



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 22, 2016 REPORT NO. HO 16-038

HEARING DATE: June 29, 2016

SUBJECT: 4411 Kansas Street –Map Waiver, Process Three Decision.

PROJECT NUMBER: [426399](#)

OWNER/APPLICANT: Ty W. Creamer/John S. Coffey

SUMMARY:

Issue: Should the Hearing Officer approve a Tentative Map Waiver for the subdivision of five residential condominium units currently under construction located at 4411 Kansas Street in the Greater North Park Community Plan area?

Staff Recommendation: APPROVE Tentative Map No. 1553624, including a waiver of the requirement to underground existing overhead utilities.

Community Planning Group Recommendation: On January 19, 2016, the North Park Planning Committee voted 14-0-0 to recommend denial of the project. (Attachment 7) Reference the discussion section of this report.

Environmental Review: The project was determined to be exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15305 (Minor Alterations and Land Use Limitations). This project is not pending an appeal of the environmental determination. The exemption determination for this project was made on May 11, 2016 and the opportunity to appeal that determination ended May 25, 2016.

BACKGROUND

The 0.16-acre site is located at 4411 Kansas Street in the MR-1500 zone, a multi-family residential zone of the Mid-City Communities Planned District within the North Park Community Planning area. The area has a mixture of single and multi-family developments.

Building permits for five new single dwelling units were approved on May 26, 2015 under ministerial Project No. 397490. Each unit has two bedrooms and a two car attached garage and range in size from 1,542 square feet to 1,778 square feet. Ten parking spaces are required where ten are being provided. Public improvements are per approved Right-of-Way Permit No. 1473160 including all connections for water, water for fire, all under-drains (#1473925) and replacement of concrete, curb-

and-gutter, sidewalk, and non-standard flat work. An off-site improvement shall include reconstruction of an existing driveway.

DISCUSSION

Project Description:

The project proposes a Tentative Map Waiver to subdivide five residential units to condominium ownerships. The project requires a Process Three Decision by the Hearing Officer with appeal rights to the Planning Commission. The Hearing Officer may approve a Tentative Map Waiver if the Hearing Officer 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.

In addition to the Tentative Map Waiver, the applicant requests a waiver of the requirement to underground existing overhead utilities pursuant to [San Diego Municipal Code section 144.0242\(c\)](#). The project qualifies for a waiver because "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.

Community Plan Analysis:

The site is designated as multi-family residential in the North Park Community Plan. The proposed subdivision and its design and improvements are consistent with the policies, goals, and objectives of the applicable land use plan. The density is consistent with the MR-1500 Zone for multi-family dwelling units which allow one dwelling unit per 1,500 square feet of lot area. The site could potentially accommodate five units. Five units are currently under construction.

The project has been designed to provide for development compatible with the pattern of the existing neighborhood. The development is street friendly by providing active, accessible and surveyable streets and street yards as called for in the Community Plan. The site provides walkable access to commercial and retail services. El Cajon Boulevard, located two blocks to the south, provides bus and Express buses to San Diego State and Downtown.

Community Planning Group:

The Community Planning Group recommended denial of the project citing lack of community input on the design of the project prior to construction. Project construction was permitted under ministerial [Project No. 1432828](#) and complies with all building codes, and the San Diego Municipal Code.

Conclusion:

Staff has reviewed the request for a Tentative Map Waiver and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code and the findings accurately convey compliance of the project with applicable development regulations and policies. Therefore, staff recommends the Hearing Officer approve Tentative Map No. 1553624 and waive the undergrounding of existing overhead utilities.

ALTERNATIVES

1. Approve Tentative Map No. 1553624, with modifications.
2. Deny Tentative Map No. 1553624, if the findings required to approve the project cannot be affirmed.

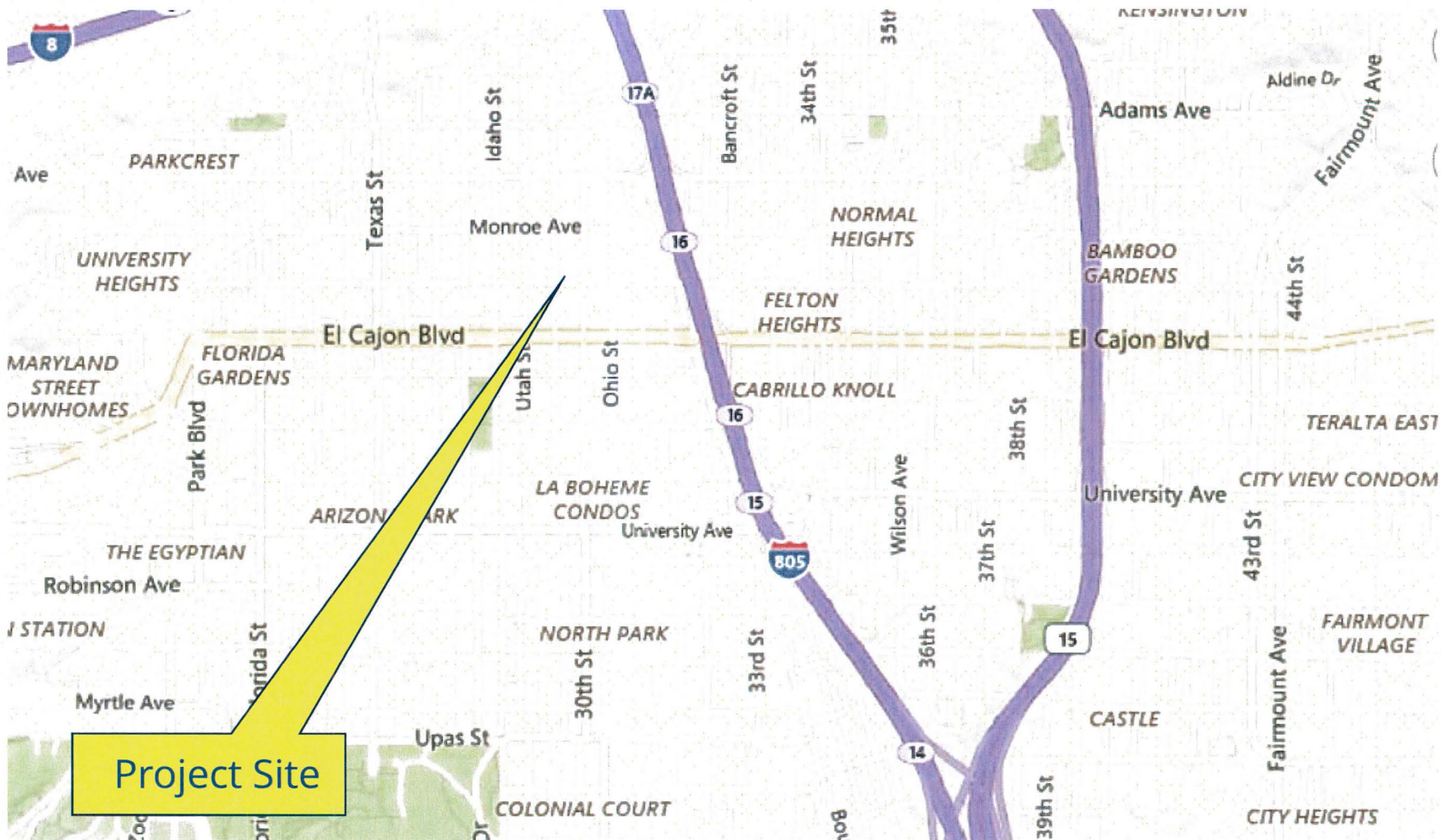
Respectfully submitted,



Jeffrey W. Robles, Development Project Manager

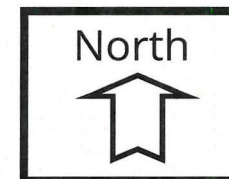
Attachments:

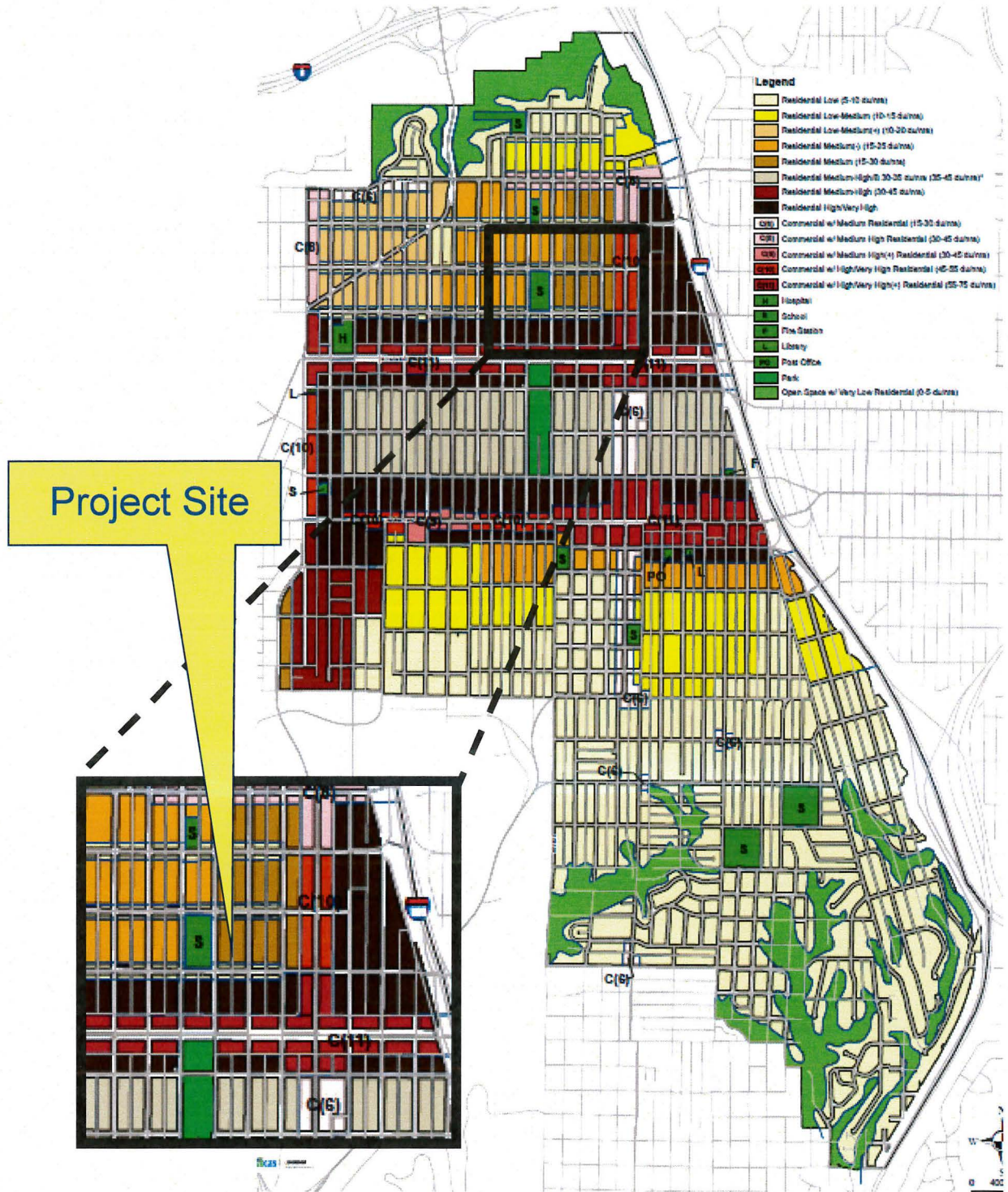
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Tentative Map Resolution
5. Draft Tentative Map Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Tentative Map



Project Location Map

4411 KANSAS ST. MW - 4411 KANSAS STREET
PROJECT NO. 426399

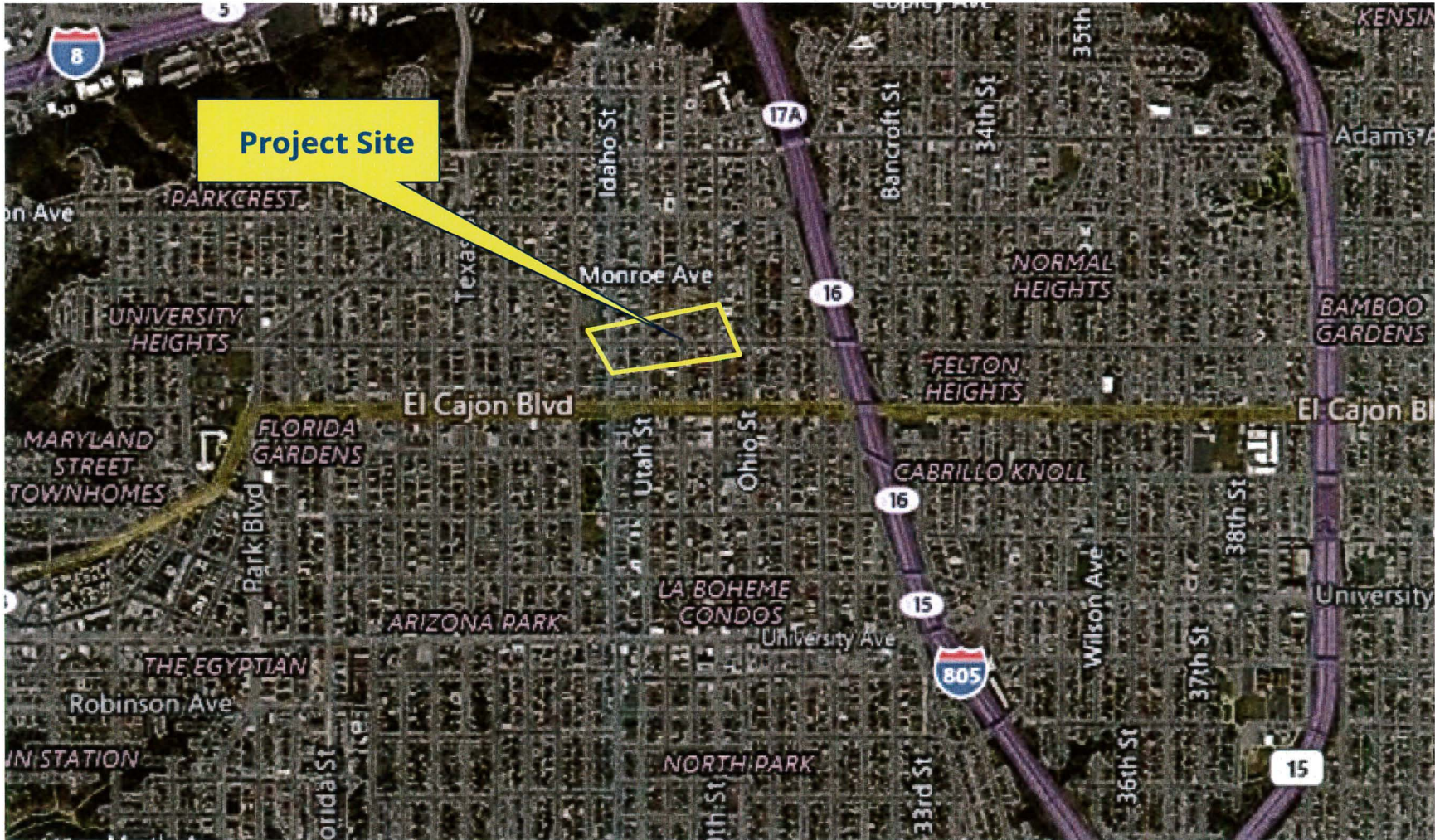




Land Use Map

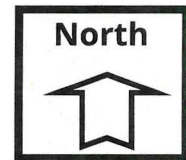
4411 KANSAS ST. MW – 4411 KANSAS STREET
PROJECT NO. 426339





Location Aerial Photo

4411 KANSAS ST. MW - 4411 KANSAS STREET
PROJECT NO. 426399



RESOLUTION NO. **HO-16-038**
DATE OF FINAL PASSAGE: JUNE 29, 2016

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE
FINDINGS AND APPROVING MAP WAIVER NO. 1553624 FOR
4411 KANSAS STREET MAP WAIVER
PROJECT NO. 426399

WHEREAS, Cleveland ROW Limited Liability Company, Owners/Subdividers, and Coffey Engineering, Inc., submitted an application with the City of San Diego for Map Waiver No. 1553624, to waive the requirement of a Tentative Map for the subdivision of five residential dwelling units to condominium units and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 4411 Kansas Street in the MR-1500 zone of the Mid-City Communities Planned District, within the North Park Community Planning area. The property is legally described as Parcel 1 of Parcel Map 21327, March 3, 2016; and

WHEREAS, the Map proposes the subdivision of a 0.16-acre site for the subdivision of five residential condominiums on an existing single lot; and

WHEREAS, on March 11, 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 five 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 five; 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 subdivision 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 June 29, 2016, the Hearing Officer of the City of San Diego considered Map Waiver No. 1553624 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. 1553624:

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-1500 zone of the Mid City Communities Planned District. The land use designation is multi-family residential within the North Park Community Plan Area. The site is designated for multi-family residential development at a rate of 25-30 dwelling unit per acre (du/ac).

This property was approved to construct five residential units on a 0.16-acre site under ministerial permit no. 143828. The density is consistent with the MR-1500 zone which allows one dwelling unit per 1,500 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 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. The design is consistent with infill development in the area. 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 subdivide five residential units to condominiums on a 0.16-acre site located at 4411 Kansas Street, in the MR-1500 zone. The project was permitted under ministerial Project No. 1432828. The density is consistent with the MR-1500 zone that allows one dwelling unit per 1,500 square feet of lot area. The site could potentially accommodate five units. Five units are currently under construction.

The project site is located in an urban, single and multi-family neighborhood. The site is developed and the topography flat and lends itself to development. The development is consistent with emerging infill development in the area. All vehicle access to the site is from the alley. On site improvements consist of replacement of concrete, curb-and-gutter, sidewalk, and non-standard flat work. An off-site

improvement shall include reconstruction of an existing driveway. 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 subdivide five residential units to condominiums on a 0.16-acre site located at 4411 Kansas Street, in the MR-1500 zone, which allows for multi-family development.

The site is within an existing, developed, urbanized area and there are no watercourses on site. The project site is currently under construction. 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 subdivide five residential units to condominiums on a 0.16-acre site located at 4411 Kansas Street, in the MR-1500 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 Tentative 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 4411 Kansas Street, between Monroe Avenue to the north, Meade Avenue to the south, 30th Street to the east and Utah Street to the

west. The project requires public improvements. On site improvements consist of replacement of concrete, curb-and-gutter, sidewalk, and non-standard flat work. There are no conflicts with easements.

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 subdivide five residential units, to condominiums on a 0.16-acre site located at 4411 Kansas Street, in the MR-1500 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 subdivide five residential units to condominiums on a 0.16-acre site located at 4411 Kansas Street, in the MR-1500 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 five for-sale dwelling units to the City's housing supply. The site is located in the Transit Area Overlay Zone, two blocks away from 30th Street and two blocks from El Cajon Boulevard. Both streets are major transportation corridors, providing walkable access to commercial/retail services and public transportation opportunities. There would be no additional development or intensification of use associated with the subdivision of five 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 subdivision of five 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. 1553624, including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to Cleveland ROW, 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. 24005914

ATTACHMENT 5

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 1553624
KANSAS STREET MAP WAIVER - PROJECT NO.426399
ADOPTED BY RESOLUTION NO. HO-16-038 ON JUNE 29, 2016

GENERAL

1. This Map Waiver will expire July 8, 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 Surveyor.
7. Prior to the recordation of the Certificate of Compliance. Subdivider shall construct the required public improvements per approved Right-of-Way Permit No. 1473160 including all connections for water, water for fire, and all under drains (#1473925) and replacement of concrete, curb and gutter, sidewalk, and non-standard flat work.
8. Prior to the recordation of the Certificate of Compliance, 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

ATTACHMENT 5

conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

9. Prior to the recordation of the Certificate of Compliance, 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. Prior to the Certificate of Occupancy, 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 recordation of the Certificate of Compliance, 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 owners in a manner satisfactory to the City Engineer.
12. Prior to the recordation of the Certificate of Compliance, the Subdivider shall reconstruct the existing off-site driveway that is immediately south of site on Kansas Street fronting the westerly curb line of the development at 2900 Meade Avenue to current City Standards, satisfactory to the City Engineer
13. 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

14. 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.
15. 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.*).

ATTACHMENT 5

- 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. 24005914

NOTICE OF EXEMPTION*(Check one or both)*

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

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

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

Project No.: 426399

Project Title: 4411 Kansas Street - MW

Project Location-Specific: The project is located at 4411 Kansas Street, San Diego, CA 92116.

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

Description of nature and purpose of the Project: The project proposes a Map Waiver for the subdivision of five residential condominium units within a structure currently under construction. The 0.16-acre project site is located at 4411 Kansas Street in the Greater North Park Community Plan area. It is designated for residential use and zoned MR-1500.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: David Smith
 Coffey Engineering
 9666 Businesspark Avenue, #210
 San Diego, CA 92131
 858-831-0111

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)).
- Categorical Exemption: 15305 (Minor Alterations In Land Use Limitations)

Reasons why project is exempt: The City of San Diego conducted an environmental review and determined that the project would not have the potential for causing a significant effect on the environment. The project, the subdivision of five residential condominium units within a structure currently under construction, 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 that 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: Anna L. McPherson, AICP



Telephone: (619) 446-5276

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



NORTH PARK PLANNING COMMITTEE
Final Minutes: January 19, 2016 – 6:30 PM
www.northparkplanning.org
info@northparkplanning.org

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<https://www.facebook.com/NorthParkPlanning/app> **100265896690345**

I. Call to order: 6:32 pm

II. Attendance Report:

Member	Robert Barry	Howard Blackson	Dionne Carlson	Steve Codraro	Daniel Gebrelassie	Vicki Granowitz	Peter Hill	Brandon Hilpert	Rachel Levin	Sarah McAlear	Lucky Morrison	Roger Morrison	Dang Nguyen	Rick Pyles	Rene Vidales
Attendance	1	2	3		4	5	6	7	8	9	10	11	14	12	13
Late															
Absences	1	3	2	3					2			2	2	1	1

III. Modifications to and Adoption of the 01/19/16 Agenda

a. **MOTION: Approve consent agenda. McAlear/Blackson 14-0-0**

IV. Consent Agenda Items:

- a. 3316 Laurel St. Gerald Home Variance / Neighborhood Development Permit, PTS 437621 to re-construct an entry deck, maintain landscaping within the street side yard setback that homeowners installed over the last 20 yrs. Neighbors and adjacent property owners are in support. Would bring property into compliance & make it consistent with the 2 adjacent prosperities that already have encroachment permits. City can still take the land back for a street at any time. **St. - MOTION: To approve the Variance & Neighborhood Development Permit, PTS 437621 for 3316 Laurel Gerald Home –for an encroachment into Public Right of Way: to re-construct an entry deck, maintain landscaping within the street side yard setback & an Encroachment Maintenance Removal Agreement. McAlear/UDPR 14-0-0**
- b. 4411 Kansas St. Tentative Map Waiver PTS 426399 for 5 residential condominium units currently under construction. Units are separated, scale is consistent with neighborhood. General comments were appreciation of the design. **MOTION: Move denial of the project due to lack of community input on the design of the project prior to construction. McAlear/UDPR 14-0-0**
- c. 3571 Nile St. Voluntary presentation by developer to get community feedback on design alternatives. Between Myrtle & Dwight, includes a flat 14,000 sq ft lot with a steep slope at the rear of the property, adjacent to 1805, RS 1-7 zone. 4 individual units, 2 facing Nile, 2 behind those units. All have single car garages. Process 3 related to the adjacent MSCP lands. Two options presented: Option 1 – would require a height deviation of approximately 11 ft but would allow units to have parking internally. Option 2 – would require parking to be in front of the property (similar to Huffman’s) Member did not the idea of parking in front and found with the existing adjacent 2 story structure a deviation for height was preferable in concept. **MOTION: To support in concept, a height deviation of approximately 11 ft allowing units to be closer to the street (further from the MSCP lands), and to allow for internal parking. McAlear/UDPR 14-0-0**

OWNERSHIP DISCLOSURE STATEMENT

PROJECT NO. 426399

CLEVELAND ROW, LLC

Ty W. CREAMER, MANAGER



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** _____
 Kansas Street ROW Homes

Project Address:
 4411 Kansas Street, San Diego, CA. 92116

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:** _____

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:** _____

Project Title:
Kansas Street ROW Homes

Project No. (For City Use Only)
426399

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? CA Corporate Identification No. 46-5490773
 Partnership

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 names, titles 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 corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. Additional pages attached Yes No

Corporate/Partnership Name (type or print):
Cleveland Row, LLC
 Owner Tenant/Lessee
Street Address:
3636 5th Ave. #101
City/State/Zip:
San Diego, CA 92103
Phone No: Fax No:
(619)933-5247
Name of Corporate Officer/Partner (type or print):
Ty W. Creamer
Title (type or print):
Manager
Signature :  Date: 5/15/15

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

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Street Address:

City/State/Zip:

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Signature : Date:

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

TENTATIVE MAP WAIVER

UTILITY NOTE:
ALL UTILITY SERVICE TO THE SITE, INCLUDING SEWER, WATER, ELECTRIC, CABLE AND PHONE, ARE CURRENTLY BY UNDERGROUND CONDUITS, NOT BY OVERHEAD SERVICES. AN EXISTING STREET LIGHT IS LOCATED LESS THAN 300 FEET FROM THE PROJECT THEREFORE THE PROJECT IS IN COMPLIANCE WITH THE CURRENT STREET LIGHT STANDARDS ACCORDING TO THE CITY OF SAN DIEGO STREET MANUAL AND COUNCIL POLICY 200-18

SOURCE OF TOPOGRAPHY:
TOPOGRAPHIC SURVEY PERFORMED BY COFFEY ENGINEERING, INC. IN FEBRUARY OF 2016.

OWNERS:
CLEVELAND ROW LLC, d/b/a FIVE ON KANSAS
3636 5th AVENUE, SUITE 101
SAN DIEGO, CA 92103

TY CREAGER, MANAGING PARTNER DATE

PROJECT DATA
SITE ADDRESS: 4411 KANSAS ST, SAN DIEGO, CA 92116
APN: 446-103-1100
EXISTING BUILDING: 5-UNIT APARTMENTS (UNDER CONSTRUCTION)
CONSTRUCTION DATE: 2015
CALIFORNIA/LAMBERT COORDINATES: 216-1729
NAD83 COORDINATES: 1856-6289

SITE DATA
SITE AREA (SINGLE PARCEL) = 6,986 SF (0.160 ACRES)

CONDOMINIUM STATEMENT
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 UNITS IS 5 (CURRENTLY UNDER CONSTRUCTION - PFS 365489)

PARKING
TOTAL NUMBER OF PARKING SPACES REQUIRED (FOR BUILDING PERMIT) = 10
TOTAL NUMBER PROVIDED = 10
TOTAL NUMBER OF UNITS = 5 (ALL 2 BEDROOM)
5:2 = 10 PARKING SPACES REQUIRED.

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP 21327, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MARCH 3, 2016, AS FILE NO. 2016-7000087
BENCHMARK:
CITY OF SAN DIEGO VERTICAL CONTROL BOOK, NINP AT THE INTERSECTION OF MONROE AVENUE AND OHIO STREET.
ELEVATION: 391.305 DATUM: MSL

ZONING:
DESIGNATION: MR-1500
PLANNED DISTRICT: MR-1500
NUMBER OF EXISTING LOTS: 1
NUMBER OF PROPOSED LOTS: 1
T.M. ACRES: 0.160 ACRES
DEVELOPMENT DATA:
LOT DIMENSIONS: PARCEL 1
LOT WIDTH: 50.07'
STREET FRONTAGE: 50.07'
LOT DEPTH: 139.53'

MAPPING AND MONUMENTATION:
SEE PARCEL MAP NO. 21327. A DETAILED PROCEDURE OF SURVEY IS SHOWN ON THE PARCEL MAP.
THE PURPOSE OF THIS MAP IS TO WAIVE THE TENTATIVE MAP.

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS PROJECT IS THE WESTERLY LINE OF PARCEL 1 OF PARCEL MAP NO. 21327, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DATED MARCH 03, 2016 (E 14078267E)

EASEMENTS:
1.) AN EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY FOR UNDERGROUND ELECTRIC AND COMMUNICATION FACILITIES RECORDED JUNE 12, 2015 AS DOC NO. 2015-000503. THE LOCATION OF SAID EASEMENT IS INDETERMINABLE AND COULD NOT BE PLOTTED ON THE MAP.

LEGEND

DESCRIPTION	STD DWG	SYMBOL
PARCEL BOUNDARY		--- 14545'45"W ---
LOT LINE		---
ROW CENTERLINE		---
EXISTING CONTOUR		--- 90 ---
PROPOSED CONTOUR		--- 90 ---
EXISTING SPOT ELEVATION		222.22
PROPOSED SPOT ELEVATION		100.00
DRAINAGE SWALE OR DIRECTION OF FLOW		--->---
EXISTING WATER MAIN		---
EXISTING SEWER-MAIN		---
EXISTING GAS LINE		---
WALL		---
BUILDING FOOTPRINT		---
EXISTING BUILDING FOOTPRINT		---
EXISTING SEWER SERVICE		---
EXISTING STREET LIGHT		---
BOUNDARY MONUMENT AS NOTED		---
PARKING SPACE		PS

ABBREVIATIONS:

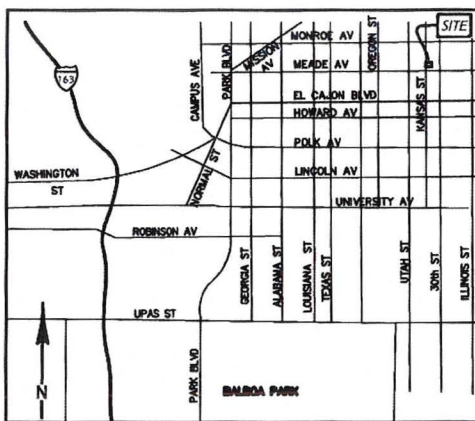
AC	ASPHALTIC CONCRETE	IE	INVERT ELEVATION
BW	(GRADE AT) BOTTOM OF WALL	PLTR	PLANTER
CB	CATCH BASIN	PP	POWER POLE
CL-C	CENTER LINE	PR: (P)	PROPOSED
COMM	COMMUNICATIONS	PVMT	PAVEMENT
CONC.	CONCRETE	SCO	SEWER CLEANOUT
EP	EDGE OF PAVEMENT	S	SEWER
EX(E)	EXISTING	SD	STORM DRAIN
F.F.	FINISH FLOOR	SWR	SEWER
FH	FIRE HYDRANT	TC	TOP OF CURB
FL-E	FLOWLINE	TRW	TOP OF WALL
G.F.	GARAGE FLOOR	TYP	TYPICAL
HH	HANDHOLE	WM	WATER METER

CIVIL ENGINEER / LAND SURVEYOR:

JOHN S. COFFEY, PE, PLS
COFFEY ENGINEERING, INC.
9666 BUSINESSPARK AVENUE, SUITE 210
SAN DIEGO, CA 92131
(858) 831-0111
FAX: (858) 831-0179



JOHN S. COFFEY DATE
RCE 062716

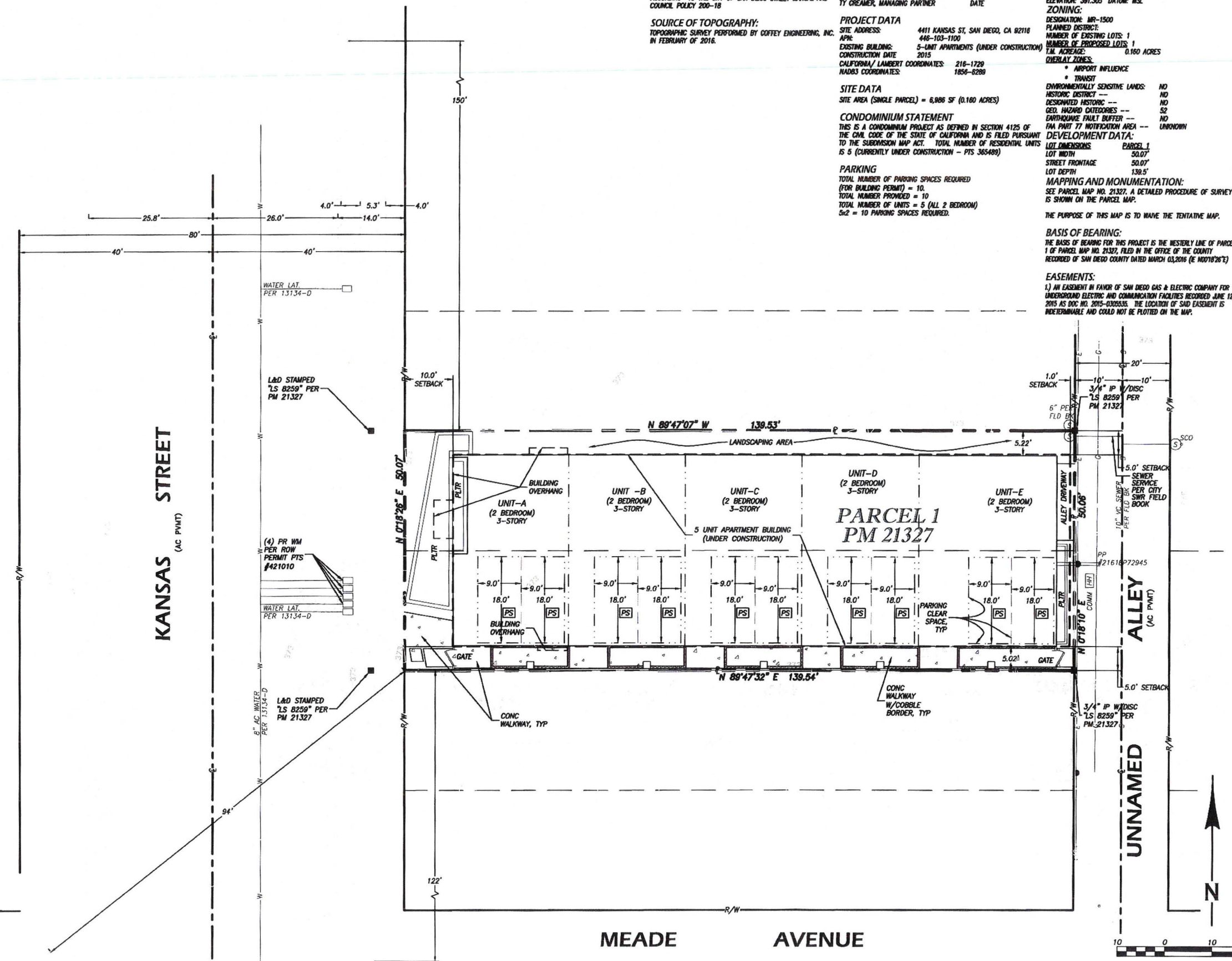


VICINITY MAP

THOMAS BROS. MAP 1269-E4
NO SCALE

TENTATIVE MAP WAIVER NO.

CITY OF SAN DIEGO, CALIFORNIA	
TENTATIVE MAP WAIVER	
FIVE ON KANSAS	
4411 KANSAS STREET SAN DIEGO, CA 92116	
ORIGINAL	05/10/16
REVISIONS	
MAP WAIVER DRAWING	C-1
DRAWN BY: D.K.	SHEET 1 OF 1
CHECKED BY: J.C.	



SCALE: 1"=10'

COFFEY ENGINEERING, INC.
 9666 BUSINESSPARK AVENUE SUITE 210, SAN DIEGO, CA 92131 PH (858) 831-0111 FAX (858) 831-0179