application is requesting the approval of a Tentative Map in accordance with the [SDMC Section 125.0410](#) to consolidate six existing lots into one lot and create 11 residential condominium units in the under-construction project described above. No new physical development is proposed with this mapping action.

The proposed project requires a Process Four, Planning Commission decision with appeal right to City Council. According to [SDMC Section 125.0440](#), Findings for a Tentative Map, the decision maker may approve a Tentative Map 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.



Overhead Utility Underground Waiver

There are existing off-site overhead utilities abutting the project site along the B Street right-of-way. Pursuant to [SDMC Section 144.0240\(b\)\(5\)](#), the applicant has requested a waiver of the requirement to underground these utilities. The project qualifies for the waiver in accordance to [SDMC Section 144.0242\(c\)\(1\)\(B\)](#), as 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 site is located adjacent to Block 8A (completed) and Block 8C which is anticipated to begin construction in 2020.

Community Plan Analysis

The Golden Hill Community Plan designates the 0.589-acre site for residential medium development at a rate of 15-29 dwelling units per acre, or 9-17 units allowed on site. The project proposes a Tentative Map for the creation of 11 residential condominium units in an under-construction development, approved by-right under Project No. 527978. The creation of 11 residential condominium units will not adversely affect the Golden Hill Community Plan allowed land use as it falls within the recommended density range.

The subdivision meets the community plan and zone density policy requirements by providing a diverse mix of housing types and forms consistent with allowable densities and urban design policies. As well as, the subdivision would provide for-sale opportunities of two and three- bedroom units of varying sizes.

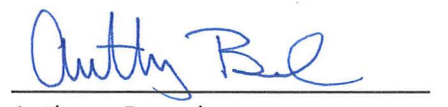
CONCLUSION:

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

ALTERNATIVES

1. Approve Tentative Map No. 2080309, with modifications.
2. Deny Tentative Map No. 2080309, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,


P.J. Fitzgerald
Assistant Deputy Director
Development Services Department
Anthony Bernal
Development Project Manager
Development Services Department

Attachments:

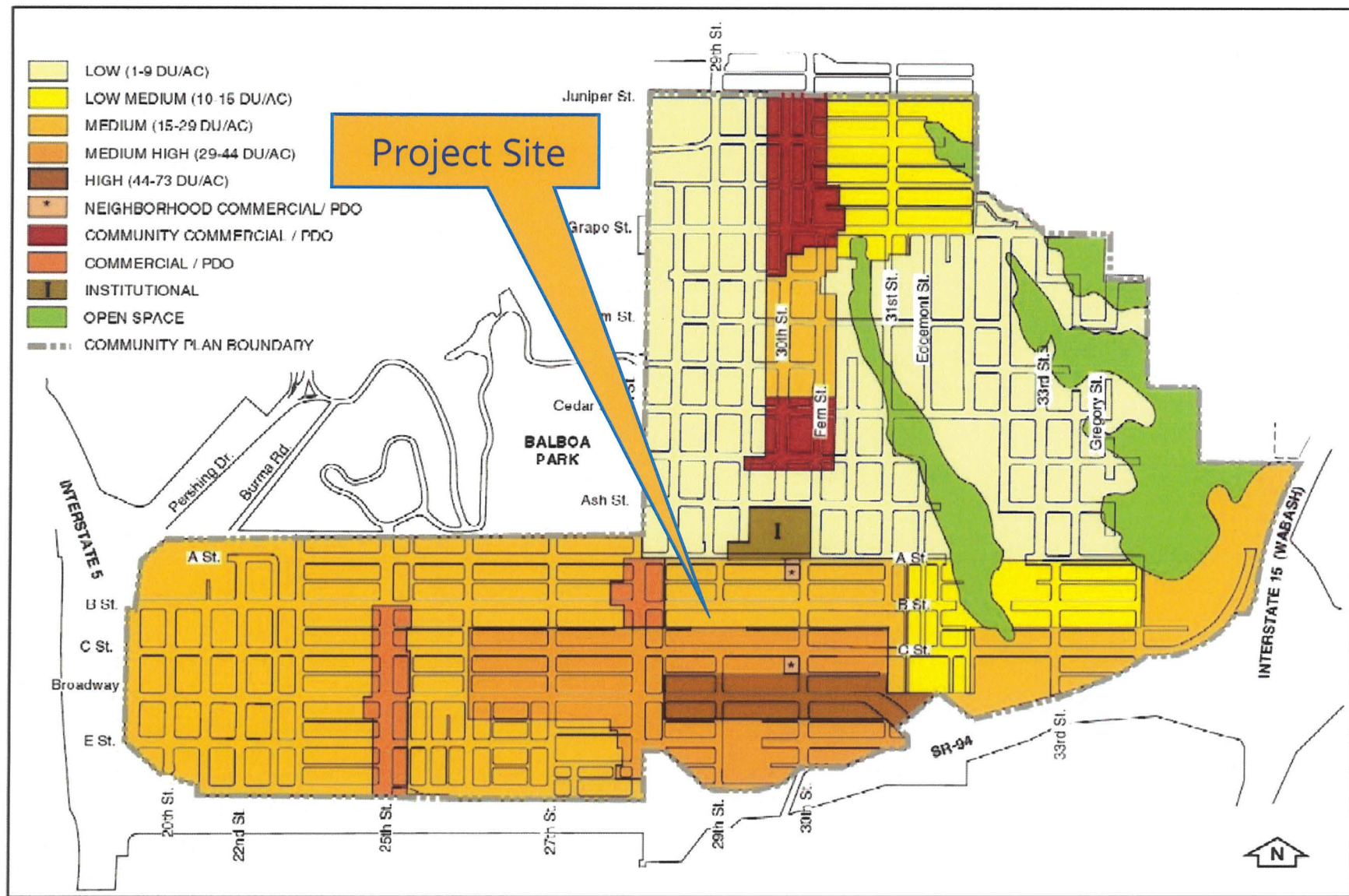
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Map Resolution with Findings and Conditions
5. Environmental Exemption and Notice of Right to Appeal Environmental Determination
6. Tentative Map Exhibit
7. Community Planning Group Recommendation
8. Ownership Disclosure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



Project Location Map

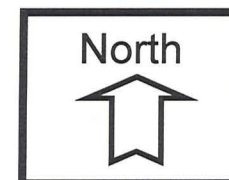
B Street TM / 2871 - 2877 B Street
PROJECT NO. 585184

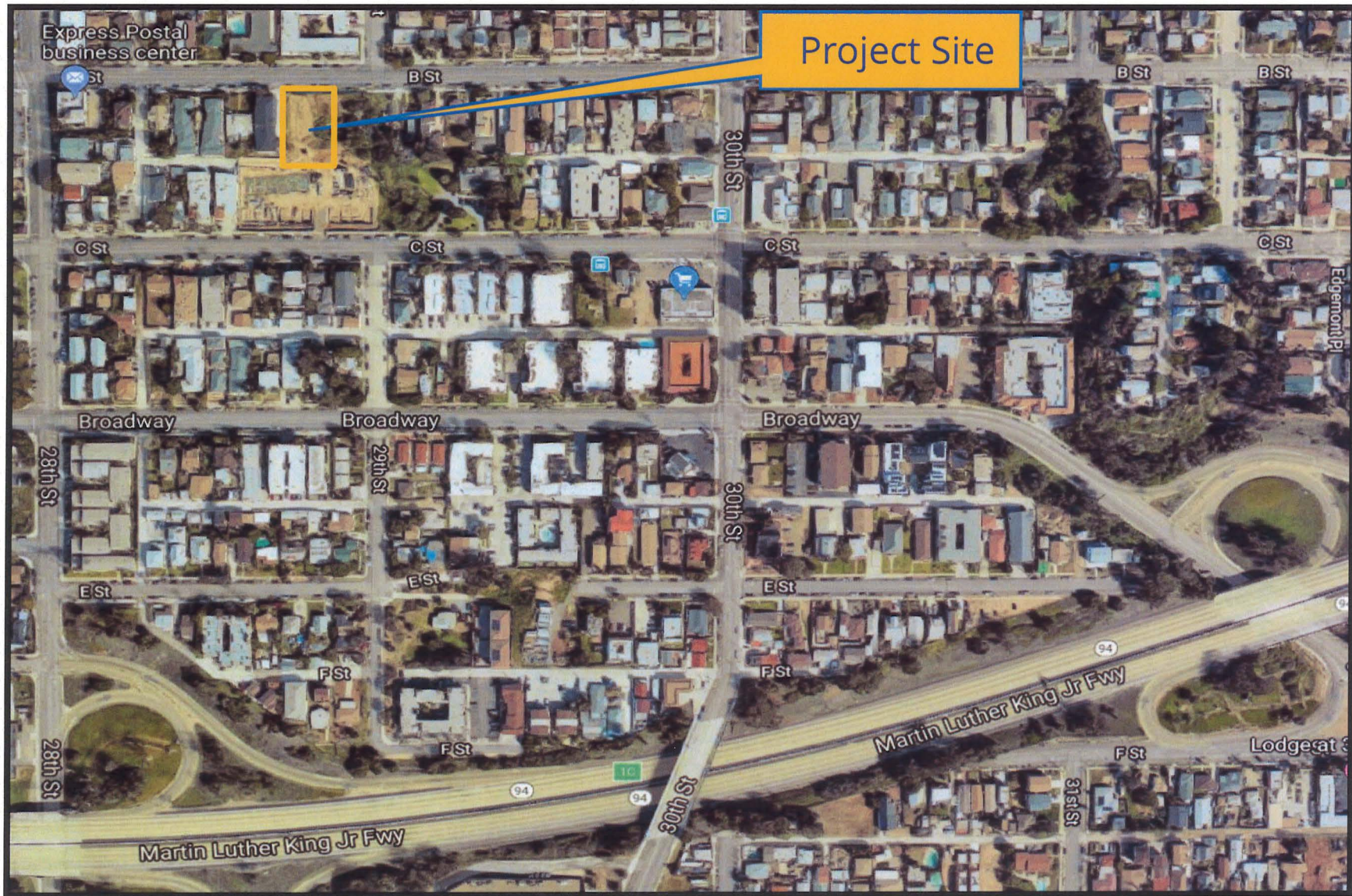




Land Use Map

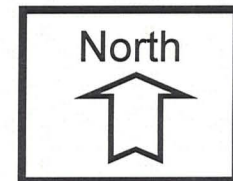
B Street TM / 2871 - 2877 B Street
PROJECT NO. 585184





Aerial Photo

B Street TM / 2871 - 2877 B Street
PROJECT NO. 585184



PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 2080309
B STREET TM - PROJECT NO. 585184
ADOPTED BY RESOLUTION NO. R-_____ ON NOVEMBER 29, 2018

GENERAL

1. This Tentative Map will expire on December 13, 2021.
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 Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. 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 Subdivider of any claim, action, or proceeding, or if 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 both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

5. Prior to the recordation of the Final Map, the Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
6. Prior to the recordation of the Final Map, the Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

7. Prior to the recordation of the Final Map, the Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 1845786 - Project No. 525786 including reconstruction of curb, gutter, sidewalk (39857-D) per current city standards along entire property frontage.
8. 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.
9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
10. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

11. Prior to the expiration of the tentative map, a Final Map to consolidate and subdivide the properties into 11 residential condominium units shall be recorded in the County Recorder's office.
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. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
14. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

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

15. "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."

16. The Final Map shall:

- a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission 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 USC § 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 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, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24007645

PLANNING COMMISSION
RESOLUTION NUMBER R-_____
TENTATIVE MAP NO. 2080309, B STREET TM - PROJECT NO. 585184

WHEREAS, GH3 LLC, Subdivider, and Antony Christensen, Surveyor, submitted an application to the City of San Diego for Tentative Map No. 2080309 for the creation of 11 condominium units currently under construction, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 2871–2891 B Street, in the RM-2-5 zone, within the Golden Hill Community Plan. The property is legally described as Lots 1 through 5 inclusive and the East 16 2/3 feet of Lot 6, in Block 63 of E.W. Morse's Subdivision of Pueblo Lot 1150, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 547, filed in the Office of the County Recorder of San Diego County, December 30, 1871. Also including that portion of the Northerly 1/2 of the Alley lying Southerly of said Lots 1 through 5 and portion of Lot 6 and the West 1/2 of 29th Street adjoining Lot 1 and the vacated alley on the East, as closed and vacated to public use per resolution of the City of San Diego, a certified copy of which recorded December 18, 1989 as Document No. 89-683492 of Official Records; and

WHEREAS, the Map proposes the Subdivision of a 0.589-acre site into 11 units for residential condominium development; and

WHEREAS, on October 11, 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 Guideline Section 15305 (Minor Alterations); 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 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 11; 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) 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 November 29, 2018, the Planning Commission of the City of San Diego considered Tentative Map No. 2080309, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code sections 125.0440 (tentative map), and 144.0240 (undergrounding) 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 Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2080309:

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

The applicant is requesting a Tentative Map to consolidate six existing lots into one lot, and create 11 residential condominium units, currently under construction (PTS 527978), and to waive the requirements to underground existing offsite overhead utilities. The 0.589-acre site is located at 2871-2891 B Street, within the RM-2-5 base zone. The Community Plan designates the site for multi-family residential development at a rate of 15-29 dwelling units per acre or 9-17 units onsite, which is consistent with the 11 units proposed.

The subdivision meets the community plan and zone density policy requirements by providing residential development that complements the scale and architecture of other buildings within the same block. The project maintains shared characteristics such as setbacks, heights, and rooflines, and massing. As well as, the subdivision would provide for-sale opportunities of two and three-bedroom units of varying sizes. The 11 units range from 1,326 square feet to 1,800 square feet and provide two parking spaces per unit. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals and objectives of the applicable land use plan.

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

The applicant is requesting a Tentative Map to consolidate six existing lots into one lot, and create 11 residential condominium units, currently under construction (PTS 527978), and to waive the requirements to underground existing offsite overhead utilities. The 0.589-acre site is located at 2871 - 2891 B Street, within the RM-2-5 base zone.

The under construction project was reviewed by City Staff, and as proposed, complies with all applicable development regulations including lot dimensions/size, setbacks, height, floor area ratio, landscape, parking, and open space requirements. No deviation requests are included with this application. The development is being constructed in accordance with the San Diego Municipal Code's base zone regulations. The City of San Diego approved the residential development's ministerial building permits under Project No. 527978. The Tentative Map would create condominiums for home ownership opportunities and does not affect the previously approved building permits.

There are existing overhead utility lines serving the project site, which are located offsite in the B Street right-of-way. SDMC Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. The requested waiver qualifies under the guidelines of SDMC Section 144.0242(c)(1)(B) as the conversion involves a short span of overhead facilities (less than a full block in length) and would not represent a logical extension to an underground facility. The City's undergrounding Master Plan designates the site adjacent to Block 8A (completed) and 8C which is anticipated to begin construction in 2020. Notwithstanding the requested waiver, the project is required to underground any new service run to a new or proposed structure within the subdivision. Therefore, 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.

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

The previously-graded, generally level site contains 11 units under construction (Project No. 527978). The subdivision is surrounded on all sides by similar residential development and is served by existing water, sewer, gas, and electrical utility infrastructure. Access is provided by the developed B Street right-of-way at the front which includes curb, gutter, and sidewalk. The subdivision will reconstruct the existing driveway on B Street (Project No. 525786) and damaged portions of the curb, gutter, sidewalk, to current City Standards. The site is within the RM-2-5 base zone which allows for the development of 17 residential units onsite. The subdivision is consistent with the Greater Golden Hill Community Plan land use designation, which allows 15-29 dwelling units per acre, or 17 residential units onsite. 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 previously-graded, generally level site contains 11 units currently under construction approved under Building Permit Project No. 527978, and is located in a developed, urban neighborhood surrounded on all sides by similar residential development.

There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site. The design of the subdivision includes conditions and corresponding exhibits of approvals to achieve compliance with the regulations of the San Diego Municipal Code, which control pollution or runoff from the site during construction. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife on their habitat.

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

The previously-graded, generally level site contains 11 units currently under construction approved under Building Permit Project No. 527978, and is located in a developed, urban neighborhood surrounded on all sides by similar residential development. The subdivision is served by existing water, sewer, gas, and electrical utility infrastructure. The project includes conditions and corresponding exhibits of approvals to achieve compliance with the regulations of the San Diego Municipal Code, for the public health, safety, and welfare. Access is provided by the developed B Street right-of-way at the front which includes curb, gutter, and sidewalk. To improve public safety, the subdivision will reconstruct the existing driveway on B Street and damaged portions of the curb, gutter, sidewalk, to current City Standards. 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.

There are no existing easements acquired by the public at large for access through or use of the property within the proposed subdivision, therefore, the design of the subdivision or the type of improvements will not conflict with the easements acquired by the public at large for access through or use of the 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 proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. Each unit contains exposed elevations to ensure passive cooling through cross-ventilation of the interior spaces.

Each unit will have the opportunity through building material, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible or future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The applicant is requesting the approval of a Tentative Map to consolidate six existing lots into one lot, and create 11 residential condominium units, currently under construction (Project No. 525978), and to waive the requirements to underground existing offsite overhead utilities. The 0.589-acre site is located at 2871-2891, B Street in the RM-2-5 zone, within the Golden Hill Community Plan area. The Community Plan designates the site for multi-family residential development at a rate of 15-29 dwelling units per acre or 9-17 units onsite, which is consistent with the 11 units proposed.

The applicant has satisfied the affordable housing requirements through the payment of an in-lieu fee at the time of ministerial construction permit issuance, as allowed by the SDMC. In addition, the project paid the required Development Impact Fees (DIF) with issuance of the construction permits. The project site is served by existing public infrastructure, including water, sewer, electrical and gas lines. Public services in the nearby area include parks, bike paths, beaches, nearby transit, commercial centers, and community resources. There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site.

The decision maker has reviewed the administrative record including the project plans, environmental documentation, and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Therefore, the effects of the proposed subdivision are balanced with the needs of public services and available fiscal and environmental resources, consistent with the housing needs anticipated for the Greater Golden Hill Community Planning area.

The above 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 Planning Commission, Tentative Map No. 2080309, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to GH3 LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By

Anthony. Bernal
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007645



THE CITY OF SAN DIEGO

Date of Notice: October 11, 2018

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007645

PROJECT NAME/NUMBER: B Street TM /585184

COMMUNITY PLAN AREA: Greater Golden Hill Community Planning Area

COUNCIL DISTRICTS: 2

LOCATION: 2871 B Street, San Diego, CA 92101

PROJECT DESCRIPTION: Tentative Map (TM) for consolidation and sub division of six existing lots and vacation of 29th street and alley into one lot for an eleven-unit condominium development project. The eleven units are currently under construction. The 0.589-acre site is located at 2871, 2873, 2875, 2877, 2879, 2883, 2885, 2887, 2889, 2891, B Street and 1222 1st Avenue, within the RM-2-5 base zone which allows for the development of eleven residential units onsite. The subdivisions are consistent with Golden Hill Community Plan land use designation, which allows up to seventeen residential units onsite. The subdivision is also consistent with the General Plan land use designation for residential medium density land use at 16-29 dwelling units per acre, or 17 allowed onsite

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego, Planning Commission

ENVIRONMENTAL DETERMINATION: Section 15305 (Minor Alterations)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego, Development Services Department

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review and determined that the project would qualify to be Categorically exempt from CEQA pursuant to Section 15305 (Minor Alterations). 15305 allows for the minor alterations in land use limitations as long as the area does not contain average slopes greater than 20 percent and would not result in changes in land use density. The project site is currently under construction and the building lots have been leveled to accommodate the approved development. Since the project would only consolidate and subdivide lots for a previously approved condominium project on land that does not

contain slopes greater than 20 percent the exemption is appropriate. City staff has reviewed the project and determined that no impacts would occur, and the exceptions listed in section 15300.2 do not apply

DEVELOPMENT PROJECT MANAGER: Anthony Bernal
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER: Aqbernal@sandiego.gov (619) 446-5147

On October 11, 2018 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice and therefore the appeal would end on October 25, 2018. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

DEVELOPMENT SUMMARY

PROJECT SUMMARY:

THE TENTATIVE MAP PROPOSES THE CONSOLIDATION AND SUBDIVISION OF 6 EXISTING LOTS AND VACATED 29TH STREET AND ALLEY INTO ONE LOT FOR AN 11 UNIT CONDOMINIUM DEVELOPMENT PROJECT. THE 11 UNITS ARE UNDER CONSTRUCTION. GRADING, AND RIGHT OF WAY IMPROVEMENTS ARE PER DWG 52857-D (PTS 525786 / PERMIT NO. 184786. BUILDING PERMIT IS PER PTS 525786 / APPROVAL NUMBERS 1854630 & 1854645).

LEGAL DESCRIPTION:

LOTS 1 THROUGH 6 INCLUSIVE AND THE EAST 18.25 FEET OF LOT 6 IN BLOCK 63 OF E.W. MORSE'S SUBDIVISION OF PUEBLO LOT 150, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 547, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1871. ALSO INCLUDING THAT PORTION OF THE NORTHERLY 1/2 OF THE ALLEY LYING SOUTHERLY OF SAID LOTS 1 THROUGH 6 AND PORTION OF LOT 6 AND THE WEST 1/2 OF 29TH STREET ADJOINING LOT 1 AND SAID VACATED ALLEY, AS CLOSED AND VACATED TO PUBLIC USE PER RESOLUTION OF THE CITY OF SAN DIEGO, A CERTIFIED COPY OF WHICH RECORDED DECEMBER 18, 1989 AS FILE NO. 89-683492 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBERS: 639-521-01-02.

OWNER:

GH3 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
P.O. BOX 231446
ENCINITAS, CA 92023

TYPE OF CONSTRUCTION/OCCUPANCY CLASSIFICATION:

CONSTRUCTION CLASSIFICATION:
TYPE (V) - SPRINKLERED (NFA 130)

OCCUPANCY CLASSIFICATION:

RESIDENTIAL GROUP (R-3)

PRIVATE GARAGE (U)

ZONING:

GOLDEN HILL PLANNED DISTRICT

GH 1500:

SETBACK:

FRONT: 10' (7' ADDITIONAL SETBACK ABOVE 2ND STORY)

REAR: 15' (5' ADDITIONAL SETBACK ABOVE 2ND STORY)

SEE SDP 1487345 (PTS 422242) FOR DEVIATIONS FOR LEVEL 2 BALCONIES

(1/2 REAR SETBACK WHERE 15' IS OTHERWISE REQUIRED)

OVERLAY ZONES:

RESIDENTIAL TANDEM PARKING

TRANSIT AREA

AIRPORT INFLUENCE AREA

AIRPORT LAND USE COMPATIBILITY PLAN

65-70 (25) NOISE EQUIVALENT LEVEL IN THE ALUCP

FA PART 7 NOTICING AREA

AREA:

SITE AREA: 0.589 ACRES (25,664 SQUARE FEET)

GROSS FLOOR AREA: 22,131 SQUARE FEET

(TOTAL ENCLOSED SPACE)

USES:

CURRENT USE:

VACANT

PROPOSED USE:

11 RESIDENTIAL CONDOMINIUM UNITS

BUILDING PERMIT PTS 525786

THIS PERMIT IS NOT FOR THE CONSTRUCTION OF THE DWELLING UNITS

TITLE NOTES:

PRELIMINARY TITLE REPORT PROVIDED BY WESTERN RESOURCES TITLE COMPANY, ORDER NO. 112823 (E) DATED OCTOBER 23, 2017.

ITEMS EXIST IN SCHEDULE B OF THE PRELIMINARY TITLE REPORT THAT CAN NOT BE PLOTTED SEE TITLE REPORT.

1. AN EASEMENT FOR SEWER PIPELINE AND RIGHTS INCIDENTAL THERETO

IN FAVOR OF THE CITY OF SAN DIEGO RECORDED JANUARY 25, 1909, IN

BOOK 453, PAGE 135 OF DEEDS, THE EXACT LOCATION OF THE EASEMENT

IS NOT DISCLOSED OF RECORD AND IS NOT PLOTTED.

2. AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO

IN FAVOR OF THE CITY OF SAN DIEGO, RECORDED DECEMBER 13, 1989 AS

INSTR. # 89-683492, OF OFFICIAL RECORDS, THE EXACT LOCATION OF THE

EASEMENT IS NOT DISCLOSED OF RECORD AND IS NOT PLOTTED.

UTILITY TABLE

TELE (AT&T): UNDERGROUND

CATV (COX): UNDERGROUND

ELEC (SD&E): UNDERGROUND

RESIDENTIAL UNIT TABULATION

UNIT	LIVING AREA	PARKING AREA	DECK AREA	BEDROOMS	PARKING SPACES
1	1,800 SF	411 SF	209 SF	3	2
2	1,791 SF	418 SF	184 SF	3	2
3	1,565 SF	408 SF	225 SF	2	2
4	1,435 SF	419 SF	225 SF	2	2
5	1,565 SF	408 SF	225 SF	2	2
6	1,789 SF	377 SF	177 SF	3	2
7	1,725 SF	381 SF	167 SF	3	2
8	1,725 SF	381 SF	167 SF	3	2
9	1,870 SF	381 SF	129 SF	3	2
10	1,328 SF	411 SF	112 SF	2	2
11	1,328 SF	411 SF	112 SF	2	2

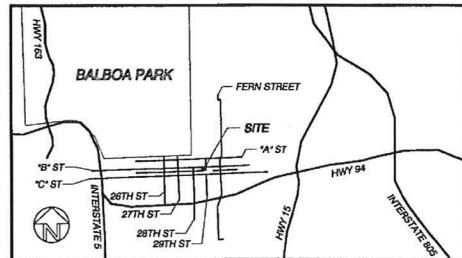
TOTAL OFF-STREET PARKING SPACES:

SPACES REQUIRED PER TABLE 142-05C (2.0/3 BDRM UNIT X 6 UNITS) = 12 SPACES

(1.7/2 BDRM UNIT X 6 UNITS) = 8.75 SPACES

SPACES REQUIRED = 21 SPACES

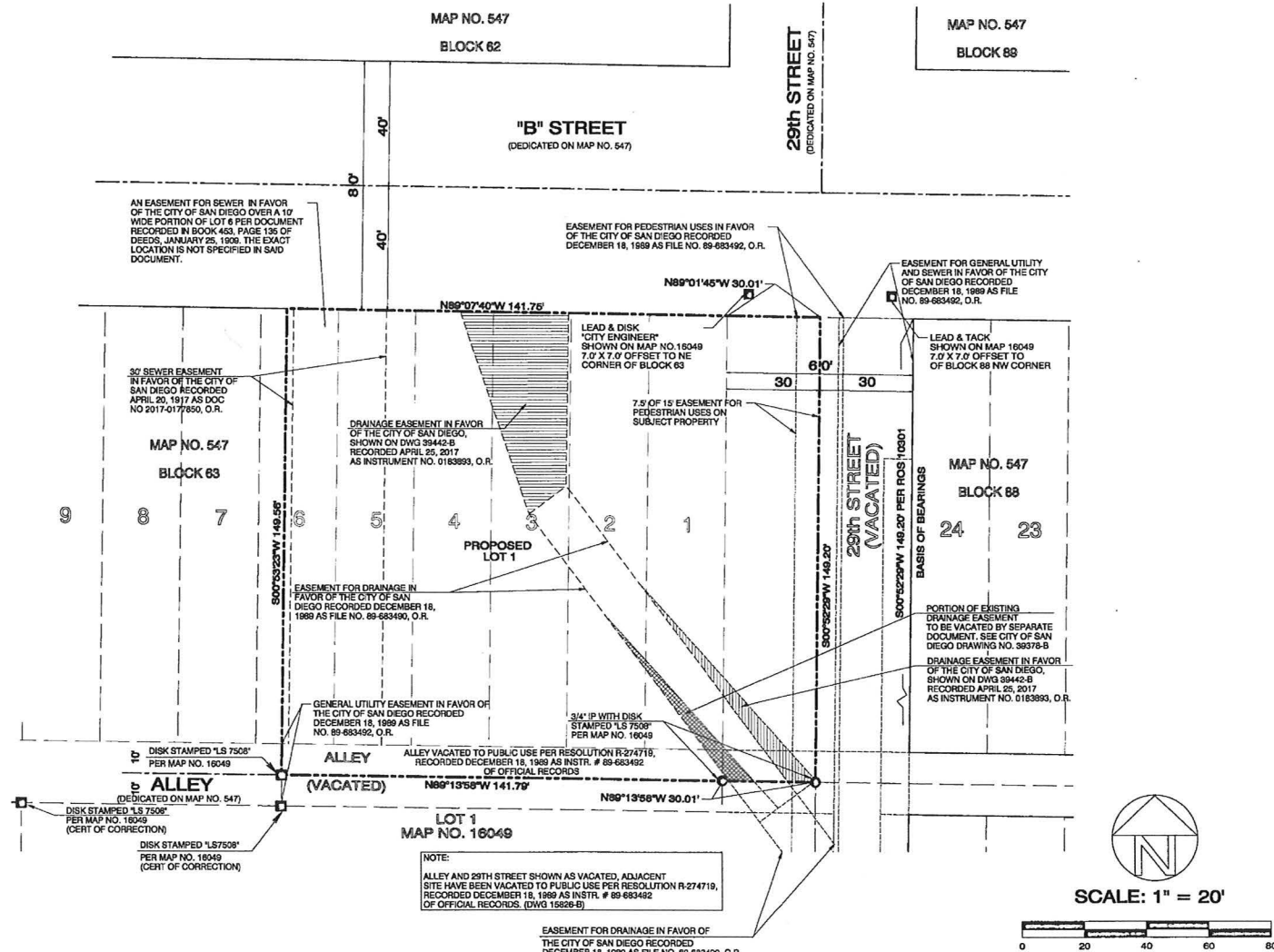
SPACES PROVIDED = 22 GARAGE SPACES ON-SITE



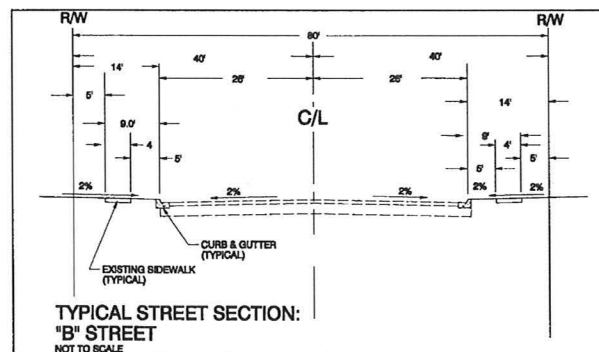
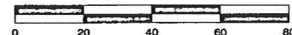
VICINITY MAP



CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (858) 271-9901 FAX: (858) 271-8912



SCALE: 1" = 20'



TYPICAL STREET SECTION:
"B" STREET
NOT TO SCALE

TENTATIVE MAP NO. 2080309 PTS NO.585184 CONDOMINIUM CREATION

BASIS OF BEARINGS

THE WESTERLY LINE OF BLOCK 88, MAP NO. 547 AS SHOWN ON RECORD OF SURVEY NO. 10801, I.E. N 0°22'20" E.

BENCHMARK

CITY OF SAN DIEGO BRASS PLUG IN TOP OF CURB AT THE NORTH-WEST CORNER OF 28TH STREET AND B STREET. ELEVATION 203.875 MEAN SEA LEVEL N.G.V.D. 1929 (DESTROYED). SECONDARY BENCHMARK IS 7' X 7' OFFSET LEAD & TACK TO THE NORTHWEST CORNER BLOCK 88, MAP NO. 547. ELEVATION: 201.70 MEAN SEA LEVEL N.G.V.D. 1929.

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS PHOTOGRAMMETRIC SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING IN JULY 15, 2004, CONFIRMED IN JUNE 2016.
2. THE USE OF PROPOSED LOT 1 IS FOR 11 RESIDENTIAL CONDOMINIUM UNITS.
3. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
4. THE EXISTING NUMBER OF LOTS ARE SIX. THE PROPOSED NUMBER OF LOTS IN THIS SUBDIVISION IS 11.
5. DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER PHPS POLICY P-00-8 (JFC 801.4.4).
6. THE DEVELOPMENT PROPOSES TO PROVIDE 22 ENCLOSED PARKING SPACES.
7. NAD27 COORDINATES = 200-1727. NAD83 COORDINATES = 1840-6287.
8. A FINAL MAP FILED AT THE COUNTY RECORDERS OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP SHALL BE REQUIRED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE FINAL MAP.
9. SUFFICIENT MONUMENTATION EXISTS TO RECREATE BOUNDARY OF PROJECT AND TO PERMIT A MAP PROCEDURE OF SURVEY.
10. THE ASSESSOR PARCEL NUMBERS ARE: 639-521-01-00 & 539-521-02-00.
11. VARIOUS RECIPROCAL EASEMENTS SHALL BE GRANTED BETWEEN PROPOSED UNITS FOR UTILITIES, ACCESS AND DRAINAGE, INCLUDING A GENERAL FLOWAGE EASEMENT FOR DRAINAGE WHERE NOT OTHERWISE PART OF COMMON AREA, AS PART OF THE CC&RS.
12. GRADING AND IMPROVEMENT PLAN 39857-D (PTS 525786 / PERMIT NO. 184786) PROVIDES FOR IMPROVEMENTS FRONTING THE SITE, INCLUDING NEW CURB, GUTTER AND SIDEWALK, DRAINAGE AND WATER SERVICES. NEW WASTEWATER IS PROVIDED IN SEWER EASEMENT AT REAR OF SITE.
13. RESIDENTIAL UNIT CONSTRUCTION IS BY BUILDING PERMIT (PTS 525786 / APPROVAL NUMBERS 1854630 & 1854645).
14. SEE SDP 1487345 (PTS 422242) FOR DEVIATIONS:
FOR LEVEL 2 BALCONIES: 12' REAR SETBACK WHERE 15' IS OTHERWISE REQUIRED.
FOR B STREET ACCESS TO UNITS 7, 8 & 9 WHERE ALLEY ACCESS IS OTHERWISE REQUIRED
TO PROVIDE 13% TRANSPARENCY IN THE STREET WALL FOR UNITS 7 & 9 WHERE 15% IS OTHERWISE REQUIRED
ALLOW 35' HEIGHT LIMIT ABOVE GRADE WHERE 30' IS OTHERWISE REQUIRED.
15. NO TRANSIT STOPS ARE PROPOSED OR EXIST FRONTING PROJECT SITE.
16. THIS IS 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. TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 11.
17. EXISTING SURVEY MONUMENT AS NOTED:
18. A WAIVER OF UNDERGROUNDING OF OVERHEAD UTILITIES IS REQUESTED.
19. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL OTHER THAN TREES, WITHIN THE RIGHT-OF-WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
20. ENGINEERING REVIEW HAS DETERMINED THE PROJECT IS IN COMPLIANCE WITH CURRENT STREET LIGHT STANDARDS ACCORDING TO THE CITY OF SAN DIEGO STREET DESIGN MANUAL AND COUNCIL POLICY 200-18.

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE MAP AND THAT SAID MAP SHOWS ALL OF MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

MATTHEW GORDON FOR
GH3 LLC
DATE: 07/25/2018

ANTONY K. CHRISTENSEN, ROE 64021
LS 7506

JULY 25, 2018
Date



Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (858) 271-9901

Project Address:

"B" STREET AT 29TH STREET
SAN DIEGO, CA 92101

Project Name:

"B" STREET ROW HOMES

Revision 6:

Revision 5:

Revision 4:

Revision 3:

Revision 2: 07-25-18 ADDRESS CITY COMMENTS

Revision 1: 04-11-18 ADDRESS CITY COMMENTS

Original Date: NOVEMBER 10, 2017

Sheet Title:

TENTATIVE MAP

Sheet 1 of 4 Sheets

TENTATIVE MAP NO. 2080309 **PTS NO.585184** **CONDOMINIUM CREATION** **SITE PLAN**

NOTES

IMPROVEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE FOLLOWING PLANS/PERMIT. NO ADDITIONAL IMPROVEMENTS ARE PROPOSED BY THIS TENTATIVE MAP.

1. GRADING AND IMPROVEMENT PLAN 30857-D (PTS 525796 / PERMIT NO. 184788) PROVIDES FOR IMPROVEMENTS FRONTING THE SITE, INCLUDING NEW CURB, GUTTER AND SIDEWALK, DRIVEWAY AND WATER SERVICES. NEW WASTEWATER IS PROVIDED IN SEWER EASEMENT AT REAR OF SITE.
2. RESIDENTIAL UNIT CONSTRUCTION IS BY BUILDING PERMIT (PTS 527878 / APPROVAL NUMBERS 1854630 & 1854845).

LEGEND

PREVIOUSLY APPROVED ONSITE AND OFFSITE IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
PROPOSED SPOT ELEVATION		27.8 FS
PROPOSED RETAINING WALL (BY SEPARATE PERMIT)		
PROPOSED NON-RETAINING WALL (BY SEPARATE PERMIT)		
PROPOSED BIORETENTION BASIN WALL (PVT)		
LANDSCAPED SURFACE (PVT)		
PROPOSED CURB RAMP (PUB)	SDG-133, TYPE B	
PROPOSED 20' DRIVEWAY	SDG-180	
PROPOSED 8" TYPE B-2 CURB INLET (PUB)	SDO-116	
PROPOSED TYPE A-4 CLEANOUT (PUB)	D-08	
PROPOSED TYPE A-8 CLEANOUT (PUB)	D-09	
PROPOSED 1" COPPER IRRIGATION SERVICE (PVT)	SDW-148, WS-03	
PROPOSED 2" COPPER WATER SERVICE (PVT)	SDW-148, WS-03	
PROPOSED 6" PVC SEWER MAIN (PVT)	SDW-136, 149	
PROPOSED 2" WATER MAIN (PVT)		
PROPOSED AREA/ATRIUM DRAIN (PVT)		
PROPOSED CATCH BASIN (PVT)		
PROPOSED TRENCH DRAIN (PVT)		
PROPOSED HEADWALL (PVT)	D-30	
PROPOSED HEADWALL (PUB)	D-35A	
6" CURB & GUTTER (PUB)	SDG-151	
SIDEWALK (PUB)	SDG-155	
SEWER LATERAL TO PVT SEWER MAIN		
DEEPENED CURB (PVT)		
40 SF TREE ROOT ZONE (SEE LANDSCAPE PLAN)		
PROPOSED 4" PVC RETAINING WALL DRAIN		
2" WATER SERVICE	SDW-134, SDW-107, SDW-136	
	SDW-150, WS-03	
PROPOSED CONCRETE ENCASED SEWER		

EXISTING IMPROVEMENTS

ITEM	SYMBOL
PROPERTY LINE / TM BOUNDARY	
EXISTING CONTOUR	
EXISTING SEWER LINE	
EXISTING WATER LINE	
EX. SPOT ELEVATION	
EXISTING SURVEY MONUMENT (SEE SHEET 1)	
EX. PUBLIC DRAIN	
EX. UTILITY IMPROVEMENT	
EX. SEWER MANHOLE	
EX. STREETLIGHT	

ANTHONY K. CHRISTENSEN, RCE 54021
 JULY 25, 2018
 Date



Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7889 SILVERTON AVENUE, SUITE "J"
 SAN DIEGO, CA 92126
 PHONE (858) 271-6901

Project Address:
 "B" STREET AT 29TH STREET
 SAN DIEGO, CA 92101

Project Name:
 "B" STREET ROW HOMES

Revision 6:
 Revision 5:
 Revision 4:
 Revision 3:
 Revision 2: 07-25-18 ADDRESS CITY COMMENTS
 Revision 1: 04-11-18 ADDRESS CITY COMMENTS

Original Date: NOVEMBER 10, 2017

Sheet 2 of 4 Sheets

Sheet Title:
TENTATIVE MAP
SITE PLAN

**TENTATIVE MAP NO. 2080309
PTS NO. 585184
CONDOMINIUM CREATION
UNIT PLAN**

B STREET



LOWER LEVEL

B STREET



SECOND LEVEL

Prepared By:
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SAN DIEGO, CA 92126
PHONE (658) 271-9901

Project Address:
"B" STREET AT 29TH STREET
SAN DIEGO, CA 92101

Project Name:
"B" STREET ROW HOMES

Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1:

Original Date: NOVEMBER 10, 2017

Sheet Title:
**TENTATIVE MAP
UNIT PLAN**

Sheet 3 of 4 Sheets

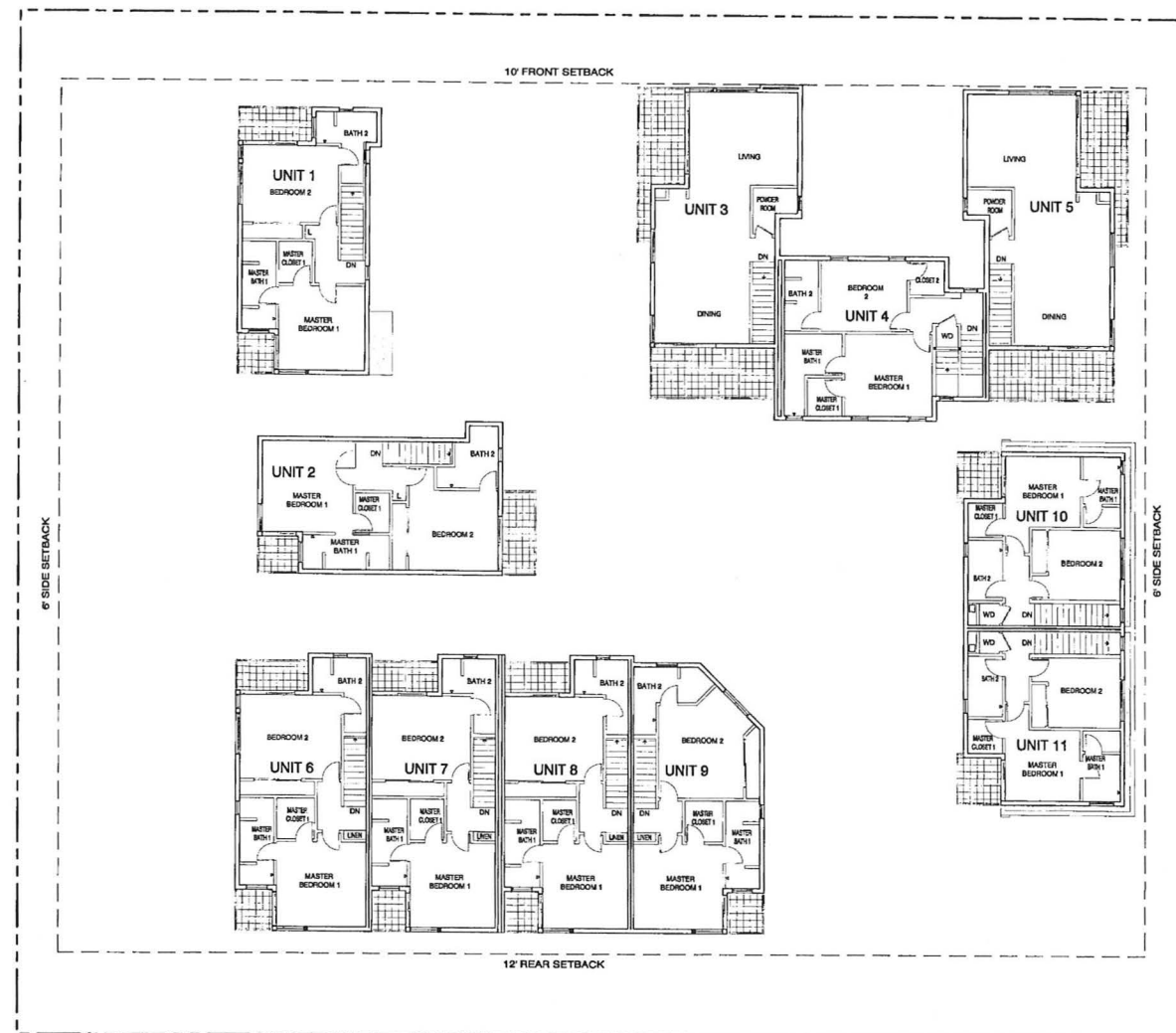
Antony K. Christensen
ANTONY K. CHRISTENSEN, RCE 54021
LS 7508

APRIL 11, 2018 Date



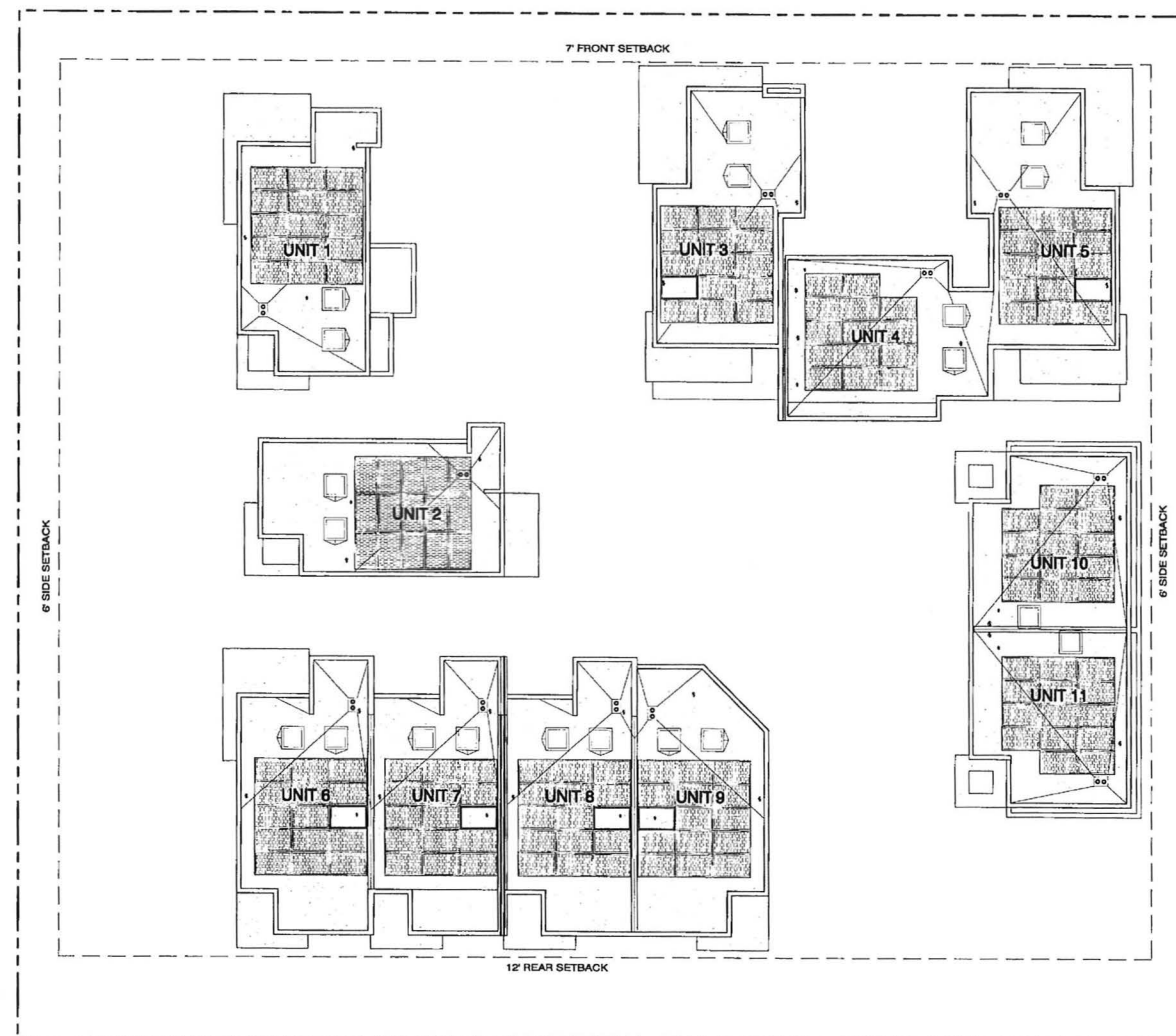
**TENTATIVE MAP NO. 2080309
PTS NO. 585184
CONDOMINIUM CREATION
UNIT PLAN**

B STREET



THIRD LEVEL

B STREET



ROOF LEVEL

Prepared By:
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Project Address:
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Project Name:
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Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1:

Original Date: NOVEMBER 10, 2017

Sheet Title:
**TENTATIVE MAP
UNIT PLAN**

Sheet 4 of 4 Sheets

Anthony K. Christensen
ANTHONY K. CHRISTENSEN, RCE 54021
LS 7508

APRIL 11, 2018
Date



Greater Golden Hill Planning Committee
4-11-18
Golden Hill Community Recreation Center
www.sandiego.gov/planning/community/cpg

Meeting called to order at 6:34pm

Attendance:

Name	Present	Absent
Maggie Fulton	x	
Cheryl Brierton	x	
Sabrina DiMinico	x	
David Swarens	x	
Mary Sparks	x	
Victoria Curran	x	
Richard Santini *	x	
Susan Bugbee	x	
Joe Coneglio	x	
Molly Brooks		x
Oscar Medina		x
Cristina Magana	x	
Tim Briggs		x
Kathy Vandenheuvel	x	
Michael Nazarinia	x	
Susanna Starcevic	x	

*Santini Arrived late at 7:30

Government Representatives Present:

Council District 3 Brett Weise - BWeise@sandiego.gov (619) 236-6633

Government Representatives Not Present

53rd Congressional District Rep. Ashley Campbell (619) 280-5353

Community Police Officer – Kevin Vasquez (619) 674-7268

Approval of minutes 3-14-18 meeting

Motion by Brierton to approve minutes from 3-14-18 meeting; seconded by Vandenheuvel 11-yes, 0-1 abstained (Fulton - didn't have a chance to review the minutes); Santini not present and didn't participate

Governmental Reports

Brett Weise – Mayor will release his first budget on Monday and City Council office released a memo regarding their budget priorities – funding for homeless initiatives, create safe and livable neighborhoods, fulfill our climate action goals, more funding for services to maintain a healthy community (i.e. environmental services); Golf Course Drive is the number 1 priority project for Capital Improvements for Golden Hill. On 4/9 Select Committee On Homelessness shared priorities on homeless initiatives - gainful employment is the number one factor; Will release their pilot program to the Committee in June; Ward - Chair of the Economic Development and Intergovernmental Relations Committee (EDIRC) wants to secure grants for small business development and change the municipal code to encourage small business and increase opportunity; Weise also addressed storage space for homeless in Sherman Heights – public meeting with 6 hours of community input; City Council made some changes to the item to accommodate concerns of community (street lights, more SDPD and private security presence, etc.); Office hours with Chris Ward on 4/18 from 4-6pm in the Golden Hill Rec Center building; Brierton asked about Golf Course Drive and Central navigation point for Homeless; Weise – central navigation facility will be at 14th and Imperial – the City purchased the facility for \$7 million. Vandenheuvel asked if, with the opening of the Sherman Heights storage space, we will we see an increase in enforcing laws on storing belongings in public spaces? Curran asked if there will be any criteria for who can use storage facility. Weise – first come first serve but not sure of specific requirements. Coneglio asked for an update on Bridge Tent Shelters. Are they at capacity? Are they helping; Weise – they have been at 90% capacity for the past few months. Magana – can we get data on the tent shelters as well as the storage facility? Weise agreed to get data and also mentioned that the Point in time data will be released later this month. Swarens – will there be community meetings for budgets? Weise said there would be. Swarens asked that he keep him and the community informed.

Non Agenda Public Comment

Joseph Rocchio – was at the Children's park at Cedar and 28th and saw a child almost hit by a golf ball. Fencing is missing. Weise said he'll contact Park & Rec to see if they can repair the fence.

Chair, Vice Chair CPC reports

Swarens – regarding the GGHPC bylaws the one thing that the City Attorney doesn't agree with is the person who is the membership coordinator cannot be up for re-election in the next election;

CPC – voted unanimously to oppose the Weiner Bill (preclude local governments from land use density consideration in transit areas); the also voted to oppose the middle income housing 75% density bonus

Vandenheuvel Community Choice Energy Program – sent out an email and copied all of the GGHPC board members on it

Action Items

- 1) Election of officers: Chair, Vice Chair, Recording Secretary (new officers will assume their duties at the May Meeting)

Motion by Brierton to reelect Swarens as Chair – Vandenheuvel seconded 10-yes 1-Abstained (Swarens); Santini not present and didn't participate

Motion by Curran to reelect Kathy Vandenheuvel as Vice Chair; seconded by Bugbee 10-yes 1-Abstained (Vandenheuvel); Santini not present and didn't participate

Motion by Brierton to reelect Sabrina DiMinico as Recording Secretary; seconded by Vandenheuvel 11-yes; Santini not present and didn't participate
Brierton, Magana, Sparks and Nazarinia volunteered to fill in as Recording Secretary when needed

Bugbee – suggestion we appoint membership person and volunteered to be the membership person

Brierton – volunteered to be CPC Alternate

Swarens asked new Board members to let him know if they wanted to be added to the list of NORA notifications

2) B Street TM. Tony and Joy Christensen

Tentative Map for subdivision to create new 11 residential condominiums. .59 acre site in RM-2-5 zone. Project #585184, south of B St. at 29th St.

This project was previously reviewed and recommended for approval by the GGHPC on 11/11/15, by vote of 7-1-2.

Gary Roberts resident - Lives 200 yards from property; will impact ownership of his home because it's going to increase street parking and he will have a steady flow of strangers; the individual lots and that more palatable like what the developer said and now it's a condominium

Vandenheuvel – asked how much parking will there be? There will be 11 units with 22 parking spaces

Nazarinia noted that units will be selling for over \$700K each

Weise – do you know what the development impact fees are? No info. Per engineering review there is a waiver that will be applied for undergrounding

Motion made by Brierton to not approve the tentative map for subdivision due to lack of information on impact of change. Motion failed for lack of a second.

Motion by Brierton to take ownership from 1 owner to create 11 new residential condominiums; seconded by Michael Nazarinia 9-yes 3-opposed 1-Abstention (Joe Coneglio wasn't at the original meeting and doesn't feel like he can represent the community); Santini present and participated in vote

Mike Grube – what do individuals take care of vs common area? There's an ownership to the structure itself

Michael Nazarinia – lives on the other side of the canyon where the same developer built another complex. They were supposed to be condos but couldn't sell so they were rented;

Asked what improvements can be expected from this project. Improvements previously required were curb/sidewalk replacement, 48 inch storm drain upgrade, alley improvement

- 3) Michael Nazarinia asked the Board to consider recommendations to the City to repair the following roads:

- * 3000 and 3100 block of Broadway, link to SR 94
- * 1000, 1100, 1200 blocks of 30th (#2 bus line route)
- * 2800, 2900 blocks of C street (#2 bus line route)
- * 700, 800, 1000, 1100, 1200 blocks of 28th street, access to SR 94

Motion made by Vandenhoevel to request from, the City Streets Division a schedule for re-milling and pothole-filling the following high traffic streets that have been identified as problem areas by the community:


- 3000 and 3100 block of Broadway, link to SR 94
- 1000, 1100, 1200 blocks of 30th (#2 bus line route)
- 2800, 2900 blocks of C street (#2 bus line route)
- 700, 800, 1000, 1100, 1200 blocks of 28th street, access to SR 94

Motion seconded Starcevic

13- yes (Santini present and participated in vote)

Brierton requested agenda item for next meeting – improvement of roadways where wildfire risk exists

Meeting adjourned 8:25

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	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: B Street Tentative Map

Project No. For City Use Only: 585184

Project Address: B Street and 29th Street

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. _____
☐ 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: GH3, LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 878 Neptune Avenue

City: Encinitas **State:** CA **Zip:** 92024

Phone No.: 619-572-3556 **Fax No.:** _____ **Email:** gordon.matthew0@gmail.com

Signature:  **Date:** _____

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Matthew Gordon-Manager ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 878 Neptune Avenue

City: Encinitas **State:** CA **Zip:** 92024

Phone No.: 619-572-3556 **Fax No.:** _____ **Email:** gordon.matthew0@gmail.com

Signature:  **Date:** 11/9/2017

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