



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 8, 2017 REPORT NO. HO-17-07

HEARING DATE: February 15, 2017

SUBJECT: LOUISIANA CONDOS - Process Three Decision

PROJECT NUMBER: 447621

OWNER/APPLICANT: Darryl Hall

SUMMARY:

Issue: Should the Hearing Officer approve the creation of three residential condominium units in an under-construction development located at 3741-3745 Louisiana Street in the Greater North Park Community Planning area?

Staff Recommendation: Approve Tentative Map Waiver No. 1795396.

Community Planning Group Recommendation: On November 21, 2016, the Greater North Park Community Planning Group denied the requested Tentative Map Waiver by a vote of 8-1-1 due to the inability of the group to comment on the design of the under-construction development (Attachment 6). As per the San Diego Municipal Code (SDMC) requirements, a community planning group recommendation is not required for ministerial projects built in accordance with the underlying zone. The proposed project is a subdivision of land only with the ministerial construction permits approved in March 2015, via Project No. 390003.

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 December 23, 2016, and the opportunity to appeal that determination ended January 10, 2017 (Attachment 4).

BACKGROUND

The 0.20-acre site is located at 3741-3745 Louisiana Street (Attachment 1), in the RM-1-1 zone, within the Greater North Park Community Plan area. The RM-1-1 is a multi-family zoning designation that became effective for the site on December 16, 2016, in conjunction with an update to the Greater North Park Community Plan.

When the project application was deemed complete on October 21, 2016, the site was located in MR-3000 zone of the Mid-City Communities Planned District. Also, the building permits for the development were approved in March 2015, under the MR-3000 zoning. The applicant has the option to process the project under the MR-3000 regulations because the application was deemed complete prior to the zone change. The applicant has elected to utilize this option and the project has been reviewed under the MR-3000 regulations.

The three units under construction consist of one detached, two-story unit and one two-story duplex totaling 5,474 square feet. Two parking spaces would be provided for each unit. The development is being constructed by-right in accordance with the SDMC base zone regulations and the ministerial building permits were approved in March 2015, via Project No. 390003. 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 three 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 six parking spaces and six 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 Waiver, the decision maker may approve a Tentative Map Waiver if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the San Diego Municipal Code.

Greater North Park Community Plan:

The project site is designated for residential development by the Greater North Park Community Plan. The City has implemented this designation by the adoption of the Mid-Cities Community Planned District and the MR-3000 zone. As discussed above, the applicant has the option to process the project under the MR-3000 regulations because the application was deemed complete prior to the zone change which applied the RM-1-1 zone to this site. The density per the MR-3000 zone allows four dwelling units onsite and the project proposes three units. Residential development is permitted as long as it complies with the underlying zone density.

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. 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 4) and Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 1795396, with modifications.
2. Deny Tentative Map Waiver No. 1795396, if the findings required to approve the project cannot be affirmed.

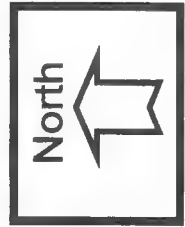
Respectfully submitted,



Paul Godwin, Development Project Manager

Attachments:

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



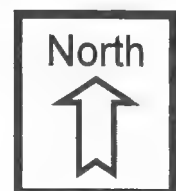
Aerial Photo

Louisiana Condos MW/3741-3745 Louisiana St

PROJECT NO. 447621



City of San Diego Planning Department



RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. 1795396 FOR
LOUISIANA CONDOS TENTATIVE MAP WAIVER
PROJECT NO. 447621

WHEREAS, Eastlake 1014 L.P., a California Limited Partnership, Subdivider, and, Coffey Engineering, submitted an application with the City of San Diego for Tentative Map Waiver No. 1795396, to waive the requirement for a Tentative Map Waiver for the creation of three residential condominium units for a project that is currently under construction. The 0.20-acre project site is located at 3741-3745 Louisiana Street, in the RM-1-1 zone, within the Greater North Park Community Plan. The property is legally described as Parcel 1 of Parcel Map No. 21368, filed in the office of County Recorder of San Diego County on August 8, 2016; and

WHEREAS, the Project proposes to subdivide the 0.20-acre site into three residential condominium units for a residential project that is currently under construction; and

WHEREAS, on December 23, 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 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, 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 three 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 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is three; and

WHEREAS, on February 15, 2017, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 1795396 and pursuant to section 125.0122 (Tentative Map Waiver) 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 Tentative Map Waiver No. 1795396:

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 site is located in the RM-1-1 zone, within the Greater North Park Community Plan area. The RM-1-1 is a multi-family zoning designation that became effective for the site on December 16, 2016. When the project was deemed complete on October 21, 2016, the site was located in MR-3000 zone of the Mid-City Communities Planned District (Attachment 1). The applicant has the option to process the project under the MR-3000 regulations because the application was deemed complete prior to the zone change. The applicant has elected to utilize this option and the project has been reviewed under the MR-3000 regulations.

The three units under construction consist of one detached two-story unit and one two-story duplex totaling 5,474 square feet. The project site is designated Residential 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 MR-3000 zone.

The density per the MR-3000 zone allows four dwelling units onsite and the project proposes three units. Residential development is permitted as long as it complies with the underlying zone density.

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. 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.

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 three units under construction consist of one detached two-story unit and one two-story duplex totaling 5,474 square feet. 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 March 2015, via Project No. 390003. At that time the applicant paid the 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 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 three residential units (under construction) into condominiums on a 0.20-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 March 2015, via Project No. 390003. 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 three residential units (under construction) into condominiums on a 0.20-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 three residential units (under construction) into condominiums on a 0.20-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. The project has been conditioned to install a new streetlight, driveway, curb, gutter, sidewalk & sidewalk transitions, and curb outlet adjacent to the site prior to recordation of the Certificate of Compliance. 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 three residential units (under construction) into condominiums on a 0.20-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 three residential units (under construction) into condominiums on a 0.20-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 three 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. The site is located two blocks from University Avenue which is served by 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.

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 hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. 1795396 is hereby granted to Eastlake 1014 L.P., a California Limited Partnership subject to the attached conditions which are made a part of this resolution by this reference.

By

Paul Godwin
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions
Internal Order No. 24006229

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 1795396
LOUISIANA CONDOS – TENTATIVE MAP WAIVER
PROJECT NO. 447621
ADOPTED BY RESOLUTION NO. _____ ON FEBRUARY 15, 2017

DRAFT

GENERAL

1. This Tentative Map Waiver will expire March 1, 2020.
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 Tentative 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. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No.1287319 including new driveway, curb, gutter, sidewalk & sidewalk transitions, and curb outlet adjacent to the site on Louisiana Street.
7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
8. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider shall install a new street light adjacent to the site on Louisiana Street.

9. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
10. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
11. 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 Tentative 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

12. A Certificate of Compliance shall be requested once all conditions of the approved Tentative Map Waiver have been satisfied and prior to the Tentative Map Waiver expiration date.
13. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.
14. 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 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 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 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 90 days of the approval of this Tentative 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. 24006229

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: Louisiana Condos Map Waiver

Project No. / SCH No.: 447621/ N.A.

Project Location-Specific: 3741-3745 Louisiana Street, San Diego, CA 92104

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

Description of nature and purpose of the Project: **TENTATIVE MAP WAIVER**, with underground utility waiver request, for the creation of three residential condominium units in a project that is currently under construction. The units consist of one detached two-story residence and one two-story duplex totaling 5,474 square feet, on a 0.195-acre site.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: David F. Smith (Applicant), Coffey Engineering, Inc., 9666 Business Park Avenue, Suite 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: CEQA Exemption 15305 (Minor Alterations in Land Use Limitations)

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.

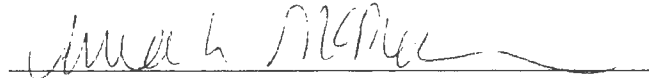
Lead Agency Contact Person: Rhonda Benally

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



Signature/Title

January 11, 2017

Date

Check One:

☒ (X) Signed By Lead Agency

☐ () Signed by Applicant

Date Received for Filing with County Clerk or OPR:

From: [Peter Hill](#)
To: [Godwin, Paul](#)
Cc: [Vicki G](#)
Subject: PTS 447621. NPPC draft motion and comments. Tentative Map Waiver, 3741-3745 Louisiana St. Apts.
Date: Friday, December 09, 2016 1:32:33 PM
Attachments: [OutlookEmoji-.png](#)

Hi Paul

Hope the year-end season is treating you well. 😊 Here are the draft NPPC meeting description, comments and draft motion & vote for PTS 447621, Tentative Map Waiver for 3741-3745 Louisiana St. Apts. (under construction). Please feel free to call if you have any questions.

Cheers,

Peter

Peter Hill
 Chair, Urban Design / Project Review Subcommittee
 North Park Planning Committee
 m. 619-846-2689

DESCRIPTION: 3741-3745 Louisiana Apts. Tentative Map Waiver, PTS 447621. (Process 3) with underground utility waiver request, for the creation of three residential condominium units in a project that is currently under construction. The units consist of one detached two-story residence and one two-story duplex totaling 5,474 square feet. The 0.195-acre site is located within the Greater North Park Community Plan area. Also want waiver on undergrounding for electrical (poles sat on right of way at Louisiana and Texas) – they do NOT want to get a waiver to prevent undergrounding (City description of project caused some confusion). CD 3. DSD Project Manager: Paul Godwin. Presenter: David Smith.

COMMENTS: Granowitz, Carlson, Barry. NPPC denial of these projects is a critique on City procedure, not on the project itself; NPPC has been recommending denial of these Tentative Map waivers for many years, when they come after the time for any meaningful communication about the substance of the project has passed. Granowitz will send notes on previous discussion of this issue to subcommittee.

MOTION: To deny the Tentative Map Waiver for the project at 3741-3745 Louisiana St (PTS 447621), due to lack of opportunity for meaningful input from the community during the design stage. Carlson/Barry 8-1-1 (Campbell oppose, Codraro abstain).



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 Walver ☐ Land Use Plan Amendment ☒ Other Lot Consolidation

Project Title

Louisiana Condos

Project No. For City Use Only

Project Address:

3741 Louisiana Street, San Diego, CA 92104

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

<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Signature : Date:</p>	<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Signature : Date:</p>
<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Signature : Date:</p>	<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Signature : Date:</p>

MAP WAIVER

PROJECT NO. 447621
3741 - 3745 Louisiana Street
San Diego, CA. 92104
Map Waiver No. 1795396

WIGHTMAN STREET
(AC PMT)

FOR D-27 SIDEWALK UNDERDRAINS ENCROACHMENT INTO LOUISIANA R.O.W. SEE EMRA APPROVAL NO. 1389268

LOUISIANA STREET
(AC PMT)

LANDIS STREET
(AC PMT)

LOUISIANA STREET
(AC PMT)

10' STREET CLOSED TO PUBLIC USE NOVEMBER 22, 1910 BY ORDINANCE NO. 4283 OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO

PARCEL 1
PM 21368

SCALE: 1"=10'

EX. LOUISIANA STREET
N.T.S.

OWNER:
EASTLAKE 1014 LP
11666 SORRENTO VALLEY RD., SUITE 201
SAN DIEGO, CA 92121

PROJECT DATA:
SITE ADDRESS: 3741-3745 LOUISIANA STREET
SAN DIEGO, CA 92104

APH: 453-051-10
EXISTING BUILDING: R-3/ ONE SINGLE FAMILY & ONE DUPLEX
CONSTRUCTION DATE: 2016
CALIFORNIA/ LAMBERT COORDINATES: 212-1725
NAD83 COORDINATES: 1852-6285

SITE DATA:
SITE AREA (SINGLE PARCEL) = 8,509 SF (0.195 ACRES)

PROPOSED USE:
R-3/ ONE SINGLE FAMILY & ONE DUPLEX

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 3

PARKING:
TOTAL NUMBER OF PARKING SPACES PROVIDED = 6
TOTAL NUMBER OF UNITS = 3 (ALL 2-BEDROOM)
3x2 = 6 PARKING SPACES REQUIRED

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 21368, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 08, 2016, AS FILE NO. 2016-7000322

BENCHMARK:
CITY OF SAN DIEGO VERTICAL CONTROL BOOK NWBP AT THE CORNER OF TEXAS STREET AND WIGHTMAN STREET.

ELEVATION: 310.914 DATUM: MSL, NGVD 29

ZONING:
DESIGNATION: MCOPO-MR-3000
PLANNED DISTRICT: MID CITY PD
NUMBER OF PROPOSED LOTS: 1
T.M. ACREAGE: 0.195 ACRES
OVERLAY ZONES:
MCOPO-MR-3000

ENVIRONMENTALLY SENSITIVE LANDS: NO
HISTORIC DISTRICT: NO
DESIGNATED HISTORIC: NO
GEO. HAZARD CATEGORIES: S2
EARTHQUAKE FAULT BUFFER: NO
FAA PART 77 NOTIFICATION AREA: YES
AA REVIEW AREA 2 TRANSIT: YES

DEVELOPMENT DATA:
LOT DIMENSIONS: PARCEL 1
LOT WIDTH: 62.93'
STREET FRONTAGE: 62.93'
LOT DEPTH: 135.2'

MAPPING AND MONUMENTATION:
SEE PARCEL MAP NO. 21368. A DETAILED PROCEDURE OF SURVEY IS SHOWN ON THE PARCEL MAP. MONUMENTS SET AFTER IMPROVEMENTS CONSTRUCTED. NO CORNER RECORD NEEDED.

THE PURPOSE OF THIS MAP IS TO WAIVE THE PARCEL MAP.

BASIS OF BEARING:
THE BASIS OF BEARINGS FOR THIS MAP WAIVER IS THE EAST SIDELINE OF LOUISIANA STREET AS SHOWN ON PM 21368, FILED AUGUST 08, 2016, IN THE COUNTY OF SAN DIEGO.
I.E. N 00°36'39" E

EASEMENTS:

AN UNPLOTTABLE SEWER LATERAL EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER BOOK 994, PAGE 41. THEIR EXACT LOCATION IS NOT SPECIFIED IN DOCUMENT, AND COULD NOT BE PLOTTED ON THE MAP.

(A) AN EASEMENT IN FAVOR OF SDG&E FOR PUBLIC UTILITIES, RECORDED APRIL 10, 2015, AS OOC. NO. 2015-0170520

UTILITY NOTE:
ALL EXISTING UTILITY SERVICES FRONTING THE SITE, INCLUDING SEWER, WATER, ELECTRIC, CABLE AND PHONE, ARE CURRENTLY BY UNDERGROUND CONDUITS, NOT BY OVERHEAD SERVICES. AN EXISTING STREET LIGHT IS LOCATED WITHIN 310 FEET OF THE PROJECT

GENERAL NOTES:

1. THERE ARE NO BUS STOP ADJACENT TO THE PROJECT SITE.
2. TRASH CONTAINERS TO BE STORED WITHIN PRIVATE GARAGE ON-SITE.
3. NO OBSTRUCTION INCLUDING SOLID WALLS WITHIN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT
4. PLANT MATERIAL, OTHER THAN TREES WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE ADJACENT CURB

LEGEND

DESCRIPTION	STD. DWG	SYMBOL
PROPERTY LINE / TMW BOUNDARY		N45°45'45"W
LOT LINE		
CENTERLINE		
EXISTING CONTOUR		90
PROPOSED CONTOUR		100.00
EXISTING SPOT ELEVATION		
PROPOSED SPOT ELEVATION		
DRAINAGE SWALE OR DIRECTION OF FLOW		
EXISTING WATER MAIN		
EXISTING SEWER-MAIN		
EXISTING GAS LINE		
WALL		
BUILDING FOOTPRINT		
EXISTING BUILDING FOOTPRINT		
EXISTING SEWER SERVICE		
VISIBILITY TRIANGLE		

ABBREVIATIONS:

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

CIVIL ENGINEER / LAND SURVEYOR:

JOHN S. COFFEY, PE, PLS
COFFEY ENGINEERING, INC.
9665 BUSINESSPARK AVENUE., SUITE 210
SAN DIEGO, CA 92131
(858) 831-0111
FAX: (858) 831-0179



JOHN S. COFFEY
RCE 062716
DATE: 1/25/17



VICINITY MAP
THOMAS BROS. MAP 1269-06
NO SCALE

MAP WAIVER NO. 1795396 I.O. 24006229

CITY OF SAN DIEGO, CALIFORNIA	
TENTATIVE MAP WAIVER	
LOUISIANA CONDOS	ORIGINAL 06/02/15 10/19/16 01/20/17 1/24/17
3741 - 3745 Louisiana Street San Diego, CA 92104	
MAP WAIVER DRAWING	C-1
DRAWN BY: GC	
CHECKED BY: JC	
SHEET	1 OF 1