



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: November 30, 2016 REPORT NO. HO-16-081  
HEARING DATE: December 7, 2016  
SUBJECT: Laretta Street Homes Map Waiver. Process Three Decision  
PROJECT NUMBER: [487267](#)  
OWNER/APPLICANT: Robert Linton

### SUMMARY:

Issue: Should the Hearing Officer approve a Tentative Map Waiver to create three residential condominium units (under construction) and to waive the requirement to underground existing overhead utilities at 5842 Laretta Street within the RM-3-7 zone of the Linda Vista Community Plan area?

Staff Recommendation: Approve Tentative Map Waiver No. 1716144 and waive the requirement to underground existing utilities.

Community Planning Group Recommendation: On July 25, 2016, the Linda Vista Community Planning Group voted 12-0-0 to approve the Tentative Map Waiver and 11-1-0 to approve the undergrounding of utilities (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to 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 exemption determination for this project was made on October 26, 2016, and the opportunity to appeal that determination ended November 9, 2016.

### BACKGROUND

The 0.114-acre site is located at 5842 Laretta Street (Attachment 1), in the RM-3-7 Zone of the Linda Vista Community Plan (Attachment 2). The project site consists of one existing lot, which would remain as one lot. Approving the Tentative Map Waiver (TMW) would create three residential condominiums.

The RM-3-7 Zone allows residential development at a density of one unit per 1,000 square feet of lot area, which would allow four units on the site. The Linda Vista Community Plan designates this site for Medium-High Density (30 – 43 dwelling units per acre), which would allow 3 to 4 dwelling units on the 0.114-acre site. Therefore, the proposed three condominiums would be consistent with the Linda Vista Community Plan.

On March 25, 2016, the four-story concrete building was approved under Project No. 441216, Building Permit Nos. 1543363, 1543373, and 1543374. The three units include three, four-bedroom units. A total of eight onsite parking spaces are provided, in compliance with San Diego Municipal Code (SDMC) requirements.

### DISCUSSION

The project proposes a TMW for the subdivision of the site to create three residential condominium units in one, four-story structure that is currently under construction. SDMC Section [125.0120](#) requires that a TMW be processed for the subdivision of land. A TMW is required for the creation of condominium units on a single previously mapped lot. The request is a Process Three Hearing decision as outlined in SDMC Section [125.0122](#). According to SDMC Section [125.0123](#), Findings for TMW, the TMW may be approved if the decision maker finds the proposed subdivision complies with the requirements of the Subdivision Map Act and the SDMC.

The applicant is also requesting that the requirement to underground the existing offsite, overhead utilities be waived. SDMC Section [144.0242](#) allows the subdivider to apply for a waiver of the requirement to underground such utilities within the boundary of the subdivision or within the abutting public rights-of-way. The closest power pole to the project site is located across the street in the public right-of-way along Laretta Street. The City's Undergrounding Master Plan for Fiscal Year 2009 designates the site within Block 6A2, which currently has an estimated undergrounding start date in 2030. City staff has determined the underground waiver request qualifies for consideration pursuant to SDMC Section [144.0242\(c\)\(1\)\(b\)](#), in that the conversion involves a short span of overhead utilities less than a full block in length and the conversion would not represent a logical extension to an underground facility. The applicant is required to underground any new service runs to any new or proposed structures and all onsite utilities within the subdivision per the conditions contained in the draft Tentative Map Waiver Resolution (Attachment 5).

The project has been conditioned to construct public improvements, as shown on the approved construction plan for Right-of-Way Permit No. 1607379 (PTS No. 441216) including new City Standard curbs, gutters, and sidewalks, satisfactory to the City Engineer.

### Conclusion

Staff has reviewed the request for a TMW to create three residential condominium units (under construction) and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating TMW's. Staff believes the required findings can be supported and recommend the Hearing Office approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 1716144, with modifications.
2. Deny Tentative Map Waiver No. 1716144, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

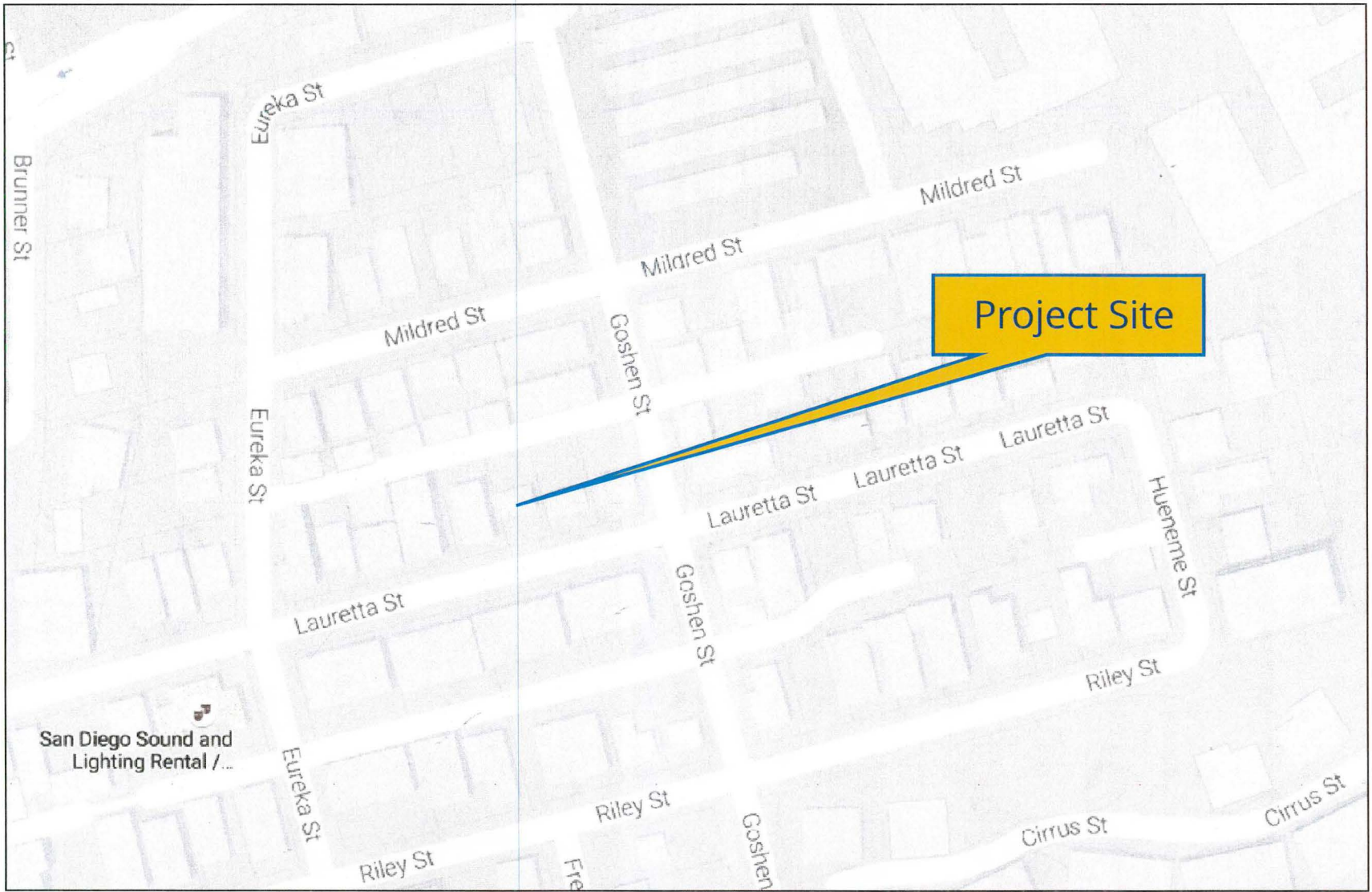
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Derrick Johnson, Development Project Manager

Attachments:

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





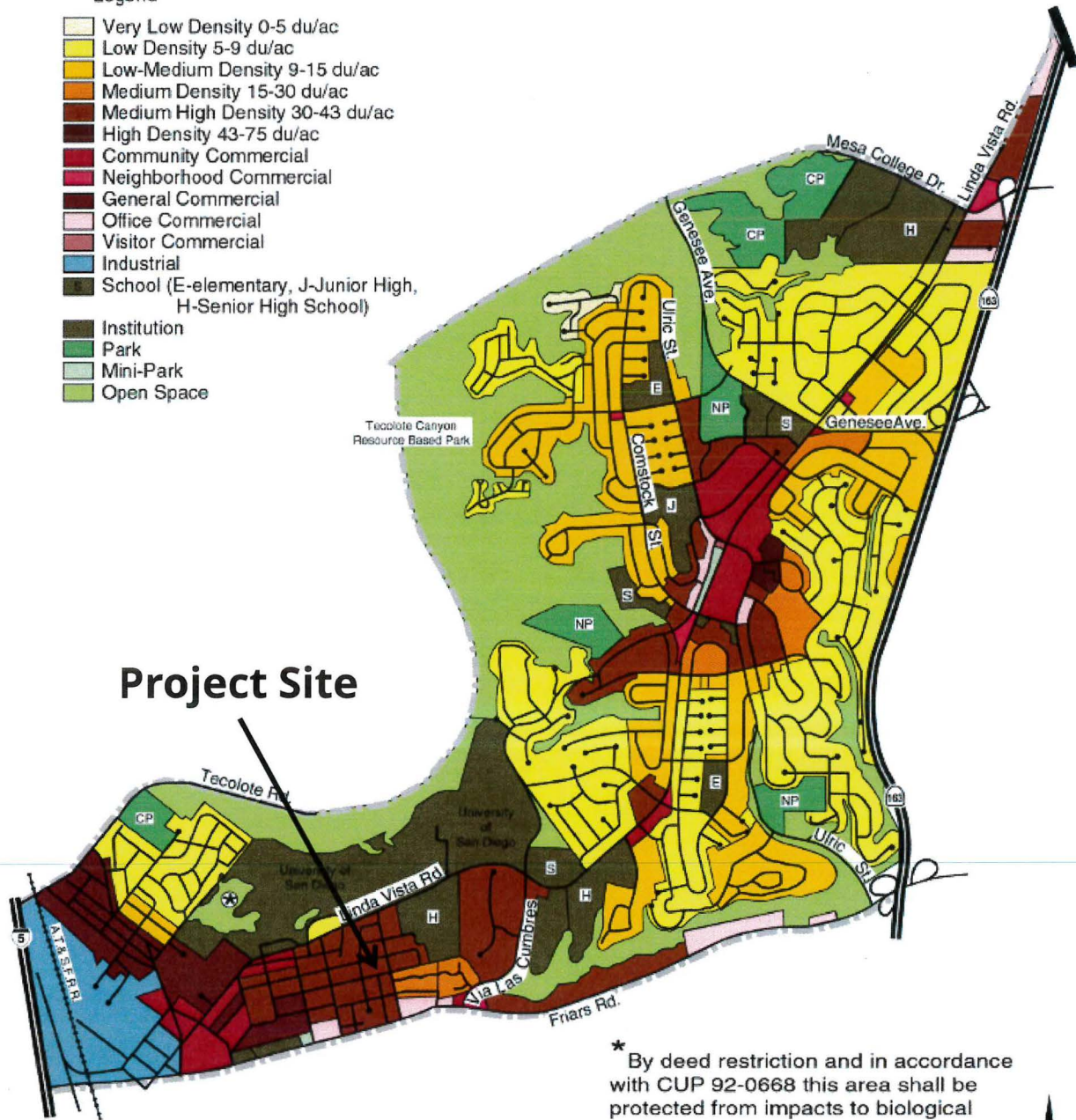
## Project Location Map

Laretta Street Homes Map Waiver/5842 Laretta Street  
PROJECT NO. 487267



Legend

- Very Low Density 0-5 du/ac
- Low Density 5-9 du/ac
- Low-Medium Density 9-15 du/ac
- Medium Density 15-30 du/ac
- Medium High Density 30-43 du/ac
- High Density 43-75 du/ac
- Community Commercial
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Visitor Commercial
- Industrial
- School (E-elementary, J-Junior High, H-Senior High School)
- Institution
- Park
- Mini-Park
- Open Space

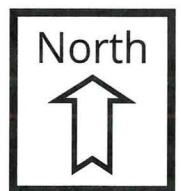


\* By deed restriction and in accordance with CUP 92-0668 this area shall be protected from impacts to biological or hillside resources



## Land Use Map

Lauretta Street Homes Map Waiver/5842 Lauretta Street  
PROJECT NO. 487267







## Aerial Photo

Laurretta Street Homes Map Waiver/5842 Laurretta Street  
PROJECT NO. 487267



<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	LAURETTA STREET HOMES MAP WAIVER (PTS 487267)	
<b>PROJECT DESCRIPTION:</b>	LINDA VISTA (Process 3) Map Waiver for the subdivision of 3 condominium units within a structure currently under construction and to request a waiver to undergrounding utilities. The 0.11-acre site is located at 5842 Laurretta Street.	
<b>COMMUNITY PLAN AREA:</b>	Linda Vista	
<b>DISCRETIONARY ACTIONS:</b>	Process 3 Map Waiver	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Low (9-15) and Medium - High (30-43)	
<b>ZONING INFORMATION:</b>		
<b>ZONE:</b>	RM-3-7 Zone	
<b>HEIGHT LIMIT:</b>	40 feet	
<b>LOT SIZE:</b>	4,952 sf, 0.11 acres	
<b>FLOOR AREA RATIO:</b>	1.8, which allows 8,914 sf	
<b>FRONT SETBACK:</b>	15 Feet and 20 Feet	
<b>SIDE SETBACK:</b>	5 Feet and 0 for a maximum of 30 lineal feet	
<b>STREETSIDE SETBACK:</b>	N/A	
<b>REAR SETBACK:</b>	5 Feet	
<b>PARKING:</b>	N/A	
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	RM-3-7 Zone	Residential Single
<b>SOUTH:</b>	RM-3-7 Zone	Residential Single
<b>EAST:</b>	RM-3-7 Zone	Residential Single
<b>WEST:</b>	RM-3-7 Zone	Residential Single
<b>DEVIATION REQUESTED:</b>	Waiver from undergrounding the existing overhead facilities.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On August 17, 2015, the San Ysidro Community Planning Group voted 12-0-0 to approve the Conditional Use Permit and 12-0-1 to approve the project, without conditions	

RESOLUTION NO. \_\_\_\_\_  
DATE OF FINAL PASSAGE DECEMBER 7, 2016

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS  
AND APPROVING TENTATIVE TENTATIVE MAP WAIVER NO. 1716144  
FOR LAURETTA STREET HOMES TENTATIVE MAP WAIVER – PROJECT  
NO. 487267

WHEREAS, Beach Cove LLC, a California Limited Liability Corporation, Subdivider, and Robert Bateman, San Diego Land Surveying and Engineering INC., Surveyor submitted an application to the City of San Diego for a Tentative Map Waiver No. 1716144, for the subdivision of the site to create three residential condominium units in one, four-story structure that is currently under construction and to waive the requirement to underground existing over head utilities. The project is located at 5842 Laretta Street in the RM- 3-7 Zone within the Linda Vista Community Plan area. The property is legally described as Lot 10, Block 7 of Silver Terrace, Map No. 695; and

WHEREAS the Tentative Map Waiver proposes the Subdivision of a 0.114-acre site to create three residential condominiums under construction; and

WHEREAS, on October 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 Guideline Section 15305 (Minor Alterations 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



WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is three; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c)(1)(b) based on a short span of overhead facility (less than a full block in length) and that the span does not represent a logical extension to an underground facility; and

WHEREAS, on December 7, 2016, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 1716144, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code sections 125.0440, and 144.0240 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,

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BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map Waiver (MW) No. 1716144:

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

The project proposes a MW for the Subdivision of the 0.114-acre site to create three residential condominium units. The 0.114-acre site is located at 5842 Laurreta Street, in the RM-3-7 Zone in the Linda Vista Community Plan area. The RM-3-7 Zone allows for residential development at a density of one unit per 1,000 feet of lot area, which would allow four units on the site. The Linda Vista Community Plan designates this site for Medium-High Density Residential (30 – 43 dwelling units per acre), which would allow 3 to 4 dwelling units on the 0.114-acre site. The Linda Vista Community Plan encourages a wide variety of housing types for all age, income and social groups. The project would provide three, four-bedroom units in an area that largely consists of two- to three- bedroom units, thereby providing a wider variety of housing types.

The project site is also in the designated Multiple Use in the General Plan and is consistent with existing General Plan designations by providing multi-family housing within a medium-high-density range 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.

As proposed, the subdivision would be consistent with the Linda Vista 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 § 125.0440(b).**

The project would subdivide the 0.114-acre site to create three residential condominium units. The 0.114-acre site is located at 5842 Laretta Street, in the RM-3-7 Zone in the Linda Vista Community Plan area. The RM-3-7 Zone allows for residential development at a density of one unit per 1,000 feet of lot area, which would allow four units on the site. The proposed Subdivision would maintains three units on site. The Linda Vista Community Plan designates this site for Medium-High Density Residential (30 – 43 dwelling units per acre), which would allow 3 to 4 dwelling units on the 0.114-acre site.

The project includes a request to waive the requirement to underground the existing offsite overhead utilities. The requested waiver of the requirement to underground the existing overhead utility facilities in the public right-of-way qualifies under the guidelines of Municipal Code Section 144.0242, Waiver of the Requirements to Underground Privately Owned Utility Systems and Service Facilities, in that the project involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. The project has been conditioned to underground any new service run to any new or proposed structures within the subdivision.

The current development which is under construction was reviewed for conformance with the RM-3-7 Zone during the Building Permit plan check and conforms to the development regulations. The project is in compliance with the Municipal Code and the Subdivision Map Act and includes conditions and exhibits to ensure the provision of adequate parking, public improvements and compliance with the Land Development Code. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The project proposes a MW for the subdivision of the 0.114-acre site to create three residential condominium units.

The 0.114-acre site is located at 5842 Laretta Street, in the RM-3-7 Zone in the Linda Vista Community Plan area. The RM-3-7 Zone allows residential development at a density of one

unit per 1,000 feet of lot area, which would allow four units on the site. The developed, urban, in-fill project site is located on a flat, previously graded parcel. The project has been conditioned to construct public improvements, as shown on the approved construction plan for Right-of-Way Permit No.1607379 (Project No. 441216) including new City Standard curbs, gutters, and sidewalks. Therefore, the site is physically suitable for the type and density of development.

**4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. SDMC § 125.0440(d).**

The developed project site is located in an urban in-fill area and does not contain nor is it adjacent to any sensitive resources, Multiple Habitat Planning Area lands, Environmentally Sensitive Lands or existing fish or wildlife habitats. Therefore, the design of the subdivision or the proposed improvements is 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 improvement will not be detrimental to the public health, safety, and welfare. SDMC § 125.0440(e).**

The project proposes a MW for the subdivision of the 0.114-acre site to create three residential condominium units. The development conforms to the development regulations of Municipal Code and Subdivision Map Act. The project includes a request to waive the requirement to underground the existing offsite overhead utilities. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and other regulations governing construction, continued operation and health/life/safety requirements apply to this project.

The project is in compliance with the Municipal Code and the Subdivision Map Act and includes conditions and exhibits to ensure the provision of adequate parking, public improvements and compliance with the Land Development Code. The subdivision is categorically exempt from review under the California Environmental Quality Act. The project has been conditioned to construct public improvements, as shown on the approved construction plan for Right-of-Way Permit No. 1607379 (Project No. 441216), including new City Standard curbs, gutters, and sidewalks. As such, the design of the subdivision or the type of improvement 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 § 125.0440(f).**

There are no existing access easements located within the project boundaries, as shown on MW No. 1716144. As such, no conflict would occur with the recording of the subdivision, and there would be no conflicts with any easements acquired by the public at large for access through or use of the property within the proposed subdivision.

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



The project proposes a MW for the subdivision of the 0.114-acre site to create three residential condominium units. The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. 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 subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The in-fill project site is surrounded by existing development, consisting primarily of large multi-family residential complexes. The Linda Vista Community Plan encourages a wide variety of housing types for all age, income and social groups. The project would provide three, four-bedroom units in an area that largely consists of two- to three- bedroom units, thereby providing a wider variety of housing types.

The site is currently under construction and has paid all applicable Developer Impact Fees (DIF), school fees, water/sewer connection fees and other impact fees at building permit issuance in accordance with the City's Public Facilities Financing Plan and Impact Fee Schedule. The project site is served by existing public infrastructure, including, water, sewer, electrical and gas lines.

The decision maker has reviewed the administrative record including the project plans, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the conversion of three units into condominium ownership is consistent with the housing needs anticipated for the Linda Vista Community Plan area. Therefore, 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.

BE IT FURTHER RESOLVED that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. 1716144 including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to Beach Cove LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By



Derrick Johnson (DJ)  
Development Project Manager  
Development Services Department

ATTACHMENT: Map Conditions

Internal Order No. 24006666

## ATTACHMENT 6

HEARING OFFICER  
CONDITIONS FOR MAP WAIVER NO.1729161  
**LAURETTA STREET HOMES MAP WAIVER - PROJECT NO. 487267**  
ADOPTED BY RESOLUTION NO. \_\_\_\_\_ ON DECEMBER 7, 2016

### GENERAL

1. This Map Waiver will expire December 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. Prior to the Map Waiver expiration date, a Certificate of Compliance to create three residential condominiums shall be recorded in the Office of the San Diego County Recorder.
4. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
5. 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.
6. 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

7. 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.



## ATTACHMENT 6

8. Prior to the recordation of a Certificate of Compliance, the Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 1607379 (Project No. 441216) including new City Standard curbs, gutters, and sidewalks, satisfactory to the City Engineer.
9. Prior to the recordation of a 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 conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
10. Prior to the recordation of a Certificate of Compliance, the Subdivider shall grant to the City a five-foot wide Irrevocable Offer of Dedication along the project frontage adjacent to Lauretta Street, satisfactory to the City Engineer.
11. The Subdivider shall comply with the "General Conditions for 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.

### **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.

## ATTACHMENT 6

- 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. 24006666

## 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:** LAURETTA ST. HOMES MW

**Project No. / SCH No.:** 487267

**Project Location-Specific:** 5842 Laurretta Street, San Diego, CA 92110

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

**Description of nature and purpose of the Project:** Map Waiver for the subdivision of three condominium units within a structure currently under construction and to request a waiver to undergrounding utilities. The development of the condominium units was previously approved under three separate ministerial approvals (Combination Building Permit No. 1543374, Combination Building Permit No. 1543373, and Combination Building Permit No. 1543363). The 0.11-acre site is located in a developed neighborhood at 5842 Laurretta Street in the RM-3-7 zone of the Linda Vista Community Plan area within Council District 2. The approved condominium development complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the residence.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Alex Bateman, San Diego Land Surveying, 9665 Cheesepeake Dr. #445, San Diego, CA 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: 15301 (k) (Existing Facilities)
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (k) (Existing Facilities). The exemption is appropriate because 15301 division of existing multiple family or single-family residences into common-interested ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were indentified; no significant effects on the environmental were indentified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

Lead Agency Contact Person: Courtney Holowach

Telephone: (619) 446-5187

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

Jeff Lee - SENIOR PLANNER  
Signature/Title

11/8/2016  
Date

Check One:

(X) Signed By Lead Agency

( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:



THE CITY OF SAN DIEGO

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

## Community Planning Committee Distribution Form Part 1

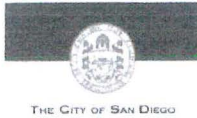
<b>Project Name:</b> Lauretta St.Homes - MW		<b>Project Number:</b> 487267		<b>Distribution Date:</b> 5/25/2016	
<b>Project Scope/Location:</b> LINDA VISTA (Process 3) Map Waiver for the subdivision of 3 condominium units within a structure currently under construction and to request a waiver to undergrounding utilities. The 0.11-acre site is located at 5842 Lauretta Street in the RM-3-7 zone(s) of the Linda Vista Community Plan area within Council District 2.					
<b>Applicant Name:</b>			<b>Applicant Phone Number:</b>		
<b>Project Manager:</b> <del>PJ Fitzgerald</del> PJ Johnson		<b>Phone Number:</b> (619) 441-5107	<b>Fax Number:</b> (619) 321-3200	<b>E-mail Address:</b> PFitzgerald@sandiego.gov	
<b>Project Issues (To be completed by Community Planning Committee for initial review):</b>					
<i>Attach Additional Pages If Necessary.</i>			<b>Please return to:</b> Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.					



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

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> Lauretta St.Homes - MW		<b>Project Number:</b> 487267	<b>Distribution Date:</b> 5/25/2016
<b>Project Scope/Location:</b> LINDA VISTA (Process 3) Map Waiver for the subdivision of 3 condominium units within a structure currently under construction and to request a waiver to undergrounding utilities. The 0.11-acre site is located at 5842 Lauretta Street in the RM-3-7 zone(s) of the Linda Vista Community Plan area within Council District 2.			
<b>Applicant Name:</b>		<b>Applicant Phone Number:</b>	
<b>Project Manager:</b> PJ Fitzgerald	<b>Phone Number:</b> (619) 441-5107	<b>Fax Number:</b> (619) 321-3200	<b>E-mail Address:</b> PFitzgerald@sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b>			
<input checked="" type="checkbox"/> Vote to Approve <i>Map Waiver for subdivision</i>	Members Yes 12	Members No 0	Members Abstain 0
<input checked="" type="checkbox"/> Vote to Approve <i>Waiver for undergrounding of overhead utilities</i> <del>With Conditions Listed Below</del>	Members Yes 11	Members No 1	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
<b>CONDITIONS:</b>			
<b>NAME:</b> <i>Noli Zosa</i>		<b>TITLE:</b> <i>Chairman</i>	
<b>SIGNATURE:</b> <i>[Signature]</i>		<b>DATE:</b> <i>7/28/16</i>	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			



City of San Diego  
**Development Services**  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5000

# 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**

Lauretta Street Homes

**Project No. For City Use Only**

487267

**Project Address:**

5842 Lauretta Street

**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:	Project No. (For City Use Only)
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**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? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 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):  
Beach Cove LLC

Owner     Tenant/Lessee

Street Address:  
4629 Cass Street, Suite 70

City/State/Zip:  
San Diego, CA 92109

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
6198135847

Name of Corporate Officer/Partner (type or print):  
Robert D. Linton

Title (type or print):  
Managing Member

Signature : \_\_\_\_\_ Date: 4/22/16

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: \_\_\_\_\_

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: \_\_\_\_\_

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):

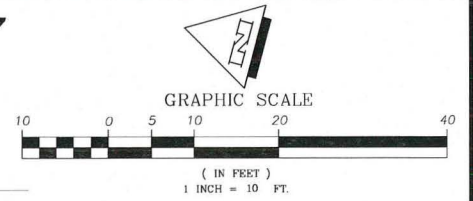
Signature : \_\_\_\_\_ Date: \_\_\_\_\_



# 5842 LAURETTA STREET

# MAP WAIVER No. 1716144

# Project No. 487267



**ZONING INFORMATION**

EXISTING AND PROPOSED ZONE: RM-3-7  
 COMMUNITY PLAN NAME: LINDA VISTA  
 OVERLAY ZONES: CAMPUS PARKING IMPACT

**CITY OF SAN DIEGO**

**DEVELOPMENT SUMMARY**

- SUMMARY OF REQUEST:  
MAP WAIVER TO CREATE 3 RESIDENTIAL CONDOMINIUM UNITS
- STREET ADDRESS: 5842 LAURETTA STREET  
N S E W SIDE  
BETWEEN EUREKA STREET AND GOSHEN STREET
- SITE AREA:  
TOTAL SITE AREA: (4952.6 SF) (0.114 AC.)  
NET SITE AREA: (4952.6 SF) (0.114 AC.)
- DENSITY: (RESIDENTIAL)  
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 3  
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0  
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 3  
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 3
- YARD/SETBACK MINIMUM  
FRONT: 10'  
STREET SIDE YARD: N/A  
INTERIOR SIDE YARD: 5'  
REAR YARD: 5'
- PARKING CRITERIA:  
 RESIDENTIAL  COMMERCIAL  INDUSTRIAL  
 MIXED USE  OTHER

**UNIT AREAS LIVING SPACE**

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
4 BR UNIT	3	5,920	17,760

**UTILITY TABLE:**

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

**MONUMENTATION & MAPPING**

ALL MONUMENTS WILL BE SET AND A CORNER RECORD WILL BE FILED AS REQUIRED.

**EXISTING IMPROVEMENTS**

SEWER DRAWING NO. 9709-L  
 WATER DRAWING NO. 36595-7-D

**EXISTING & PROPOSED EASEMENTS:**

EXISTING EASEMENT - NONE  
 PROPOSED EASEMENT - NONE

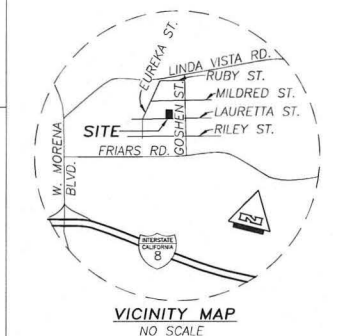
**PROFESSIONAL LAND SURVEYOR:**

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
 9665 CHESAPEAKE DRIVE, SUITE 445  
 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362  
 PROJECT NO. 436-412-11 Laurretta St 5842 TM.dwg  
*Robert J. Bateman* 10-25-2016  
 ROBERT J. BATEMAN, P.L.S. 7046 DATE



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: rbateman@sdlse.com

**Consultants:**



**Benchmark:**  
 NORTHWEST BRASS PLUG AT THE INTERSECTION OF LAURETTA STREET AND GOSHEN STREET  
 ELEVATION= 147.631 M.S.L.

**Project Soil Condition:** Existing developed site.  
**Source of Topography:**  
 Field survey by San Diego Land Surveying on 10-30-2014

**Project Legal Description:**  
 LOT 10 IN BLOCK 7 OF SILVER TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 695 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 12, 1981.

**Project Permits Required:**  
 MAP WAIVER

**Project Data:**  
 Number of Stories: 4  
 Proposed use: Residential  
 Existing use: Residential  
 Zone Designation: RM-3-7  
 Linda Vista Planned District,  
 Year of Construction: 2016

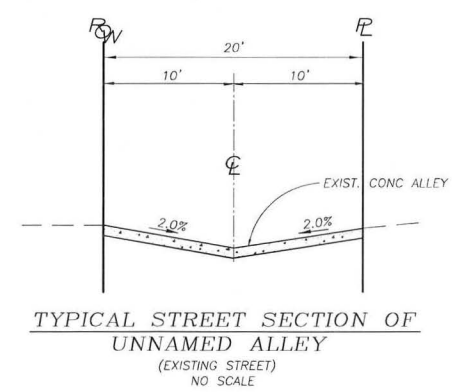
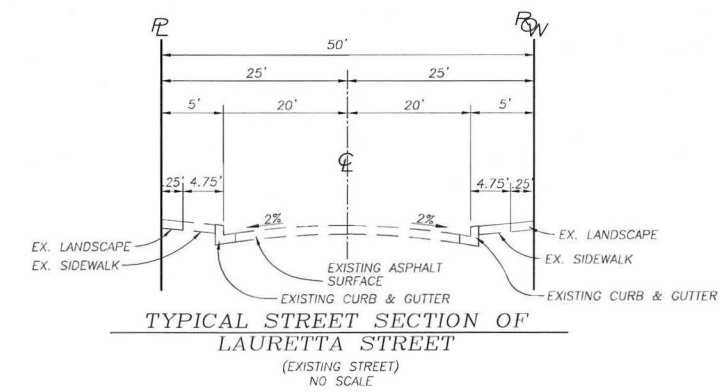
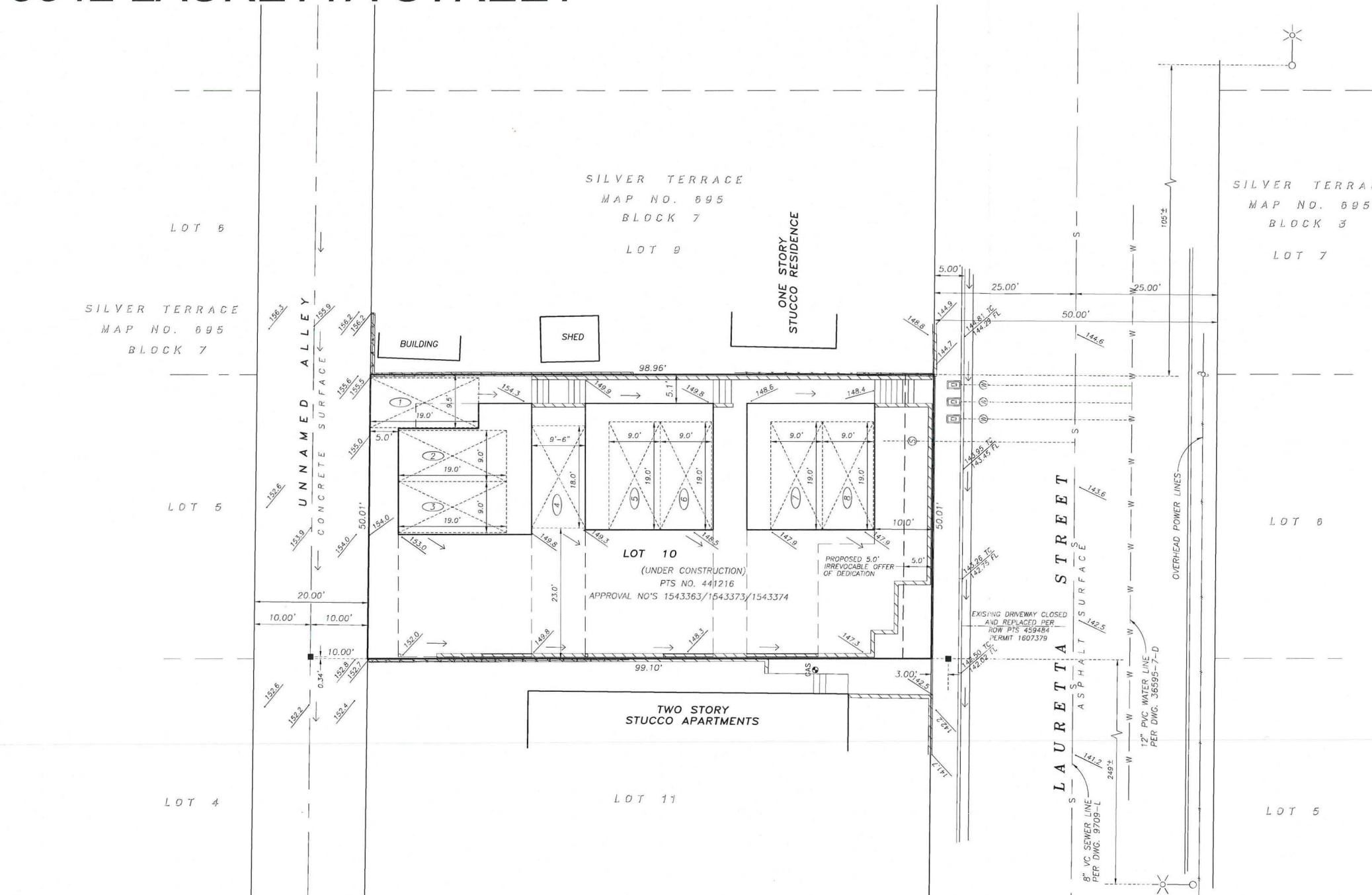
**LAMBERT COORDINATES:**  
 NAD 27 = 220-1711 NAD 83 = 1,860-6,271

**Project Name:**  
 5842 Laurretta Street

**Project Address:** 5842 Laurretta Street, San Diego, CA 92103  
**Project Owner:** BEACH COVE LLC, 4629 CASS STREET, STE. 70 SAN DIEGO, CA 92109

**Sheet Title:**  
 MAP WAIVER NO. 1716144  
 I.O. No. 24006666 Project No. 487267

**Scale:** 1" = 10'  
 Original Date: May 3, 2016  
 Revised: August 22, 2016  
 Revised: October 3, 2016  
**Sheet 1 of 1**



- LEGEND:**
- INDICATES FOUND LEAD AND DISC STAMPED "L.S. 3168"
  - ⊗ INDICATES WATER METER
  - ⊕ INDICATES GAS METER
  - ⊙ INDICATES STREET LIGHT
  - INDICATES PARKING SPACE
  - FF INDICATES FINISHED FLOOR
  - TC INDICATES TOP OF CURB
  - FL INDICATES FLOW LINE
  - INDICATES DIRECTION OF DRAINAGE
  - INDICATES WOOD FENCE
  - - - INDICATES SEWER LATERAL
  - - - INDICATES WATER SERVICE
  - W - W INDICATES WATER LINE
  - S - S INDICATES SEWER LINE
  - ▨ INDICATES WALL
  - ▬▬▬ INDICATES PROPERTY LINE/IMW BOUNDARY

**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 3
- NUMBER OF EXISTING LOTS = 1  
NUMBER OF PROPOSED LOTS = 1
- THIS MAP WAIVER IS WAIVING THE TENTATIVE MAP AND PARCEL MAP. A CERTIFICATE OF COMPLIANCE SHALL BE FILED.

**OWNER/DEVELOPER:**

BEACH COVE LLC,  
 4629 CASS STREET, SUITE 70  
 SAN DIEGO, CA 92109

ROBERT D. LINTON, MANAGING MEMBER