



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 25, 2018 REPORT NO. HO-18-054

HEARING DATE: August 1, 2018

SUBJECT: Felspar, Process Three Decision

PROJECT NUMBER: [580911](#)

OWNER/APPLICANT: FLPSF, LLC., a California Limited Liability Company, Owner and Brad Fisher, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Map Waiver for the condominium conversion of two-dwelling units at 2112 and 2114 Felspar Street within the Pacific Beach Community Plan area?

Staff Recommendation: Approve an application for a Map Waiver No. 2053868.

Community Planning Group Recommendation: On January 24, 2018, the Pacific Beach Community Planning Group voted 14-0-3 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 15301(Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 29, 2018 and the opportunity to appeal that determination ended April 12, 2018.

BACKGROUND

The 0.14-acre site is located at 2112 and 2114 Felspar Street in the Residential Multiple Dwelling Unit (RM-1-1), Coastal Height, and Transit Priority Area Overlay Zones within the Pacific Beach Community Planning area. Adjacent properties contain a mix of single dwelling units and multiple-dwelling units, either single-story and multiple-story developments. Construction permits for the remodel and expansion of the 2,351-square foot residence at 2112 Felspar Street and the new construction of a 2,226 square-foot residence at 2114 Felspar were approved by the City on April 14, 2016 (Project No. [483760](#)) for a total of 4,577 square feet.

DISCUSSION

Pursuant to SDMC Section 125.0120, the project is requesting a Map Waiver to waive the requirements of a Tentative Map for the subdivision of the existing 0.14-acre parcel for the creation of two-condominiums and the waive of the requirement to underground offsite overhead utility facilities. The two-unit development is vacant and currently under construction.

Community/General Plan Analysis:

The site is designated as Multiple Dwelling Unit Residential (14 dwelling units per acre) in the Pacific Beach Community Plan. The Pacific Beach Community Plan's Residential Element Goal calls for the development of a variety of housing types and styles in Pacific Beach to provide a greater opportunity for housing that is both affordable and accessible by everyone. The project has been designed to provide for development compatible with the scale and design of residential development in the neighborhood. The proposed subdivision of the site to create two for-sale dwelling units is consistent with the goal of the community plan.

Waiver of The Requirement to Underground Utilities:

The applicant requests a wavier of the requirements to underground privately owned utility systems and services facilities for existing (include type, location, description). In conformance with SDMC Section 144.0240(b)(5), City staff supports the requested qualifies under the guidelines of SDMC Section The project qualifies for a waiver because the conversion would increase the cost per unit more than one-percent in accordance with San Diego Municipal Code (SDMC) Section 144.0242(c)(2)(C). Total project cost would be approximately \$900,000 and undergrounding cost would be a minimum of \$12,900, representing an increased cost per unit of 1.44 percent. The City's Undergrounding Program identifies this area as the Residential Project Block 2AA2 and is projected for construction in 2062. The utility undergrounding of this area is currently not funded for construction.

CONCLUSION

Staff has reviewed the application for the Map Waiver and has determined that the project complies with applicable sections of the SDMC. The findings accurately convey compliance of the project with applicable development regulations and policies and 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. 2053868, with modifications.
2. Deny Map Waiver No. 2053868, if the findings required to approve the project cannot be affirmed.

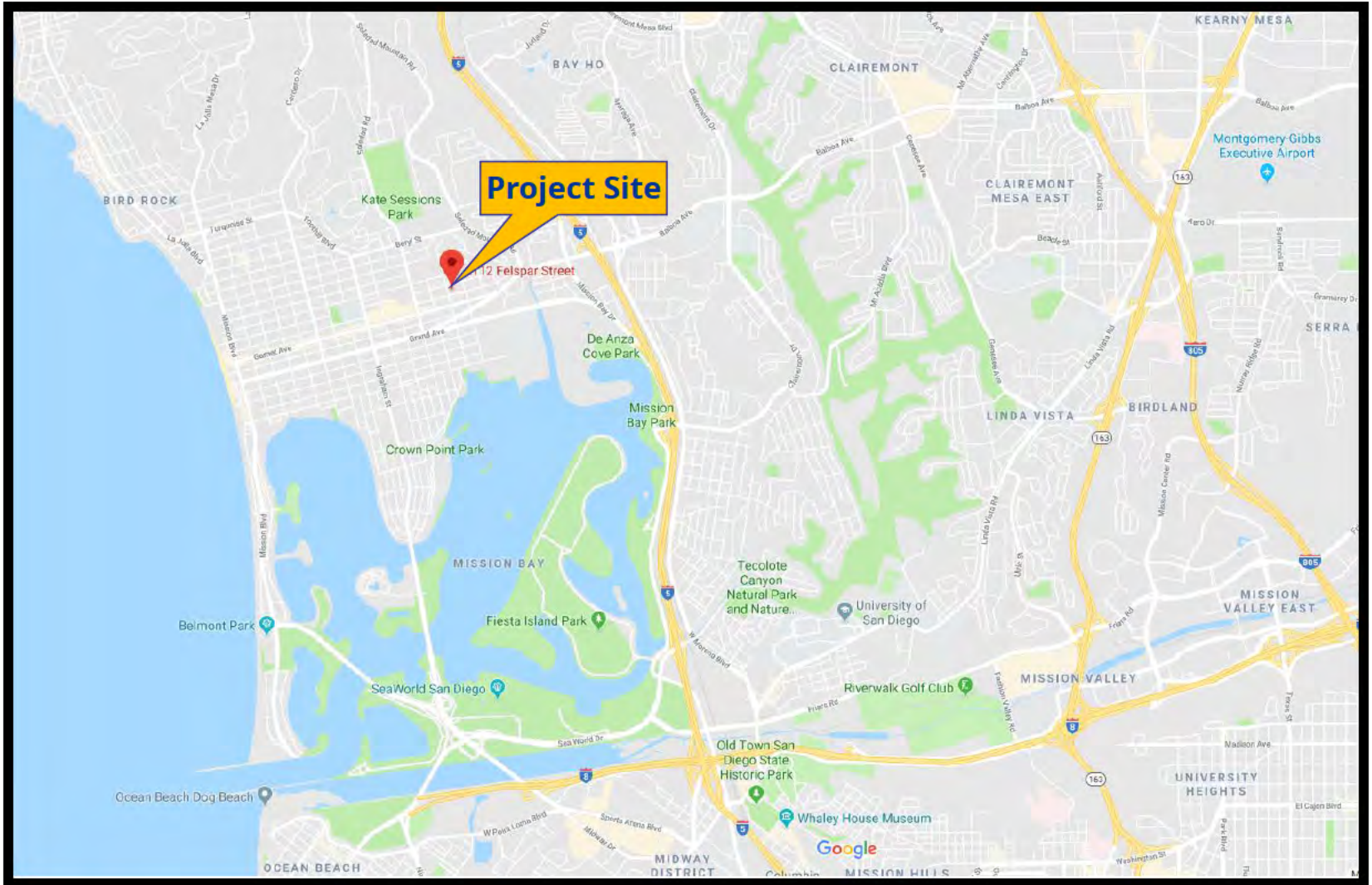
Respectfully submitted,



Karen Bucey, Development Project Manager

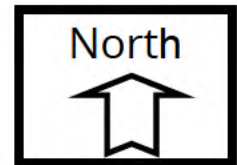
Attachments:

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



Project Location Map

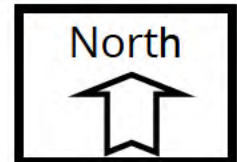
Felspar Condominiums; Project No. 580911
2112-2114 Felspar Street





Pacific Beach Community Plan Land Use Map

Felspar Condominiums; Project No. 580911
2112-2114 Felspar Street





Aerial Photo

Felspar Condominiums; Project No. 580911
2112-2114 Felspar Street



RESOLUTION NO. _____
DATE OF FINAL PASSAGE AUGUST 1, 2018

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING MAP WAIVER NO. 2053868 FOR
FELSPAR – PROJECT NO. 580911

WHEREAS, FLPSF, LLC., a California Limited Liability Company, Subdivider, and Civil Engineering Consultant Services, Engineer, submitted an application with the City of San Diego for Map Waiver No. 2053868, to waive the requirement for a Tentative Map and to waive the requirement to underground existing offsite overhead utilities. The 0.14-acre project site is located at 2112 Felspar Street in the Multiple Dwelling Unit Residential (RM-1-1) Zone and the Pacific Beach Community Plan Area. The project proposes a Map Waiver for the condominium conversion of an existing 2,351 square-foot residence, addressed as 2112 Felspar Street, and new 2,226 square-foot residence over a garage, addressed as 2114 Felspar Street. The property is legally described as Parcel 1 of Parcel Map No. 21496, in the City of San Diego, County of San Diego, State of California, filed in the Office of The County Recorder of said San Diego County, September 14, 2017; and

WHEREAS, the Map proposes the subdivision of a 0.14-acre site for the creation of two residential condominium units; and

WHEREAS, on April 12, 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 15301(Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520;

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 two 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 two; and

WHEREAS, the requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code section 144.0242(c) based upon the cost of conversion would increase the cost per unit for proposed residential development by more than one percent; and

WHEREAS, on August 1, 2018, the Hearing Officer of the City of San Diego considered Map Waiver No. 2053868, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122, 125.0444, 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. 2053868:

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

The 0.14-acre site contains an existing 2,351 square-foot residence, addressed as 2112 Felspar Street. A second 2,226 square-foot dwelling unit is proposed at the rear of the site, over a garage and is addressed as 2114 Felspar Street. The site is proposed for conversion to two residential condominiums. The site is located within the Low-Medium Density Residential [9-14 dwelling unit per acre (DU/AC)] land use designation of the Pacific Beach Community Plan. The 0.14-acre site will support between one and two dwelling units based on the density consistent with the development under construction. The Map Waiver only subdivides the property into condominium ownership. The proposed development does not involve any further physical change to the building and is contained within the existing legal lot area. The proposed creation of two condominium dwelling units would add to and continue to provide for a variety of housing types and styles in Pacific Beach to provide a greater opportunity for housing that is both affordable and accessible by everyone. The proposed subdivision is consistent with the recommended residential land use and density prescribed in the Pacific Beach 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 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 existing 2,351 square-foot residence, addressed as 2112 Felspar Street and new 2,226 square-foot residence over a garage, addressed as 2114 Felspar Street on a 0.14-acre site is proposed for conversion to two residential condominiums.

The project proposes to convert two residential units, under construction, to condominiums. The 0.14-acre site is in the RM-1-1 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. The 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. Other than the subdivision to allow condominium ownership, no additional development or intensification of use is requested, and no deviations or variances are required. Therefore, the site complies with the applicable zoning and development regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The existing 2,351 square-foot residence, addressed as 2112 Felspar Street and new 2,226 square-foot residence over a garage, addressed as 2114 Felspar Street on a 0.14-acre site is proposed for conversion to two residential condominiums.

The site is located within the Low-Medium Density Residential [9-14 dwelling unit per acre (DU/AC)] land use designation of the Pacific Beach Community Plan. The 0.14-acre site will support between one and two dwelling units based on the density consistent with the development under construction. The Map Waiver only subdivides the property into condominium ownership. The proposed development does not involve any further physical change to the building and is contained within the existing legal lot area. 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 existing 2,351 square-foot residence, addressed as 2112 Felspar Street and new 2,226 square-foot residence over a garage, addressed as 2114 Felspar Street on a 0.14-acre site is proposed for conversion to two residential 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 fully developed within a fully urbanized area of Pacific Beach 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 subdivision will not to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The existing 2,351 square-foot residence, addressed as 2112 Felspar Street and new 2,226 square-foot residence over a garage, addressed as 2114 Felspar Street on a 0.14-acre site is proposed for conversion to two residential condominiums.

The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code, and all Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements continue to govern this project. The Map Waiver includes conditions and corresponding exhibits of approvals and payment of applicable fees in order to achieve compliance with the regulations of the San Diego Municipal Code. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). Therefore, the design of the subdivision for the two-dwelling unit condominium development for private ownership would 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 existing 2,351 square-foot residence, addressed as 2112 Felspar Street and new 2,226 square-foot residence over a garage, addressed as 2114 Felspar Street on a 0.14-acre site is proposed for conversion to two residential condominiums.

The proposed subdivision does not contain or propose any new easements for the development. Therefore, the design of the subdivision and proposed improvements 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 existing 2,351 square-foot residence, addressed as 2112 Felspar Street and new 2,226 square-foot residence over a garage, addressed as 2114 Felspar Street on a 0.14-acre site is proposed for conversion to two residential condominiums.

The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and provide natural heating and cooling for each dwelling unit. Each unit allows for passive heating through daylight openings. Those openings also provide for passive cooling through cross-ventilation of the interior spaces. Therefore, the design of the proposed subdivisions provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The existing 2,351 square-foot residence, addressed as 2112 Felspar Street and new 2,226 square-foot residence over a garage, addressed as 2114 Felspar Street on a 0.14-acre site is proposed for conversion to two residential condominiums.

The subdivision would include two for-sale dwelling units, one existing and one currently under construction, to the City's housing supply. There would be no additional development or intensification of use associated with the subdivision for two condominium ownerships. The graded site is relatively level and is served by existing overhead and underground utilities. No additional demand for public services or available fiscal and environmental resources would be associated with the subdivision of two residential units to condominium ownership. Therefore, 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.

9. The notices required by San Diego Municipal Code section 125.0431 have been given in the manner required.

The existing 2,351 square-foot residence, addressed as 2112 Felspar Street, and the new 2,226 square-foot residence over a garage, addressed as 2114 Felspar Street, on a 0.14-acre site is proposed for subdivision and conversion to two residential condominium units.

The existing dwelling unit addressed as 2112 Felspar Street is being remodeled and has been vacant since 2014. 2114 Felspar Street is new construction and has not been occupied. Therefore and considering the dwellings are unoccupied, noticing of any tenants per SDMC Section 125.0431 is not required.

10. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low-income housing.

The existing 2,351 square-foot residence, addressed as 2112 Felspar Street, and the new 2,226 square-foot residence over a garage, addressed as 2114 Felspar Street, on a 0.14-acre site is proposed for subdivision and conversion to two residential condominium units. The project is privately owned and developed without any funds obtained from a governmental agency. The subdivision will be utilized as market rate housing and not as residential units for elderly, disabled, or low-income housing.

11. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed.

The existing 2,351 square-foot residence, addressed as 2112 Felspar Street, and the new 2,226 square-foot residence over a garage, addressed as 2114 Felspar Street, on a 0.14-acre site is proposed for subdivision and conversion to two residential condominium units. The subdivision will be utilized as market rate housing and not as deed restricted residential units for elderly, disabled, or low-income housing.

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. 2053868, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to FLPSF, 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

DRAFT

ATTACHMENT 5

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 2053868
FELSPAR - PROJECT NO. 580911
ADOPTED BY RESOLUTION NO. _____ ON AUGUST 1, 2018

GENERAL

1. This Map Waiver will expire August 15, 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 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.
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 following will be conditions of the Tentative Map Waiver Resolution that the Subdivider will need to satisfy/assure before the Certificate of Compliance is recorded.
7. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

ATTACHMENT 5

8. The Subdivider shall obtain an Encroachment Maintenance and Removal Agreement, from the City Engineer, for the non-standard concrete pavement in the parkway adjacent to site in the Felspar Street Right-of-Way.
9. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
10. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
11. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the 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.

AFFORDABLE HOUSING

12. Prior to recordation of the Certificate of Compliance, the Subdivider shall comply with the provisions of the Inclusionary Affordable Housing Regulations in Chapter 14, Article 2, Division 13 of the San Diego Municipal Code by making payment to the City of San Diego for the full Inclusionary Affordable Housing Fee set forth in the Inclusionary Affordable Housing Regulations.

MAPPING

13. 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.
14. Every Certificate of Compliance] shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate

ATTACHMENT 5

System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PUBLIC UTILITIES

15. Prior to the issuance of any Certificate of Compliance or recordation of the Map, the Owner/Permittee 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.
16. The project will be required to install appropriate above ground private Back Flow Prevention Device(s) [BFPD], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPD's are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.
17. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities.
18. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the construction permit plan check.
19. All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
20. All on-site water and sewer facilities shall be private.

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.

ATTACHMENT 5

- 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

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 92101-2422

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 No.: 580911

Project Title: Feldspar Condo Creation

PROJECT LOCATION-SPECIFIC: The project is located at 2112 Felspar Street, San Diego, CA 92109 within the Pacific Beach Community Planning Area.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

Description of nature and Purpose of the Project: Tentative Map Waiver for creation of two residential condominium units from a site currently under construction. The existing residence at 2112 Felspar Street is expanded to 2,351-square feet including two-car garage and new residence addressed as 2114 Felspar Street proposed to be 2,225-square feet with two-car garage. The 0.14-acre site is in the Pacific Beach Community Plan Area, multiple dwelling unit residential (RM-1-1) Zone, within Council District 2. The requested action pertains solely to the Tentative Map Waiver and no additional development is being proposed.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Lewis Alan, CCFG Investments-600 W Broadway San Diego California 92101. (646) 284-5427.

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: 15301 (Existing Facilities).
- STATUTORY EXEMPTION;

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) which allows for interior and exterior alterations and minor editions to existing public or private structures. Since the project is only proposing a Map Waiver with no expansion of the existing use the project qualifies to be categorical exempt and the exceptions listed in CEQA Section 15300.2 would not apply.

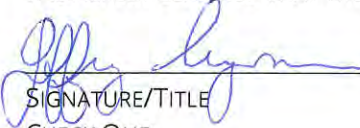
LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5211 Attachment 6

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

8/24/2018
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Felspar Condominiums	Project Number: 580911	Distribution Date:
--	----------------------------------	---------------------------

Project Scope/Location:
Tentative MAP waiver for the creation of two residential condominium units currently under construction.

Applicant Name: Karla Ramos and Shayan Rajabi of DiversyFund	Applicant Phone Number: (858) 430-8528
--	--

Project Manager: Sarah Hatinen	Phone #: (619) 446-5394	E-mail Address: shatinen@sandiego.gov
--	-----------------------------------	---

Committee Recommendations (To be completed for Initial Review):

<input checked="" type="checkbox"/> Vote to Approve <i>JAN 24, 2018 MTE of PB PLANNING GROUP</i>	Members Yes <i>14</i>	Members No <i>0</i>	Members Abstain <i>3</i>
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain

<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)	<input type="checkbox"/> Continued
--	---

CONDITIONS:

NAME: Karl Rand	TITLE: CRMS Chair, PB Planning Group
---------------------------	--

SIGNATURE: 	DATE: <i>4/17/18</i>
-----------------------	--------------------------------

Attach Additional Pages If Necessary.	Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
--	--

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
---	---	---	--

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: Felspar Condo Creation **Project No. For City Use Only:** 580911

Project Address: 2112 Felspar Street, San Diego CA, 92109

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? CA Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

Name of Individual: FLPSF, LLC Owner Tenant/Lessee Successor Agency

Street Address: 600 W Broadway #1420

City: San Diego State: CA Zip: 92101

Phone No.: 858-866-8140 Fax No.: _____ Email: _____

Signature: [Signature], CIO, Diversityfund, Manager Date: 11/17/17

Additional pages Attached: Yes No

Applicant

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

TENTATIVE MAP WAIVER NO. 2053868 CONDOMINIUM CREATION



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

AC	ASPHALT CONCRETE
A.P.N.	ASSESSOR'S PARCEL NUMBER
BRK	BRICK
BFP	BACKFLOW PREVENTER
C.L.	CENTER LINE
CO	SEWER CLEANOUT
CONC	CONCRETE
DRWY	DRIVEWAY
(E)	EXISTING
EUG	EXISTING UNDERGROUND GAS
FF	FINISH FLOOR
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
(N)	NEW
POC	POINT OF CONNECTION
PP	POWER POLE
PCC	PORTLAND CEMENT CONCRETE
PVMT	PAVEMENT
R/W	RIGHT-OF-WAY
RW	RETAINING WALL
SB	SEIBACK
SW	SEWALK
TW	TOP OF WALL
TYP	TYPICAL
VF	VINYL FENCE
WF	WOOD FENCE
WM	WATER METER

APPLICANTS

FLPSF LLC
600 W BROADWAY #1420
SAN DIEGO, CA 92101
PH: 760-271-1071

SITE ADDRESSES

2112 FELSPAR STREET
SAN DIEGO, CA 92109

SCOPE OF WORK

MAP WAIVER FOR THE CREATION OF TWO RESIDENTIAL CONDOMINIUM UNITS

ASSESSOR'S PARCELS NUMBER

APN 416-552-14-00

LEGAL DESCRIPTION

LOTS 37 & 38 OF PACIFIC BEACH, ACCORDING TO MAP NO'S 697 & 854 AMENDED BY MAP 791, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 8, 1892 AND SEPTEMBER 28 1898.

PROPOSED EASEMENTS

- ① 5' INGRESS AND EGRESS EASEMENT GRANTED TO _____ RECORDED _____ IN BOOK _____ PAGE _____ OF OFFICIAL RECORDS. SEE NOTE 18

EARTHWORK TABULATION

PROPOSED GRADING PLAN IS AS SHOWN.
CUT = APPROX. 0.00 C.Y. FILL = APPROX. 120 C.Y.

BENCH MARK

CITY OF SAN DIEGO BENCH MARK NO. 14397, BRASS PLUG LOCATED ON THE NORTHWESTERLY CURB RETURN AT THE INTERSECTION OF NOYES ST. AND GARNET ST.
ELEVATION: 68.283 FEET

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS MAP IS THE NAD 83 CALIFORNIA COORDINATE SYSTEM ZONE 6 EPOCH 1991.35 AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON FEBRUARY 14, 2017 AT POINTS "A" AND "B" AS SHOWN ON PARCEL MAP NO. 21496 RECORDED 14 SEPTEMBER 2017. THE POINTS WERE ADJUSTED TO GPS STATION 141 AND GPS STATION 155 PER RECORD OF SURVEY MAP NO. 14492.

LEGEND

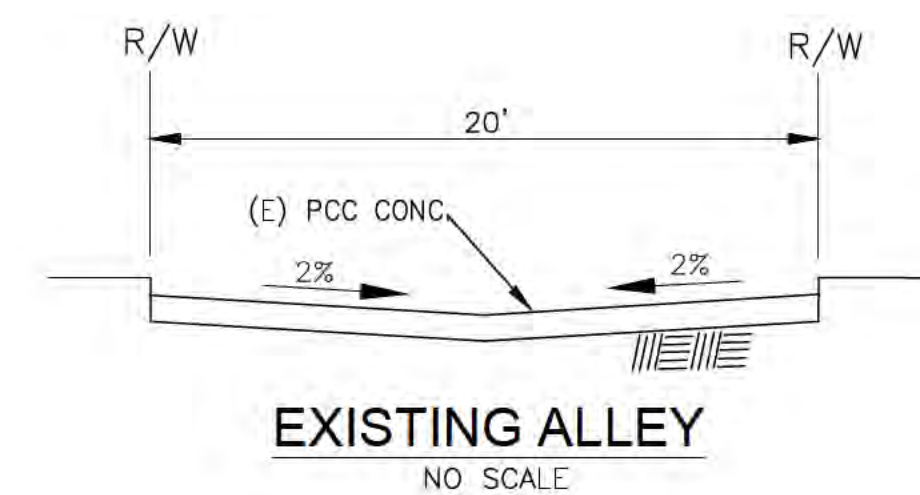
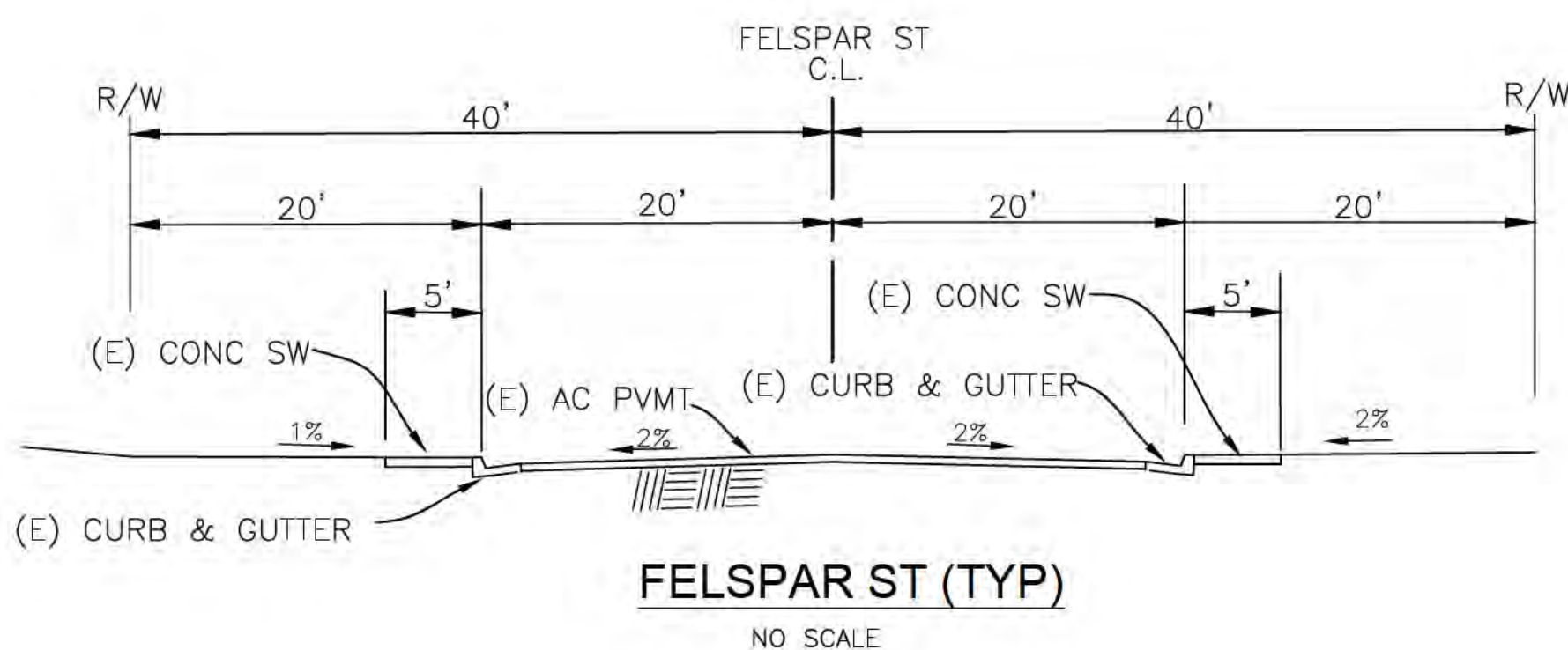
PROPERTY LINE/TMW BOUNDARY	---
LOT LINE	---
SETBACK LINE	---
EXISTING OVERHEAD UTILITIES	EOH
EXISTING WATERLINE	W
EXISTING SEWER MAIN	S
EXISTING GAS LINE	G
EXISTING GROUND CONTOUR	440
FUTURE SPOT ELEVATIONS	400.50TC 400.00P
DIRECTION OF DRAINAGE	98.0
EXISTING SPOT ELEV.	98.0
LEAD & DISK STAMPED LS 5267	■
CONCRETE SURFACE	■
VISIBILITY TRIANGLE	▤
SEE NOTE 17	
(E) RET. WALL	---

EXISTING UTILITIES

WATER: CITY OF SAN DIEGO
SEWER: CITY OF SAN DIEGO
ELECTRIC: SAN DIEGO GAS & ELECTRIC
GAS: SAN DIEGO GAS & ELECTRIC
TELEPHONE: AT&T
CABLE TV: COX/AT&T

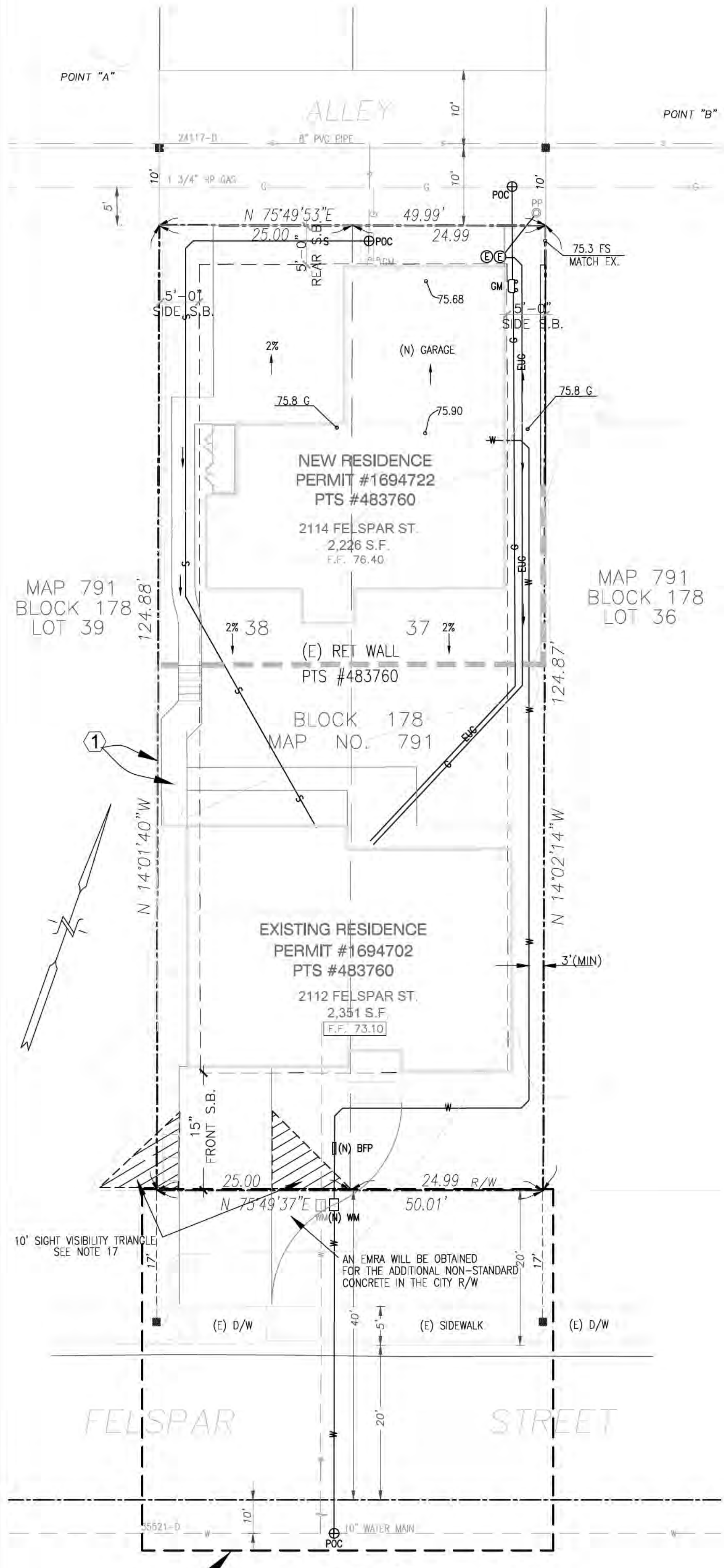
UTILITY TABLE

UTILITY DESCRIPTION	UG/OH
ELECTRICAL	OH
WATER & SEWER	UG
GAS	UG



FELSPAR ST (TYP)
NO SCALE

EXISTING ALLEY
NO SCALE



SITE PLAN
SCALE: 1"=10'-0"



GENERAL NOTES

1. TOTAL GROSS AREA: 0.27 ACRES - 6,244 SQ. FT.
2. TOTAL NUMBER OF EXISTING LOTS IS 1. TOTAL NUMBER OF EXISTING UNIT IS 1
3. TOTAL NUMBER OF PROPOSED LOTS IS 1. TOTAL NUMBER OF PROPOSED UNITS IS 2 RESIDENTIAL CONDOMINIUM UNITS.
4. EXISTING AND PROPOSED ZONING: RM-1-1.
5. DENSITY: 1 DU/3,000 SF
6. TYPE OF CONSTRUCTION: TYPE V-B - SPRINKLERED AT UNIT B (NPA130)
7. THE SOURCE OF TITLE INFORMATION IS A PRELIMINARY TITLED REPORT PREPARED BY XXX TITLE COMPANY, DATED XXX.
8. COORDINATES: XXXX
9. A WAIVER OF UNDERGROUNDING OF OVERHEAD UTILITIES IS REQUESTED.
10. A WAIVER OF THE TENTATIVE MAP AND FINAL MAP IS REQUESTED.
11. A CERTIFICATE OF COMPLIANCE SHALL BE RECORDED FOLLOWING APPROVAL OF THIS MAP WAIVER.
12. TOPOGRAPHY SOURCE: FIELD SURVEY BY CREMELE SURVEYING INC., DATED 2/22/17.
13. FIRE SERVICE TO BE PROVIDED BY THE SAN DIEGO FIRE DEPARTMENT.
14. SCHOOL FACILITIES TO BE PROVIDED BY SAN DIEGO UNIFIED SCHOOL DISTRICT.
15. GENERAL PLAN: RESIDENTIAL
16. EXISTING AND PROPOSED PARKING: TWO CAR GARAGE.
17. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT OF WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
18. THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE TWO PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.
19. STORMWATER REGULATIONS WERE ADDRESSED WITH PERMIT NO. 483760.

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED ON SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS IS 2.

MAPPING NOTES

A MAP WAIVER SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE MAP. IF APPROVED, A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE MAP WAIVER AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

OWNER/DEVELOPER CERTIFICATE

FLPSF LLC
600 W BROADWAY #1420
SAN DIEGO, CA 92101
PH: 760-271-1071

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE MAP WAIVER AND THAT SAID MAP SHOWS ALL MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

BY: _____ DATE: _____

BY: _____ DATE: _____

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS REPRESENTS A WAIVER MAP PREPARED UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY 2018 AND IT CONFORMS TO PROFESSIONAL ACCEPTED STANDARDS AND WAS ALSO PREPARED IN CONFORMANCE WITH CITY OF SAN DIEGO MAP WAIVER REQUIREMENTS.

SIGNED: _____
P.E. NO.: 56710
DATE: 4/30/18
LICENSE EXPIRATION DATE: 06/30/19

CIVIL ENGINEERING
Consulting Services



P.O. BOX 2158 VALLEY CENTER, CA 92082
PHONE: (760) 235-1176 FAX: (866) 313-8908

TENTATIVE MAP WAIVER
ASSESSOR'S PARCEL NUMBER

2112 FELSPAR STREET
SAN DIEGO, CA 92109

CONSTRUCTION DOCUMENTS

REVISION 1 - 2/2/18
REVISION 2 - 4/30/18

MAP WAIVER DETAILS
SCALE AS NOTED

DATE
APRIL 7, 2017

PROJECT NO.
580911

SHEET NO.

1 OF 1