



THE CITY OF SAN DIEGO

Report to the Hearing Officer

HEARING DATE: October 5, 2016 REPORT NO. HO-16-066

SUBJECT: The Evelyn Map Waiver - Process Three

PROJECT NUMBER: [491832](#)

OWNER/APPLICANT: The Evelyn El Cajon LLC/Terry Strom

SUMMARY:

Issue: Should the Hearing Officer approve the creation of twelve condominium residential units (under construction) located at 2129 El Cajon Boulevard in the Greater North Park Community Planning area?

Staff Recommendation: Approve Tentative Map Waiver No. 1723020.

Community Planning Group Recommendation: On July 19, 2016, the project was unanimously denied because of the inability of the North Park Planning Board to participate in design input of the complex under construction, but they did commend the applicant for the quality of their design (Attachment 5). As per the San Diego Municipal Code (SDMC) requirements for ministerial projects built per the underlying zone, the planning group is not required to review and comment on the project. The proposed project is a subdivision of land only with the ministerial construction permits approved in May, 2016, via Project No. 451562.

Environmental Review: The proposed activity is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305, Alteration in Land Use Limitations, of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 26, 2016, and the opportunity to appeal that determination ended September 12, 2016 (Attachment 4).

BACKGROUND

The 0.24-acre site is located at 2129 El Cajon Boulevard (Attachment 1) in the CL-1 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan area.

The twelve units under construction consist of four, one-bedroom units and eight, three-bedroom units. The development is being constructed by right in accordance with the SDMC base zone

regulations. The ministerial building permits were approved in May 2016, via Project No. 451562. At the time of building permit issuance the applicant paid an in-lieu fee to comply with the City's Affordable Housing Regulations. During the ministerial review the project was determined to be in compliance with all underlying zone regulations including but not limited to height, floor area ratio, parking, setbacks and landscaping. The project proposes the creation of condominium units for home ownership opportunities and does not affect the previously approved building permits.

DISCUSSION

Project Description:

The proposed project requires a Tentative Map Waiver per SDMC Section 125.0120(b)(1) to create twelve residential condominium units (under construction) on a single parcel that was previously mapped. The project as proposed requires a Process Three, Hearing Officer decision with appeal rights to the Planning Commission.

The project requires 21 parking spaces and 21 parking spaces are provided. The proposed subdivision is consistent with the development regulations of the underlying zone and complies with the setback, floor area ratio, density and landscaping requirements. No deviations are requested with this action.

According to SDMC Section 125.0123, 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 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.

Greater North Park Community Plan:

The project site is designated commercial in the Greater North Park Community Plan. The City has implemented this designation by the adoption of the Mid-Cities Community Planned District and the CL-1 zone. The Commercial Linear (CL) zones provide for automobile oriented commercial districts in which residential or mixed-use development is encouraged and allows a variety of commercial and residential uses. The Community Plan recommends concentrating high-density areas in the central portion of the community in close proximity to major public transit corridors and to the community's primary commercial areas. Residential development along the El Cajon corridor is permitted with a density range of 45-55 dwelling units per acre per the Community Plan. The twelve units proposed on the 0.24-acre site create a density of 48 dwelling units per acre.

General Plan:

The project site is designated Multiple Use in the General Plan and is consistent with existing General Plan designations by providing higher density, multi-family development within the central urbanized core of the City. The proposed subdivision implements General Plan Policy UD-A.5 by contributing to a positive neighborhood character and relating to the neighborhood and community context, and UD-B.1 by recognizing the quality of a neighborhood is linked to the overall quality of the built environment. The proposed condominiums under construction implement General Plan

Policies UD-A.6 and UD-B.4 by enhancing the pedestrian experience, by reinforcing the street frontages along the El Cajon corridors. As proposed, the project would be consistent with the Greater North Park Community Plan and overall policies for development related to the Land Use and Urban Design, and Density elements contained in the General Plan.

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 regulations of the Land Development Code and conforms to both the Greater North Park Community Plan and the General Plan. Staff has provided draft findings and conditions (Attachment 3) and Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 1723020 with modifications.
2. Deny Tentative Map Waiver No. 1723020, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



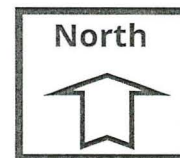
Renee Mezo
Development Project Manager

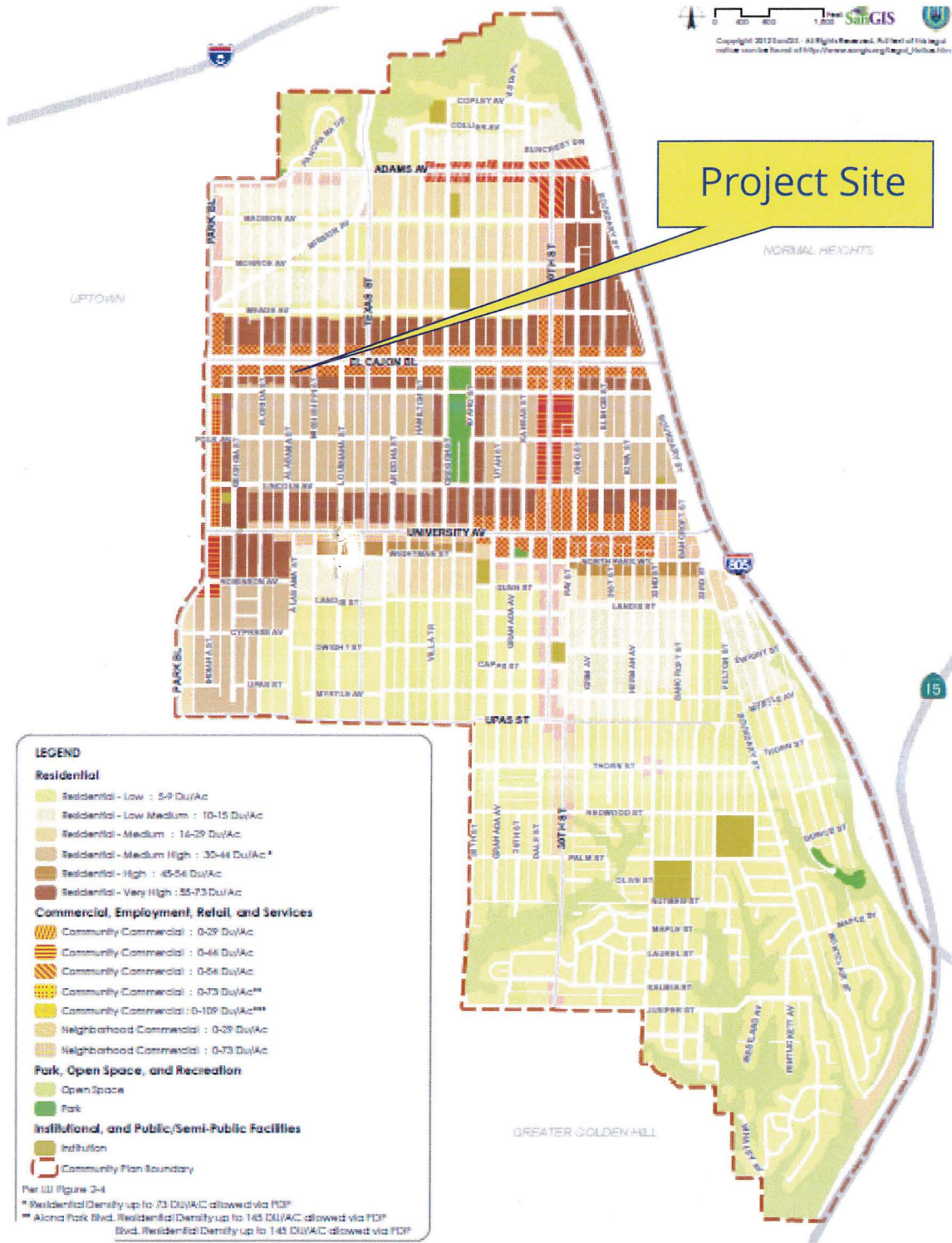
Attachments:

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



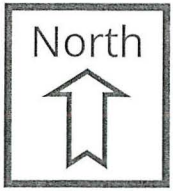
Location Aerial Photo
THE EVELYN MW - 2129 EL CAJON BOULEVARD
PROJECT NO. 491832





Land Use Map

**THE EVELYN MW - 2129 EL CAJON BOULEVARD
 PROJECT NO. 491832**



**HEARING OFFICER RESOLUTION NUMBER R-XXXX
TENTATIVE MAP WAIVER NO. 1723020
THE EVELYN - PROJECT NO. 491832**

DRAFT

WHEREAS, The Evelyn El Cajon LLC., a California Limited Liability Company, Owner/Subdivider, and K&S Engineering/Engineer, submitted an application to the City of San Diego for Tentative Map Waiver No. 1723020 to create twelve (12) residential condominium units (under construction). The 0.24-acre site is located at 2129 El Cajon Boulevard in the CL-1 zone of the Mid-Cities Community Planned District within the Greater North Park Community Plan Area. The property is legally described as Parcel 1 of Parcel Map No. 21310; and

WHEREAS, the Map proposes the Subdivision of a 0.24-acre site to create twelve (12) residential condominium units (under construction); and

WHEREAS, on August 26, 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, Alteration in Land Use Limitations; 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, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

Project No. 491832
MW No. 1723020

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is twelve (12); and

WHEREAS, on October 5, 2016, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 1723020 pursuant to San Diego Municipal Code section 125.0120, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1723020:

1. The proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan. (SDMC § 125.0123, 125.0440(a).)

The twelve units being constructed consist of four, one-bedroom units and eight, three-bedroom units. The project site is designated as commercial in the North Park Community Plan. The City has implemented this designation by the adoption of the Mid-Cities Community Planned District and the CL-1 zone. The Commercial Linear (CL) zones provide for automobile oriented commercial districts in which residential or mixed-use development is encouraged and allows a variety of commercial and residential uses. The Community Plan recommends concentrating the high-density areas in the central portion of the community in close proximity to major public transit corridors and to the community's primary commercial areas. Residential development along the El Cajon corridor is permitted with a density range of 45-55 dwelling units per acre per the Community Plan. The twelve units proposed on the 0.24-acre site would create a density of 48 dwelling units per acre.

The project site is also in the designated Multiple Use in the General Plan and is consistent with existing General Plan designations by providing higher density, multi-family development within the central urbanized core of the City. The proposed

subdivision implements General Plan Policy UD-A.5 by contributing to a positive neighborhood character and relating to the neighborhood and community context, and UD-B.1 by recognizing the quality of a neighborhood is linked to the overall quality of the built environment. The proposed condominiums under construction, implement General Plan Policies UD-A.6 and UD-B.4 by addressing street frontages with architectural and landscape interest to provide visual appeal to the streetscape and enhance the pedestrian experience, by reinforcing the street frontages along the El Cajon corridors. The proposal would add twelve multi-family dwelling units to the City's housing supply and would implement the General Plan City of Villages policy to locate new growth into pedestrian-friendly activity centers linked to regional transit. As proposed, the project would be consistent with the North Park Community Plan and overall policies for development related to the Land Use and Urban Design, and Density elements contained in the General 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. (SDMC § 125.0123, 125.0440(b).)

The twelve units under construction consist of four, one-bedroom units and eight, three-bedroom. The development is being constructed by right in accordance with the San Diego Municipal Code's base zone regulations. The building permits were approved in May, 2016, via Project No. 451562. At that time the applicant paid the in-lieu fee in order to be in compliance with the City's Affordable Housing Regulations. During the ministerial review the project was determined to be in compliance with all underlying zone regulations including but not limited to height, floor area ratio, parking, setbacks and landscaping and no deviations are proposed. The project proposes condominiums for home ownership opportunities and does not affect the previously approved building permits.

3. The site is physically suitable for the type and density of development. (SDMC § 125.0123, 125.0440(c).)

The proposed project requires a Tentative Map Waiver to create twelve residential units (under construction) into condominiums on a 0.24-acre site located in a developed urban neighborhood. The development is being constructed by right in accordance with the San Diego Municipal Code's base zone regulations. The building permits were approved in May, 2016, via Project No. 451562. This mapping action complies with all development regulations including lot area, lot dimension and setbacks. The site is flat and the structures are being constructed in compliance with all geologic and engineering requirements including applicable building code requirements. Utility services would be provided through existing utility infrastructure in the surrounding area. The structures under construction were

previously approved under a ministerial permit and found to be in conformance with the Land Development Code with regards to density.

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. (SDMC § 125.0123, 125.0440(d).)

The proposed project requires a Tentative Map Waiver to create twelve residential units (under construction) into condominiums on a 0.24-acre site located in a developed urban neighborhood. The site is within an existing, developed, in-fill area and does not contain nor is 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. (SDMC § 125.0123, 125.0440(e).)

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

The proposed project requires a Tentative Map Waiver to create twelve residential units (under construction) into condominiums on a 0.24-acre site located in a developed urban neighborhood. At that time the applicant paid the in lieu fee in order to be in compliance with the City's Affordable Housing Regulations. The project proposes condominiums for home ownership opportunities and does not affect the previously approved building permits.

The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code and all Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements continue to govern this project. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. (SDMC § 125.0123, 125.0440(f).)

Other than the subdivision to allow condominium ownership, no other changes are requested, and there is no additional development of the property as part of this subdivision. There are no existing easements acquired by the public at large for access through or use of property within the proposed subdivision, therefore, no conflicts exist.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities. (SDMC § 125.0123, 125.0440(g).)

The proposed project requires a Tentative Map Waiver to create twelve residential units (under construction) into condominiums on a 0.24-acre site located in a developed urban neighborhood. The design of the subdivision has taken into account the best use of the land to minimize grading. The units are under construction and the underlying zone provided opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources. (SDMC § 125.0123, 125.0440(h).)

The proposed project requires a Tentative Map Waiver to create twelve residential units (under construction) into condominiums on a 0.24-acre site located in a developed urban neighborhood. Other than the subdivision to allow condominium ownership, no other changes are requested, and the project does not include additional development of the property.

During the ministerial review the project paid the in lieu fee in order to be in compliance with the City's Affordable Housing Regulations. The project proposes condominiums for home ownership opportunities and does not affect the previously approved building permits. The proposal would add twelve multi-family dwelling units to the City's housing supply and would implement the General Plan City of Villages policy to locate new growth into pedestrian-friendly activity centers linked to regional transit. Those needs were balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed subdivision will not adversely impact the housing needs of the Greater North Park Community Plan 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 Hearing Officer, Tentative Map Waiver No. 1723020 is hereby granted to The Evelyn El Cajon LLC., a California Limited Liability Company subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Renee Mezo
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions

Internal Order No. 24006737

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 1723020
THE EVELYN - PROJECT NO. 491832
ADOPTED BY RESOLUTION NO. R-XXX ON OCTOBER 5, 2016
DRAFT

GENERAL

1. This Tentative Map Waiver will expire on October 19, 2019.
2. The following will be conditions of the Tentative Map Waiver Resolution that the subdivider will need to satisfy/assure before the Certificate of Compliance is recorded and prior to the Tentative Map Waiver expiration date.
3. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.
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 a Certificate of Compliance, the Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 42972; including closure of all non-utilized driveways and the construction of new curbs, gutters, and sidewalks.
6. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

Project No. 491832
MW No. 1723020

7. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

MAPPING

8. 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.
9. 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.
10. The Certificate of Compliance shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

PUBLIC UTILITIES

11. The Subdivider shall provide Covenant, Conditions and Restrictions for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
12. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

13. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
14. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

TRANSPORTATION

15. No fewer than 21 parking spaces shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department.

INFORMATION:

- The approval of this Tentative Map Waiver by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- Subsequent applications related to this Tentative Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map Waiver may protest the imposition within 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 Section 142.0607).

Internal Order No. 24006737

Project No. 491832
MW No. 1723020

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project Name: The Evelyn MW**Project No. / SCH No.:** 491832/N.A.**Project Location-Specific:** 2129 El Cajon Boulevard, San Diego, CA 92104**Project Location-City/County:** San Diego/San Diego**Description of nature and purpose of the Project:** MAP WAIVER (MW) to allow for the creation of 12 residential condominium units (under construction), on a 0.24 acre site.**Name of Public Agency Approving Project:** City of San Diego**Name of Person or Agency Carrying Out Project:** Terry Strom (Applicant), Strom Entitlement-Permitting (Firm), 300 Carlsbad Village Drive, Suite #108A-74, Carlsbad, CA 92008, (951) 970-7995**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.

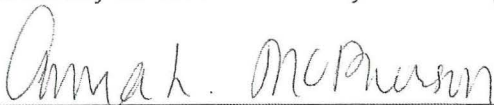
Lead Agency Contact Person: Rhonda Benally

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

September 1, 2016

Signature/Title

Date

Check One:

Revised May 2016

Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:



NORTH PARK PLANNING COMMITTEE

Draft Minutes: July 19, 2016 – 6:30 PM

www.northparkplanning.org

info@northparkplanning.org

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I. Call to order: 6:34 pm

II. Attendance Report:

Member	Robert Barry	Howard Blackson	Dionne Carlson	Steve Codraro	Daniel Gebreselassie	Robert Gettinger	Vicki Granowitz	Peter Hill	Brandon Hilpert	Sarah McAlear	Roger Morrison	Dang Nguyen	Rick Pyles	Melissa Stayner	Rene Vidales
Attendance		1	2		3	4	5	6	7 (left 8:50)	8		9	10	11	12
Late															
Absences	2	1	1	1					1		1		1		1

III. Consent Agenda Items:

- a. **Map Waiver – 2129 El Cajon Blvd.** (Process 3) Map Waiver for the creation of 12 residential condominium units (under construction). PTS 491832**. Presenter: Terry Strom. DSD Project Manager: Renee Mezo Rmezo@sandiego.gov MOTION: Recommend denial of the map waver because of inability of the NPPC Board to participate in design input of complex located at 2129 El Cajon Blvd. PTS 491832, but commend applicant for quality of design. Carlson/UDPR 12/0/0 (On Consent)
- b. **MOTION:** Add to comments from Mobility and Transportation to Consent Agenda. See Motion 1 Below Carlson/Blackson 12-0-0
- c. **MOTION:** Approve Consent Agenda. Carlson/Vidales 12-0-0
- d. **MOTION:** Adopt July 19th Agenda. Vidales/Carlson 12-0-0

IV. Approval of Previous Minutes

- a. **MOTION:** Approve June 21, 2016 minutes with modifications. Gebreselassie/Vidales 12-0-3 (Blackson, Pyles, Hilpert abstain)

V. Treasurer's Report – Brandon Hilpert

- a. Current balance \$908.88. Issued check this month for \$150 to reimburse for use of NP Fellowship for monthly meetings.

VI. Non-Agenda Public Comment:

- a. **Dionne Carlson.** Relayed results from contentious Historical Resources Board (HRB) appointments made at last City Council meeting on July 12, 2016.
 - i. The following board members were appointed/reappointed to HRB: Courtney Coyle, Amy Strider Harleman*, Tim Hutter*, David McCullough, Todd Pitman, Matthew Winter, Dr. Ann Woods, Carol Niedenberg (delayed appointment until September)



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: 2129 EL CAJON MAP WAIVER Project No. For City Use Only: 491832
 Project Address: 2129 EL CAJON BLVD.

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

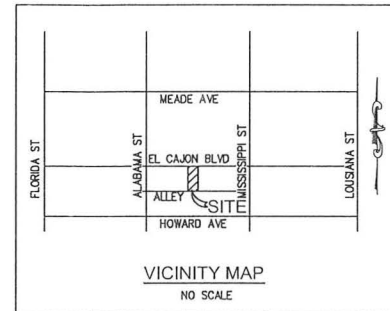
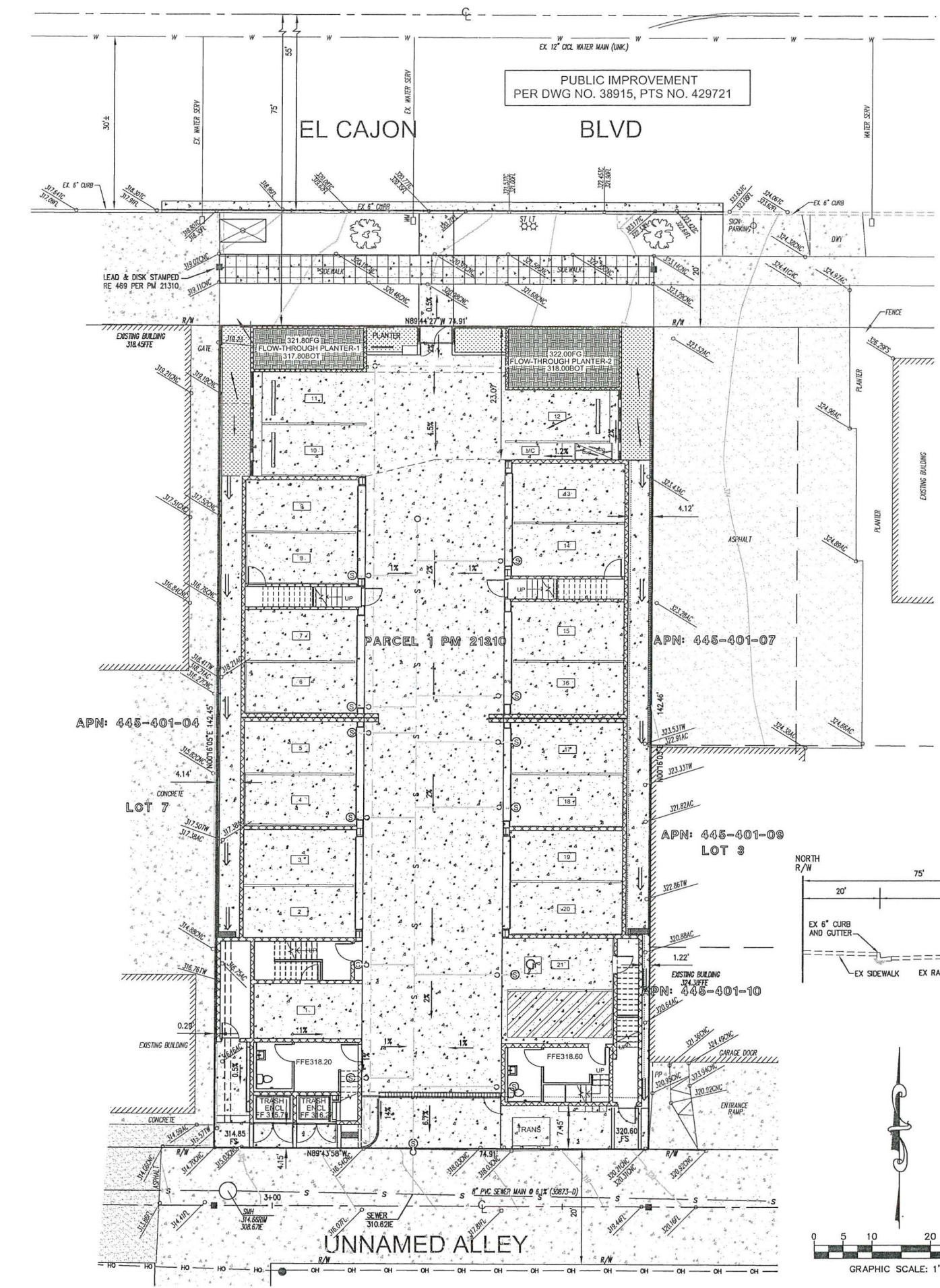
Name of Individual (type or print): Dan Feder C Evelyn EL CAJON LLC Single member
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 1940 Market St
 City/State/Zip: San Diego, CA 92102
 Phone No: 619 269 5008 Fax No: _____
 Signature: [Signature] Date: 5/23/16

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: _____

TENTATIVE MAP WAIVER EXHIBIT NO. 1723020



OWNER / APPLICANT
 THE EVELYN EL CAJON, LLC
 CONTACT: DAN FEDER
 1940 MARKET STREET SAN DIEGO, CA 92102
 TELEPHONE: (619) 296-5568

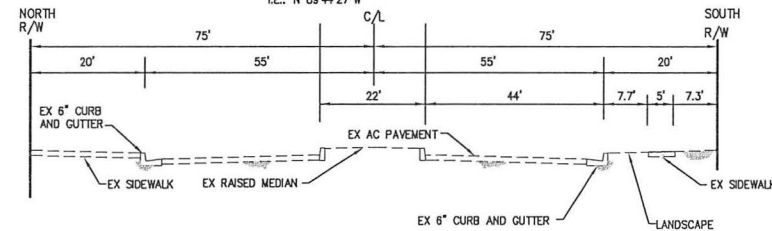
OWNERS NAME: _____ DATE: _____

- ABBREVIATION:**
- AC ASPHALT CEMENT
 - BOT BOTTOM
 - CNC CONCRETE
 - CO CLEAN OUT
 - DWY DRIVEWAY
 - FL FLOW LINE
 - FG FINISH GRADE
 - FS FINISH SURFACE
 - HP HIGH POINT
 - IE INVERT ELEVATION
 - SMH SEWER MANHOLE
 - TC TOP OF CURB

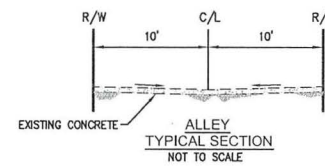
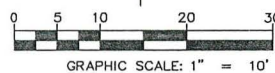
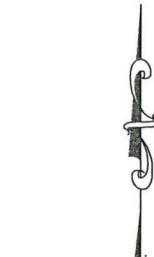
TOPOGRAPHY:
 FIELD SURVEY BY:
 K&S ENGINEERING, INC.
 7801 MISSION CTR CT, STE 100
 SAN DIEGO, CA 92108
 (619) 296-5565
 SURVEY DATE: 3/15/2015

BENCH MARK
 CITY OF SAN DIEGO BENCH MARK
 DESCRIPTION: SW BRASS PLUG
 LOCATION: EL CAJON BLVD AND ALABAMA STREET
 ELEVATION: 308.455
 DATUM: MEAN SEA LEVEL

BASIS OF BEARINGS
 THE BASIS OF BEARINGS SHOWN ON THIS MAP IS THE NORTHERLY LINE OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 21310.
 I.E.: N 88°44'27"W



EL CAJON BOULEVARD TYPICAL SECTION
 NOT TO SCALE



ALLEY TYPICAL SECTION
 NOT TO SCALE

LEGEND

ITEM	SYMBOL
PROPERTY/TMW BOUNDARY	
RIGHT OF WAY	
CONCRETE	
CONTOUR	
WATER SERVICE	
TREE	
DRIVEWAY	
STREET LIGHT TYPE A	
SPOT ELEVATION	
DRAINAGE FLOW	
CURB AND GUTTER	
SIDEWALK	
EX POWER POLE AND OVERHEAD ELECTRIC LINE	
SEWER LATERAL SERVICE	
6" PVC SEWER MAIN	
ELECTRIC TRANSFORMER	
CONCRETE	
LANDSCAPE & IRRIGATION PER BLDG PLANS PTS NO. 451562	
FLOW THROUGH PLANTER	
RETAINING WALL	
6" TRENCH DRAIN	
CONCRETE SWALE TYPE "A" MODIFIED	
40S.F. (8'X5') STREET TREE	
3"x12" BOX CULVERT	
INDICATES LEAD & DISK STAMPED LS 8084 PER PM 21310 UNLESS OTHERWISE NOTED	

BMP NOTE:
 FLUME FILTER AND FLOW THRU PLANTER PER DWG NO. 38915-D

SITE ADDRESS:
 2129 EL CAJON BOULEVARD
 SAN DIEGO, CA

GRADING NOTE:
 NO GRADING IS BEING PROPOSED. BUILDING CURRENTLY UNDER CONSTRUCTION PER BUILDING NO. 451562 & ENGINEERING PERMIT NO. 1503326

GENERAL NOTES:

- THIS IS TO CREATE 12 RESIDENTIAL CONDOMINIUM UNITS.
- ALL OFF SITE IMPROVEMENTS SHALL BE CONSTRUCTED PER RIGHT OF WAY PERMIT NO. 429721 AND BUILDING PERMIT NO. 451562
- THIS IS A REQUEST TO WAIVE TENTATIVE MAP AND FINAL MAP.

TOTAL GROSS AREA:
 10,669 SF, 0.24 ACRES

SITE DESIGN DATA:

EXISTING NUMBER OF LOTS IS: 1
 PROPOSED NUMBER OF LOTS IS: 1
 TOTAL NUMBER OF BUILDINGS: 3
 TOTAL NUMBER OF UNITS: 12
 NO. BEDROOMS: 2-ONE BEDROOM
 2-ONE BEDROOM AND DEN
 8-THREE BEDROOM
 YEAR BUILT: UNDER CONSTRUCTION; PLAN FILE NO. 451562

COORDINATES:

NAD83 COORDINATES
 1654-6285
 LAMBERT COORDINATES
 214-1725

EXISTING & PROPOSED USE:
 MULTI FAMILY RESIDENTIAL;

EXISTING & PROPOSED ZONING:
 MCCPD-CL-1 MID CITY COMMUNITY PLANNED DISTRICT

EASEMENT NOTES:
 NONE

UTILITIES:

WATER:	CITY OF SAN DIEGO	UNDERGROUND
SEWER:	CITY OF SAN DIEGO	UNDERGROUND
ELECTRIC:	SAN DIEGO GAS & ELECTRIC	OVERHEAD
GAS:	SAN DIEGO GAS & ELECTRIC	UNDERGROUND
TELEPHONE:	PACIFIC BELL	UNDERGROUND
CABLE:	COX CABLE CO.	UNDERGROUND

LEGAL DESCRIPTION:
 PARCEL 1 OF PARCEL MAP 21310

ASSESSOR'S PARCEL NUMBER:
 445-401-23

CONDOMINIUM NOTE:

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 12.

PRIOR PERMITS:

BUILDING NO. 451562
 RIGHT OF WAY PROJECT NO. 429721
 EMRA APPROVAL NO. 1606416
 ENGINEERING PERMIT NO. 1503326

Prepared By:	Revision 14	_____
Name	Revision 13	_____
K & S ENGINEERING	Revision 12	_____
Address	Revision 11	_____
7801 MISSION CENTER CT, SUITE 100	Revision 10	_____
SAN DIEGO, CA 92108	Revision 9	_____
Phone	Revision 8	_____
(619) 296-5565	Revision 7	_____
Project Address:	Revision 6	_____
2129 EL CAJON BOULEVARD	Revision 5	_____
SAN DIEGO, CA	Revision 4	_____
Project Name:	Revision 3	_____
THE EVELYN	Revision 2	_____
Sheet Title	Revision 1	_____
TENTATIVE MAP WAIVER NO. 1723020	Original Date:	MAY 24, 2016
	Sheet	1 of 1
	PROJ. NO	491832
	I.O.	24006737

K&S ENGINEERING, INC.
 Planning . Engineering . Surveying
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 (619) 296-5565 Fax: (619) 296-5564