



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: June 7, 2017 REPORT NO. HO-17-041

HEARING DATE: June 14, 2017

SUBJECT: 27TH STREET UNITS - Tentative Map. Process Three Decision

PROJECT NUMBER: [514486](#)

OWNER/APPLICANT: Almeria Investments, LP

### SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map for the creation of four residential condo units from two duplex residential structures (currently under construction) 911 27<sup>th</sup> Street, in the Golden Hill Community Plan area?

Staff Recommendation:

APPROVE Tentative Map No. 1912654.

Community Planning Group Recommendation: On March 8, 2017, the Golden Hill Planning Committee voted 10-1-1 to recommend approval of the proposed project without conditions. (Attachment 8)

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 2, 2017, and the opportunity to appeal that determination ended May 18, 2017.

### BACKGROUND

The 0.09-acre site is located at 911 27th Street in the RM-2-5 Zone, the Transit Area Overlay Zone, the Residential Tandem Parking Overlay Zone, the Airport Influence Area (Review Area 1), and the Federal Aviation Administration (FAA) Part 77 Notification Area, within the Golden Hill Community Plan area. The proposed project is located in an area identified as Medium density 15-29 Dwelling Unit Per Acre (du/ac) residential in the Golden Hill Community Plan and is consistent with that land use.

Site Development Permit (PTS No. 370917) was previously approved for the demolition of an existing single family residence and the construction of four units in two duplex structures, including eight parking spaces. The project proposes a Tentative Map for the creation of four residential condominium units from two duplex residential structures, (currently under construction). A historical review of the previously existing single-family residence was conducted prior to demolition by City staff on January 14, 2014, (PTS No. 370917) and it was determined it did not meet designation criteria.

The project is surrounded by multi-family and single-family residential developments and zoned RM-2-5 with a community plan designation of multi-family residential development allowing 15-29 dwelling units per acre. The site is not within or adjacent to the Multiple Species Conservation Program (MSCP), or the Multiple Habitat Planning Area (MHPA), and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in the SDMC section 113.0103.

### DISCUSSION

The applicant is requesting the approval of a Tentative Map, per San Diego Municipal Code (SDMC) Section 125.0120(b)(2)(A) to convert the four under-construction residential units to condominiums, which requires a Process Three, Hearing Officer decision. In order to qualify for a waiver of the requirement to file a Tentative Map, the project must be located on a single parcel. The project site currently contains two parcels, therefore a Parcel Map to consolidate into one lot is required prior to the expiration of the map.

The neighborhood currently contains power poles and overhead utility lines within the existing public right of way along 27<sup>th</sup> Street traversing north and south across the street from the project site. San Diego Municipal Code (SDMC) Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined that the requested waiver of the requirements to underground privately owned utility systems and services facilities qualifies under the guidelines of SDMC Section 144.0242(c) (1) (B) as follows: The conversion 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.

Notwithstanding the requested waiver, the project is required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 6 of the Tentative Map. The City's Undergrounding Master Plan designates the site within Block 8A with an estimated date for undergrounding for August 2017.

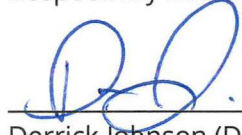
### Conclusion

Staff has determined that the project complies with applicable sections of the San Diego Municipal Code, including the RM-2-5 development regulations and all City and State subdivision requirements, and that the required findings can be made. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Tentative Map No.1912654, with modifications.
2. Deny Tentative Map No.1912654, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Derrick Johnson (D.J.), Development Project Manager

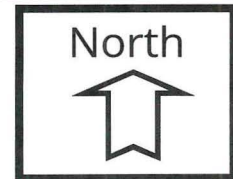
Attachments:

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 Statement
10. Map Exhibit- Tentative Map



## Project Location Map

27<sup>th</sup> Street Units Tentative Map / 911 27<sup>th</sup> Street  
 PROJECT NO. 514486



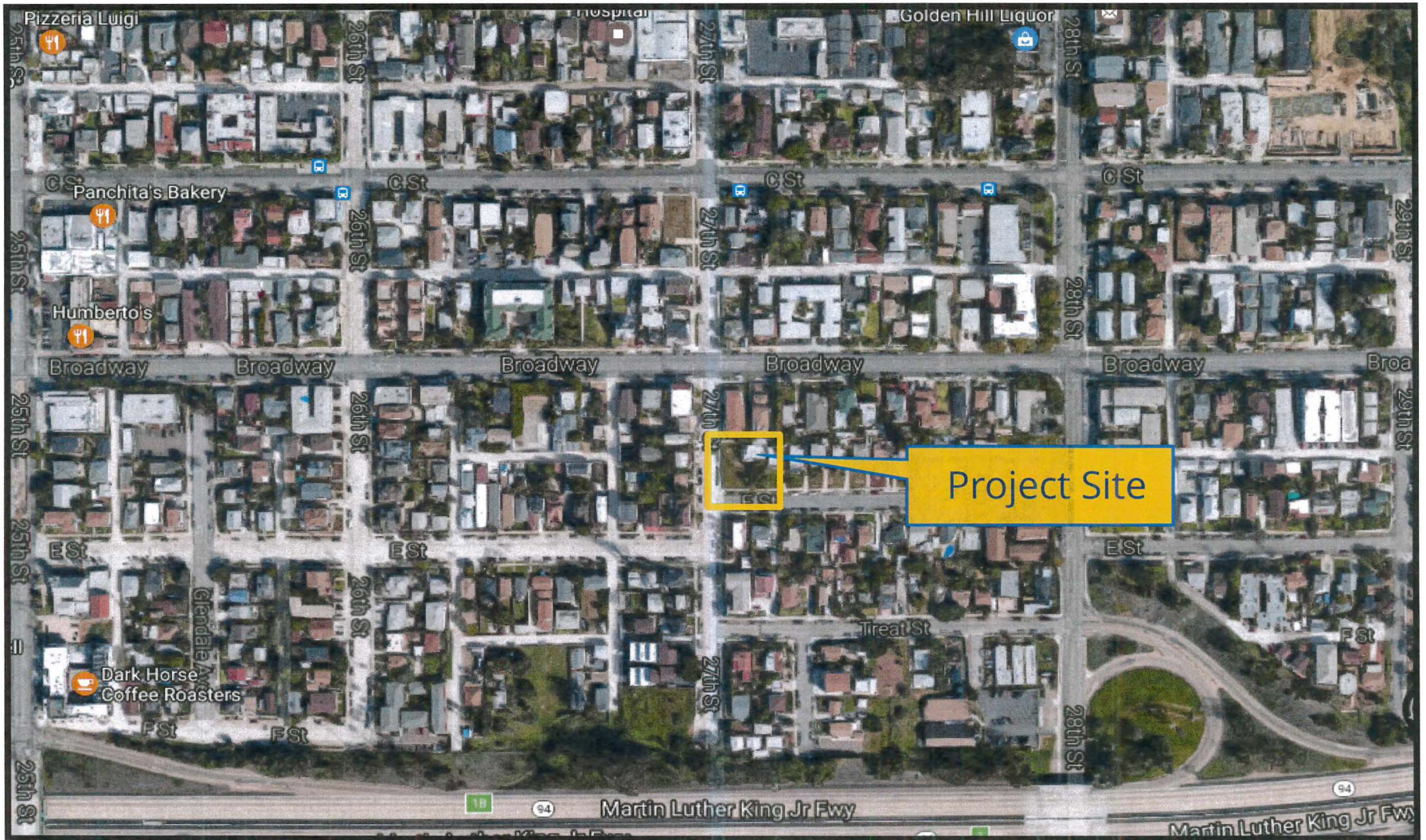


### Land Use Map

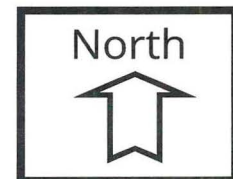
27th Street Units Tentative Map / 911 27th Street  
 PROJECT NO. 514486

Project Site





**Aerial Photo**  
27<sup>th</sup> Street Units Tentative Map / 911 27<sup>th</sup> Street  
PROJECT NO. 514486



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	27th Street Units
<b>PROJECT DESCRIPTION:</b>	Tentative Map, Four Residential Condo Units
<b>COMMUNITY PLAN AREA:</b>	Greater Golden Hill
<b>DISCRETIONARY ACTIONS:</b>	Tentative Map Wavier
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Medium Density Residential (15-29 dwelling units per acre)

### ZONING INFORMATION:

**ZONE:** RM-2-5  
**HEIGHT LIMIT:** 30 foot maximum height limit.  
**LOT SIZE:** 1,500 square feet (min. per dwelling unit)  
**FLOOR AREA RATIO:** .60  
**LOT COVERAGE:** 35 percent  
**FRONT SETBACK:** 10 feet.  
**SIDE SETBACK:** 6 feet.  
**STREETSIDE SETBACK:** 8 feet.  
**REAR SETBACK:** 15 feet.  
**PARKING:** 8 parking spaces required

<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
<b>NORTH:</b>	Medium High Density Residential; RM-2-5	Multi-family
<b>SOUTH:</b>	Medium Density Residential; RM-2-5	Multi-family
<b>EAST:</b>	Medium Density Residential; RM-2-5	Multi- family
<b>WEST:</b>	Medium Density Residential; RM-2-5	Multi- family

<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	N/A
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<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On March 8, 2017, the Golden Hill Planning Committee voted 10-1-1 to recommend approval of the proposed project without conditions.
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HEARING OFFICER RESOLUTION NUMBER R-\_\_\_\_\_

TENTATIVE MAP No. 1912654, 27TH STREET UNITS  
PROJECT NO. 514486.

WHEREAS, Almeria Investments, LP, a California Limited Partnership, Subdivider, and Robert Russell, Accurate Land Surveys, Surveyor, submitted an application to the City of San Diego for a Tentative Map No. 1912654, to create four under construction residential units to condominiums, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 911 27th Street in the RM-2-5 Zone, the Transit Area Overlay Zone, the Residential Tandem Parking Overlay Zone, the Airport Influence Area (Review Area 1), and the Federal Aviation Administration (FAA) Part 77 Notification Area, within the Golden Hill Community Plan area. The property is legally described as Lot 7, and the west 29 feet of Lot 8, Block 1 Karrle Addition, Map No. 1614; and

WHEREAS, the Map proposes the subdivision of a 0.09-acre-site to create four residential condominiums in a project that is currently under construction; and

WHEREAS, on May 2, 2017, 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 15303 (New Construction or Conversion of Small Structures); 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 four; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) based on 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 June 14, 2017, the Hearing Officer of the City of San Diego considered Tentative Map No. 1912654, 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,

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. 1912654:

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

The project proposes a Tentative Map for the subdivision of the 0.09-acre site to create four residential condominium units. The 0.09-acre site is located at 911 27<sup>th</sup> Street, in the RM-2-5 Zone within the Golden Hill Community Plan area. The proposed project is located in an area identified as medium density (15-29 du/ac) residential in the Golden Hill Community Plan and the project is consistent with that land use. The Golden Hill Community Plan encourages a wide variety of housing types for all age, income and social groups. The project would provide four, three-bedroom units in an area that largely consists of two-bedroom units, thereby providing a wider variety of housing types.

The project site is 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 Golden Hill 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 proposes a Tentative Map for the subdivision of the 0.09-acre site to create four residential condominium units. The 0.09-acre site is located at 911 27<sup>th</sup> Street, in the RM-2-5 Zone in the Golden Hill Community Plan area. The proposed project is located in an area identified as medium density (15-29 du/ac) residential in the Golden Hill Community Plan and is consistent with that land use.

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 within the RM-2-5 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 Tentative Map for the subdivision of the 0.09-acre site to create four residential condominium units. The 0.09-acre site is located at 911 27<sup>th</sup> Street, in the RM-2-5 Zone in the Golden Hill Community Plan area.

The proposed project is located in an area identified as Medium density (15-29 du/ac) residential in the Golden Hill Community Plan and is consistent with that land use. 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 previously approved construction plan for Right-of-Way Permit No. 38805 (Project No. 425782) 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 are 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. SDMC § 125.0440(d)

**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 Tentative Map for the Subdivision of the 0.09-acre site to create four 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 Subdivider shall construct the required Public Improvements per the previously approved Right-of-Way Permit No. 1489639 including new curbs, gutters, sidewalks and a driveway. 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 Tentative Map No. 1912654. 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 Tentative Map for the subdivision of the 0.09-acre site to create four 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 (east and west) to ensure 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 Golden Hill Community Plan encourages a wide variety of housing types for all age, income and social groups. The project would provide four, three-bedroom units in an area that largely consists of two-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 four units into condominium ownership is consistent with the housing needs anticipated for the Golden Hill 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 No. 1912654, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to Almeria Investments, LP, subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Derrick Johnson (D.J.)  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24004717

HEARING OFFICER,  
CONDITIONS FOR TENTATIVE MAP NO. 1912654, 27<sup>TH</sup> STREET UNITS - PROJECT NO. 514486

ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON June 14, 2017

**GENERAL**

1. This Tentative Map will expire on June 14, 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 Parcel Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Parcel Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Parcel Map, 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 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 Parcel Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

**ENGINEERING**

6. 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.
7. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 1489639 including new curbs, gutters, sidewalks and a driveway.
8. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those

exceptions to the General Conditions which are shown on the Tentative Map 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**

9. Prior to the expiration of the Tentative Map, if approved, a Parcel Map to consolidate and subdivide the properties into four residential condominium units shall be recorded to the County Recorder's office.
10. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.
11. All survey monuments shall be set prior to the recordation of the Parcel Map, unless setting monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
12. Prior to the recordation of the Parcel Map, 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.
13. 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.
14. The Parcel Map 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 distances shall be shown on the map.

**PUD WATER & SEWER DEV**

15. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
16. Prior to the issuance of any building permits, 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.
17. 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.
18. Prior to Final Inspection, all public water and sewer facilities, if required shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.
19. The Subdivider shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

**INFORMATION:**

- The approval of this Tentative Map 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.).
- 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 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, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest

## ATTACHMENT 6

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. 24007026



NOTICE OF EXEMPTION

(Check one or both)

TO:  X  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: 27<sup>th</sup> Street Units-Tentative Map Waiver**

**Project No. 514486/SCH No.: N/A**

**Project Location-Specific:** 911 27<sup>th</sup> Street, San Diego, California 92102

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

**Description of nature and purpose of the Project:** TENATIVE MAP WAIVER for the creation of four residential condominium units from two duplex residential structures, currently under construction, on a 0.09 acre site.

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

**Name of Person or Agency Carrying Out Project:** Michael Fulton, Almeria Investments, LP, PO Box 232628, Encinitas, CA 92023, (760) 207-3740

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))
- Exemption: CEQA Exemption 15061 (b) (General Rule)

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 15061(b) (3) that "a project is exempt from CEQA where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment."

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

Anna M. / Senior Planner  
Signature/Title

May 18, 2017  
Date

Check One:

**From:** [Golden Hill](#)  
**To:** [Johnson, Derrick](#); [Godwin, Paul](#)  
**Cc:** [Mary Ann](#); [Mike Fulton](#); [Turgeon, Bernard](#)  
**Subject:** Condominium Conversion Tentative Map, 911 27th Street. PTS 514486.  
**Date:** Friday, March 31, 2017 10:46:30 AM

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Dear Mr. Johnson.

At the March 8th meeting of the Greater Golden Hill Planning Committee, we reviewed a proposal for a TM for a project currently under construction at 911 27th St, for condominium conversion (PTS 514486)

Our review of the original project design was in July 2014 and March 2015. At the later meeting project #370917 was recommended for approval.

The community planning group voted to recommend support for the proposed TM for condominium conversion with a vote of 10/1/1, with our draft minutes copied below.

Although our minutes are only considered as a draft, and will not be posted until they have been approved or corrected (note that a second for the motion needs to be added) at the subsequent meeting, here is the action as recorded:

1) Condominium Conversion Tentative Map, 911 27<sup>th</sup> Street. PTS 514486. This four unit apartment is a project the committee reviewed prior to construction, and we are now asked to consider the request for a TM as condos MaryAnn Huybers- Accurate Land Surveys; Huybers stated townhouses will be for sale for \$725K; Brierton – we're supposed to be developing affordable housing yet this goes against that b/c to buy one of these townhouses is out of reach for most people yet renting one of them would probably be more affordable in terms of pricing; Wade has lived across the street from this property and this beautiful condos replaced what was once a homeless encampment as well as a meth house and that was a rental. It was dangerous. This project has been a huge benefit to the neighborhood and represents what we want in San Diego with higher density and more parking; **Motion** by Hirmez to approve apartments to go to condominium plan – 10-yes, 1-no (Brierton), 1- abstain (Swarens)

Also, please note that I abstain as chair, per our current bylaws which defer to Robert's Rules.

The supportive testimony of a neighbor and the adequate parking provided were both cited as considerations in the board's action.

The adopted minutes should be filed and posted on the City website following our April 12th meeting.

Please let me know if you need any further information from the planning group.

Yours,  
David Swarens.  
Chair, GGHPC



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: 27th Street Units  
 Project Address: 911 27th Street, San Diego, CA 992102  
 Project No. For City Use Only: 514486

**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):  
 Almedia Investments - Michael Fulton  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 Po Box 232628  
 City/State/Zip:  
 Encinitas CA 92023  
 Phone No: 760 207 3740 Fax No: 760 418 6453  
 Signature: [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: 27th Street UITS Project No. (For City Use Only) 514486

**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):  
Almeria Investments, LP  
 Owner  Tenant/Lessee  
 Street Address:  
P. O. Box 232628  
 City/State/Zip:  
Encinitas, CA 92023  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
(619) 207-3740  
 Name of Corporate Officer/Partner (type or print):  
Michael Fulton  
 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: \_\_\_\_\_

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: \_\_\_\_\_

