



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

HEARING DATE: April 6, 2016 REPORT NO. HO 16-021

SUBJECT: Third Avenue Hillcrest-Map Waiver, Process Three Decision.

PROJECT NUMBER: 434234

LOCATION: 3740 and 3750 Third Avenue

APPLICANT: Third Avenue Hillcrest LLC/Robert J. Bateman

### SUMMARY:

Issue: Should the Hearing Officer approve the creation of twelve residential condominiums currently under construction located at 3740 and 3750 Third Avenue within the Uptown Community Planning area?

Staff Recommendation: APPROVE Map Waiver No. 1519014.

Community Planning Group Recommendation: The project is scheduled for April 5, 2016 for the Uptown Planners' recommendation. Their vote on the project will be provided during the Hearing Officer hearing.

Environmental Review: The project was determined to be exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15305 (Minor Alterations in Land Use Limitations). This project is not pending an appeal of the Environmental Determination. The Environmental Determination for this project was made on March 7, 2016 and the opportunity to appeal that determination ended March 21, 2016.

### BACKGROUND

The 0.31-acre site is located at 3740 and 3750 Third Avenue in the MR-800B, a multi-family residential zone of the Mid-City Communities Planned District, within the Uptown Community Planning area. The site is also within the Residential Tandem Parking and Transit Overlay zones. The area has a mixture of single and multi-family developments and office use.

Building permits for twelve, three-story townhome units, contained within two six-unit structures, were approved on January 20, 2015 under ministerial Project No. 333347. Each unit has two bedrooms with square footage ranging from approximately 1,583 to 1,660 square feet and an attached double car garage. Twenty-one parking spaces are required where twenty-four non-

tandem spaces are being provided. Public improvements including a new driveway, sidewalks, and landscaping were required as part of the building permit approvals.

#### DISCUSSION

The project proposes a Map Waiver to create twelve residential units to condominium ownership on a single parcel. The project requires a Process Three Decision by the Hearing Officer with appeal rights to the Planning Commission. The decision maker may approve a Map Waiver if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the San Diego Municipal Code.

The applicant requests a waiver of the requirement to underground privately owned utility systems and service facilities. The conversion involves a short span of overhead facility of less than a full block in length and would not represent a logical extension to an underground facility, thus a waiver can be granted.

#### Conclusion:

Staff has reviewed the request for a Map Waiver and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code and believes the required findings can be approved. Therefore, staff recommends the Hearing Officer approve Map Waiver No. 1519014.

#### ALTERNATIVES

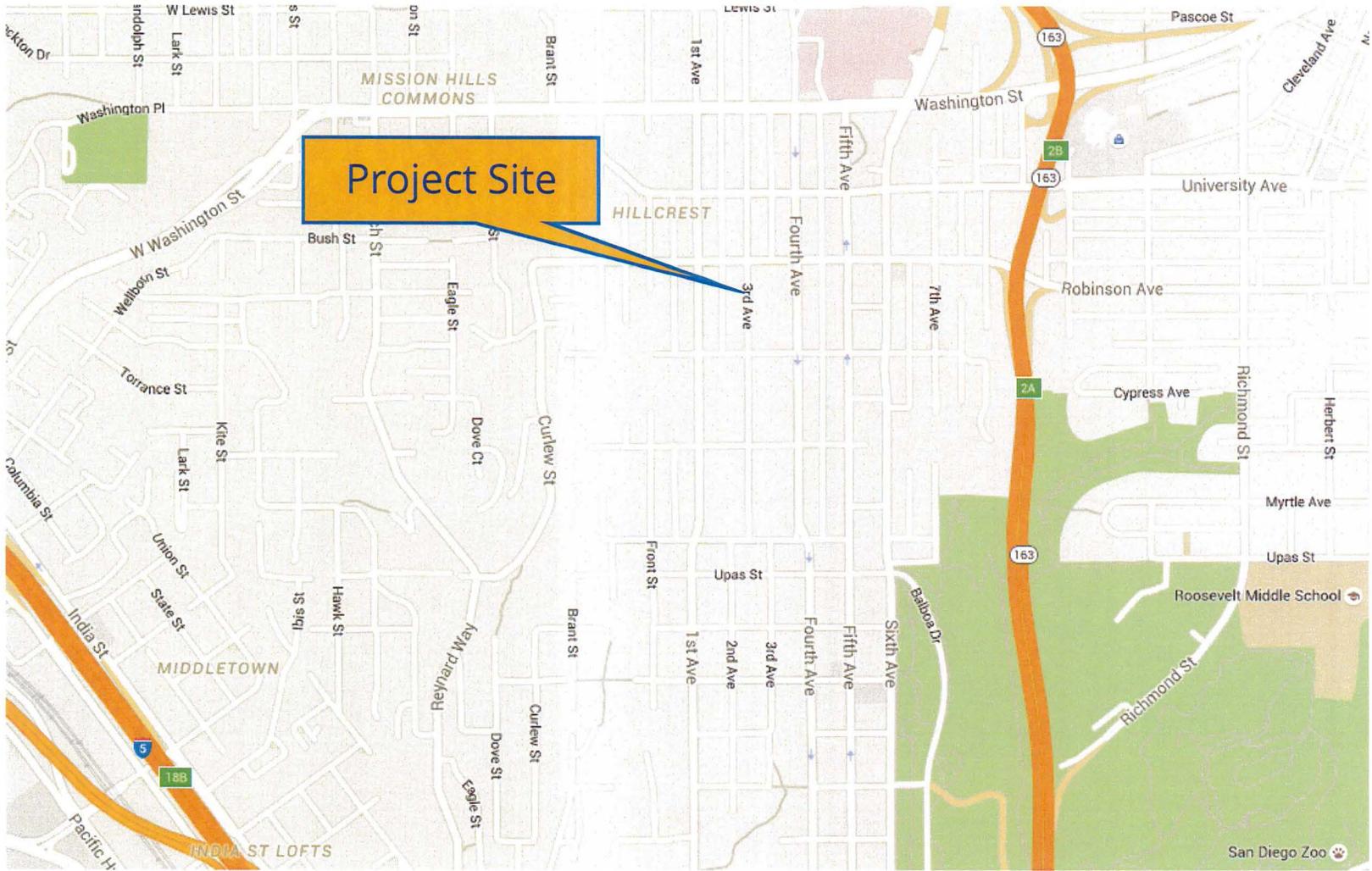
1. Approve Map Waiver No. 1519014, with modifications.
2. Deny Map Waiver No. 1519014, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

  
Jeffrey W. Robles, Development Project Manager

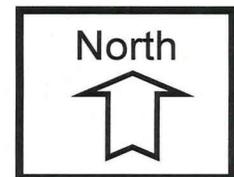
#### Attachments:

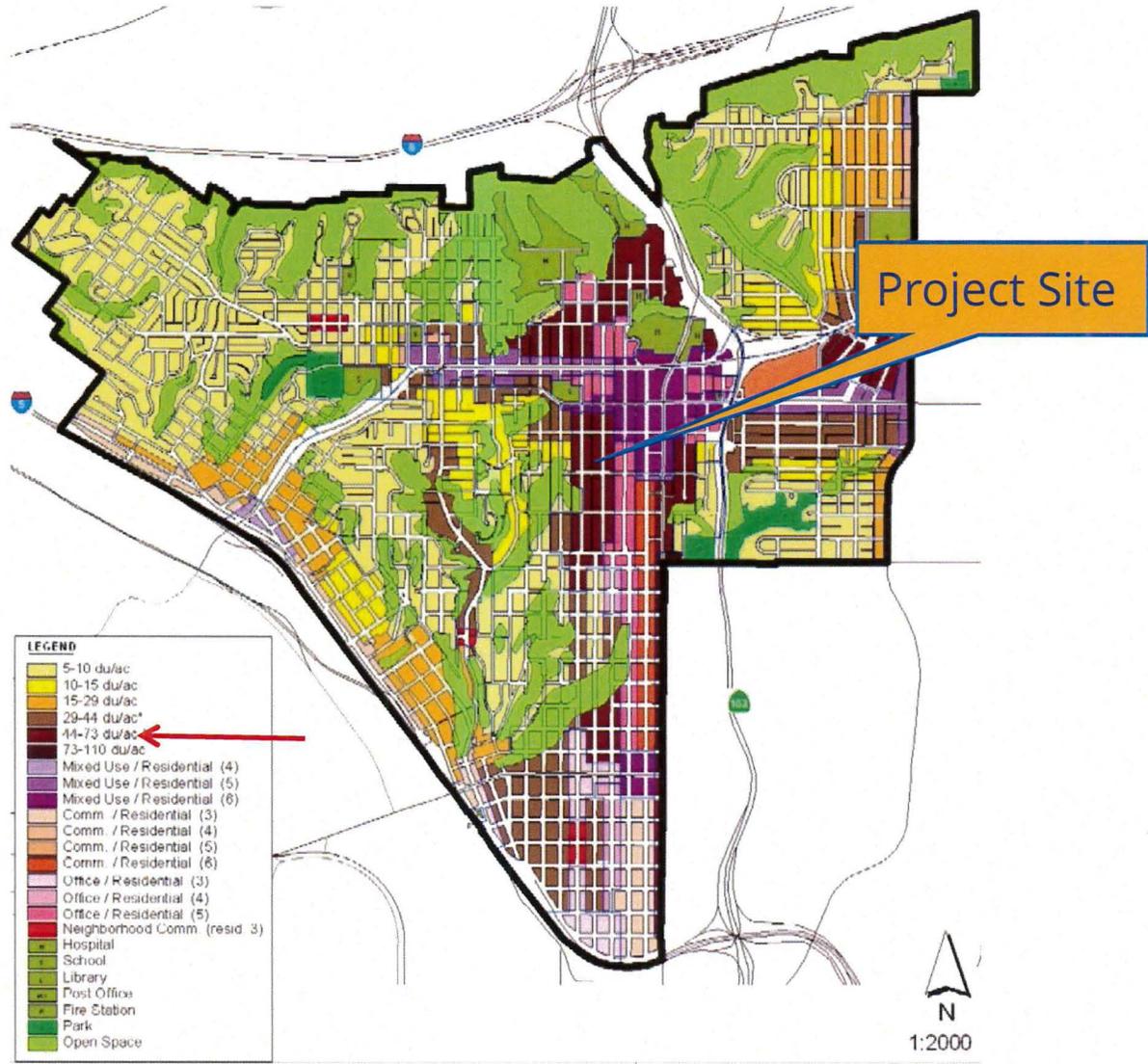
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Map Waiver Resolution
5. Draft Map Waiver Conditions
6. Environmental Exemption
7. Ownership Disclosure Statement
8. Map Waiver



## Project Location Map

3<sup>rd</sup> Avenue – Hillcrest MW / 3740-3750 3<sup>rd</sup> Avenue  
PROJECT NO. 434234





# Uptown Community Land Use Map

3<sup>rd</sup> Avenue – Hillcrest MW / 3740-3750 3<sup>rd</sup> Avenue

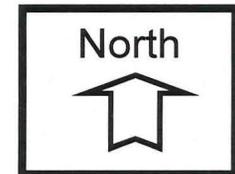
PROJECT NO. 434234





## Aerial Photographs

3rd Avenue Hillcrest MW/ 3740-3750 3rd Avenue  
PROJECT NO. 434234



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

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE  
FINDINGS AND APPROVING MAP WAIVER NO. 1519014 FOR  
THIRD AVENUE HILLCREST MAP WAIVER  
PROJECT NO. 434234

WHEREAS, Third Avenue Hillcrest Limited Liability Company, Owners/Subdividers, and San Diego Land Surveying and Engineering, Inc., submitted an application with the City of San Diego for Map Waiver No. 1519014, to waive the requirement of a Tentative Map for the creation of twelve residential dwelling units to condominium units and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 3740 and 3750 Third Avenue in the MR-800B Zone of the Mid-City Communities Planned District, Residential Tandem Parking and Transit Overlay zones within the Uptown Community Planning area. The property is legally described as Parcel 1 of Parcel Map No. 21295; and

WHEREAS, the Map proposes the subdivision of a 0.31-acre site for the creation of twelve residential condominiums on an existing, single lot; and

WHEREAS, on March 7, 2016, 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) 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 12 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 1351(f) and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 12; 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) based on the fact that the creation 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 April 6, 2016, the Hearing Officer of the City of San Diego considered Map Waiver No. 1519014 including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 (map waiver), 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 with respect to Map Waiver No. 1519014:

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

The project site is located in the MR-800B of the Mid City Communities Planned District. The land use designation is multi-family residential within the Uptown Community Plan Area. The site is designated for multi-family residential development at a rate of 44-73 dwelling unit per acre (du/ac).

This property was approved to construct twelve residential units on a 0.31-acre site under ministerial permit no. 333347. The density is consistent with the MR-800B Zone which allows one dwelling unit per 800 square feet of lot area. 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 proposes to create 12 residential units to condominiums on a 0.31-acre site located at 3740 and 3750 Third Avenue, in the MR-800B Zone of the Mid City Communities Planned District, which allows for multi-family development. The project is consistent with the MR-800B Zone which allows one dwelling unit per 800 square feet of lot area.

The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code and complies with the density, lot area, lot dimension, parking, setbacks, and all other applicable regulations, and no deviations are requested with this action. 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 project proposes to create 12 residential units to condominiums on a 0.31-acre site located at 3740 and 3750 Third Avenue, in the MR-800B Zone, which allows for multi-family development. The project was permitted under ministerial project no. 333347.

The project site is located in an urban, single and multi-family neighborhood with office uses. The development is consistent with emerging infill development in the

area. All access to the site is from the alley. The site is accessible to commercial/retail services either by walking or public transportation. Improvements to the site consist of new curbs, gutters, sidewalks, driveways and a curb ramp. Therefore the site is physically suitable for the type and density of development.

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

The project proposes to create 12 residential units to condominiums on a 0.31-acre site located at 3740 and 3750 Third Avenue, in the MR-800B Zone, which allows for multi-family development.

The site is within an existing, developed, urbanized area and there are no watercourses on site. It is not adjacent to any fish or wildlife habitats, environmentally sensitive lands or Multiple Habitat Planning Area lands. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The project proposes to create 12 residential units to condominiums on a 0.31-acre site located at 3740 and 3750 Third Avenue, in the MR-800B Zone, which allows for multi-family development.

The project has been reviewed and is in compliance with the Municipal Code and the Subdivision Map Act. The Map Waiver includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, undergrounding of utilities and payment of applicable fees in order to achieve compliance with the regulations of the San Diego Municipal Code.

The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code and all Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements continue to govern this project. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305 (Minor Alterations in Land Use Limitations). Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety and welfare.

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

The project site is located at 3740 and 3750 Third Avenue, between Robinson to the north and Pennsylvania to the south. The project requires public improvements to the site consisting of new curbs, gutters, sidewalks, driveways and a curb ramp all of which will enhance pedestrian access. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The project proposes to create 12 residential units, to condominiums on a 0.31-acre site located at 3740 and 3750 Third Avenue, in the MR-800B Zone, which allows for multi-family development. Other than the subdivision to allow condominium ownership, no additional development or intensification of use is requested.

The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and provide natural heating and cooling for each dwelling unit. Each unit is exposed on two sides (north and south) allowing for passive heating through daylight openings. Those openings also provide for passive cooling through cross-ventilation of the interior spaces. Therefore, the design of the proposed subdivisions provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The project proposes to create 12 residential units to condominiums on a 0.31-acre site located at 3740 and 3750 Third Avenue, in the MR-800B Zone, which allows for multi-family development. Other than the subdivision to allow condominium ownership, no additional development or intensification of use is requested.

The proposal would add 12 for-sale dwelling units to the City's housing supply. The site is located in the Transit Area Overlay Zone, two blocks away from First Avenue and two blocks from the University Avenue corridor, both of which provide commercial/retail services and public transportation opportunities. There would be no additional development or intensification of use associated with the creation of twelve condominium ownerships. The graded site is relatively level and is served by existing overhead and underground utilities. The site is accessed from an existing alley. No additional demand for public services or available fiscal and environmental resources would be associated with the creation of twelve residential units to condominium ownership.

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 herein before adopted by the Hearing Officer, Map Waiver No. 1519014 including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to Third Avenue Hillcrest Limited Liability Company subject to the attached conditions which are made a part of this resolution by this reference.

By   
Jeffrey W. Robles  
Development Project Manager  
Development Services Department

ATTACHMENT: Map Waiver Conditions  
Internal Order No. 24006057

HEARING OFFICER  
CONDITIONS FOR MAP WAIVER NO. 1519014  
**THIRD AVENUE MAP WAIVER – PROJECT NO. 434234**  
ADOPTED BY RESOLUTION NO. \_\_\_\_\_ ON APRIL 6, 2016

**GENERAL**

1. This Map Waiver will expire April 21, 2019.
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 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.

**ENGINEERING**

6. Prior to the recordation of the Certificate of Compliance, the Subdivider shall set monumentations and file a Corner Record in the office of the County.
7. The Subdivider shall construct the required public improvements per approved Right of Way Permit No. 1266396 including new curbs, gutters, sidewalks, driveways, and curb ramp.

8. 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.
9. 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.
10. The Subdivider shall provide a letter, agreeing to 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.
11. Prior to the issuance of any building permits, the Subdivider shall execute an agreement with the City of San Diego that states, "should the alley be improved at some future date by the City, then the property owner agrees to pay that property's fair share". The agreement shall be recorded and be a binding covenant against future property owner(s) in a manner satisfactory to the City Engineer.
12. Prior to the issuance of any building permits, the Subdivider shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for a curb outlet located on Third Avenue fronting the site property.
13. Compliance with all conditions shall be assured, to the satisfaction of the city Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
14. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

#### **MAPPING**

15. A Certificate of Compliance shall be requested once all resolution items of the approved map waiver have been satisfied and prior to the Map Waiver expiration date.
16. Prior to the issuance of a Certificate of Compliance, City staff will perform a field site visit to verify that all property corners, or property corner offsets have been set. If

any property corners are missing, they must be set 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 Record of Survey or Corner Record shall be provided to the City.

**INFORMATION:**

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24006057

## NOTICE OF EXEMPTION

TO:  Recorder/County Clerk  
 P.O. Box 1750, MS A-33  
 1600 Pacific Hwy, Room 260  
 San Diego, CA 92101-2422

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 No.: 434234

Project Title: 3<sup>RD</sup> Avenue Hillcrest Map Waiver

Project Location-Specific: 3740 and 3750 Third Avenue, San Diego, California 92103

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

Description of nature and purpose of the Project: Map Waiver for the creation of twelve residential condominium units, totaling 19,230 square feet, within two structures, currently under construction on a 0.31-acre site.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Robert J. Bateman (Applicant),  
 San Diego Land Surveying & Eng. (Firm),  
 9665 Chesapeake Drive, Suite 445  
 San Diego, California 92123,  
 (858) 565-8362

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: CEQA Exemption 15305 (Minor Alterations in Land Use Limitations)  
 Statutory Exemptions:

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

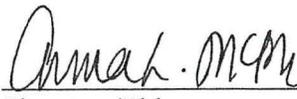
Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

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

  
 \_\_\_\_\_ Senior Planner  
 Signature/Title

March 7, 2016  
 \_\_\_\_\_  
 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  
 (619) 446-5000

# Ownership Disclosure Statement

**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** **Project No. For City Use Only**  
 3rd Avenue Homes

**Project Address:**  
 3740 & 3750 3rd Avenue

**Part I - To be completed when property is held by Individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

**Additional pages attached**  Yes  No

**Name of Individual (type or print):**  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

**Name of Individual (type or print):**  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

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 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_



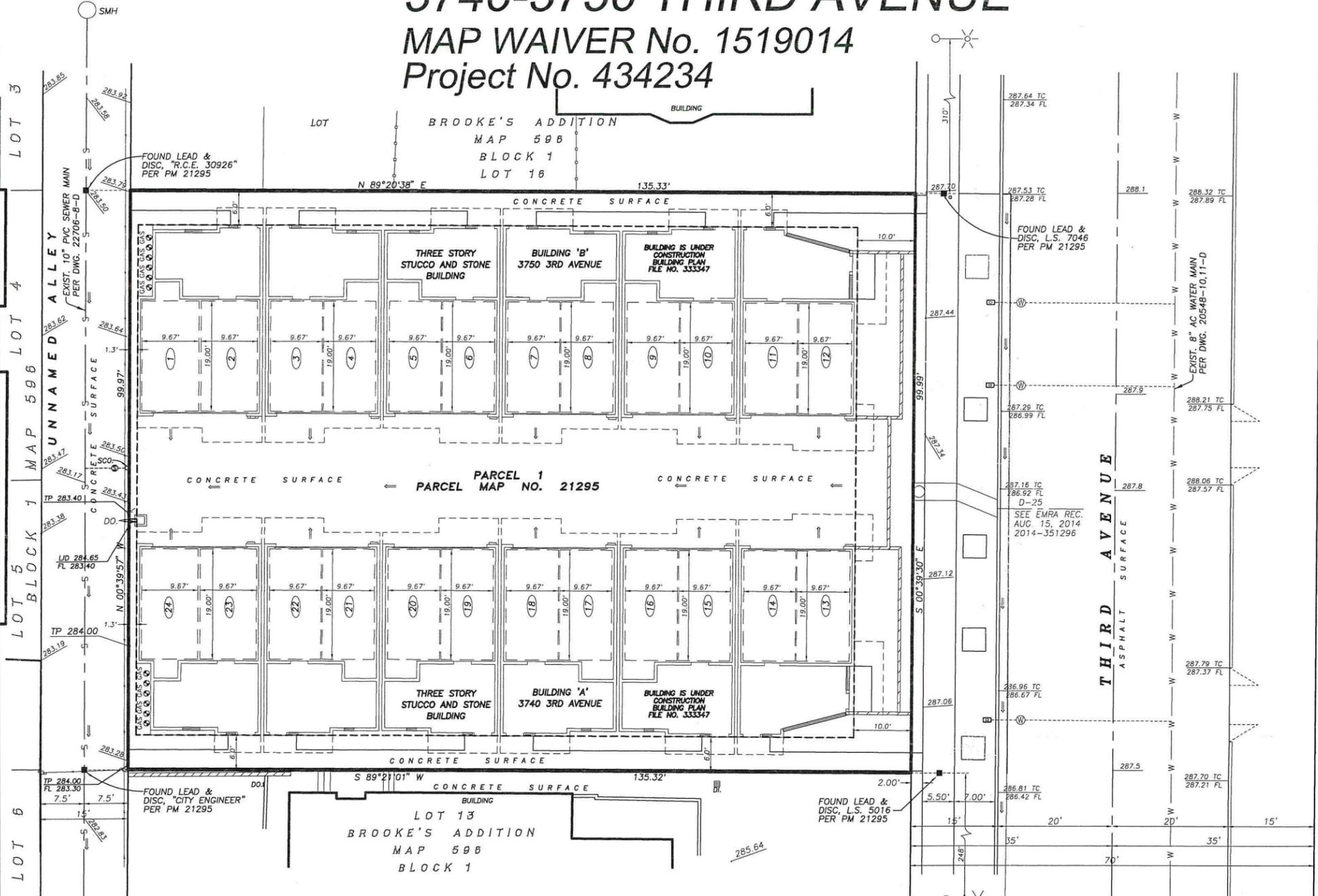
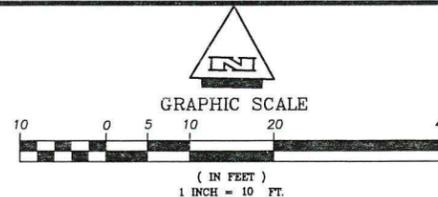
OWNERSHIP DISCLOSURE STATEMENT

Michael Turk	Managing Partner
J. Cole Francis	Manager, Trinity Pacific Investments, LLC
John McColl	Manager, Trinity Pacific Investments, LLC
Steven E. Cairncross	Trustee, Steven and Lori Cairncross Trust
Lori E. Cairncross	Trustee, Steven and Lori Cairncross Trust

# 3740-3750 THIRD AVENUE

## MAP WAIVER No. 1519014

### Project No. 434234



**ZONING INFORMATION**

EXISTING AND PROPOSED ZONE: MCPD-MR-800B  
 COMMUNITY PLAN NAME: UPTOWN  
 OVERLAY ZONES: RESIDENTIAL TANDEM PARKING TRANSIT AREA

**CITY OF SAN DIEGO**

**DEVELOPMENT SUMMARY**

- SUMMARY OF REQUEST:**  
CREATE 12 CONDOMINIUM DWELLING UNITS AND CERTIFICATE OF COMPLIANCE
- STREET ADDRESS:** 3736 THIRD AVENUE  
BETWEEN PENNSYLVANIA AVE AND ROBINSON AVE
- SITE AREA:**  
TOTAL SITE AREA: (13,530.28 SF) (0.311 AC.)  
NET SITE AREA: (13,530.28 SF) (0.311 AC.)
- DENSITY: (RESIDENTIAL)**  
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 17  
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 12  
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0  
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 12
- YARD/SETBACK MINIMUM**  
FRONT: 10'  
STREET SIDE YARD: 6'  
INTERIOR SIDE YARD: 6'  
REAR YARD: 1'
- PARKING:**  
PARKING CRITERIA:  
 RESIDENTIAL  COMMERCIAL  INDUSTRIAL  
 MIXED USE  OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	12	1.75	21
TOTAL REQUIRED BY ZONE			21
TOTAL PROVIDED ON-SITE			24

**LEGEND:**

- INDICATES WATER METER
- INDICATES GAS METER
- INDICATES PARKING SPACE
- INDICATES FINISHED FLOOR
- INDICATES TOP OF CURB
- INDICATES FLOW LINE
- INDICATES DRAIN INLET
- INDICATES WOOD FENCE
- INDICATES SEWER LATERAL
- INDICATES WATER SERVICE
- INDICATES SEWER LINE
- INDICATES WATER LINE
- INDICATES WALL
- INDICATES PROPERTY LINE/TMW BOUNDARY
- INDICATES EXISTING STREET LIGHT

**PROFESSIONAL LAND SURVEYOR:**

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
 9665 CHESAPEAKE DRIVE, SUITE 445  
 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362  
 PROJECT NO. 452-063-14 Third Ave 3736-TM



ROBERT J. BATEMAN, P.L.S. 7046 DATE 03-03-16

**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. TOTAL NUMBER OF UNITS IS 12.
- NUMBER OF EXISTING PARCELS = 1  
NUMBER OF PROPOSED PARCELS = 1

**UTILITY TABLE:**

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

**OWNER/DEVELOPER:**

3RD AVE HILLCREST, LLC.  
 4641 INGRAHAM STREET  
 SAN DIEGO, CA 92109

MICHAEL TURK, MANAGING MEMBER

**UNIT AREAS LIVING SPACE**

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	2	1,583	3,166
2 BR UNIT	8	1,593	12,744
2 BR UNIT	2	1,660	3,320
TOTAL	12	-	19,230

**NOTE:**

PER AGREEMENT BETWEEN CITY ENGINEER AND APPLICANT, 2.5 FOOT ALLEY DEDICATION REQUIREMENT HAS BEEN WAIVED. DIARY ENTRY ON 6/11/2014 (PTS NO. 333347).

**MONUMENTATION & MAPPING**

ALL MONUMENTS WILL BE SET AND A CORNER RECORD FILED.

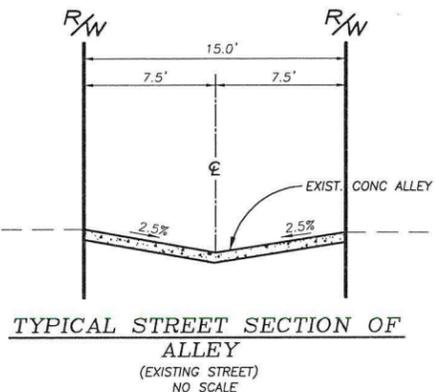
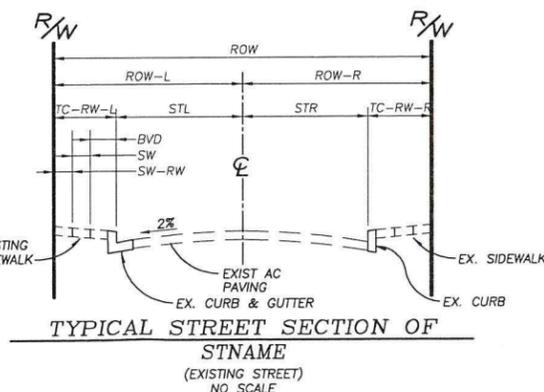
**EXISTING IMPROVEMENTS**

SEWER DRAWING NO. 22706-8-D  
 WATER DRAWING NO. 20548-10,11-D

**EXISTING & PROPOSED EASEMENTS:**

EXISTING EASEMENT - EASEMENT AGREEMENT RECORDED JULY 27, 2015 AS DOCUMENT NO. 2015-0394665. NOT PLOTTABLE.

PROPOSED EASEMENT - NONE



Prepared By:  
 SAN DIEGO LAND SURVEYING AND ENGINEERING, INC  
 9665 CHESAPEAKE DRIVE, SUITE 445  
 SAN DIEGO, CA 92123-1354  
 PHONE: 858-565-8362  
 FAX: 858-565-4354 EMAIL: robertbateman@sdlse.com

Consultants:

Basis of Bearings:  
 THE WESTERLY RIGHT-OF-WAY LINE OF THIRD AVENUE AS SHOWN ON PARCEL MAP 21295. I.E. S 00°39'30" E

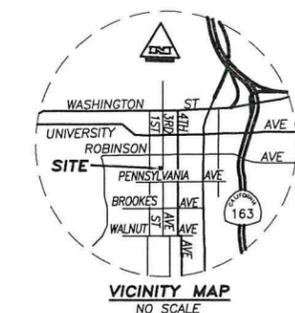
Benchmark:  
 NORTHWEST BRASS PLUG  
 PENNSYLVANIA AVENUE AND THIRD AVENUE  
 ELEVATION= 285.460 M.S.L.

Project Legal Description:  
 PARCEL 1 OF PARCEL MAP NO. 21295, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON NOVEMBER 4, 2015.

LAMBERT COORDINATES:  
 NAD 27 = 212-1,719 NAD 83 = 1,852-6,279  
 A.P.N. 452-063-13 & 14

Project Name:  
 3rd Ave Hillcrest-Map Waiver

Sheet Title:  
 MAP WAIVER NO. 1519014  
 I.O. No. 24006057 Project No. 434234



Project Soil Condition: Existing developed site.  
 Source of Topography: Field survey by San Diego Land Surveying on 4-6-2006

Project Permits Required:  
 MAP WAIVER  
 CERTIFICATE OF COMPLIANCE

Project Data:  
 Number of Stories: 3  
 Proposed use: Residential  
 Existing use: Residential  
 Zone Designation: MCPD, MR-800B  
 Mid-City Communities Planned District  
 Multi Family Residential-800B  
 Year of Construction 2015 (under construction)  
 Approval No. 1165537, 1165559, 1165586

Project Address:  
 3740-50 3rd Avenue  
 San Diego, CA 92103

Project Owner:  
 3RD AVE HILLCREST, LLC.  
 4641 INGRAHAM STREET  
 SAN DIEGO, CA 92109