



THE CITY OF SAN DIEGO

Report to the Hearing Officer

HDATE ISSUED: March 28, 2018 REPORT NO. HO-18-023

HEARING DATE: April 4, 2018

SUBJECT: URBAN EDGE TENTATIVE MAP WAIVER –Process Three Decision

PROJECT NUMBER: [565998](#)

OWNER/APPLICANT: Urban Edge, LP / Omega Engineering Consultant

SUMMARY

Issue: Should the Hearing Officer approve the tentative map waiver for the creation of five residential condominium units in an under-construction development and waive the requirement to underground existing offsite overhead utilities, at 4079 1st Avenue in the Uptown Community Planning area?

Staff Recommendation: APPROVE Tentative Map Waiver No. 1991528.

Community Planning Group Recommendation: On October 3, 2017, the Uptown Community Planning Group voted 12-0-1 to recommend approval of the proposed project without conditions/recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305, Minor Alterations in Land use Limitations. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 6, 2017, and the opportunity to appeal that determination ended December 21, 2017 (Attachment 5).

BACKGROUND

The 0.125-acre site is located at 4079 1st Avenue (Attachment 1), in the RM-3-9 zone, within the Uptown Community Plan area. The RM-3-9 is a multi-family zone designation that became effective for the site on February 4, 2017, in conjunction with an update to the Uptown Community Plan.

The five units under construction consist of one, four-story unit and four, three-story units totaling 8,795 square feet. Also, project consist of four, two bedroom units and one, three bedroom unit with a total of nine parking spaces. The development is being constructed by-right under the

previously conforming MR-800B zone in accordance with the San Diego Municipal Code (SDMC) Mid-City Communities Planned District Ordinance and the ministerial building permits were approved on December 23, 2016, via project No. 474492. 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 underlining zone regulations including but not limited to height, floor area ratio, parking, setbacks and landscaping. The tentative map waiver project proposes the creation of condominium units for home ownership opportunity and does not affect the previously approved building permit project No. 474492.

DISCUSSION

Project Description:

The proposed project requests a Tentative Map Waiver per [SDMC Section 125.0120\(b\)\(1\)](#) to create five residential condominium units (under construction) and a waiver of the requirement to underground utilities to a single parcel that was previously mapped. The project as proposed requires a Process Three, Hearing Officer decision with appeal right to the Planning Commission.

The project requires nine parking spaces and nine 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.

Uptown Community Plan:

The Uptown Community Plan designates the 0.125-acre project site for residential high density development at a rate of 45-73 dwelling units per acre, or 5-9 units allowed on site. The density per the RM-3-9 base zone allows a maximum of nine dwelling units onsite with no required minimum density. Therefore, the creation for five residential condominium units in the under-construction project complies with the Uptown Community Plan and the base zone allowed density.

Waiver of the Requirement to Underground Utilities:

There are existing off-site overhead utilities abutting the project site. Pursuant to [SDMC Section 144.0240\(b\)\(5\)](#), the applicant has requested a waiver of the requirement to underground these utilities. The project qualifies for the waiver in accordance to [SDMC Section 144.0242\(c\)\(1\)\(B\)](#), as 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.

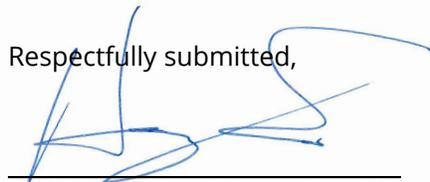
CONCLUSION

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 regulation of the Land Development Code and conforms to both the Uptown Community Plan and General Plan. Staff has provided draft findings and condition (Attachment 4) and Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 1991528, with modifications.
2. Deny Tentative Map Waiver No. 1991528, if the findings required to approve the project cannot be affirmed.

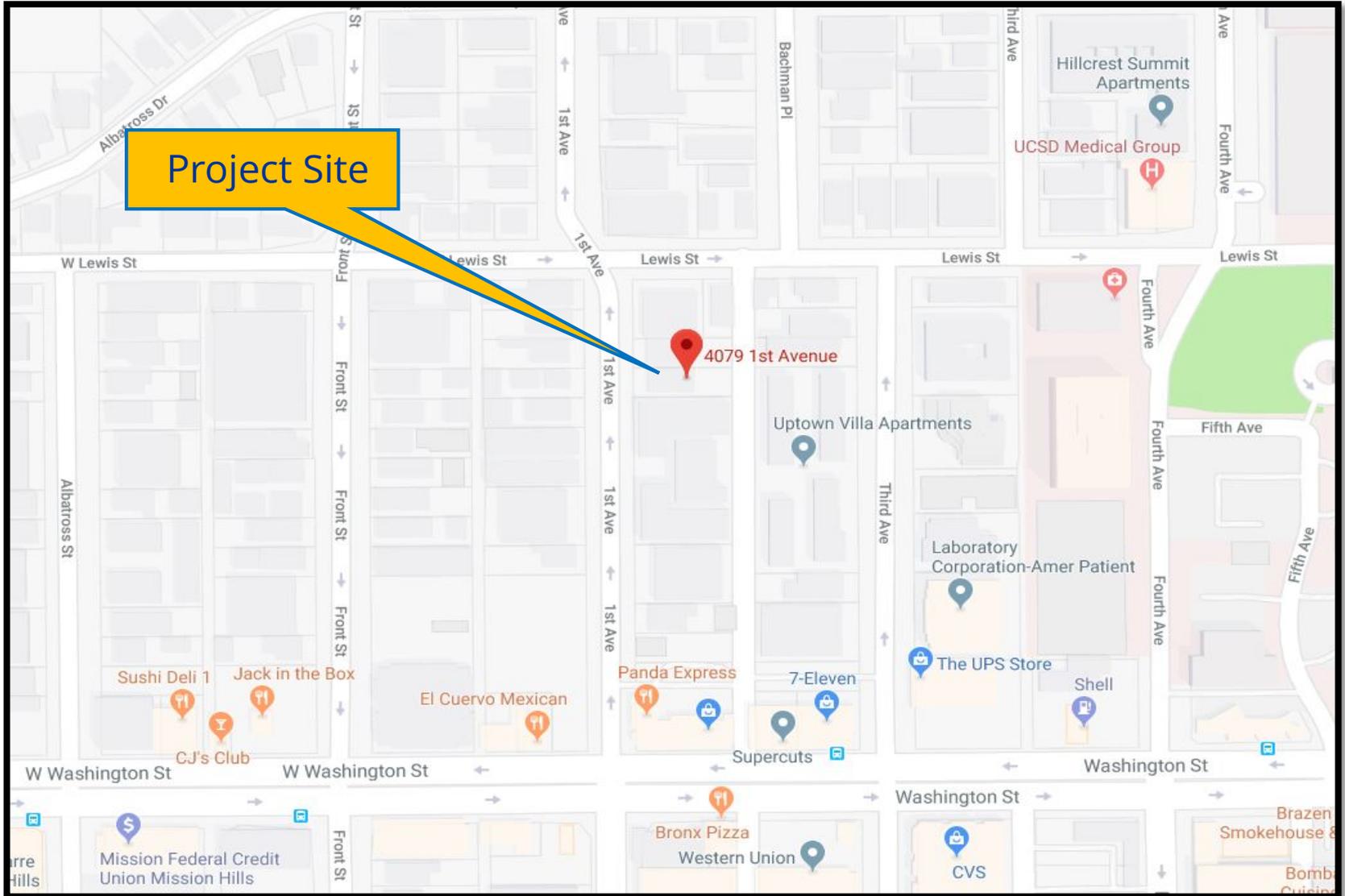
Respectfully submitted,



Hugo Castaneda, Development Project Manager

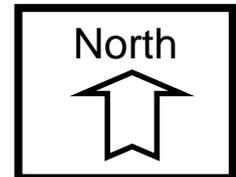
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings and Conditions
5. Environmental Exemption and Notice of Right to Appeal Environmental Determination
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement
8. Tentative Map Waiver Exhibit



Project Location Map

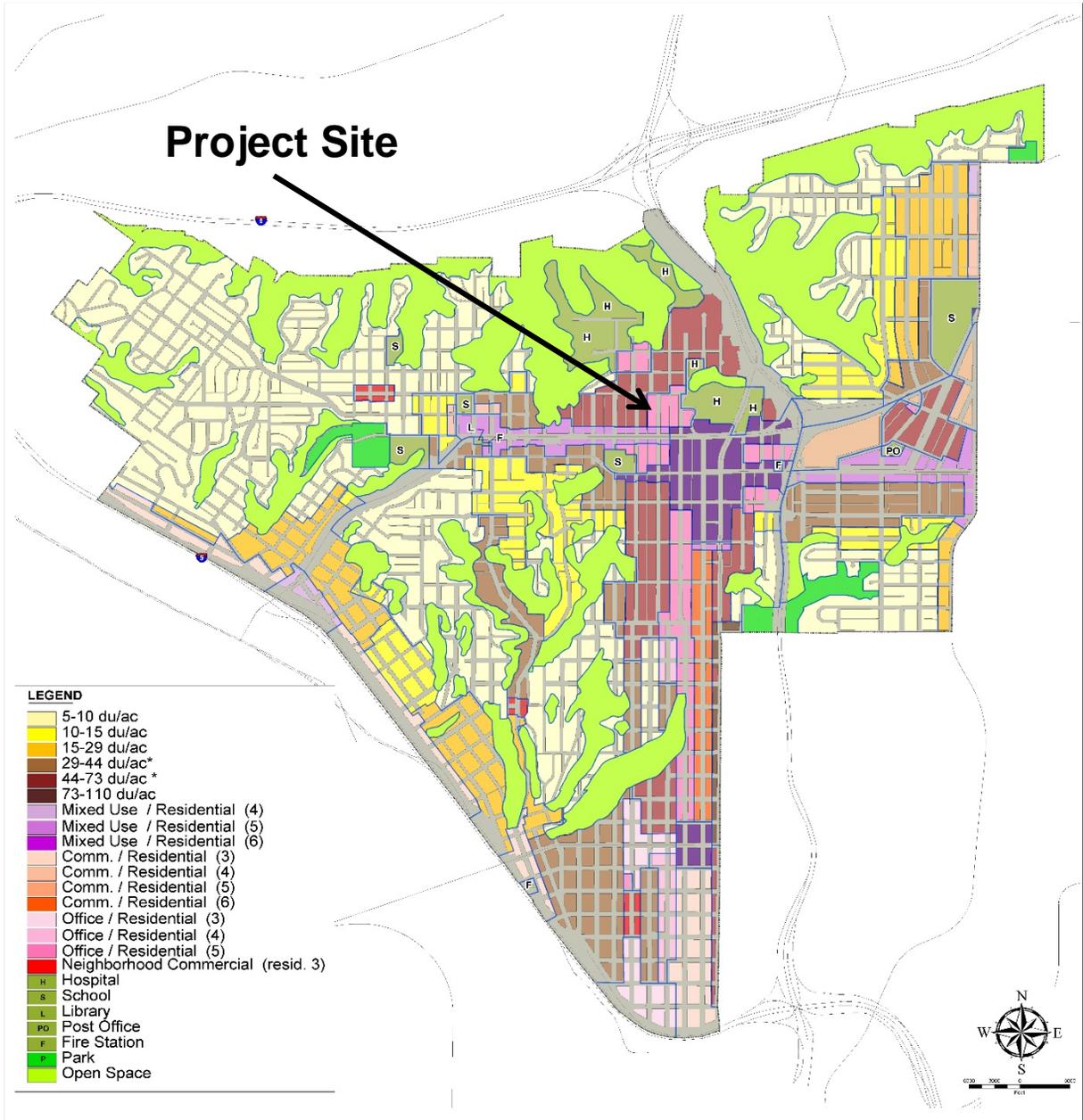
Urban Edge TM Waiver / 4079 1st Avenue
PROJECT NO. 565998





City of San Diego Planning Department

Uptown Community Plan Land Use

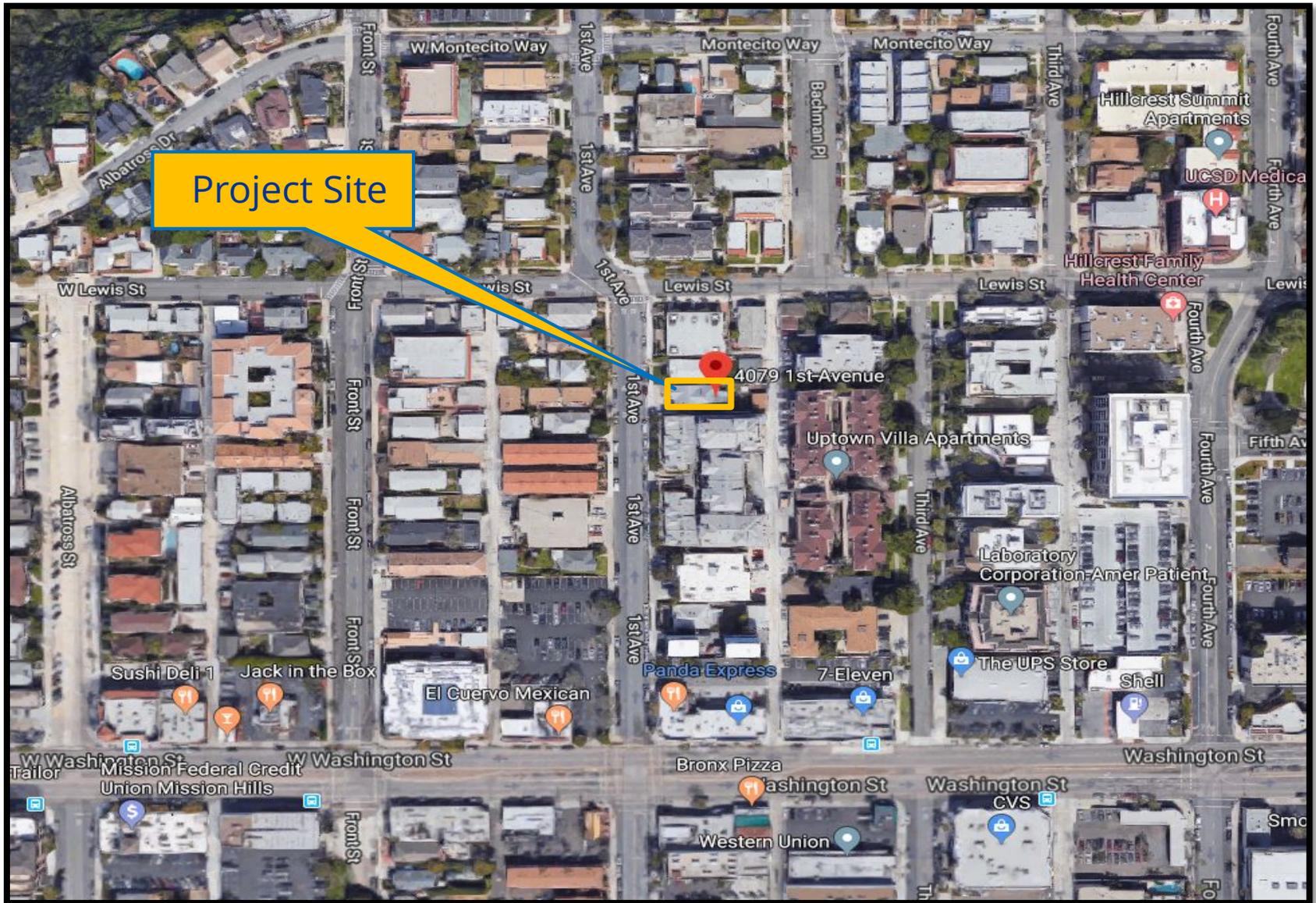


Land Use Map

Project Name / Project Location
PROJECT NO. 565998



SURGIS **SANDBAR**
 4000 La Jolla Village Drive, Suite 200
 San Diego, CA 92161
 619.451.1000
 www.surgis.com
 www.sandbar.com



Project Site

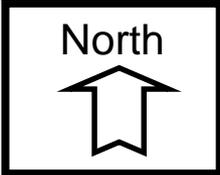
4079 1st Avenue



Aerial Photo

Urban Edge TM Waiver / 4079 1st Avenue

PROJECT NO. 565998



ATTACHMENT 4

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 1991528
URBAN EDGE -TM WAIVER - PROJECT NO. 565998
ADOPTED BY RESOLUTION NO. _____ ON _____

GENERAL

1. This Map Waiver will expire on April 18, 2021.
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 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 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.
7. Prior to recordation of the Certificate of Compliance, the Subdivider shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities in a manner satisfactory to the Public Utilities Director and the City Engineer.
8. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written

ATTACHMENT 4

confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

9. 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.
10. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 1780207 - Project No. 508182 including reconstruction of curb, gutter, sidewalk and restoration of damaged portions of alley per current city standards.

MAPPING

11. Upon approval of the Tentative Map Waiver (TMW), a Certificate of Compliance shall be recorded with the County Recorder prior to the expiration date of the TMW.
12. Prior to the recordation of the Certificate of Compliance, all conditions in the Tentative Map Waiver (TMW) Resolution of Approval must be satisfied.
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.

Please note if tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted, and submit an evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.

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 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.*).

ATTACHMENT 4

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- 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. 12002110

RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. 1991528 FOR
URBAN EDGE -TM WAIVER - PROJECT NO. 565998

WHEREAS, Urban Edge, LP a California Limited Partnership, Subdivider, and Omega Engineering Consultant, Engineer, submitted an application with the City of San Diego for Tentative Map Waiver No. 1991528, to waive the requirement for a Tentative Map for the creation of five residential condominium units for a project that is currently under construction, and to waive the requirement to underground existing offsite overhead utilities. The 0.125-acre project site is located at 4079 1st Avenue, in the RM-3-9 zone, within the Uptown Community Planning area. The property is legally described as Lot 4, Block 5, As shown on that certain Map entitled Hillcrest, which Map was filed in the office of the Recorder of the County of San Diego, State of California, according to Map No. 1024, and amended according to Map No. 1069, filed on June 21, 1907; and

WHEREAS, the Map proposes the subdivision of a 0.125-acre site into five residential condominium units for a project that is currently under construction; and

WHEREAS, on December 6, 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 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

ATTACHMENT 4

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 five 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 five; 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) in that 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; and

WHEREAS, on April 4, 2018, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 1991528, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 (tentative map waiver), and 144.0240 (underground) 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. 1991528:

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 to create five residential condominium units, currently under construction, within a single lot, and to waive the requirements to underground existing offsite overhead utilities. The 0.125-acre site is located at 4079 1st Avenue in the RM-3-9 zone, within the Uptown Community Plan area. The proposed Tentative Map Waiver is to create residential units for individual ownership with no enlargement or expansion of use.

The proposed project is consistent with the land use residential designation of the Uptown Community Plan. The Community Plan designates the project site for 45-73 dwelling units per acre (Per Uptown Community Plan Figure 2-1, pg. 32), or 5-9 units allowed on site. The density per the RM-3-9 base zone allows a maximum of nine dwelling units onsite with no required minimum density. Therefore, the creation of five residential condominium units in the under-construction project complies with the Uptown Community Plan and the base zone allowed density. This project would also meet the San Diego Municipal Code (SDMC) development regulation to include but not limited to height, setbacks, parking, landscape and floor area ratio. Therefore, the proposed development is in conformity with the adopted Community Plan and complies with the regulation of the Land Development Code. The proposed subdivision and its design or improvements are 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 to create five residential condominium units, currently under construction, within a single lot, and to waive the requirements to underground existing offsite overhead utilities. The 0.125-acre site is located at 4079 1st Avenue in the RM-3-9 zone, within the Uptown Community Plan area. The proposed Tentative Map Waiver is to create residential 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. On December 23, 2016, the City of San Diego approved the residential development's ministerial construction permits under Project No. 474492. During the ministerial review the project was determined to be in compliance with all the underlying zone regulations including but not limited to height, floor area ratio, parking, setbacks, and landscaping and no deviations were proposed. The Tentative Map Waiver

proposes condominiums for home ownership opportunities and does not affect the previously approved building permits.

The neighborhood currently contains SDG&E power poles within the public right-of-way along the alley. The City's undergrounding Master Plan designates the site within Block 3U, and is estimated for construction in June 2020. The proposed subdivision utilities shall be undergrounded and the project includes a waiver for the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public right-of-way. In conformance with the SDMC Section 144.0240(b)(5) the waiver of the requirements to underground privately owned utility systems and services facilities qualifies under the guidelines of the SDMC Section 144.0242(c)(1)(B) as follows: The conversion involves a short span of overhead facility (less than a block in length) and would not represent a logical extension to an underground facility. The project does not propose any deviation. Therefore, the proposed subdivision complies with the applicable zoning and development regulation of the Land Development Code.

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

The project proposes to create five residential condominium units, currently under construction, within a single lot, and to waive the requirements to underground existing offsite overhead utilities. The 0.125-acre site is located at 4079 1st Avenue in the RM-3-9 zone, within the Uptown Community Plan area. The proposed Tentative Map Waiver is to create residential 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 ministerial building permits were approved on December 23, 2016, project No. 474492 and the right of way permit was approved on June 26, 2017, project No. 508182. This mapping action complies with all development regulation including lot area, lot dimension and setbacks. The structure is being constructed in compliance with all geologic and engineering requirements including applicable building code requirements. The graded, level project site is located in a developed, urban neighborhood surrounded by similar development and is served by existing developed right-of-way and public utilities. The public right-of-way would be improved by replacing existing curb, gutter and sidewalk with new City Standard curb gutter and sidewalk along 1st Avenue and upgrade utilities along the alley. 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 project proposes to create five residential condominium units, currently under construction, within a single lot, and to waive the requirements to underground existing offsite overhead utilities. The 0.125-acre site is located at 4079 1st Avenue in the RM-3-9 zone, within the Uptown Community Plan area. The proposed Tentative Map Waiver is to create residential units for individual ownership with no enlargement or expansion of use.

This site is located in a developed, urban neighborhood and is surrounded by similar development. The site does not contain nor is adjacent to any watercourses, sensitive biological resources, Multiple Habitat Planning Area (MHPA) lands or Environmentally Sensitive Lands (ESL). The project is exempt from the California Environmentally Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the State CEQA Guidelines. Therefore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidable 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.

The project proposes to create five residential condominium units, currently under construction, within a single lot, and to waive the requirements to underground existing offsite overhead utilities. The 0.125-acre site is located at 4079 1st Avenue in the RM-3-9 zone, within the Uptown Community Plan area. The proposed Tentative Map Waiver is to create residential units for individual ownership with no enlargement or expansion of use.

The project proposes condominiums for home ownership opportunities and does not affect the previously approved building permit. 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 subdivision is consistent with the development regulations of the underlying zone of the Land Development Code regulations and permitted 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.

The project proposes to create five residential condominium units, currently under construction, within a single lot, and to waive the requirements to underground existing offsite overhead utilities. The 0.125-acre site is located at 4079 1st Avenue in the RM-3-9 Zone, within the Uptown Community Plan area. The proposed Tentative Map Waiver is to create residential units for individual ownership with no enlargement or expansion of use.

The proposed subdivision does not contain any easements acquired by the public at large for access through or use of property within the subdivision. The site has frontage on 1st Avenue and is accessed from the existing developed alley right-of-way. Therefore, the design of the subdivision and proposed improvement would not conflict with easements acquired by the public at large for access through or use of 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.

The project proposes to create five residential condominium units, currently under construction, within a single lot, and to waive the requirements to underground existing offsite overhead utilities. The 0.125-acre site is located at 4079 1st Avenue in the RM-3-9 Zone, within the Uptown Community Plan area. The proposed Tentative Map Waiver is to create residential units for individual ownership with no enlargement or expansion of use.

The proposed subdivision will not impede or inhibit any future passive or native heating and cooling opportunities. Each unit is exposed on two sides (north and south) to ensure passive cooling through cross-ventilation for the interior spaces. Therefore, the design of the proposed subdivision provides sufficient 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 to create five residential condominium units, currently under construction, within a single lot and to waive the requirements to underground existing offsite overhead utilities. The 0.125-acre site is located at 4079 1st Avenue in the RM-3-9 Zone, within the Uptown Community Plan area. The proposed Tentative Map Waiver is to create residential units for individual ownership with no enlargement or expansion of use.

The project proposes a Tentative Map Waiver to create five residential condominium units (under construction). Other than the subdivision to allow condominium ownership within a built out urbanized community with adequate infrastructure, no other changes are requested, and the project does not include additional development of the property. The site consists of five units with a parking garage that was permitted on December 23, 2016, project No. 474492 and have paid the Affordable Housing In-Lieu Fee and Development Impact Fees to financing public facilities. Therefore, 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 and those needs were balanced against the needs for public services and the available fiscal and environmental resources.

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. 1991528 including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to Urban Edge, LP a California Limited Partnership subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Hugo Castaneda
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 12002110



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 6, 2017

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 12002049

PROJECT NO: 565998
PROJECT NAME: Urban Edge – TM Waiver
COMMUNITY PLAN AREA: Uptown
COUNCIL DISTRICT: 3
LOCATION: The project is located at 4079 1st Avenue, San Diego, CA 92103.

PROJECT DESCRIPTION: The project proposes a Tentative Map Waiver to allow for the subdivision of five residential condominium units within a structure currently under construction. The 0.12-acre project site is located at 4079 1st Avenue in the Uptown Community Plan area. The site is designated for multi-family residential use and is zoned RM-3-9.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review and determined that the project would not have the potential for causing a significant effect on the environment. The project, the subdivision of five residential condominium units within a structure currently under construction, 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.

CITY PROJECT MANAGER: Hugo Castaneda
MAILING ADDRESS: 1222 First Avenue (MS501)
San Diego, CA 92101
PHONE NUMBER/E-MAIL: (619) 446-5220/HCastaneda@sandiego.gov

On December 6, 2017 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is

ATTACHMENT 5

appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (December 20, 2017). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

POSTED IN THE OFFICE OF DSD
Posted DEC 04 2017 *mc*
Removed DEC 21 2017
Posted by *myralee*

NOTICE OF EXEMPTION

ATTACHMENT 5

(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: Urban Edge TM Waiver

Project No. 565998

Project Location-Specific: The project is located at 4079 1st Avenue, San Diego, CA 92103.

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

Description of nature and purpose of the Project: The project proposes a Tentative Map Waiver to allow for the subdivision of five residential condominium units within a structure currently under construction. The 0.12-acre project site is located at 4079 1st Avenue in the Uptown Community Plan area. The site is designated for multi-family residential use and is zoned RM-3-9.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Miguel Trujillo
Omega Engineering Consultants
4340 Viewridge Avenue, Suite B
San Diego, CA 92123
(567) 293-3943

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))
- (x) Categorical 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: Anna L. McPherson AICP

Telephone: (619) 446-5276

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

ATTACHMENT 5

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Amal McPherson

/Senior Planner

December 21, 2017

Signature/Title

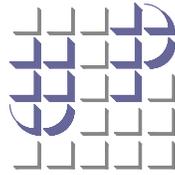
Date

Check One:

Signed By Lead Agency

Date Received for Filing with County Clerk or OPR:

Signed by Applicant



UPTOWN PLANNERS
Uptown Community Planning Group
FINAL MINUTES
October 3, 2017

Call to order by Leo Wilson at 6:03

In attendance: Gary Bonner, Leo Wilson, Roy Dahl, Jennifer Pesqueira, Soheil Nakhshab, Mat Wahlstrom, Bill Ellig, Bob Daniel, Jay Newington, Amie Hayes, Michael Brennan, Tim Gahagan, Tom Mullaney

Absent: Cindy Thorsen, Dana Hook, Maya Rosas, Ken Tablang

I. Board Meeting: Parliamentary Items/Reports:

- A. Introductions by board members.
- B. Adoption of Agenda and Rules of Order.
 - 1. Motion by Wahlstrom, seconded by Newington, to move three letters of support under Items VII to the Consent Agenda; motion passed by 12-0-1, non-voting chair abstaining.
 - 2. Motion by Nakhshab, seconded by Pesqueira, to move the two tentative maps and map waivers under Item VI to the Consent Agenda; motion passed by 12-0-1 vote, with non-voting Chair abstaining.
- C. Motion to by Daniel, seconded by Newington, to approved the September 5, 2017 minutes; approved by 11-0-3 vote.
- D. Treasurer Dahl reported the Uptown Planners bank balance was \$150.65 as of October 3, 2017.
- E. Chair/CPC Report:

Chair Wilson reported the Community Planners Committee (CPC) discussed the City's proposed Interim Park and Recreation Equivalency recommendations, which were controversial as they proposed that non-park related activities, such as sponsoring arts and cultural events and providing transit passes, be funded by DIF funds designated for parks. The CPC voted 18-41 to oppose the equivalency recommendations.

The CPC also discussed proposed amendments to the City's affordable housing regulations, and passed a motion that affordable housing density bonuses should only be provided if a minimum of 25% of the units in a project were affordable, and that the amount of the bonus be based on a sliding scale. The motion passed 14-7-2. The CPC also requested that the planning staff do informational presentations about the item at community planning groups. A report entitled "San Diego Housing Production Objectives" was also discussed.

Documents distributed to the board prior to the meeting included:

- +Supporting documents for the presentation by Gerrie Trussell, the director of the Uptown Parking District;
- +A letter from the Bankers Hill Community Group questioning the placement of the AIDS Memorial in Olive Street Park ("Woods McKee Park");

+The assessment letter/cycle issues for a project at 3535 Third Avenue, which will likely be on the November agenda of Uptown Planners.

II. Public Communication: Non-Agenda Public Comment;

+Carol Emerick spoke about modifications made to the zoning in Florence Canyon as part of the Uptown Community Plan approval process. These changes were not discussed in the approved EIR for the project, and the community had no notice that they were made;
+Matt Strabone introduced himself; he is a candidate running for County Assessor / Recorder / County Clerk;
+Nancy Moors spoke out against the Hillcrest 111 project, and indicated Save Hillcrest will be having a fundraiser on November 5, 2017 to raise money for a legal defense fund to contest the project;
+Zack Bunshaft, representing Congressman Susan Davis, spoke about her activities; including monitoring the recent hepatitis A outbreak, and working on solutions to homelessness. Other issues that Davis is working on include preserving existing health care programs; emergency funding for hurricane relief; and addressing gun-related violence.

III. Representatives of Elected Officials:

1. **City Council Member Chris Ward** -- Councilmember Ward provided an update about his work on issues affecting Uptown and the City of San Diego. His major focus right now is on the homeless issue, addressing the recent hepatitis A outbreak; and providing emergency housing. Sidewalk cleaning took place in Hillcrest over the past week. The City is looking at providing overnight accommodations for the homeless in Golden Hall, and potentially the former Charlie Brown building in the Community Concourse, and other places in the city. The city is also looking for locations to allow overnight parking.

Councilmember Ward also stated the University Avenue pipeline replacement project would soon be completed, and the new stripping would include a new bike lane. Some parking would be lost on University Avenue, but new parking would be added on the side streets.

IV. Consent Agenda: A motion was made by Wahlstrom to approve the consent agenda, as amended, and seconded by Newington; the motion passed by a vote of 12-0-1, non-voting chair abstaining. The following six projects were approved on the consent agenda:

- a. **REQUEST FOR LETTER OF SUPPORT FOR THE 21st SUSAN G. KOMEN SAN DIEGO RACE FOR THE CURE; 5K & ONE MILE WALK/RUN – Bankers Hill/Park West** --The event will take place on November 5, 2017. It will start at Palm Street & Sixth Avenue; and proceed along Sixth Avenue from Palm Street to Juniper Street; then east on Juniper Street to Balboa Drive, and north along Balboa Drive back to the starting point at Palm Street.
- b. **REQUEST FOR LETTER OF SUPPORT FOR THE EIGHTH ANNUAL FINISH CHELSEA 5K & ONE MILE WALK/RUN – Bankers Hill/Park West** – The event will take place on March 8, 2018. It will start at Palm Street on Sixth Avenue, and proceed south along Sixth Avenue from Palm Street to Juniper Street. It will then go east on Juniper Street to Balboa Drive, and north along Balboa Drive. At Laurel Street the 5k will go north and return to the start location at Palm Street. The one mile walk/run will go east into Balboa Park and north on the I-163 freeway onto the Quince off-ramp back to start location.
- c. **REQUEST FOR LETTER OF SUPPORT FOR 16TH ANNUAL FATHER JOE’S WALK - Hillcrest** -- The event will be held on November 23, 2017; and begin on Balboa Park Drive in Balboa Park; the course will run along Sixth Avenue north of Upas Street to University Avenue, then east along University Avenue to Richmond Street, and south on Richmond Street into Balboa Park.

- d. **2552 SECOND AVENUE MAP WAIVER (“HIGH POINTE”) – Process Three – Bankers Hill/Park West** – Map Waiver to waive the requirements for a Tentative Map for the creation of three residential condominium units currently under construction on a 0.115 acre site at 2552 Second Avenue in the RM-3-9 zone: FAA Part 77; AAOZ. Transit Overlay Zone; Affordable Housing Parking Demand; Residential Tandem Parking Overlay Zone.
- e. **4079 FIRST AVENUE (“URBAN EDGE”) – Process Three – Hillcrest** – An application for a Tentative Map Waiver for the creation of five (5) Residential Condominium Units currently under construction, with the street address of 4079 First Avenue. The 0.12 acre site is located in the RM-3-9 base zone; Transit Overlay Zone; Residential Tandem Parking Overlay Zone.
- f. **4373 CLEVELAND RESIDENCE TENTATIVE MAP – Process Three – University Heights** -- Tentative Map to create five (5) condominium units currently under construction in a 6,464 sq. ft. building. The 0.16 acre site (7,000 sq. ft.) is located at 4373 Cleveland Street in the RM-2-5 zone: FAA 77, Transit Overlay Zone, Tandem Parking Overlay Zone; Very High Fire Hazard Severity Zone.

V. Information Item: Planning

1. **UCSD HOSPITAL LONG-RANGE PLAN:** Presentation by David Meir, Assistant Director of Community Strategies and Advocacy, UC San Diego Health Care: Meir stated that UCSD has begun the process of preparing a new long- range development Plan (LRDP) for its Hillcrest UCSD health care campus. Meir explained, and presented a PowerPoint presentation regarding the new plan’s approval process. The purpose of the project was to replace an aging clinic and research facility; in replacing this facility, UCSD was maintaining its commitment to provide medical services in Uptown.

Meir stated the LRDP would include a housing component, which would allow those who worked at UCSD to reside next to its campus; and also indicated the new campus would provide a multi-modal transportation system, utilizing alternative transportation. There would also be a new road connecting the campus with Mission Valley. The time table for the new plan’s development was that preparation of the draft LRDP would take place in 2016-2017; in 2017-2018 a draft EIR would be prepared for the draft LRDP, which would be ready for review and approval in early 2019.

Public Comment:

+Ian Epley spoke in favor of a direct access ramps to the UCSD hospital from I-8 and I-163;

+Jeannie Rawlings spoke in favor of the plan’s housing component and inquired if it includes a senior citizen housing; Meir replied they are looking more at the La Jolla campus as the site for a senior housing.

Board Comment:

Tim Gahagan inquired whether the potential housing would be rental or owned; the response was it would be rented, and maintained by UCSD. Amie Hayes inquired regarding the future of the Owens Clinic; and Tim Gahagan and Bill Ellig asked about potential bicycle infrastructure, which Meir indicated UCSD was exploring. Mullaney and Wahlstrom expressed reservations regarding the new road through the open space canyon into Mission Valley; Meir responded the road would go directly into the new UCSD facility, and would not create an additional traffic burden.

VI. Projects: Action Items (moved to consent)

VII. Letters of Support: (moved to consent)**VIII. Information Items:**

1. **EXPANSION OF THE CITY'S BIKE SHARING PROGRAM--** Presentation by Ahmad Erikat, Associate Engineer-Traffic, City of San Diego, Transportation and Storm Water Department, about the City's plans to expand the existing bike share program in Uptown.

Erikat spoke and provided the board a written presentation regarding the City's proposal to relocate 14 DecoBike stations from the Beach communities into Uptown. It is part of the required relocation of 31 DecoBike stations which must be removed from areas within the Coastal Zone. Several of the proposed new locations were recommended by MTS, which would result in the removal of 10 parking spaces and two loading zones. Thirteen of the stations would have advertising panels. Erikat's presentation indicated that 85% of the users were causal riders, often tourists, and the average bicycle ride is 30 minutes or less.

Gerrie Trussell, Director of the Uptown Parking District, provided ridership statistics which showed that the DecoBike stations in Uptown had the lowest ridership in the city. Trussell opposed any loss of parking as a result of the relocation of the DecoBike stations. Matt Ramon, who manages a business in Hillcrest, spoke in opposition to any parking loss.

Board Comment:

Newington and Hayes opposed the two proposed DecoBike stations on the east side of Sixth Avenue along Balboa Park, as they would be placing advertising in Balboa Park. Advertising in Balboa Park is prohibited; they also objected to the loss of parking.

Wilson and Wahlstrom pointed out the low ridership of the existing DecoBike stations in Uptown, and stated such a low ridership did not justify removed parking spaces in Uptown business districts, where there was high demand for parking. Dahl requested city staff work with the Uptown community to find appropriate locations for the new stations. Brennan supported the DecoBike program, and hoped city staff would work with the community to find appropriate locations.

Bonner pointed out that the program was not being used by residents, but instead by tourists and visitors to San Diego. Bill Ellig opposed the proposed 4619 Park Boulevard station, as it would remove parking and an existing loading zone in the University Heights business district. Gahagan questioned the program's low ridership.

The item was referred to the Uptown Planners Public Facilities Sub-Committee, which would meet on October 26, 2017

2. **UPTOWN WAY-FARING & PEDESTRIAN SIGNAGE--** Presentation by Gerrie Trussell, Executive Director of the Uptown Community Parking District, about implementing way-faring signage in Mission Hills and International Restaurant Row; and pedestrian-oriented signage in Bankers Hill.

Gerrie Trussell, Director of the Uptown Parking District, made the presentation regarding the program.

Wilson and Brennan cautioned that it was important the program did not result in sign pollution, with a clutter of signs. Pesqueira inquired who would be responsible for removing graffiti from any of the signs. Trussell responded it would be her organization.

3. **COMMUNITY CHOICE ENERGY** – Presentation by Sebastian Sarria of the Climate Action Campaign regarding the proposed Community Choice Energy proposal, which would allow the City of San Diego to purchase electricity directly from SDG&E; utility customers would be able to opt out of the program and return to the utility at any time. *(A representative of Sempra Energy Services will speak at the November meeting to present the opposing view*

Sebastian Sarria made the presentation on behalf of the Climate Action Campaign, and passed out a flyer entitled “Raise Your Voice for Community Choice.”

Public comment was made by Ian Epley; and board members Wahlstrom, Dahl, Wilson, Gahagan and Ellig. Wahlstrom, Dahl and Gahagan had questions regarding the program’s feasibility; Wilson pointed out this was a discussion of who would distribute power, not how energy was generated. Ellig questioned how well the existing community choice energy programs have operated.

IX. Planning Staff/Subcommittee Reports:

- a. **Public Facilities Sub-Committee**– The subcommittee motions from its meeting on August 30, 2017 were as follows. Board members present were Hook (chair), Brennan, Rosas, Wahlstrom, Ellig, Wilson, Dahl.

(1.) First Motion: The Public Facilities Subcommittee recommends the following five projects as the priority projects for Uptown for CIP funding for fiscal year 2018:
 +Grant K-8 Joint Use Park/ Mission Hills;
 +Normal Street Linear Park/ Hillcrest;
 +Olive Street Park (“Woods McKee Park”)/ Bankers Hill/Park West;
 +University Avenue “Vision Zero” pedestrian improvements (a.) mid-block pedestrian crossing between Tenth Avenue, University Avenue, and between Vermont Avenue and Richmond Avenue; (b.) pedestrian crossing at Centre Street/ Hillcrest
 +Washington Street Pedestrian & Bikeway improvements/ University Heights;
Motion by Wilson, seconded by Rosas; passed unanimously by a 7-0 vote;

(2.) In ranking the projects from 1-5 in priority, the following motions were approved:

Second Motion: Recommend the first priority project be Olive Street Park (“Woods-McKee Park”); Motion by Wahlstrom, seconded by Wilson; passed by 7-0 vote;

Third Motion: Recommended that the University Avenue “Vision Zero” projects be the second priority project; motion by Rosas; seconded by Brennan; friendly amendment by Wilson accepted that the Washington Street Pedestrian/Bicycle Improvements be included as the third priority project as part of the motion. Motion, as amended, passed by a 5-2 vote; in favor Brennan, Rosas, Wilson, Hook and Ellig; against Wahlstrom and Dahl;

Fourth Motion: Recommended that Grant K-8 Joint Use Park be the fourth priority project; motion by Wilson, seconded by Brennan; passed by a 5-2 vote; in favor Brennan, Rosas, Wilson, Hook and Ellig; against Wahlstrom and Dahl;

Fifth Motion: Recommended that Normal Street Linear Park be made the fifth priority project; Motion by Wilson, seconded by Rosas, passed unanimously by 7-0 vote.

Uptown Planners Board Motions:

(1.) Motion by Brennan, seconded by Bonner, to adopt the first motion of the subcommittee and make the following five projects the priority CIP projects for Uptown for the fiscal year 2018:

- +Grant K-8 Joint Use Park/ Mission Hills;
- +Normal Street Linear Park/ Hillcrest;
- +Olive Street Park (“Woods McKee Park”)/ Bankers Hill/Park West;
- +University Avenue “Vision Zero” pedestrian improvements (a.) mid-block pedestrian crossing between Tenth Avenue, University Avenue, and between Vermont Avenue and Richmond Avenue; (b.) pedestrian crossing at Centre Street/ Hillcrest
- +Washington Street Pedestrian & Bikeway improvements/ University Heights;

Motion passed by an 11-0-1 vote; non-voting chair abstaining. (Board member Nakhshab had left the meeting, so the quorum was 12 members).

(2.) Motion by Wahlstrom, seconded by Brennan, the order of the priority of the five adopted CIP projects shall be as follows:

- 1) Olive Street Park,
- 2) Normal Street Linear Park
- 3) University Ave. Vision Zero
- 4) Washington Street/ Pedestrian/Bicycle Improvements
- 5) Grant K-8 Joint Use Park

Motion passed by a 9-1-1 vote; Ellig voting against; and non- voting chair abstaining. (Board member Gahagan had left the meeting so the quorum was 11 members.)

Adjournment: 8:41 p.m.

Respectfully submitted

Michael Brennan
Secretary
(Finalized by Leo Wilson)



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

THE CITY OF SAN DIEGO

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

4079 1st Ave

Project No. For City Use Only

565998

Project Address:

4079 1st Ave, San Diego, CA 92103

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: 4079 1st Ave	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation
 Limited Liability -or-
 General) What State? CA
 Corporate Identification No. 90-1018655
 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):
 Urban Edge, LP a California Limited Partnership

Owner Tenant/Lessee

Street Address:
 6755 Mira Mesa Blvd, Ste. 123, Box 168

City/State/Zip:
 San Diego, CA 92121

Phone No: _____ Fax No: _____
 (619) 890 0157

Name of Corporate Officer/Partner (type or print):
 Mark Palamar

Title (type or print):
Mark Palamar

Signature : _____ Date: 8/17/16

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

ZONING AND COMMUNITY PLAN

EXISTING AND PROPOSED ZONING:
 RM3-9
 MCCPD MR-800B
 AIRPORT INFLUENCE AREA (AIA)
 RESIDENTIAL TANDEM PARKING
 TRANSIT AREA

COMMUNITY PLAN:

SETBACKS

SETBACKS REQUIRED
 FRONT: 10'
 REQUIRED FRONT YARD: 20'x40' = 800 SF
 SIDE: 6', 4' FOR LOTS LESS THAN 50' WIDE (1512.0303(D)(4)(C))
 REAR: 1'

HEIGHT RESTRICTIONS

MAXIMUM ALLOWED HEIGHT: 50'
 MAXIMUM ALLOWED HEIGHT ABOVE ENCLOSED PARKING: 60'

PROPOSED DEVELOPMENT

FIVE (5) CONDOMINIUM UNITS ARE PROPOSED IN ONE (1) BUILDING FOUR (4) STORIES HIGH WITH A GARAGE ON THE FIRST FLOOR. RESIDENTIAL UNIT AREAS AREA LISTED IN THE CHART BELOW. THE SITE IS CURRENTLY UNDER CONSTRUCTION.

PROJECT SUMMARY

UNIT NO.	BDRMS	1ST FLOOR AREA (SF)	2ND FLOOR AREA (SF)	3RD FLOOR AREA (SF)	4TH FLOOR AREA (SF)	TOTAL FLOOR AREA (SF)	TOTAL PARKING PROVIDED
1	2	392	473	637	527	2,029	2
2	2	-	426	554	630	1,610	2
3	2	-	532	637	563	1,732	1
4	3	-	426	631	630	1,687	2
5	2	-	532	637	568	1,737	2

OWNER/APPLICANT

URBAN EDGE, LP, A CALIFORNIA LIMITED PARTNERSHIP
 6755 MIRA MESA BLVD, SUITE 123, BOX 168
 SAN DIEGO, CA 92121

MARK PALAMAR DATE

LEGAL DESCRIPTION

LOT 4, BLOCK 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED HILLCREST, WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1024, AND AMENDED ACCORDING TO MAP NO. 1069, FILED ON JUNE 21, 1907.

APN

444-521-04-00

SITE AREA

SITE AREA: 5,426 SF (0.125 AC) (ONE PARCEL)

EASEMENTS

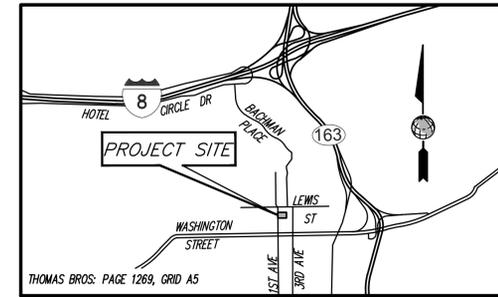
NO EXISTING EASEMENTS ARE LOCATED ON SUBJECT PROPERTY.

TENTATIVE MAP WAIVER NOTE

THIS TENTATIVE MAP WAIVER SHALL RELINQUISH THE NEED FOR A TENTATIVE MAP. THE 5 UNITS CURRENTLY UNDER CONSTRUCTION HAVE A VALID BUILDING PERMIT ISSUED UNDER PROJECT NO. 474492 ISSUED ON DECEMBER 23, 2016.

COORDINATES

NAD 83 NAD 27
 1852-6279 212-1719



VICINITY MAP

NOT TO SCALE

SHEET INDEX

SHEET 1 -- TITLE SHEET / 1ST FLOOR
 SHEET 2 -- 2ND FLOOR / 3RD FLOOR
 SHEET 3 -- 4TH FLOOR / ROOF

NEW CONDOMINIUM DEVELOPMENT

4079 1ST AVENUE
 SAN DIEGO, CA 92103

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 5.

THE TOTAL NUMBER OF LOTS IS ONE (1).
 THE TOTAL NUMBER OF RESIDENTIAL CONDO UNITS IS (5).

LEGEND

ITEM	SYMBOL
RIGHT OF WAY	---
STREET CENTERLINE	---
PROPERTY LINE/TOWN BOUNDARY	---
SETBACK LINE	---
EX SURVEY MONUMENT AS NOTED	●
EX OVERHEAD UTILITIES	E-OH
EX WATER MAIN	W
EX SEWER MAIN	S
EX GAS MAIN	G
PROP DRAINAGE	→
PROP TANDEM PARKING STALLS	⊠
PROP DOMESTIC WATER SERVICE (METER, BACKFLOW & LATERAL)	⊠
PROP 4" FIRE SERVICE (LATERAL & BACKFLOW)	⊠
PROP 4" SEWER LATERAL LATERAL	⊠
PROP SEWER CLEANOUT	○
PROP GAS METER	⊠
PROP STORM DRAIN	⊠
PROP AREA DRAIN	○
PROP BUILDING WALL	⊠

PUBLIC IMPROVEMENT NOTE

PROJECT SHALL RECONSTRUCT PUBLIC IMPROVEMENTS IN THE RIGHT OF WAY INCLUDING: REMOVING AND REPLACING CURB, GUTTER, SIDEWALK AND SIDEWALK UNDERDRAINS ON FIRST STREET, KILLING EXISTING WATER SERVICE, INSTALLING NEW WATER AND FIRE SERVICE, REPLACING SEWER SERVICE AT UNNAMED ALLEY AND RESTORING DAMAGED PORTIONS OF ALLEY FROM JOINT TO JOINT, PER P15508182 AND P15474492.

PRIOR PERMIT LIST

APPROVAL NO.	PERMIT
1018896	BUILDING PERMIT

SOURCE OF TOPOGRAPHY

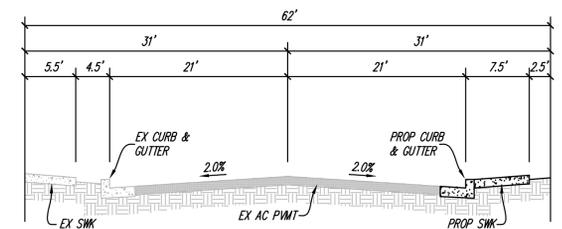
FIELD SURVEY PERFORMED BY OMEGA LAND SURVEYING, INC. ON SEPTEMBER 30 & OCTOBER 8, 2015.
 ELEVATION: 294.09 (MSL)

BENCHMARK

DESCRIPTION: INTERSECTION OF LEWIS STREET AND 1ST AVENUE BRASS PLUG AT SOUTHEAST CURB RETURN.
 ELEVATION: 294.09 (MSL)
 SOURCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK

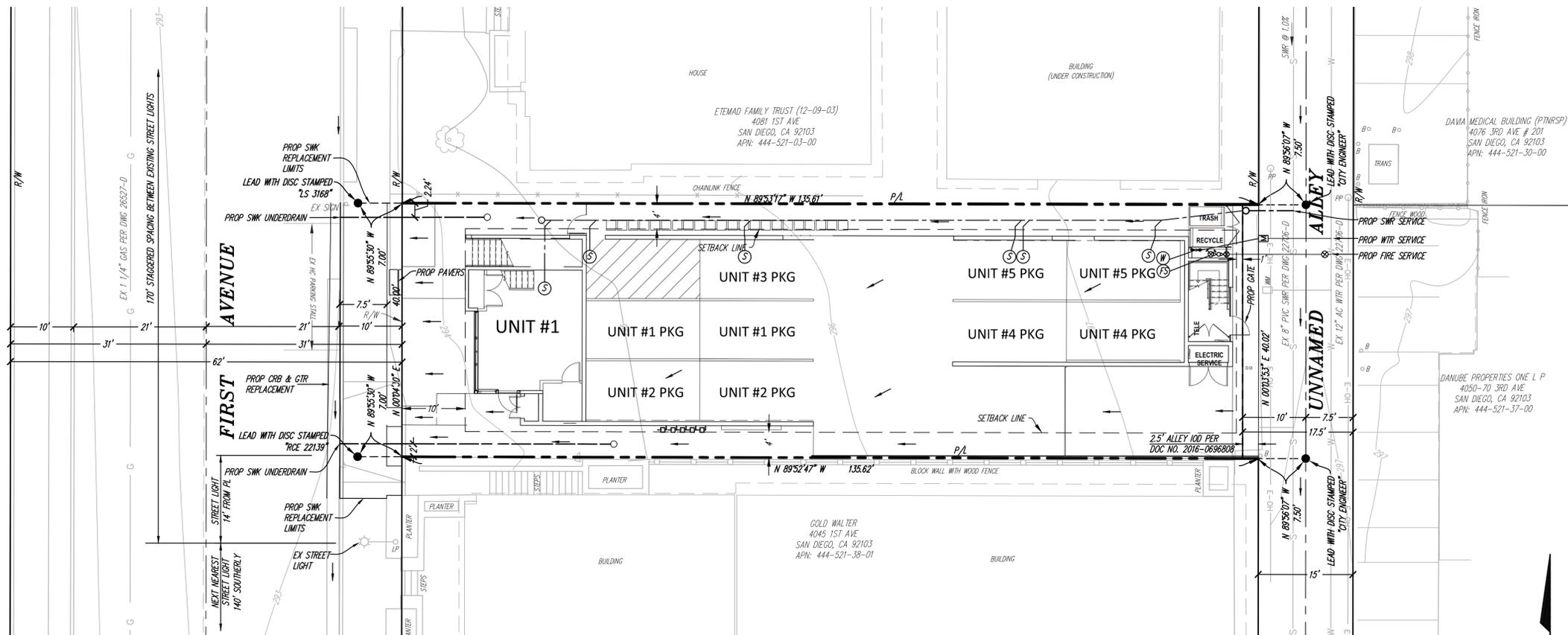
EMRA NOTE

SEE RECORDED EMRA APPROVAL #1780208 FOR ENCRORCHING SIDEWALK UNDERDRAINS, PAVERS AND EXIT DOORS & PAIR OF GATES.



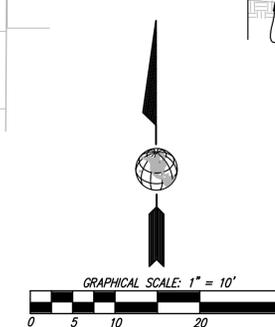
1ST AVENUE - TYPICAL SECTION

NOT TO SCALE



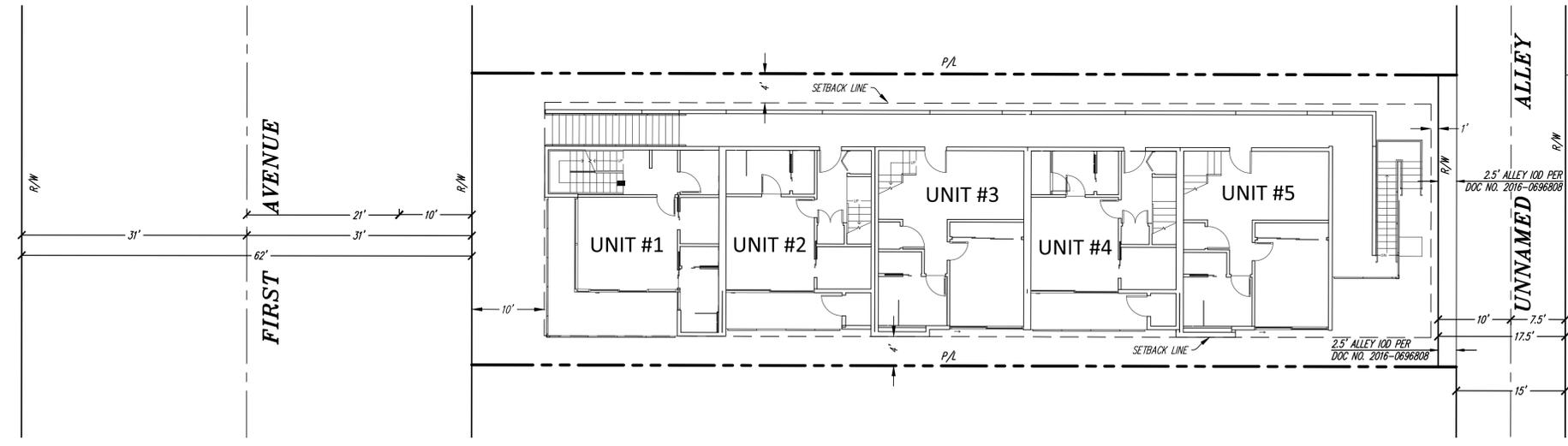
SITE PLAN / 1ST FLOOR

OMEGA
 ENGINEERING CONSULTANTS
 4340 VIEWRIDGE AVE, SUITE B
 SAN DIEGO, CA 92123
 PH: (858) 634-8620 FAX: (858)-634-8627

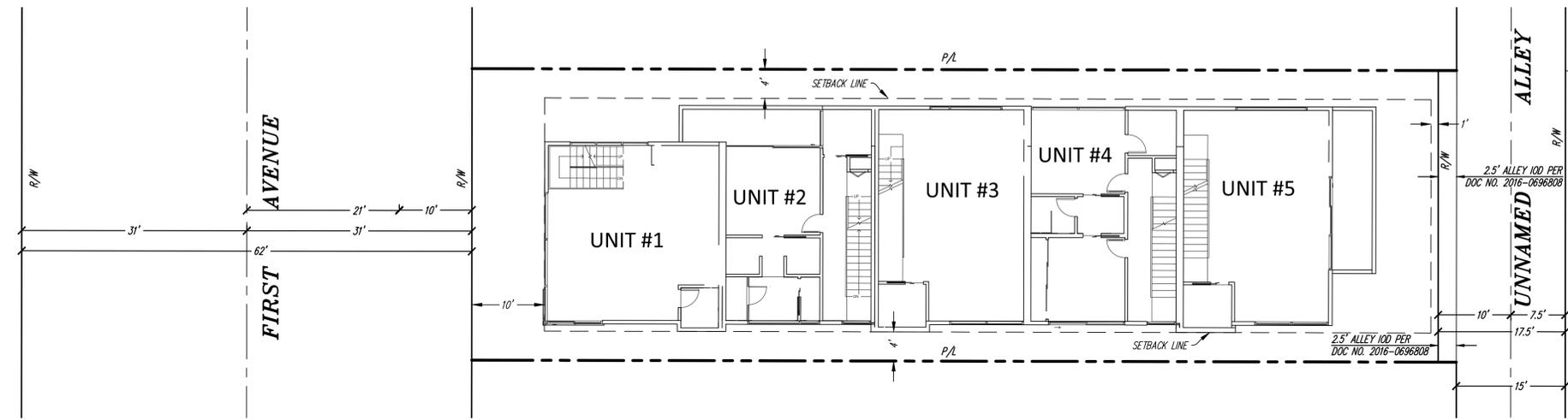


Andrew J. Kann
 ANDREW J. KANN R.C.E. 50940
 DATE 11/27/2017

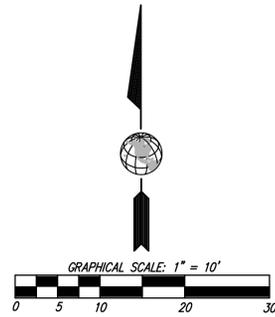
TENTATIVE MAP
WAIVER # 1991528
PROJECT # 565998



2ND FLOOR



3RD FLOOR



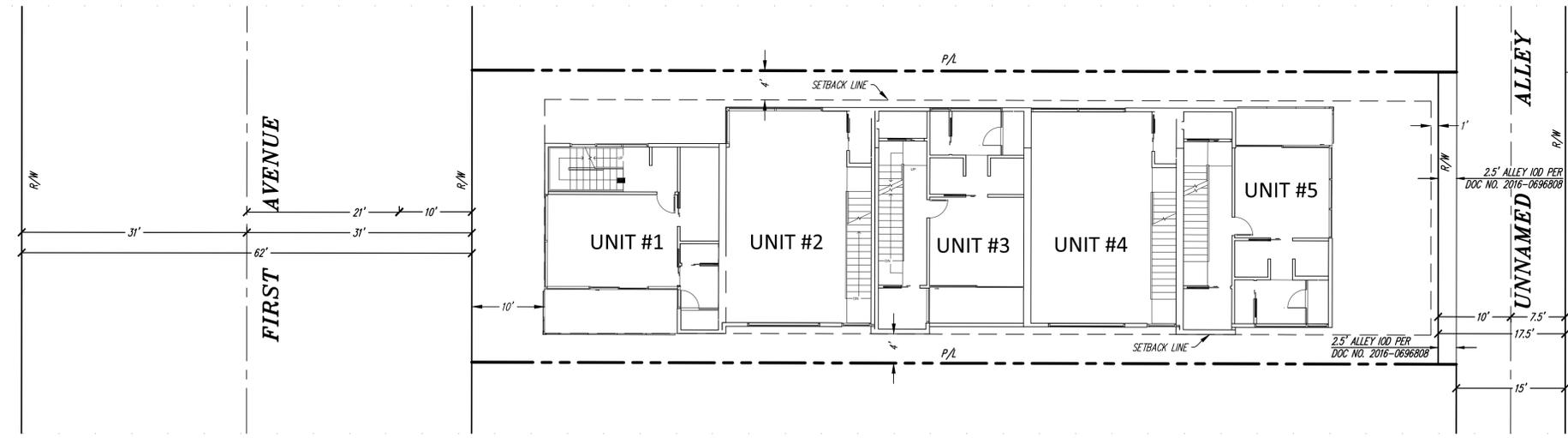
OMEGA
ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVE. SUITE B
SAN DIEGO, CA 92123
PH: (858) 634-8620 FAX: (858)-634-8627



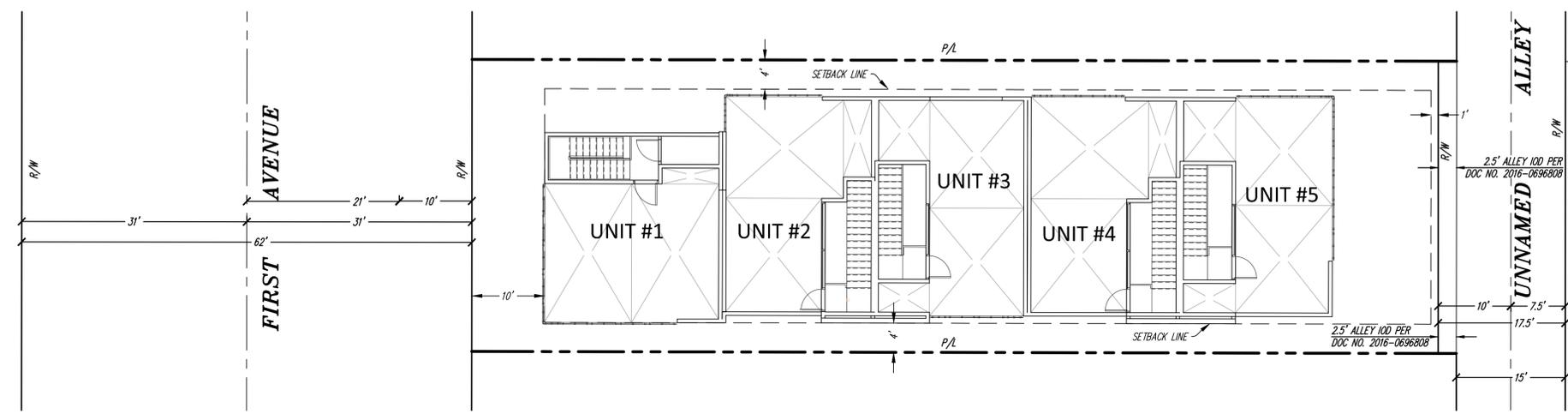
Andrew J. Kann
ANDREW J. KANN R.C.E. 50940

11/21/2017
DATE

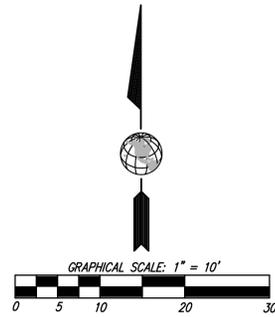
TENTATIVE MAP
WAIVER # 1991528
PROJECT # 565998



4TH FLOOR



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