



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: June 13, 2018 REPORT NO. HO-18-041

HEARING DATE: June 20, 2018

SUBJECT: Cleveland Condos, Process Three Decision

PROJECT NUMBER: [542308](#)

OWNER/APPLICANT: QMJ LLC

### SUMMARY

Issue: Should the Hearing Officer approve a Map Waiver to create five residential condominium units (under construction) on a site located at 14373 Cleveland Avenue in the Uptown Community Plan area?

#### Staff Recommendation:

1. Approve an application for a Map Waiver No. 2102478 to create five residential condominium units.

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.

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 May 25, 2018, and the opportunity to appeal that determination ended June 11, 2018

### BACKGROUND

The 0.161-acre site is located at 4373 Cleveland Avenue in the RM-2-5 Zone, a multi-family residential zone in the Uptown Community Planning area. Adjacent properties contain a mix of single dwelling unit and multiple-dwelling unit development.

Building permits for five three-story apartments, totaling 6,464-square-feet, were approved on September 19, 2016 under ministerial Project No. 446933. Each unit has three bedrooms and a two-

car attached garage. Public improvements include a new curb, sidewalks, landscaping, and alley paving.

## DISCUSSION

### Project Description:

The project is requesting a Map Waiver for the subdivision of a 0.161-acre parcel for the creation of five condominiums and the waiver of the requirement to underground privately-owned utility systems.

### Community/General Plan Analysis:

The site is designated as Multiple Dwelling Unit Residential (16-29 dwelling units per acre) in the Uptown Community Plan. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan. The project has been designed to provide for development compatible with the pattern of the existing neighborhood.

### 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), which states the conversion involves a short span of overhead facility.

## CONCLUSION

Staff has reviewed the application for the Map Waiver and has determined that the project complies with applicable sections of the San Diego Municipal Code. The findings accurately convey compliance of the project with applicable development regulations and policies. Staff has provided the decision maker with draft findings and draft conditions of approval for the subdivision. Staff recommends approving the subdivision as proposed.

## ALTERNATIVES

1. Approve Map Waiver, No. 2102478, with modifications.
2. Deny Map Waiver, No. 2102478, if the findings required to approve the project cannot be affirmed.

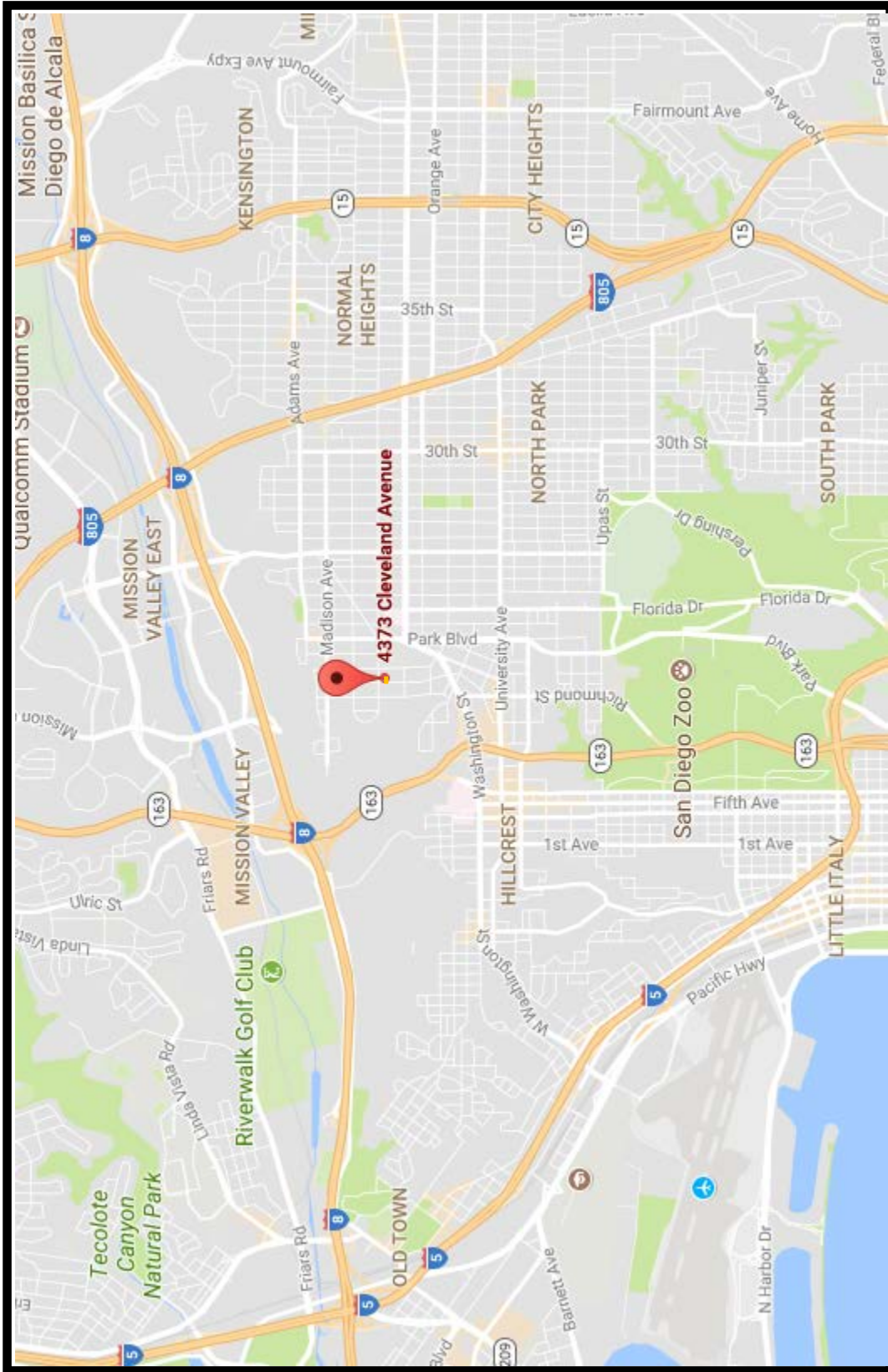
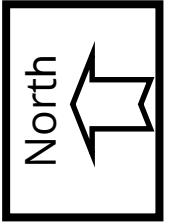
Respectfully submitted,



Karen Bucey, Development Project Manager

Attachments:

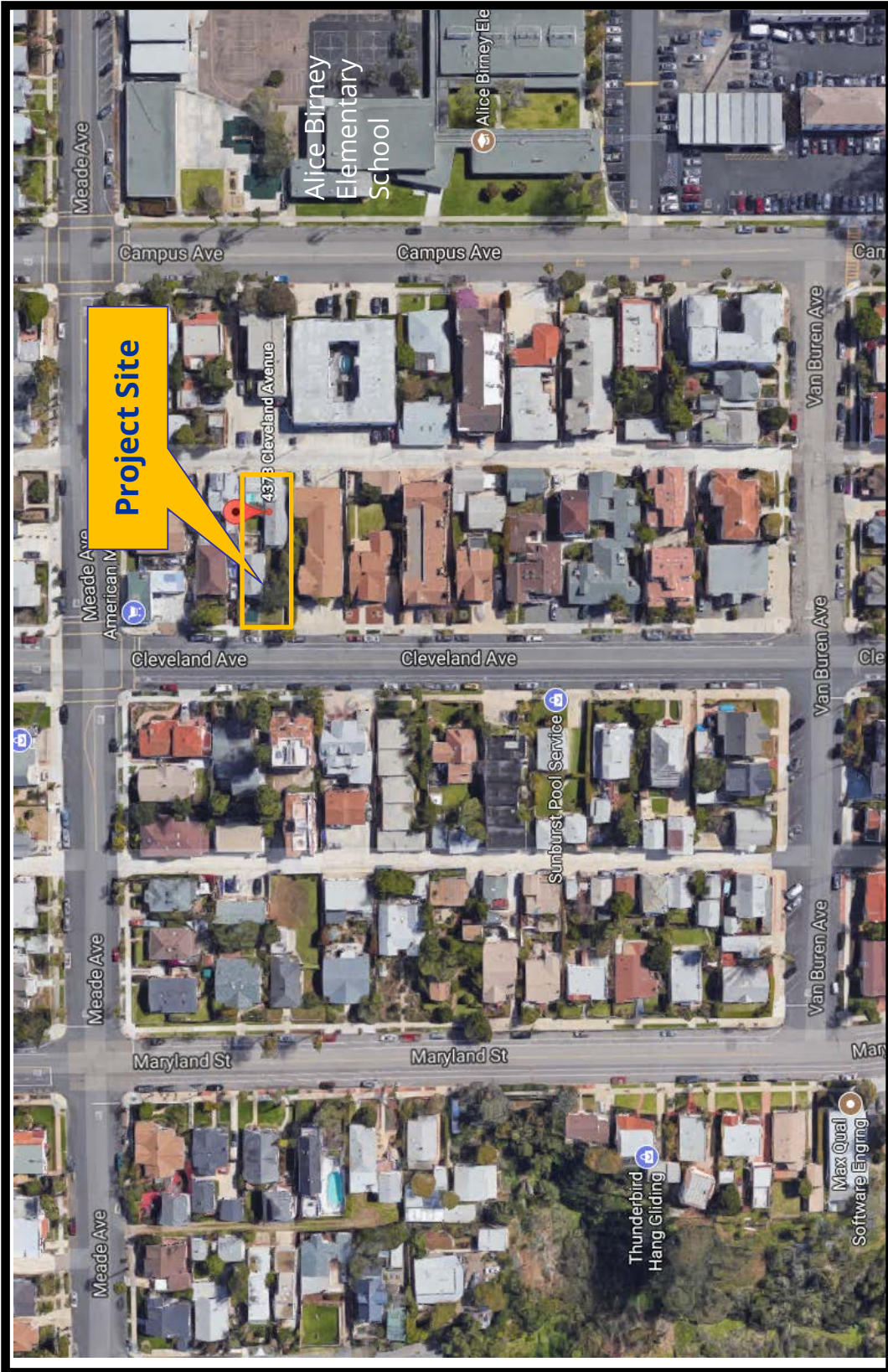
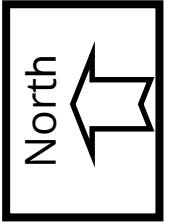
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Map Resolution
5. Draft Map Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure
9. Map Waiver



## Vicinity Map

Cleveland Condos; Project No. 542308  
4373 Cleveland Avenue

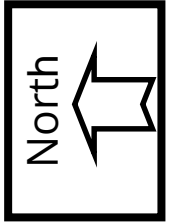




# Aerial Photo

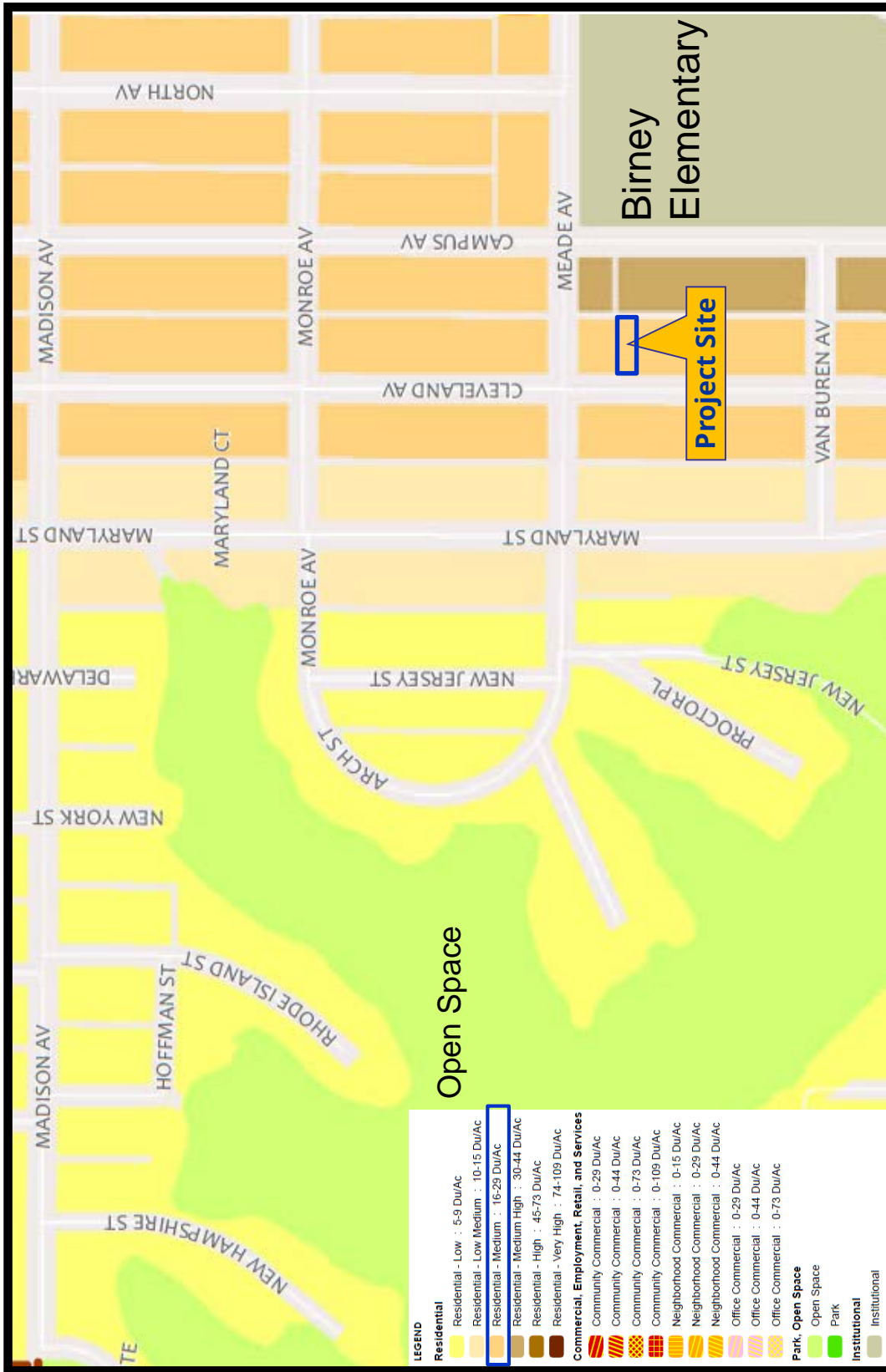
Cleveland Condos; Project No. 542308  
4373 Cleveland Avenue





# Uptown Community Plan Land Use

Cleveland Condos; Project No. 542308  
4373 Cleveland Avenue



RESOLUTION NO. \_\_\_\_\_  
DATE OF FINAL PASSAGE JUNE 20, 2018

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS  
AND APPROVING MAP WAIVER NO. 2102478 FOR CLEVELAND  
CONDOMINIUMS – PROJECT NO. 542308

WHEREAS, QMJ LLC, a California Limited Liability Company, Subdivider, and Metropolitan Mapping, Surveyor, submitted an application with the City of San Diego for Map Waiver No. 2102478 to waive the requirement for a Tentative Map, for the creation of five condominium units within a 6,464-square-foot building, currently under construction, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 4373 Cleveland Avenue in the Residential Multiple Dwelling Unit (RM-2-5) Zone, and within the Uptown Community Plan area. The property is legally described as Parcel 1 of Parcel Map No. 21541, in the City of San Diego, State of California, according to Map therein filed in the Office of the County Recorder of San Diego County, December 20, 2017 as file No. 2017-7000495, Official Records; and

WHEREAS, the Map proposes the subdivision of a 0.161-acre site into one (1) lot for a five-unit residential condominium conversion; and

WHEREAS, on June 20, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

WHEREAS, the project consists of 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) based on 144.0242(c)(1)(B). 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 June 20, 2018, the Hearing Officer of the City of San Diego considered Map Waiver No. 2102478, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 and 144.0240 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 Map Waiver No. 2102478:



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

The 6,464-square-foot multiple dwelling unit building, currently under construction, is proposed for subdivision into five condominium units. The site is located within the Residential (15-29 dwelling unit per acre) land use designation of the Uptown Community Plan. The 0.161-acre site will support between two and five dwelling units based on the density consistent with the development under construction. The Map Waiver only subdivides the property into individual condominium ownership. The proposed development does not involve any further physical change to the building and is contained within the existing legal lot area. One of the Uptown Community Plan Land Use Element Goals is creation of a variety of housing types for all age, income, and social groups. The proposed creation of five condominium dwelling units would provide individual ownership housing opportunities in for at varying levels of affordability and style residential development architectural styles, and size. The proposed subdivision is consistent with the recommended residential land use and density prescribed in the Uptown Community Plan. Therefore, the proposed subdivision and its design or improvement would be consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project proposes to convert five existing residential units (currently under construction) to condominiums. The 0.161-acre site is located at 4373 Cleveland Avenue in the RM-2-5 Zone, which allows for multiple dwelling unit residential development. This is a mid-block site located in an urban, developed single and multiple dwelling unit neighborhood and is surrounded on all sides by similar development. Other than the subdivision to allow individual condominium ownership, no additional development or intensification of use is requested.

The graded, developed site is level and is served by existing overhead and underground utilities. The project fronts on Cleveland Avenue and has alley access at the rear of the site. The frontage is developed with existing landscape, curb, gutter and sidewalk which would remain. Therefore, the site is physically suitable for the type and density of development.

**3. 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 convert five existing residential units (currently under construction) to condominiums. The subdivision does not include any physical development or changes to the environment that are likely to cause environmental damage of any kind. The project site has been developed within a fully urbanized area of Uptown and does not contain any form of Environmentally Sensitive Lands or body of water on-site or adjacent to the site. This project was determined to be categorically exempt under the California Environmental Quality Act. Therefore, since there is no further change to the property with this proposal, 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.

**4. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.**

The proposed subdivision to create five condominium dwelling units complies with the development regulations of the underlying RM-2-5 Zone, and all of the applicable development regulations of the Land Development Code. The proposed subdivision is conditioned to provide a street light along the Cleveland Avenue public right-of-way. The proposed subdivision is located fully within private property, and no other physical development is proposed to the existing public rights-of-way, Cleveland Avenue, alleyway, or general utility easements. The proposed subdivision and improvements have been designed to comply with all applicable Federal, State and local land use policies including the California Subdivision Map Act and the City of San Diego Land Development Code. Therefore, the design of the subdivision for condominium ownership for five dwelling units would not be detrimental to the public health, safety, and welfare.

**5. 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 convert five existing residential units (currently under construction) to condominiums. The proposed map waiver is conditioned to provide a street light along the Cleveland Avenue public right-of-way. The proposed subdivision is located fully within the private property and no other physical development is proposed to the existing public rights-of-ways, Cleveland Avenue, alleyway, or general utility easements. Therefore, the design of the subdivision and the associated improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The project proposes to convert five existing residential units (currently under construction) to condominiums. The proposed map waiver is conditioned to provide a street light along the Cleveland Avenue public right-of-way but no other physical development is proposed. The building as designed will not impede or inhibit any future passive or natural heating and cooling opportunities. The structure includes building materials, architectural treatments, placement and selection of plant materials to provide for future passive or natural heating and cooling opportunities. The development provides solar panels along the southern side of the building upper story of each unit. The second story decks and roof decks will offer cross ventilation air flow and natural cooling opportunities for all units. Therefore, the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

**7. 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 convert five existing residential units (currently under construction) to condominiums. The map waiver does not include any development of the property. 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 regional needs were balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed map waiver would not impact the housing needs of the Uptown Community Plan area.

That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. 2102478 including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to QMJ LLC subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Karen Bucey  
Development Project Manager  
Development Services Department

ATTACHMENT: Map Waiver Conditions

Internal Order No. 24007221

## ATTACHMENT 5

HEARING OFFICER  
CONDITIONS FOR MAP WAIVER NO. 2102478  
**CLEVELAND CONDOMINIUMS - PROJECT NO. 542308**  
ADOPTED BY RESOLUTION NO. \_\_\_\_\_ ON JUNE 20, 2018

### **GENERAL**

1. This Map Waiver will expire June 20, 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 construct the required Public Improvements per approved Right-of-Way Permit No. 1741605 including new curbs, gutters, sidewalks and alley pavement.
7. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider shall install a new street light adjacent to the site on Cleveland Avenue.

### **MAPPING**

8. Upon approval of the Map Waiver, a Certificate of Compliance shall be recorded with the County Recorder prior to the expiration date of the TMW.

## ATTACHMENT 5

9. Prior to the recordation of the Certificate of Compliance, all conditions in the Map Waiver Resolution of Approval must be satisfied.
10. 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, 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.
11. 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.

### **LANDSCAPE/BRUSH MANAGEMENT**

12. The Subdivider shall be responsible for the maintenance of all landscape improvements shown on the Construction Permit set under Project No. 446933, including in the right-of-way, consistent with the Landscape Standards, unless long-term maintenance of said landscaping will be the responsibility of another approved entity such as a Homeowner's Association.

### **INFORMATION:**

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.

## ATTACHMENT 5

- 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. 24007221

DRAFT

**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:** Cleveland Condos Map Waiver**Project No. 542308/SCH No.:** N.A.**Project Location-Specific:** 4373 Cleveland Avenue, San Diego, CA 92103**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** **Map Waiver** to create 5 condominium units within a 3-story, 6,464 square-foot building with parking below, currently under construction, on a 0.16-acre site. The 0.16-acre site is designated Residential-Medium 16-29 du/ac and is subject to the RM-2-5 zone of the Residential Tandem Parking and Transit Area Overlay Zones, and the Federal Aviation Administration Part 77 Noticing Area.

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

**Name of Person or Agency Carrying Out Project:** Maggie Roland (Applicant),  
 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: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 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

  
Senior Planner/AICP  
Signature/Title

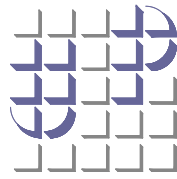
June 12, 2018  
Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:





**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, Bill Ellig, Mat Wahlstrom, 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:**

**II. Public Communication:** Non-Agenda Public Comment;

**III. Representatives of Elected Officials**

**IV. Consent Agenda:** A motion by Wahlstrom/Newington to approve the consent agenda; the motion passed by a vote of 12-0-1, non-voting chair abstaining.

- a. Request for Letter of Support - The Susan G. Komen Race For The Cure
- b. Request for Letter of Support - The Eighth Annual Finish Chelsea Walk
- c. Request for Letter of Support - 16<sup>th</sup> Annual Father Joe's Walk
- d. 2552 Second Avenue Map Waiver ("High Pointe") – Process Three
- e. 4079 First Avenue ("Urban Edge") – Process Three
- 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 square foot building. The 0.16 acre site (7,000 square foot) 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:**

1. UCSD Hospital Long-Range Plan

**VI. Projects:** Action Items (moved to consent)

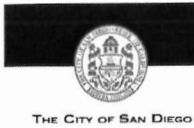
**VII. Letters of Support:** (moved to consent)

**VIII. Information Items:**

1. Expansion of the City's Bike Sharing Program
2. Uptown Way-Faring & Pedestrian Signage
3. Community Choice Energy

**IX. Planning Staff/Subcommittee Reports:**

**Adjournment:** 8:41 p.m.



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 Tent Pcl Map

**Project Title** **Project No.** *For City Use Only*  
 Cleveland Residences

**Project Address:**  
 4373 Cleveland Street, 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:

<b>Project Title:</b> Cleveland Residences	<b>Project No. (For City Use Only)</b>
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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. \_\_\_\_\_  
 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):  
 QMJ LLC, a California limited liability company

Owner    Tenant/Lessee

Street Address:  
 16290 Rostrata Hill Rd

City/State/Zip:  
 Poway, CA 92064

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 619-997-3911

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

Title (type or print):  
 Quin Vu - Managing Member

Signature : \_\_\_\_\_ Date: 11/30/16

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:

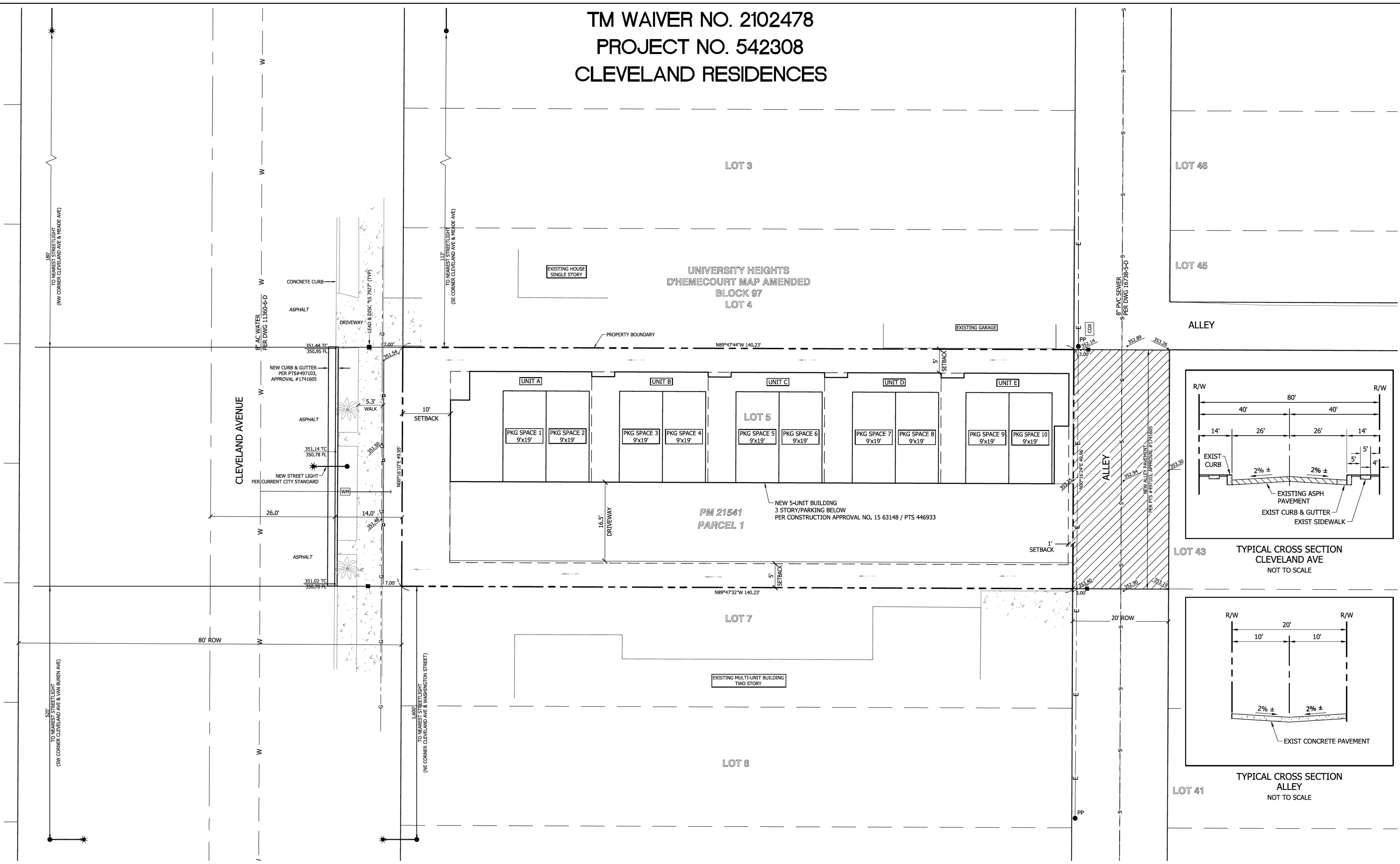
Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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

Title (type or print):

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

TM WAIVER NO. 2102478  
PROJECT NO. 542308  
CLEVELAND RESIDENCES



CITY OF SAN DIEGO DEVELOPMENT SUMMARY

**SUMMARY OF REQUEST**  
TENTATIVE MAP WAIVER (FOR CONDOMINIUM PURPOSES)

**EXISTING SITE DATA**  
**SITE ADDRESS**  
4373 CLEVELAND AVENUE, SAN DIEGO, CA 92103  
(BETWEEN MEADE AVE AND VAN BUREN AVE)

**SITE AREA**  
7,000 SF / 0.161 ACRES

**EXISTING ZONING**  
BASE ZONE: RM-2-5

**OVERLAY ZONES**  
FIRE HAZARD SEVERITY ZONE  
RESIDENTIAL TANDEM PARKING  
TRANSIT AREA

**GEOLOGIC HAZARD CATEGORY: 52**

**BUILDING SETBACKS**  
FRONT: 10'  
SIDE: 5'  
REAR: 1'

**PROPOSED BUILDING DATA**  
NUMBER OF RESIDENTIAL UNITS: 5  
TOTAL FLOOR AREA OF RESIDENTIAL UNITS: 6,464 SF  
NUMBER OF STORIES: 3  
NUMBER OF BUILDINGS: 1  
NUMBER OF UNITS: 5 (3 BEDROOM UNITS)

**OFF-STREET PARKING SPACE REQUIREMENTS**  
PARKING REQUIRED: 5 UNITS @ 3BR EACH (5 x 2.0) = 10 SPACES  
**TOTAL PROVIDED: 10 SPACES**

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

**REFERENCE DRAWINGS**  
PM 21541

- NOTES**
- THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
  - EXISTING DRAINAGE PATTERNS SURFACE FLOW TO CLEVELAND AVENUE AND CONCRETE ALLEY
  - THE SUBDIVIDER SHALL INSTALL APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, IRRIGATION, AND FIRE) ADJACENT TO THE PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
  - THERE ARE NO KNOWN EASEMENTS ON THIS SITE.
  - DWELLING UNITS UNDER CONSTRUCTION WERE BUILT TO THE MID-CITY PDO PER CONSTRUCTION APPROVAL NO. 15 63148 / PTS 446933

**PROJECT PERMITS REQUIRED**  
TENTATIVE MAP WAIVER

**PROJECT ADDRESS**  
4373 CLEVELAND AVENUE, SAN DIEGO, CA 92103

**PROJECT OWNER**  
QMJ LLC  
16290 ROSTRADA ROAD, POWAY, CA 92164

JOSEPH SANCHEZ, MANAGING PARTNER DATE

**LEGAL DESCRIPTION**  
PARCEL 1 OF PARCEL MAP NO. 21541, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 20, 2017 AS FILE NO. 2017-7000495, OFFICIAL RECORDS.

**SOURCE OF TOPOGRAPHY**  
FIELD SURVEY BY METROPOLITAN MAPPING, SEPTEMBER, 2017

**BASIS OF ELEVATIONS**  
CITY OF SAN DIEGO BENCHMARK DESCRIPTION: BRASS PLUG (NEBP)  
TOP OF CURB, NORTHEAST CORNER MEADE AVE AND CAMPUS AVE  
ELEVATION: 354.12 FEET DATUM: NGVD 29

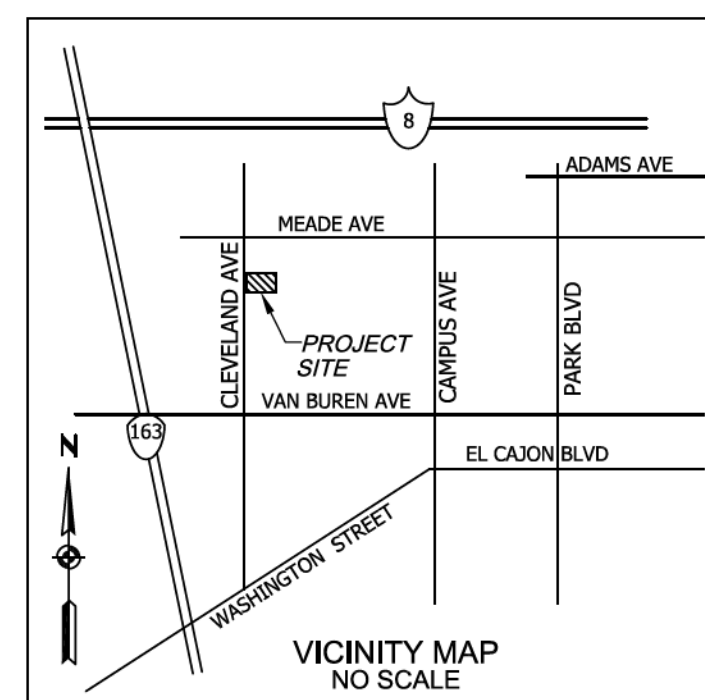
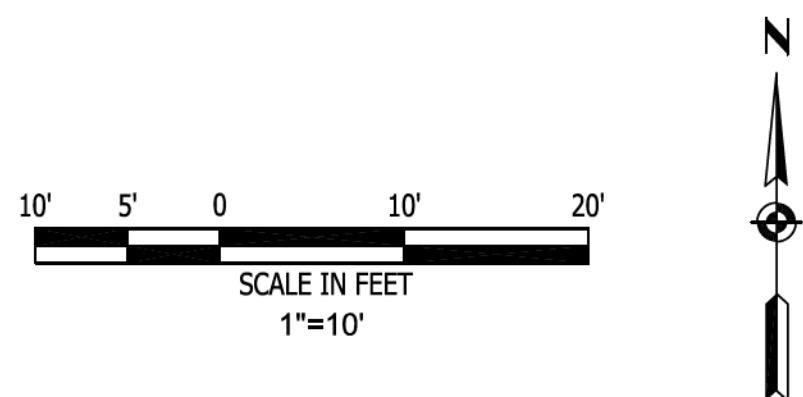
**BASIS OF BEARINGS**  
THE EASTERLY ROW OF CLEVELAND AVE AS SHOWN ON PM 21541  
I.E., N0°16'10"E

**COORDINATES**  
NAD 27: 214-1723 CCS 83: 1854-6283

**ASSESSOR'S PARCEL NUMBERS**  
APN 445-272-05

**PROJECT NAME**  
CLEVELAND RESIDENCES

**SHEET TITLE**  
TM WAIVER NO. 2102478



**ABBREVIATIONS**

APPROX	APPROXIMATE
BLDG	BUILDING
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
DI	DRAIN INLET
DWAY	DRIVEWAY
EL	ELEVATION
FF	FINISHED FLOOR
FL	FLOWLINE
FTG	FOOTING
GB	GRADE BREAK
R/W	RIGHT OF WAY
TG	TOP OF GRATE (DRAIN)
TC	TOP OF CURB
TYP	TYPICAL
TW	TOP OF WALL
UP	UP (STEP)
WM	WATER METER

**LEGEND**

(---)	PROPERTY LINE	(---)	SURFACE FLOW
(---)	RIGHT OF WAY (ROW)	(---)	GROUND CONTOUR (1' INTERVAL)
(---)	CENTER LINE	(---)	(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)
(---)	LOT LINE	(---)	ELECTRIC METER
(---)	FENCE-WOOD	(---)	GAS METER
(---)	BUILDING LINE	(---)	WATER METER
(---)	EDGE OF CONCRETE	(---)	SPOT ELEVATION
(---)	CMU WALL	(---)	BOUNDARY LINE DATA
(---)	CONCRETE SURFACE	(---)	PROPERTY MONUMENT
(---)	WATER LINE	(---)	LEAD & DISC "LS 7927" PER PM 21541
(---)	SEWER LINE	(---)	
(---)	GAS LINE	(---)	
(---)	OVERHEAD ELECTRIC LINE	(---)	

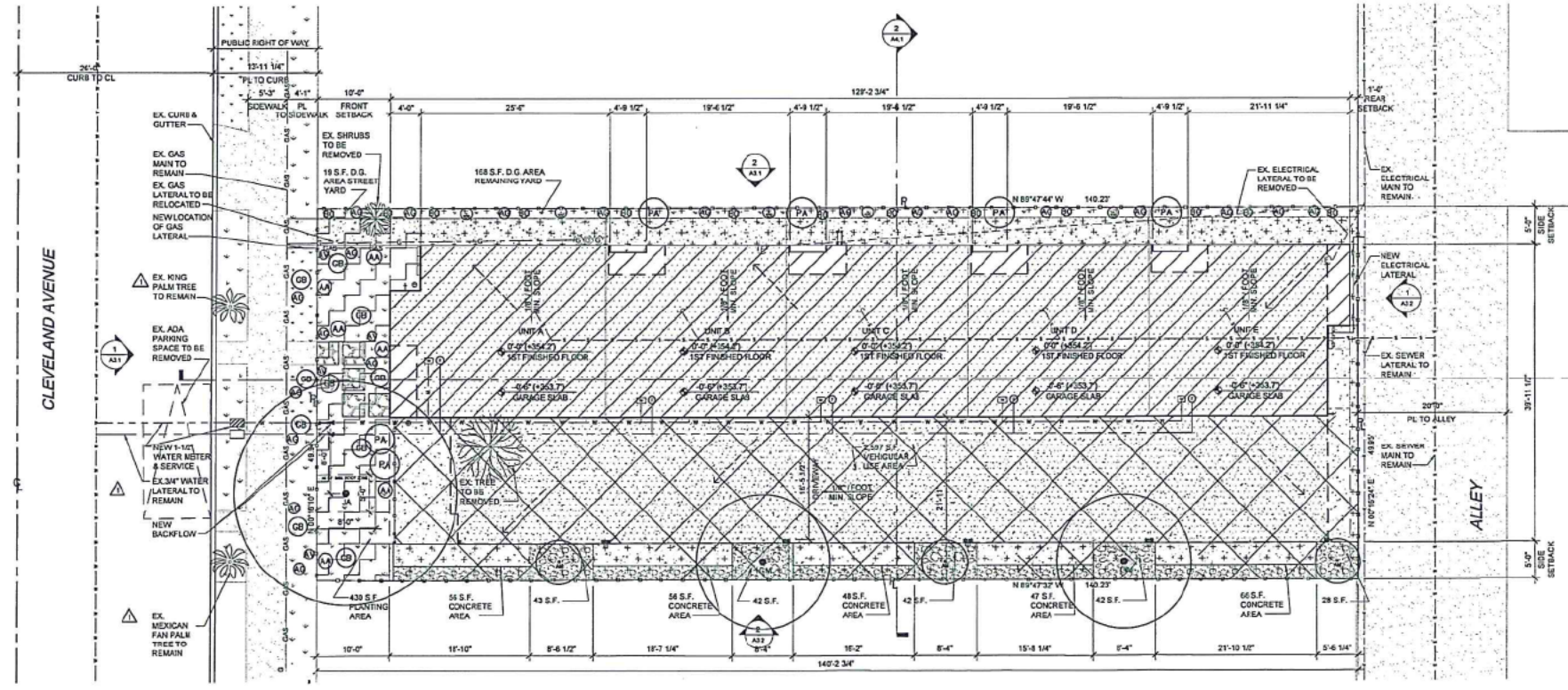
**EXISTING UTILITY TABLE**

(TYPE)	(STATUS)
ELECTRIC	OVERHEAD
TELEPHONE	OVERHEAD
CABLE TELEVISION	OVERHEAD

THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SITE SHALL BE UNDERGROUND WITH APPROPRIATE PERMITS.

PREPARED BY:  
METROPOLITAN MAPPING  
3712 30TH STREET  
SAN DIEGO, CA 92104  
TEL: 619-431-5250  
FAX: 619-330-1830  
email: metromap.sd@gmail.com

VERNON V. FRANCK, PLS 7927  
MAY 24, 2018  
DATE



R-O-W UNDER SEPARATE PERMIT  
RIGHT-OF-WAY P.T.S # 487103  
APPROVAL ID # 1741505

VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS IN FIELD

A MINIMUM ROOT ZONE OF 40 S.F. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 14.0405(b)(5).

DRAIN NOTES:  
1. HORIZONTAL DRAINAGE SHALL BE RUN IN A PRACTICAL ALIGNMENT AND A UNIFORM SLOPE OF NOT LESS THAN 1/4" FT PER TABLE 7-6 FOR DRAIN SIZE 6" OR LESS.  
2. ALL PIPING SHALL BE INSTALLED OF SCHEDULE 40 PVC MATERIAL.  
3. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.

NOTE: NO PROPOSED SITE GRADING FOR THIS PROJECT

**LANDSCAPE PLAN**  
1/8"=1'-0"

PLANT MATERIAL LEGEND		STREET TREE		PLANTING LEGEND	
SYMBOL	DESCRIPTION	EXISTING TREES TO REMAIN	STREET TREE QTY.	PLANT TYPE	QTY. / SIZE / POINTS / TOTAL POINTS.
⊗	NEW TREE, MATURE CROWN TO SCALE	King Palm - <i>Archontophoenix cunninghamiana</i> Existing street tree: brown trunk height: 50'; mature spread: 10'	1	LARGE GROWING PERENNIAL LARGE SHRUBS: 3 / 15 GAL / 10 PTS EA. / 30 PTS.	0 / 0 3 / 30
⊗	NEW SHRUB, MATURE SIZE TO SCALE	Mexican Fan Palm - <i>Washingtonia robusta</i> Existing street tree: brown trunk height: 30'; mature spread: 15'	1	AM AMERICANA MARGINATA - <i>Agave americana</i> mature height: 4'-6'; mature spread: 6'-8'	0 / 0 3 / 30
⊗	NEW PLANT	PROPOSED TREES:	STREET TREE YARD QTY. REMAINING YARD QTY.	POINTS PROVIDED	0 PTS. 30 PTS.
⊗	EXISTING TREE TO BE REMOVED	JA Jacaranda - <i>Jacaranda mimosifolia</i> 36" Box = 50 pts. mature height: 25' - 40'; mature spread: 45'-60'	1 / 50 0 / 0	MEDIUM GROWING PERENNIAL MEDIUM - LOW: 4 / 5 GAL / 2.0 PTS. EA. / 8 PTS.	0 / 0 5 / 10
⊗	EXISTING TREE TO BE REMOVED	GM Gold Medalion Tree - <i>Cassia leptophylla</i> 24" Box = 20 pts. ea. mature height: 20'-25'; mature spread: 25'-30'	0 / 0 2 / 40	SS SHARKSKIN - <i>Agave schottlandii</i> mature height: 2'-3'; mature spread: 3'	0 / 0 5 / 10
⊗	EXISTING STREET TREES TO REMAIN	POINTS PROVIDED	50 40	POINTS PROVIDED	0 PTS. 10 PTS.

<p><b>STREET YARD CALCULATION</b></p> <p>STREET YARD AREA: 545 S.Q. FT.</p> <p>REQUIRED PLANTING AREA: 273 SQ. FT. (545 X 1/2)</p> <p>PROVIDED PLANTING AREA: 449 SQ. FT.</p> <p>10% OF PLANTING AREA MAY CONSIST OF HARDSCAPE: 27 S.F.</p> <p>HARDSCAPE PROVIDED: 45 S.F. (PAVERS)</p> <p>NET REQUIRED PLANTING AREA: 246 SQ. FT. (273 S.F. - 27 S.F.)</p> <p>REQUIRED PLANT POINTS: 27 POINTS (545 S.F. X .05 = 27.25 POINTS)</p> <p>PROVIDED PLANT POINTS: 74 PTS. (24 PLANT PTS. + 50 TREE PTS.)</p> <p>POINTS ACHIEVED W/ TREES: 50 POINTS MIN. OF 40 SQ. FT PER REQ. TREE</p>	<p><b>REMAINING YARD CALCULATION</b></p> <p>REMAINING YARD AREA: 824 S.Q. FT.</p> <p>REQUIRED REMAINING YARD PLANT POINTS: PER TABLE 142-04C - 60 PTS. PER RESIDENTIAL BUILDING X 1 BUILDINGS = 60 MIN. POINTS REQUIRED. (1/2 OF REQUIRED POINTS SHALL BE TREES)</p> <p>PROVIDED PLANT POINTS: 104 PTS. (40 PTS. TREES + 64 PTS. PLANTS)</p> <p>REQUIRED PLANTING AREA: MIN. OF 40 SQ. FT PER REQUIRED TREE</p> <p>QUANTITY OF TREE(S) PROVIDED: 2 (PROPOSED) TREE</p> <p>PROVIDED PLANTING AREA: 365 S.F.</p>	<p><b>VEHICULAR USE AREA CALCULATION</b></p> <p>TOTAL VUA: 2,597 S.Q. FT.</p>	<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO CITY OF SAN DIEGO ORDINANCE, THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.</li> <li>PROVIDE BUILDING ADDRESS THAT ARE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER PHPS POLICY P-004 (UFG 901.4.4).</li> <li>ALL OUTDOOR LIGHTING SHALL BE SHADED AND ADJUSTED TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED.</li> <li>DOWN SPOUTS SHALL BE DIRECTED INTO LANDSCAPED AREAS AND WALKWAYS SHALL SLOPE INTO LANDSCAPED AREAS WHERE FEASIBLE.</li> <li>MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.</li> <li>ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.</li> <li>MINIMUM TREE SEPARATION DISTANCE: IMPROVEMENT/ MINIMUM DISTANCE TO STREET TREE, TRAFFIC SIGNALS (STOP SIGNS)- 20', UNDERGROUND UTILITY LINES- 0', ABOVE GROUND UTILITY LINES- 10', DRIVEWAY (ENTRIES)- 10', INTERSECTIONS- 25', SEWER LINES- 10'.</li> <li>THE CONSTRUCTION DOCUMENTS (INCLUDING IRRIGATION AND PLANTING PLANS, DETAILS AND SPECIFICATIONS) COMPLY WITH SAN DIEGO MUNICIPAL CODE CHAPTER 14: GENERAL REGULATIONS, ARTICLE 2: GENERAL DEVELOPMENT REGULATIONS, DIVISION 4: LANDSCAPE REGULATIONS (142.0400) AND THE LANDSCAPE STANDARDS SECTION OF THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL.</li> <li>A POINT SCORE IN EXCESS OF THAT REQUIRED FOR THE STREET YARD AREA MAY BE USED TO REDUCE THE PLANTING AREA AT A RATE OF ONE SQUARE FOOT OF AREA REDUCTION FOR EACH EXCESS POINT PROVIDED, FOR UP TO A 25% REDUCTION. ALSO, UP TO 10% OF THE REQUIRED STREET YARD PLANTING AREA THAT IS LOCATED OUTSIDE THE VEHICULAR USE AREA MAY CONSIST OF HARDSCAPE OR UNATTACHED PAVERS.</li> </ol>	<p><b>WATER CONSERVATION STATEMENT</b></p> <p>IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE CITY OF SAN DIEGO'S AVAILABLE WATER SUPPLY:</p> <ol style="list-style-type: none"> <li>THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME SPRAY EMITTERS AND CONVENTIONAL LOW ANGLE SPRAY HEADS. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.</li> <li>TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE MAINTENANCE REQUIREMENTS.</li> <li>PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES.</li> <li>SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES.</li> <li>AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.</li> </ol>	<p><b>MAINTENANCE RESPONSIBILITY</b></p> <p>ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THIS PERMIT.</p> <p><b>DESIGN STATEMENT</b></p> <p>DESIGN INTENT: TO KEEP WITH NATIVE DROUGHT-RESISTANT PLANTS THAT ARE VIBANT IN THE SAN DIEGO REGION.</p> <p>OPEN SPACE PROVIDED IN STREET FRONT YARD FOR UNIT A: PEDESTRIAN CIRCULATION INCLUDES CONCRETE WALKWAYS AT SIDE SETBACKS.</p> <p>THE PERMITTEE OR SUBSEQUENT OWNER SHALL MAINTAIN ALL LANDSCAPE IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED. THE TREES SHALL BE MAINTAINED IN A SAFE MANNER TO ALLOW EACH TREE TO GROW TO ITS MATURE HEIGHT AND SHAPE.</p>
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**CLEVELAND AVENUE RESIDENCES**  
4373 Cleveland Avenue  
San Diego, California 92103

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Date: 05/15/16  
Job: 1612-021-Cleveland Avenue  
Title: LANDSCAPE PLAN  
Sheet: L1.1