



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 11, 2017 REPORT NO. HO-17-065
HEARING DATE: October 18, 2017
SUBJECT: ROSECRANS MAP WAIVER, PROCESS THREE
PROJECT NUMBER: [533730](#)
OWNER/APPLICANT: Point Loma Village, LLC/Maggie Roland Associates

SUMMARY:

Issue: Should the Hearing Officer approve a Tentative Map Waiver to create 16 residential and four commercial condominiums units in an under-construction, mixed-use development, located at 1180 Rosecrans Street in the Peninsula Community Plan area?

Staff Recommendation: APPROVE Tentative Map Waiver No. 1884718.

Community Planning Group Recommendation: On April 20, 2017, the Peninsula Community Planning Board voted 12-01-1 to recommend approval of the project, conditioned on the applicant restoring the site memorial plaques and the provision of 36-inch box Jacaranda trees where 24-inch trees are required. Although neither is a code requirement or project condition, the applicant has agreed to both recommendations (Attachment 6).

Environmental Review: The proposed activity is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305, Minor Alterations 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 June 1, 2017, and the opportunity to appeal that determination ended June 15, 2017 (Attachment 5).

BACKGROUND

The 0.56-acre project site is located at 1180 Rosecrans Street in the CC-4-2 (Community Commercial) zone, within the Peninsula Community Plan area. The CC-4-2 zone allows commercial and residential uses at a rate of one dwelling unit per 1,500 square feet of lot area and the Peninsula Community Plan designates the site for commercial development. The project site includes frontage on Rosecrans Street, Avenida de Portugal and Byron Street. Surrounding uses include commercial development to the north and east, a hotel to the south and multi-family residential to the west.

The site is currently under construction with a three-story, mixed-use project consisting of 16 residential units and four commercial units and 46 parking spaces. The development is being constructed by-right in accordance with the San Diego Municipal Code (SDMC) base zone regulations. The ministerial building permits were issued in February 2016, via Project No. 404045. At the time of building permit issuance the applicant paid an in-lieu fee to comply with the City's Affordable Housing Regulations. During ministerial review the project was determined to be in compliance with all underlying zone regulations including but not limited to density, height, floor area ratio, parking, setbacks and landscaping. The project proposes the creation of condominium units for individual ownership opportunities and does not affect the previously approved building permits.

DISCUSSION

Project Description:

The project requires a Tentative Map Waiver in accordance with SDMC Section 125.0120 to create 16 residential condominium units and four commercial condominiums in the under-construction, mixed-use project described above. The 16 residential condominium units to be created comply with the CC-4-2 zone, which allows a maximum of 27 residential units on the project site. The Peninsula Community Plan designates the site for commercial development, which is supported by the four commercial condominium units to be created. Therefore, the proposed project complies with the policies, goals and objectives of the applicable land use plan and underlying zones and no deviations are being requested.

As proposed, the project requires a Process Three, Hearing Officer decision with appeal rights to the Planning Commission. According to SDMC Section 125.0440, 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 SDMC. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the SDMC.

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. Staff has provided draft findings and conditions of approval (Attachments 3) to support approval of the project. Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 1884718, with modifications.
2. Deny Tentative Map Waiver No. 1884718, if the findings required to approve the project cannot be affirmed.

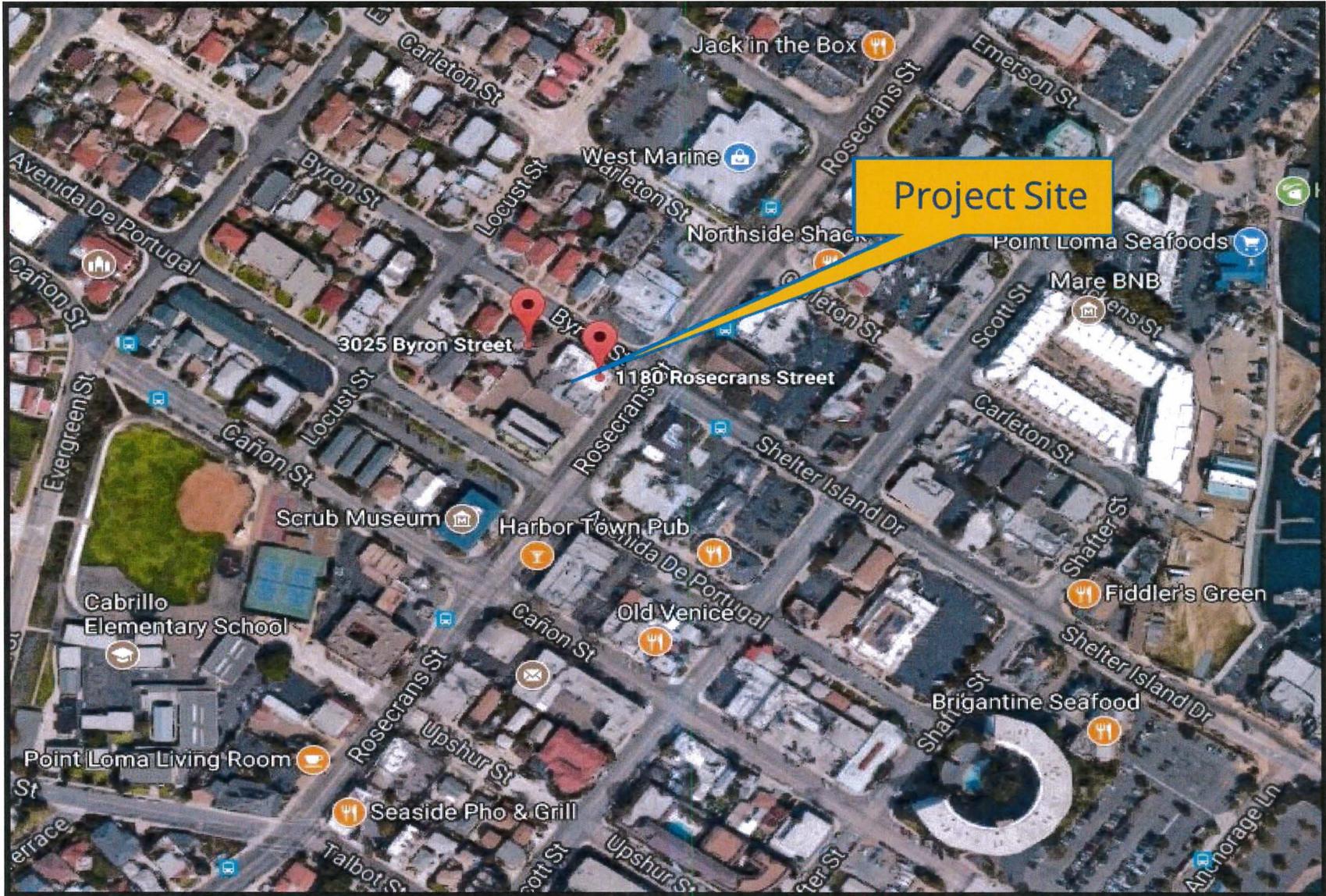
Respectfully submitted,



Paul Godwin
Development Project Manager
Development Services Department

Attachments:

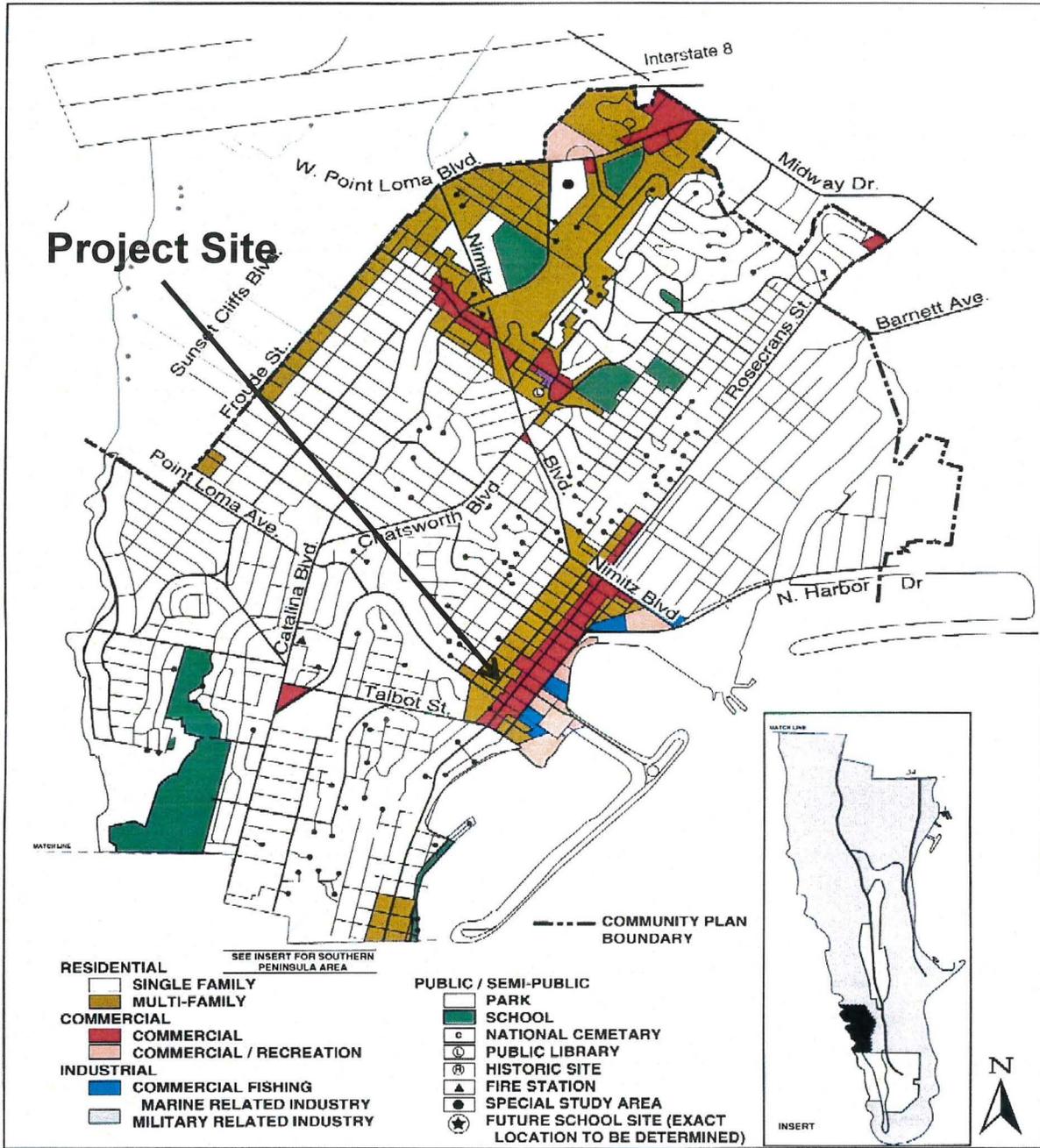
1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Map Resolution with Findings and Conditions
4. Tentative Map Waiver Exhibit
5. Environmental Exemption
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement



Aerial Photo

Rosecrans Map Waiver/ 1180 Rosecrans Street and 3025 Byron Street
PROJECT NO. 533730





Peninsula Community Plan
CITY OF SAN DIEGO • PLANNING DEPARTMENT



Land Use Map

Rosecrans Map Waiver/ 1180 Rosecrans Street and
3025 Byron Street
PROJECT NO. 533730



HEARING OFFICER RESOLUTION NUMBER HO-XXX
TENTATIVE MAP WAIVER NO. 1884718
ROSECRANS MAP WAIVER - PROJECT NO. 533730
DRAFT

WHEREAS, Point Loma Village, LLC, Subdivider, and Vernon Franck, Surveyor, submitted an application to the City of San Diego for Tentative Map Waiver No. 1884718 for the creation of 16 residential and four commercial condominium units. The 0.56-acre project site is located at 1180 Rosecrans Street in the CC-4-2 zone, within the Peninsula Community Plan area. The property is legally described Parcel 1 of Parcel Map No. 21418, filed December 13, 2016; and

WHEREAS, the Map proposes the subdivision of a 0.56-acre site consisting of one (1) lot into 16-unit residential and a four-unit commercial condominium units in a development that is currently under construction 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 residential condominium units is 16 with four commercial condominium units; and

WHEREAS, on October 18, 2017, the Hearing Officer of the City of San Diego considered Map No. 1884718, and pursuant to San Diego Municipal Code sections 125.0440 and 125.0123 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. 1884718:

Findings for a Tentative Map Waiver – Section 125.0440

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The project proposes the creation of 16 residential and four commercial condominium units via a Tentative Map Waiver, in a mixed-use development that is currently under construction. The 0.56-acre project site is located at 1180 Rosecrans Street in the CC-4-2 (Community Commercial) zone, within the Peninsula Community Plan area. The proposed Tentative Map Waiver is to create residential and commercial condominium units for individual ownership with no enlargement or expansion of use.

The subdivision is consistent with the Peninsula Community Plan commercial land use designation as it creates individual ownership opportunities in an approved mixed-use development. The project furthers the Community Plan goals to promote multi-family infill in areas proximate to transit lines and to provide housing opportunities for residents of all levels and age groups. Rosecrans Street is served by several bus routes and the provision of two-bedroom condominium units contributes to the mix of single-family and apartment units located in the neighborhood. The General Plan designates the site for Commercial Employment, Retail and Services, which is consistent with the under-construction mixed-use project. Therefore, the proposed subdivision is consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The project proposes the creation of 16 residential condominium units and four commercial condominiums via Tentative Map Waiver, in a mixed-use development that is currently under construction. The 0.56-acre project site is located at 1180 Rosecrans Street in the CC-4-2 (Community Commercial) zone, within the Peninsula Community Plan area. The CC-4-2 zone allows for mixed-use commercial and residential development at a rate of one dwelling unit per 1,500 square feet of lot area, or 27 units allowed on the site. The proposed Tentative Map Waiver is to create residential and commercial condominium units for individual ownership with no enlargement or expansion of use.

The development is being constructed by-right in accordance with the San Diego Municipal Code's base zone regulations. The development was determined to comply with the CC-4-2 zone and Land Development Code requirements through the building permit review process under Project No. 404045. The proposed subdivision is consistent with the development regulations of the underlying zone and complies with all applicable regulations, including lot width, density, floor area ratio and landscaping and no deviations to the Land Development Code are requested with this action.

3. The site is physically suitable for the type and density of development.

The project proposes the creation of 16 residential condominium units and four commercial condominiums via a Tentative Map Waiver, in a mixed-use development that is currently under construction. The 0.56-acre project site is located at 1180 Rosecrans Street in the CC-4-2 (Community Commercial) zone, within the Peninsula Community Plan area. The proposed Tentative Map Waiver is to create residential and commercial condominium units for individual ownership with no enlargement or expansion of use.

The site is located in an urban developed neighborhood with level topography, is served by existing public infrastructure and fronts on the fully developed Rosecrans Street, Byron Street and Avenida de Portugal rights-of-way. The site is being constructed in compliance with all applicable geologic, engineering and building code requirements, as reviewed under the issued building permit (Project No. 404045). The approved construction permits also include the installation of City-standard, curb, gutter, sidewalk and driveways at the project site. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The site is within an existing, developed, in-fill urban area surrounded on all sides by existing development. The site 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 improvement will not be detrimental to the public health, safety, and welfare.

The project has been reviewed and is in compliance with the San Diego Municipal Code (SDMC) and the Subdivision Map Act. The Tentative Map Waiver includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and payment of applicable fees in order to achieve compliance with the regulations of the SDMC. The site is being constructed in compliance with all applicable geologic, engineering and building code requirements, as reviewed under the issued building permit (Project No. 404045). The proposed subdivision is consistent with all Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements continue to govern this project. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

There are no existing easements acquired by the public at large for access through or use of the property within the proposed subdivision, therefore, no conflict exists.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The proposed Tentative Map Waiver will not impede or inhibit any future passive or natural heating and cooling opportunities as the purpose of the subdivision is to create residential and commercial condominium units for individual ownership and no enlargement or expansion of use. The development is under construction via the building permit approved under Project No. 404045 and the underlying zone provided opportunities through required setbacks, building materials, site orientation, architectural treatments and landscaping to provide for future passive or natural heating and cooling opportunities. 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.

The project proposes the creation of 16 residential condominium units and four commercial condominiums via a Tentative Map Waiver, in a mixed-use development that is currently under construction. The proposed Tentative Map Waiver is to create residential and commercial condominium units for individual ownership with no enlargement or expansion of use.

All applicable Developer Impact (DIF), school, water/sewer connection and other impact fees have been paid at building permit issuance under Project No. 404045. The applicant has complied with the City's Affordable Housing Regulations through payment of the in-lieu fee at the time of building permit issuance. The project is located in an urban, developed neighborhood and served by existing public infrastructure, including improved right-of-way and water, sewer, electrical and gas lines.

The decision maker has reviewed the administrative record including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. 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 Peninsula Community Plan area.

The above findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. 1884718, is hereby granted to Point Loma Village, LLC, Subdivider, 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. 24007175

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 1884718
PROJECT NO. 533730
ADOPTED BY RESOLUTION NO. HO-_____ ON _____
DRAFT

GENERAL

1. This Map Waiver will expire on November 2, 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. 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.
4. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate near-fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate near-fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

5. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit Construction Plan No.1492004, including new curbs, gutters, driveways, curb ramp and curb outlets.
6. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention devices (BFPDs), 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.

7. 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.
8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
9. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
10. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

11. 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.
12. A Certificate of Compliance shall be recorded and issued when all of the conditions in the tentative map waiver, if approved, have been satisfied prior to the TM Waiver expiration date.
13. The Certificate of Compliance shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
14. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monument was missing, it must be replaced with a new monument, 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 filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.

INFORMATION:

- The approval of this Tentative Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- 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 ninety 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. 24007175

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: Rosecrans Map Waiver**Project No. 533730/SCH No.: N/A****Project Location-Specific:** 1180 Rosecrans Street and 3025 Byron Street, San Diego, California 92106**Project Location-City/County:** San Diego/San Diego

Description of nature and purpose of the Project: Map Waiver to waive the requirements for a Tentative Map for the creation of 16 residential condominium units and three commercial condominiums within a 41,191 square feet mixed use building, currently under construction, on a 0.563 acre site. The 0.563 acre site is in the CC-4-2 zone within the Peninsula Community Planning area.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Maggie Roland, Maggie Roland Associates (Firm), 3752 Park Boulevard #701, San Diego, CA 92103, (619) 578-2916

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.

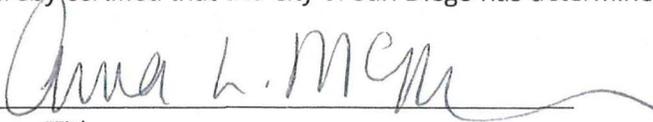
Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

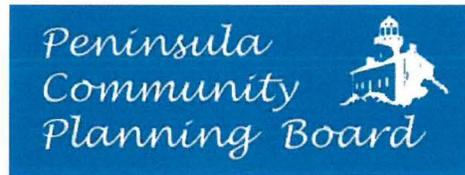
If filed by applicant:

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

June 15, 2017
 Date



MEETING MINUTES

April 20, 2017

The regularly scheduled meeting of the Peninsula Community Planning Board was held on April 20, 2017 at the Point Loma/Hervey Branch Library, located at 3701 Voltaire Street, San Diego California 92106.

The meeting was called to order by Chair Jon Linney at 6:31 p.m.

PRESENT (14): Patricia Clark, Bruce Coons, David Dick, Robert Goldyn, Brad Herrin, Joe Holasek, Fred Kosmo, Mark Krencik, Jon Linney, Jerry Lohla, Laura Miller, Julia Quinn, Don Sevens, Margaret Virissimo

ABSENT (1): James Hare

Parliamentary Items

Agenda:

2 information items were added to the agenda; a presentation by the chair of the Point Loma Association (Clark Anthony) and another by a representative of NTC / Liberty Station signage (Nate Cadieux). A parliamentary item on committee chair and member assignments was trailed to the end of the Action Items. An action item on a governance committee was pulled at the request of presenter David Dick. An action item to submit a \$120 voucher to the City was added as an emergency item with a two-thirds vote of the PCPB.

Agenda approved 12-0.

Abstaining: Julia Quinn (reason - action item should have been noticed).

Absent: James Hare.

Confirmation of March Election: Robert Goldyn

Goldyn introduced new board members Fred Kosmo and Margaret Virissimo and welcomed returning members David Dick, Jon Linney, and Don Sevens. The results of the election as posted to the PCPB website and announced following the 2017 March elections are final. Thank you to the community for coming out to vote. Over 500 ballots were counted.

Election of 2017 Officers: Jon Linney

Chair – Jon Linney and James Hare were nominated.

Linney: 11 votes (Clark, Coons, Goldyn, Herrin, Holasek, Kosmo, Krencik, Lohla, Miller, Sevens, Virissimo)

Hare: 2 votes (Dick, Quinn)

Abstained: Chair Jon Linney

Linney was re-elected as PCPB chair.

First Vice Chair – Robert Goldyn and Fred Kosmo were nominated.

Goldyn: 9 votes (Clark, Coons, Dick, Herrin, Holasek, Krencik, Lohla, Miller, Quinn)

Kosmo: 4 votes (Goldyn, Sevens, Kosmo, Margaret)

Abstained: Chair Jon Linney

Goldyn was re-elected as First Vice Chair.

Second Vice Chair – Brad Herrin and Fred Kosmo were nominated.

Herrin: 7 Votes (Clark, Coons, Dick, Holasek, Krencik, Miller, Quinn)

Kosmo: 6 votes (Goldyn, Kosmo, Sevens, Virissimo, Herrin, Lohla)

Abstained: Chair Jon Linney

Herrin was re-elected as Second Vice Chair.

Secretary – Margaret Virissimo was nominated and elected on a unanimous vote.

Treasurer – Patricia Clark was nominated and elected on a unanimous vote.

Meeting Minutes: Approval of **March** PCPB meeting minutes

March minutes were approved 7-0-6-1.

Yes: Coons, Dick, Holasek, Herrin, Lohla, Quinn, Sevens

Abstaining: Clark (absent), Goldyn (absent), Kosmo (new member), Krencik (absent), Miller (absent), Virissimo (new member)

Absent: Hare

Secretary's Report: David Dick No Report.

Treasurer's Report: Patricia Clark

Patricia Clark reported the board has \$447.92 in the bank which will be bolstered by a \$120 voucher submitted to the city. She thanked Robert Goldyn and his employer, RJC Architects for a \$200 contribution.

Motion Made by Don Sevens, Second by Bruce Coons.

Motion: Approve to submit PCPB invoice of \$120 to the city for website maintenance and services.

Yes: Coons, Dick, Goldyn, Herrin, Holasek, Kosmo, Krencik, Lohla, Miller, Quinn, Sevens, Virissimo

No: none

Abstention: Linney

Absent: Jim Hare, Patricia Clark (left early)

Chair's Report: – Jon Linney

Jon thanked the community for re-election and stated that his focus this coming year would be on outreach and networking with other community organizations. He thanked Mark Krencik, Robert Goldyn and Laura Miller for managing a very successful and well organized election.

Non-Agenda Public Comment

Korla Eaquina - provided an update that Cabrillo mini parks have been resurfaced and the community can walk safely now on the new surface. Nimitz and Rosecrans is very concerning and she asked that we put a focus on roadway improvements. Emerson project parapets were not painted black as the community had been told, and they deserve attention due to misrepresenting Point Loma character.

Jim Gilhooly - spoke on board representing 12 different neighborhoods and we should focus on the needs and issues of all groups in our community. Requested from the board to provide the neighborhoods each member is represented in.

Jarvis Ross – spoke on the need for more awareness on behalf of the Midway planning board on homeless shelters and it is currently not being explored to clean up the streets. The plan is to work with business owners in the area to add more signage to store fronts to assist the homeless and clean up Midway community.

Michael Winn – expressed the need for a Point Loma Town Council to address community issues that are non PCPB related, he will provide a presentation to the PCPB at the next board meeting in May, main idea is to build a strong group to work with other community councils.

Clark Anthony – Point Loma Association. Welcomed the new PCPB board members and asked that the PCPB work closely with all the different Point Loma groups and clubs so that we can build relationships and work together as one to listen to the goals of other groups and network amongst each other in the community.

Nate Cadieux – Liberty Station Senior Project Manager provided brief updates on Liberty Station developments stating that there will be projects coming down the pipelines soon. He is currently working with Lori Zapf to register Liberty Station as a National Registered landmark. Board members of the PCPB suggested better signage in Liberty Station and the speaker stated there will be better signage in the promenade by July of this year and also went on to state that they are currently improving Liberty Station on google maps.

Government Reports

- Council District 2 – Conrad Wear detailed coming city budget cuts. He said Rosecrans will be repaved between now and June.
- Anthony George of the Mayor's Office introduced himself and said he hoped to appear quarterly at the PCPB meetings.
- San Diego City Planning Board Department – Tony Kempton (Not Present)
- San Diego Police Department – Officer David Surwillo (Not Present)

New /Old Business

None.

Information Items

Nimitz and Rosecrans Intersection Roadway Improvement – Kristen Byrne

McMillan Construction was present to discuss project. Project Area is Newell to Jarvis. Project will have dedicated bike lanes, sharrows (share the road arrows), etc, and the benefits shared would be to improve traffic circulation, addition of bike lanes, energy efficient street lights, storm drain treatments, preservation of jacaranda trees. Guests can go to nimitzrosecrans.com for updates on this project. Project will be reimbursed by the city not McMillan, McMillan is just the facilitator for this project.

Concerns from PCPB: widening of Rosecrans by 8 feet on the southwest side, lack of evaluation of the new smart signal lights, the bike lanes being a big issue with the heavy bus traffic on Rosecrans, speed limits, the artery of Rosecrans and median concerns were also brought up and the speaker stated that she would come back to the PCPB with answers to the board's questions and concerns.

Action Items:

- 1) Garrison Landing MW, Project No. 524769, 3141-3143 Garrison Street and 1421 -1423 Evergreen Street, Zone 3-7. Map Waiver for the creation of four residential condominium units (under construction) totaling 6,824 SF and to waive the requirements to underground existing utilities on a 0.115 acre site. Applicant: Jose Gomez. Project is asking for a map waiver. Mark Krencik expressed that there is multiple issues and concerns with this project, builders want to have transmission lines go underground and confirmed high voltage power lines will not go underground. Board made a motion and voted to deny map waiver.

Motion by Jerry Lohla, Second by Laura Miller

Motion: Recommend denial of the map waiver for 3141-3143 Garrison Street and 1421-1423 Evergreen Street for two reasons: 1) Project was rushed through DSD to avoid 30 foot height limit and 2) Project was submitted for review as single lot (apartments) to avoid project review by PCPB.

Yes: Coons, Dick, Goldyn, Herrin, Kosmo, Krencik, Lohla, Miller, Quinn, Sevrens, Virissimo

No: Holasek

Abstention: Linney

Absent: Jim Hare, Patricia Clark (left early)

- 2) Rosecrans MW, Project No. 533730, 1180 Rosecrans Street and 3025 Bryon Street, Zone CC-4-2. Map Waiver to waive the requirements for a Tentative Map for the creation of 16 residential condominium units and four commercial condominiums within a 41,191 SF mixed use building under construction. Applicant: Maggie Roland. Issues from PCPB board are that this project went from apartment complex to condos making project entirely different now, so the map waiver is a concern. Jacaranda trees were also removed and when asked why the trees were taken down the builder stated from the audience that the trees were rotted and that they have plans to add new trees, he went on to state that he will keep the

board informed on the new trees that will be planted should the map waiver be approved by the board.

Motion by Jerry Lohla, Second by Margaret Virissimo

Motion: Recommend approval of map waiver for Project No. 533730 subject to: recommendation that the memorial plaques be restored and Jacaranda trees of equivalent characters and scale (36' box) to the community be planted.

Yes: Coons, Dick, Goldyn, Herrin, Holasek, Kosmo, Krencik, Lohla, Miller, Quinn, Sevens, Virissimo

No: none

Abstention: Linney

Absent: Jim Hare, Patricia Clark (left early)

- 3) Rose view TM – EOT, Project No. 530016, 3045 & 3115 Tennyson Street and 3044 Sterne Street, Zone RS-1-7. Extension of Time to Tentative Map project no. 191215 to create two new lots and lot line adjustment to 4 lots. Applicant: Anthony Christensen. Speaker stated the extension has gone to city review and no response, plans to build 3 new homes on the lot and needs more time. The project will not come through the PCPB due to no coastal permits needed to build.

Motion by Mark Krencik, Second by Joe Holasek

Motion: Approve EOT for Roseview Tentative Map.

Yes: Coons, Dick, Goldyn, Herrin, Holasek, Kosmo, Krencik, Lohla, Miller, Quinn, Sevens, Virissimo

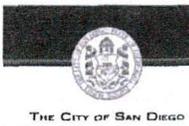
No: none

Abstention: Linney

Absent: Jim Hare, Patricia Clark (left early)

Subcommittees / Liaisons

1. Airport Authority – No Report
2. Traffic and Transportation – Brad reported that paint went down on Wabaska and Catalina
3. Long Range Planning – Meeting Wednesday @ 5:45pm PL Library
4. Parks and Recreation – No Report
5. Project Review – Mark reported Bay Front Terrace may start to charge a fee to hold meetings.
6. Liberty Station – No Report
7. Midway Community Planning Group - No Report
8. Code Compliance - No Report



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

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title **Project No. For City Use Only**
 1180 Rosecrans Map Waiver

Project Address:
 1180 Rosecrans Street, San Diego, CA. 92106

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: _____
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 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)

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

Legal Status (please check):

Corporation [] Limited Liability -or- [X] 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): Point Loma Village, LLC
[X] Owner [] Tenant/Lessee
Street Address: P.O. Box 6233
City/State/Zip: San Diego, CA 92166
Phone No: 858 776-0824 Fax No:
Name of Corporate Officer/Partner (type or print): Richard Simis
Title (type or print): Managing Member
Signature : [Signature] Date: 9.16.2016

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: