



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: July 25, 2018 REPORT NO. HO-18-052

HEARING DATE: August 1, 2018

SUBJECT: LEON AT LAUREL TOWNHOMES TENTATIVE MAP WAIVER - Process Three Decision

PROJECT NUMBER: [595092](#)

OWNER/APPLICANT: Leon at Laurel, LLC / Coffey Engineering Inc.

### SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map Waiver for the creation of four residential condominium units in an under-construction development at 582, 586, 590, and 594 West Laurel Street within the Uptown Community Plan area?

Staff Recommendation: Approve Tentative Map Waiver No. 2093567.

Community Planning Group Recommendation: On April 3, 2017, the Uptown Planners voted 13-0-3 to recommend approval of the proposed project without conditions/recommendations (Attachment 6).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15315, minor land division. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 20, 2018, and the opportunity to appeal that determination ended July 5, 2018 (Attachment 5).

### BACKGROUND

The 0.13-acre site is located at 582, 586, 590, and 594 West Laurel Street, in the RM-3-7 zone within the Uptown Community Plan area (Attachments 1-3). The project site is within an urban, developed residential neighborhood, surrounded by single- and multi-family development on all sides. The site fronts on Laurel Street and is accessed from Union Street. The proposed Tentative Map Waiver will create four residential condominium units for individual ownership with no enlargement or expansion of use. All existing utility services fronting the site are currently by underground conduits, and all utility services to the site will be underground with proper utility permits.

Currently under construction, four detached residential townhomes are proposed to be subdivided into condominium interests. The townhomes were developed by-right under the RM-3-7 zone regulations in accordance with San Diego Municipal Code (SDMC). Building permits were issued on December 8, 2017, under Project No. [568154](#). At the time of building permit issuance, the applicant paid an in-lieu fee to comply with the City's Affordable Housing Regulations. During ministerial review, the project was determined to be in compliance with all underlying zone regulations, including, but not limited to, height, floor area ratio, parking, setbacks and landscaping. The Tentative Map Waiver would allow the creation of condominium units for home ownership opportunities and does not affect the previously approved building permit.

## DISCUSSION

### *Project Description*

The proposed subdivision requires a Tentative Map Waiver pursuant to SDMC Section [125.0401](#) to create four residential condominium units (under construction). Tentative Map Waivers that propose less than five units require a Process Three, Hearing Officer decision, with appeal rights to the Planning Commission.

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. The subdivision requires five parking spaces, and eight parking spaces are provided. All existing utility services fronting the site are currently by underground conduits.

### *Uptown Community Plan*

The Uptown Community Plan designates the 0.13-acre project site as Residential-Medium High or multiple dwelling unit development at a rate of 30-44 dwelling units per acre (the four units result in a 30.7 du/ac density). The density per the underlying RM-3-7 base zone allows a maximum of six dwelling units. Therefore, the creation of four residential condominium units is consistent with both the Uptown Community Plan and the underlying base zone.

## CONCLUSION

According to SDMC Section 125.0440, Findings for a Tentative Map, 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 Land Development Code. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the Land Development Code. Staff recommends approval of the project as proposed.

## ALTERNATIVES

1. Approve Tentative Map Waiver No. 2093567, with modifications.
2. Deny Tentative Map Waiver No. 2093567, if the findings required to approve the project cannot be affirmed.

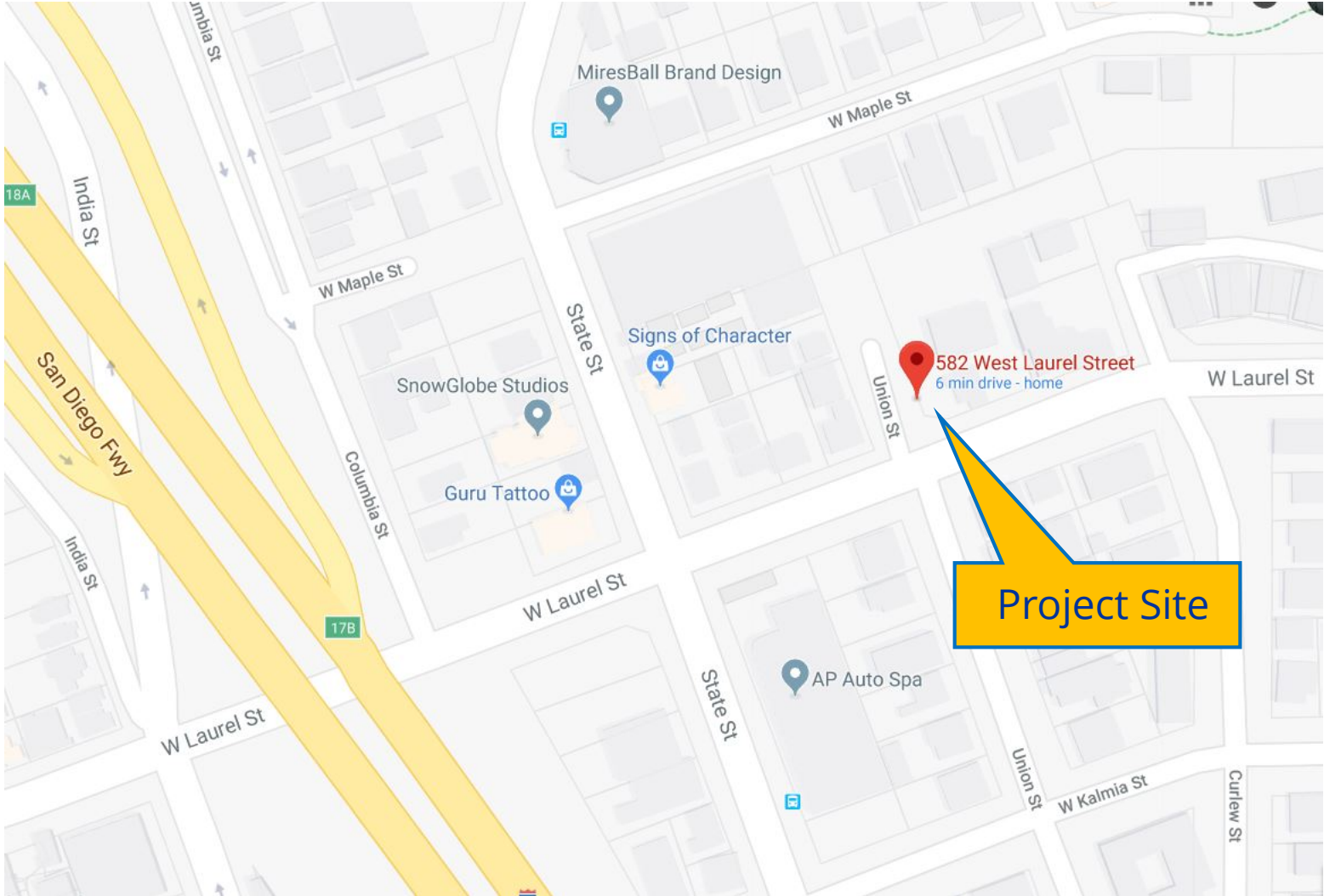
Respectfully submitted,

A handwritten signature in black ink that reads "Anthony Bernal". The signature is written in a cursive style and is positioned above a horizontal line.

Anthony Bernal  
Development Project Manager

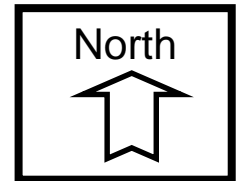
Attachments:

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 Exhibit



## Project Location Map

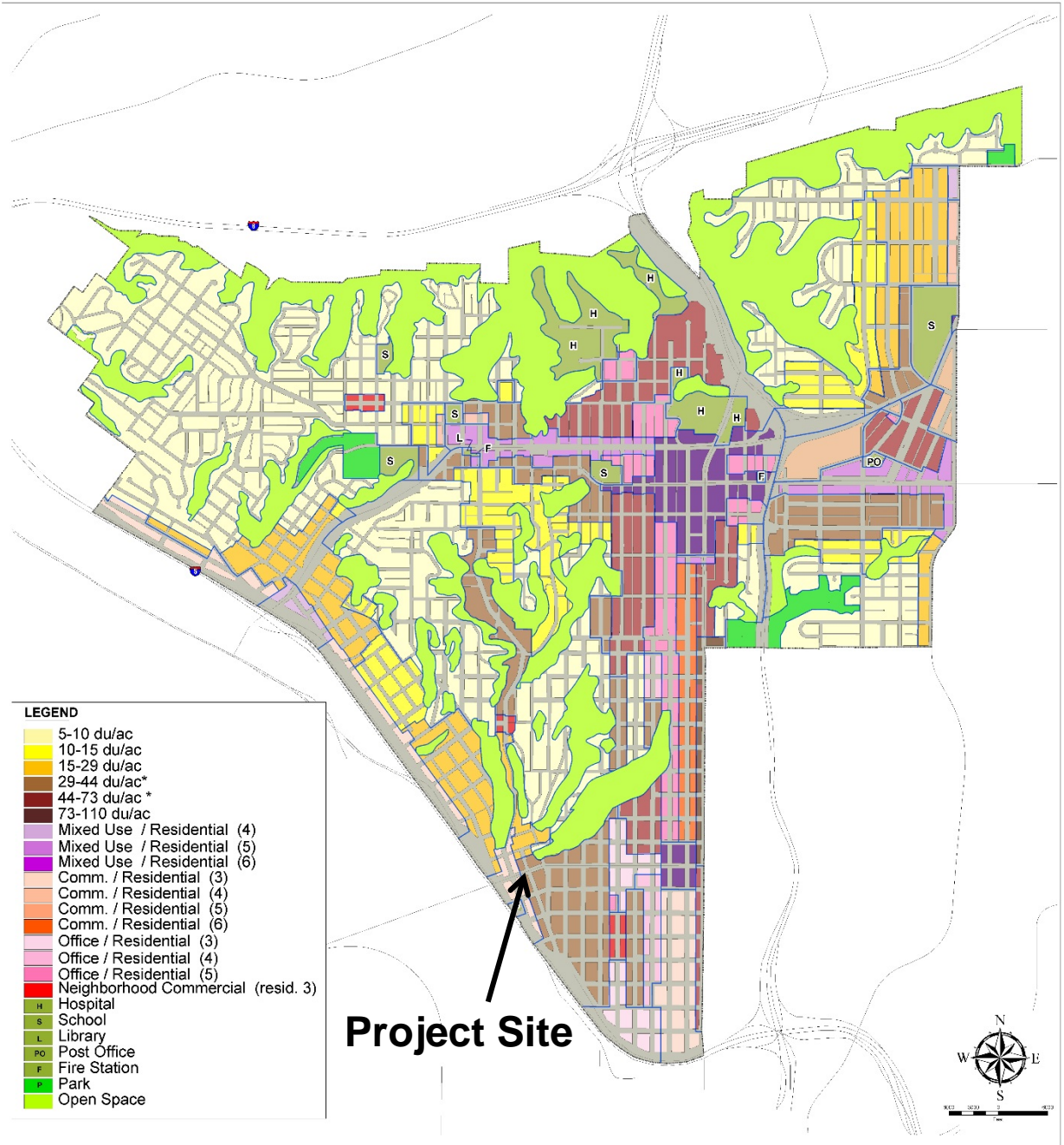
Leon at Laurel Townhomes TMW 582, 586, 590, 594 West Laurel Street  
PROJECT NO. 595092





City of San Diego Planning Department

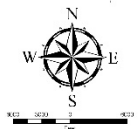
# Uptown Community Plan Land Use



**LEGEND**

- 5-10 du/ac
- 10-15 du/ac
- 15-29 du/ac
- 29-44 du/ac\*
- 44-73 du/ac\*
- 73-110 du/ac
- Mixed Use / Residential (4)
- Mixed Use / Residential (5)
- Mixed Use / Residential (6)
- Comm. / Residential (3)
- Comm. / Residential (4)
- Comm. / Residential (5)
- Comm. / Residential (6)
- Office / Residential (3)
- Office / Residential (4)
- Office / Residential (5)
- Neighborhood Commercial (resid. 3)
- H Hospital
- S School
- L Library
- PO Post Office
- F Fire Station
- P Park
- Open Space

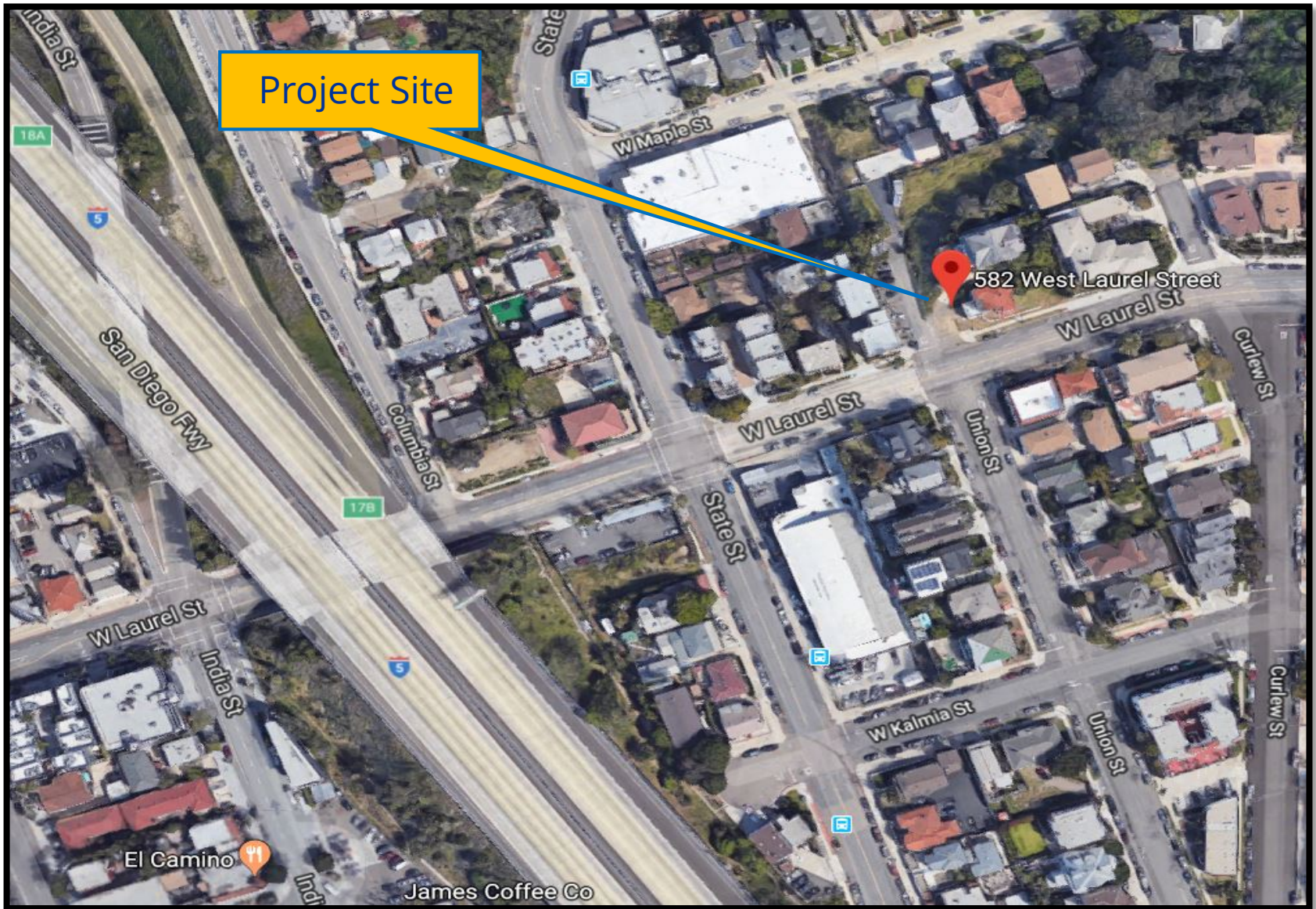
**Project Site**



## Land Use Map

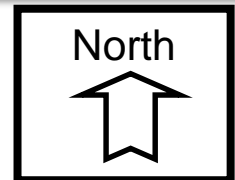
Leon at Laurel Townhomes MW/582, 586, 590, 594 Laurel Street  
 PROJECT NO. 595092





## Aerial Photo

Leon at Laurel Townhomes TMW 582, 586, 590, 594 West Laurel Street  
PROJECT NO. 595092



Hearing Officer  
RESOLUTION NUMBER R-\_\_\_\_\_  
TENTATIVE MAP WAIVER NO. 2093567  
Leon at Laurel – PROJECT NO. 595092

WHEREAS, Leon at Laurel LLC, Subdivider, and John S. Coffey, Surveyor, submitted an application to the City of San Diego for a Tentative Map Wavier No. 2093567 for the creation of four condominium units currently under construction. The project site is located at 582, 586, 590, and 594 West Laurel Street, in the RM-3-7 zone, within the Uptown Community Plan area. The property is legally described as Parcel 1 of Parcel Map No. 21522 in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on November 22, 2017 as File No. 2017-7000447; and

WHEREAS, the Map proposes the Subdivision of a 0.13-site into four units for residential condominium development; 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 15315, Minor Land Division, 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 subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is four; and

WHEREAS, on August 1, 2018, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 2093567, and pursuant to San Diego Municipal Code section 125.0440 (tentative map waiver), 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. 2093567:

**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 a Tentative Map Waiver to create four residential condominium units, currently under construction. The 0.13-acre site is located at 582, 586, 590, and 594 West Laurel Street in the RM-3-7 zone, within the Uptown Community Plan area. The proposed Tentative Map Waiver is to create residential condominiums 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 residential medium high, for 30-44 dwelling units per acre (Per Uptown Community Plan Figure 2-4, Exhibit LU-27), or six units allowed. The project proposes a Tentative Map Waiver for the creation of four residential condominium units in an under-construction development, approved by-right under Project No. 568154. The density per the RM-3-7 base zone allows a maximum of six dwelling units onsite with no required minimum density. Therefore, the creation of four residential condominium units in the under-construction project will not adversely affect the Uptown Community Plan allowed land use and the base zone allowed density. This project would also meet the San Diego Municipal Code development regulations including 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 residential densities in the Uptown neighborhood and



provide a variety of housing types for all income and social groups 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 a Tentative Map Waiver to create four residential condominium units, currently under construction. The 0.13-acre site is located at 582, 586, 590, and 594 West Laurel Street in the RM-3-7 zone which allows 30-44 Du/Ac, within the Uptown Community Plan area. The proposed Tentative Map Waiver is to create residential condominium units for individual ownership with no enlargement or expansion of use.

The development is being constructed by right in accordance with the San Diego Municipal Code's base zone regulations. On December 8, 2017, the City of San Diego approved the residential development's ministerial construction permits under Project No. 568154. During the ministerial review, the project was determined to be in compliance with all the underlying zone regulations, including, but not limited to density, 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 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 a Tentative Map Waiver to create four residential condominium units, currently under construction. The 0.13-acre site is located at 582, 586, 590, and 594 West Laurel Street in the RM-3-7 zone, within the Uptown Community Plan area. The proposed Tentative Map Waiver is to create residential condominium units for individual ownership with no enlargement or expansion of use.

The site is located in an urban, developed neighborhood, is served by existing public infrastructure/utilities, and fronts on the fully developed West Laurel Street. The site is being constructed in compliance with all geologic, engineering, and building code requirements, as reviewed under the issued building permit (Project No. 568154) and right-of-way permit (Project No. 546385). The approved construction permits also includes a new curb and gutter along Union Street, installation of pedestrian ramp, sidewalk, driveway, utilities and sewer manhole along Laurel Street. 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 a Tentative Map Waiver to create four residential condominium units, currently under construction. The 0.13-acre site is located at 582, 586, 590, and 594 West Laurel Street in the RM-3-7 zone, within the Uptown Community Plan area. The proposed

Tentative Map Waiver is to create residential condominium units for individual ownership with no enlargement or expansion of use. The site does not contain nor is adjacent to any fish or wildlife habitats, environmentally sensitive lands or Multiple Habitat Planning Area lands. The project is exempt from CEQA pursuant to CEQA Guidelines section 15315 (Minor Land Divisions). Therefore, the design of the proposed subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The project proposes a Tentative Map Waiver to create four residential condominium units for home ownership opportunities and does not affect the previously approved construction permits. The project has been reviewed and is in compliance with the San Diego 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 payment of applicable fees in order to achieve compliance with the regulations of the SDMC. The site is being constructed in compliance with all applicable geologic, engineering, and building code requirements, as reviewed under the issued building permit (Project No. 568154) and right-of-way permit (Project No. 546385). 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 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 fronts on Laurel Street and is accessed from Union Street. 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 proposed subdivision to create four residential condominium units will not impede or inhibit any future passive or natural heating and cooling opportunities. The units are under construction and the underlying zone provides opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities. Each residential unit, currently under construction is exposed on two sides (east and west) 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 a Tentative Map Waiver to create four residential condominium units, currently under construction. The 0.13-acre site is located at 582, 586, 590, and 594 West Laurel Street in the RM-3-7 zone, within the Uptown Community Plan area. The proposed Tentative Map Waiver is to create residential condominium units for individual ownership with no enlargement or expansion of use.

All applicable Development Impact Fees (DIF), school, water/sewer connection, and other impact fees have been paid at building permit issuance under Project No. 568154. The applicant has complied with the City's Affordable Housing Regulations through payment of the in-lieu fee at the time of building permit issuance. The project is located in an urban, developed neighborhood and served by existing public infrastructure, including improved right-of-way and water, sewer, electrical, and gas lines. The decision maker has reviewed the administrative record including the project plans, environmental documentation, and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Those needs were balanced against the needs for public services and the available fiscal and environmental resources, and found that the proposed subdivision will not adversely impact the housing needs of the Uptown Community Planning area.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. 2093567, hereby granted to Leon at Laurel, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Anthony Bernal  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 12002110

## ATTACHMENT 4

HEARING OFFICER  
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 2093567  
**LEON AT LAUREL TOWNHOMES - PROJECT NO. 595092**  
ADOPTED BY RESOLUTION NO. \_\_\_\_\_ ON \_\_\_\_\_

### **GENERAL**

1. This Tentative Map Waiver will expire August 15, 2021.
2. Compliance with all the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate 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**

5. Prior to the issuance of a Certificate of Compliance, the Subdivider shall ensure 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.
6. Prior to the issuance of a Certificate of Compliance, the Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 1925774 including new curbs, gutters, sidewalks and driveways along Union Street and West Laurel Street
7. 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

## ATTACHMENT 4

shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

### **MAPPING**

8. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
9. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
10. 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 per Parcel Map No. 21522.
11. The Certificate of Compliance shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.
12. All survey monuments shall be set prior to the recordation of the Certificate of Compliance, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

### **WASTEWATER**

13. Prior to issuance of Certificate of Occupancy, the private sewer main which is being utilized to connect Units 1-4 to the City's public sewer infrastructure must be located and labeled on City Construction Record Drawings 40076-5&6-D so as to clearly convey all of the following:
  - a. the sewer line's identity as a "PRIVATE SEWER MAIN"; and,
  - b. its point of entry into the ROW relative to the nearest property line; and,
  - c. its authorization to encroach (i.e. the approved EMRA #); and,
  - d. its point of connection to the public sewer collection system relative to the nearest MH.
14. Prior to issuance of Certificate of Occupancy, any existing sewer lateral to be reused must be inspected by a California licensed plumbing contractor using closed-circuit television to verify (to the satisfaction of the Public Utilities Director and the City Engineer) that the lateral

## ATTACHMENT 4

and associated cleanout are in good condition, free of all debris, properly connected to a public sewer main, and in all other ways suitable for reuse.

- a. If not, the Owner/Permittee is required to repair, remove and replace, or abandon and cap the lateral at the property line.
15. Prior to issuance of Certificate of Occupancy, the Owner/Permittee shall provide CC&Rs for the operation and maintenance of the private common sewer lateral in a manner satisfactory to the Public Utilities Director and the City Engineer.

### **INFORMATION:**

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 20, 2018

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

**PROJECT NO:** 595092  
**PROJECT NAME:** Leon at Laurel Townhomes Map Waiver  
**COMMUNITY PLAN AREA:** Uptown  
**COUNCIL DISTRICT:** 3  
**LOCATION:** 582, 586, 590 and 594 Laurel Street, San Diego, CA

**PROJECT DESCRIPTION:** Map Waiver to create four residential condominium units for four detached residential townhomes that are currently under construction on a 0.13-acre site in the RM-3-7 and OP-1-1 zones. (APN: 272-740-08)

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Development Services Department Hearing Officer  
**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to State CEQA Guidelines, Section 15315 (Minor Land Divisions).  
**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Development Services Department

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The project has been determined to be exempt from CEQA pursuant to Section 15315 of CEQA Guidelines. Section 15315 applies to the division of property in urbanized areas zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project.

**CITY PROJECT MANAGER:** Anthony Bernal  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4101  
**PHONE NUMBER/E-MAIL:** (619) 446-5147/AQBernal@sandiego.gov

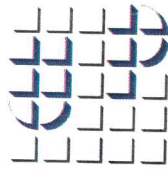
On June 20, 2018 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to

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 (July 5, 2018). 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.





**UPTOWN PLANNERS**  
Uptown Community Planning Group  
April 3, 2018  
DRAFT MINUTES

Call to order by Leo Wilson at 6:02

In attendance: (15) William Smith, Jr., Jay Newington, Jennifer Pesqueira, Bill Ellig, Amie Hayes, Ken Tablang, Tim Gahagan, Mat Wahlstrom, Michael Brennan, Leo Wilson, Soheil Nakhshab, Stuart McGraw, Tom Mullaney, Bob Daniel, Roy Dahl [Dennis Seisan joins board at 6:55 becoming the 16<sup>th</sup> member present]

Present but not seated with the board: Dana Hook, her previous absences have disqualified her from board membership.

**I. Board Meeting: Parliamentary Items/Reports:**

- A. Introductions
- B. Election of Officers: Mullaney / Daniel nominate Leo as Chair, approved via voice vote  
Dahl / Daniel nominate Mullaney as Vice Chair, approved via voice vote  
Wahlstrom / Nakhshab nominate Brennan as Secretary, approved via voice vote  
Daniel / Newington nominate Dahl as Treasurer, approved via voice vote
- C. Adoption of Agenda and Rules of Order: Wahlstrom / Daniel motion that agenda items VIII. "8 Park Miller" and VII. 2. "Leon at Laurel" be placed on the consent agenda.  
Motion carried 13 / 0 / 2 Nakhshab & Chair abstain
- D. Approval of Minutes 1) February Meeting - Motion by Daniel / Nakhshab passed via voice vote, William Smith and Chair abstain. 2) March Special Meeting amendments proposed by Hayes & Wahlstrom Wahlstrom / Ellig passes via voice vote. 3) March meeting minutes motion to approve Wahlstrom / Nakhshab approved via voice vote.
- E. Treasurer's Report – Election cost of \$51.72 is expected to be reimbursed from the City. The current balance is \$98.93.
- F. Chair/CPC Report – None
- G. Appointment to Vacant Board Seat – To qualify for appointment an individual must be a resident, local business person, or property owner in Uptown.  
Candidates Dana Hook, Dennis Seisan & Kyle Scherzing make short presentations to the board.

**Ballot Results**

First round: Seisan 7, Scherzing 5, Hook 3  
Run-off results: Seisan 9, Scherzing 6  
Seisan joins the board

- II. Public Communication:** Non-Agenda Public Comment (3 minutes); Speakers are encouraged, but not required, to fill out a public comment form, and provide them to the Secretary at the beginning of the meeting.

Carol Emerick – reports on a recent Canyonlands event held in Florence canyon  
 Roy Dahl – talks about a GIS conference he attended and usefulness in mapping / prioritizing the undergrounding of utilities throughout the City.

**III. Representatives of Elected Officials:**

1. **Honorable City Council Member Chris Ward** -- Councilmember Ward provided an update about issues affecting the City of San Diego and Uptown including University Ave resurfacing, Georgia Street bridge, Fire Station no. 5, Mission Hills library, canyon brush clearing, homelessness, a forthcoming placemaking policy, granny flats, etc. Questions were asked about budget issues and the hepatitis outbreak.

Toni Duran w/ Toni Atkins office: Speaks about Atkin's historic new State Assembly position.

Brittany Bailey: Had no updates

Zak Buntshaft from Susan Davis' office: Reports on the national budget approval and priorities, actions on the cross border sewage spills.

Don Liddell: represents Uptown on the Balboa Park Committee. Speaks about the Deco Bike locations along 6<sup>th</sup> Ave. and potential problems.

**IV. Consent Agenda: Items VII. 2. 582/586/590/594 LAUREL STREET ("LEON AT LAUREL TOWNHOMES MW") – Process Three – Bankers Hill/Park West – Map Waiver & Item VIII. 2. 64TH ANNUAL BALBOA PARK 8 MILER**

Wahlstrom / Daniel motion to approve, motion carries 13 / 0 / 3 Nakhshab, Seisan & Chair abstain

**V. Planning: Potential Action Information Item:**

1. **DOCKLESS BIKESHARING PROGRAMS** – Representatives of LimeBike and ofo dockless bicycle sharing programs will provide information regarding their programs, and about how dockless bicycle sharing programs operate. Qua Nugyen w/ Limebike & Anna with ofo. Their mobility framework contributes to a reduction of our local transportation carbon footprint, resolves the "last mile" of transit and increases mobility options with affordable user fees. They are focused on education of their users through mailers and within their apps. They have patrols that take care of their bike stock and move bikes that have not been moved for a while. In the first 4 weeks LimeBike reports 21k riders and 55k trips generated.

**Public Comment:**

Bob Martinek: How long will bikes sit before they get moved? A: it varies by neighborhood, but 1-2 days is fairly common. The goal is to have bikes in areas of high ridership.

Rich Goren: The bikes become litter. Suggests that a bike not sit more than 2 hours. He would like riders to be educated on the rules and proper parking places for the bikes.

Response: Bikes are allowed on sidewalks outside of business districts, scooters should be on the street.

Saul Schumer: Are all scooters electric? Response: Yes, Prices were clarified

Dana Hook: Are you planning to share ridership data with the City and transit agencies?  
 Response: Yes, they would like to provide this data to local agencies.

Pat Burn: Homeless are using the bikes which could be a good thing. Is there a way to activate a bike without a smart phone? Ofo answer: yes, you can call in and use a code. LimeBike answer: no.

Clint: The bikes are very useable and give everyday users a new option for mobility. He would like to see more bike lanes and infrastructure.

Ian Epley: States that these new bikes are a benefit to the City and there will be some growing pains. Suggests new bike parking options including corrals.

Tim Oreily: Not supportive

Larry Penman: Unclear comment

John Lam: Inquires about ofo ridership numbers. Answer: similar to LimeBike

**Board Comment:**

Dennis Seisan: Supportive, used the bikes in Shanghai.

William Smith: Asks if residents can re-position bikes. Answer: yes

Bill Ellig: Supportive of the concept. Appreciates the educational handouts. Proper parking of the bikes is critical.

Tablang: Supportive of the bikes. Suggests an incentive to properly park the bikes. Suggests helmet safety education.

Brennan: Supportive. Suggests that Discover bike locations become corrals if/when they discontinue service.

Wilson: Supportive of the new service in terms of last mile.

Mullaney: States Uptown Planners support of bike infrastructure with previous board motions.

Dahl: States that new bike infrastructure is forthcoming on University Ave., this board has been supportive of bike projects and compromises are possible.

Wahlstrom: How many bikes do you have in the county? How many do you intend to have? Ofo launched with 1000 bikes, have only increased in areas of high ridership.

Gahagan: Do you accept grants? Answer no. Do you have any data to suggest transit riders vs. other riders? Would like this data.

Daniel: Requests specific instructions such as no riding on sidewalks in business districts. Operations in Coronado? Answer no.

Newington: Generally supportive, recognizing some early challenges.

**VI. Planning: Potential Action Item:**

- REQUEST THAT UPTOWN PLANNERS RECOMMEND THE INSTALLATION OF A STOP SIGN AT THE INTERSECTION OF INDIA STREET & CHALMERS STREET –Five Points/ Middletown** – Uptown Planners can recommend placement of a stop sign at the intersection of India Street & Chalmers Street, pursuant to the “alternate process” provided for by City Council Policy 200-08-C ; City Traffic Engineering has indicated it will support the placement of a stop sign at this intersection, which is north of the off-ramp that traffic on India Street utilizes to access the I-5 freeway.

**Board Comment:**

Daniel / Newington make a motion to approve the stop sign as requested.

Gahagan: Questions who the request has come from and wants clarification from the City and various groups to support the item.

14/ 1 / 1 Gahagan against, Chair abstains.

**VII. Projects: Action Items:**

1. **3930 PORTOLA PLACE (“MCNEAL VARIANCE”) Process Three –Mission Hills** – A variance to reduce the required front yard setback for the construction of a one-story 500 square foot detached garage at 3930 Portola Place. The 0.18 acres site is located within the RS-1-7 base zone. Trip Benet, project architect presents the project.

**Board Comment:**

Nakhshab: Understands the reason for requesting this variance due to the lot configuration and keeping the new structure away from the historic structure.

Gahagan: Recognizes that nearby garages are very close to the sidewalk, asks if neighbors have any issues. Answer: no.

Wahlstrom: Recognizes the difficulty of the lot.

Dahl: Appreciates the difficulty of asking for a variance, supportive.

Mullaney: clarifies that the closest the building gets to the property line is 5’.

Ellig: Clarifies which properties have garages at back of sidewalk. Suggests a 1 car garage.

Hayes: Suggests a 1 car garage may be more appropriate. Has questions about the garage design details and the historic context. States concern about a 2-car garage. States that this property is a contributing resource to the neighborhood.

Smith: A one car garage would put a car on the street or driveway which would be negative.

Daniel / Nakhshab motion to approve the item as presented

Motion passes 13 / 2 / 1

Against: Ellig & Hayes

Chair abstains

2. **[Item Placed on Consent Agenda] 582/586/590/594 LAUREL STREET (“LEON AT LAUREL TOWNHOMES MW”) – Process Three – Bankers Hill/Park West** – Map Waiver for the creation of four residential condominium units consisting of four detached residential units currently under construction, located at 582, 586, 590, 594 Laurel Street. The 0.13 acres site is located in the RM-3-7 and OP-1-1 base zones.

**VIII. Letters of Support: Special Events: Action Items:**

1. **ROCK “N” ROLL SAN DIEGO MARATHON AND HALF MARATHON** --Natalia Mendez of Competitor Group Community Relations, will provide information regarding the Rock “N” Roll Marathon and Half Marathon that will be held on June 2nd and 3rd, 2018.

**Board Comment:**

Newington: Is there a plan to implement a 50-foot noise buffer on 6<sup>th</sup> Ave? Answer: they are taking noise under consideration on that street. Speakers will face east, placed off sidewalk and monitored for sound level.

Mullaney: Asks about iPod music. Answer: musical mile markers will feature iPods with small speakers for runners. These are placed with residents and noise levels in mind.

Wahlstrom / Nakhshab motion to approve

Motion approved 15 / 0 / 1 Chair abstains.

2. **[Item Placed on Consent Agenda] 64TH ANNUAL BALBOA PARK 8 MILER** – Heather Pearl of San Diego Running: event will be held on Saturday, August 4, 2018 in Balboa Park; and will also travel along Sixth Avenue from Juniper Street to Upas Street in Bankers Hill/Park West, and along Upas Street west of Park Boulevard in Hillcrest.

**VIII. Planning Staff/Subcommittee/Community Reports:**

1. **Uptown Planners Bylaws: Administrative Revisions** -- Michael Prinz, Associate Planner, San Diego Planning Department – Planning staff has prepared several revisions to the Uptown Planners Bylaws to make them reflective of changes to the current City's Administrative Guidelines. These revisions are administrative in nature.

**Board Comment:**

Mullaney: Suggests that an ad hoc committee be established to review these changes.

Seisan: Volunteers to review the bylaws with Mullaney

Wahlstrom / Newington motion to continue this item at our next meeting with input from the ad hoc committee. 15 / 0 / 1 Chair abstains

**Adjournment: 8:28pm**

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

**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:** LEON AT LAUREL TOWNHOMES **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** 582, 586, 590, 594 W. LAUREL ST, SAN DIEGO, CA 92101

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

Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. 82-1410023  
 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: LEON AT LAUREL LLC  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 340 15TH ST, SUITE 1  
 City: SAN DIEGO State: CA Zip: 92101  
 Phone No.: (619) 255-7257 Fax No.: (619) 255-7833 Email: INFO@NDDINC.NET  
 Signature: \_\_\_\_\_ Date: 1/22/18  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: SOHEIL NAKHSHAB  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 340 15TH ST, SUITE 1  
 City: SAN DIEGO State: CA Zip: 92101  
 Phone No.: (619) 255-7257 Fax No.: (619) 255-7833 Email: INFO@NDDINC.NET  
 Signature: \_\_\_\_\_ Date: 1-22-18  
 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

# MAP WAIVER

PROJECT NO. 595092  
540 West Laurel Street  
San Diego, CA. 92101  
Map Waiver No. 2093567

# LEGEND

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE / TMW BOUNDARY		N45°45'45"W
LOT LINE		
CENTERLINE		
EX CONTOUR		
IMPROVED CONTOUR	40076-5-D	
EX SPOT ELEVATION		+222.22
PR SPOT ELEVATION		222.22
DRAINAGE SWALE OR DIRECTION OF FLOW		100.00
WATER MAIN		W
SEWER MAIN		S
GAS LINE		G
PVC DRAIN LINE		SD
GAS LINE		
GAS SERVICE		
12" CATCH BASIN	NDS (OR EQ)	
4" LANDSCAPE DRAIN	NDS (OR EQ)	
DOWNSPOUT/ ROOF DRAIN OUTLET		DS
RETAINING WALL		
WALL		
BUILDING FOOTPRINT		
EX BUILDING FOOTPRINT		
SEWER LATERAL	31095-17-D	
WATER SERVICE w/BACKFLOW DEVICE	40076-6-D	
VISIBILITY TRIANGLE		
MUTUAL ACCESS EASEMENT		
PRIVATE SEWER EASEMENT		
SURVEY MONUMENT FOUND	(TYPE NOTED)	
SURVEY MONUMENT TO BE SET	(TYPE NOTED) PM 25122	

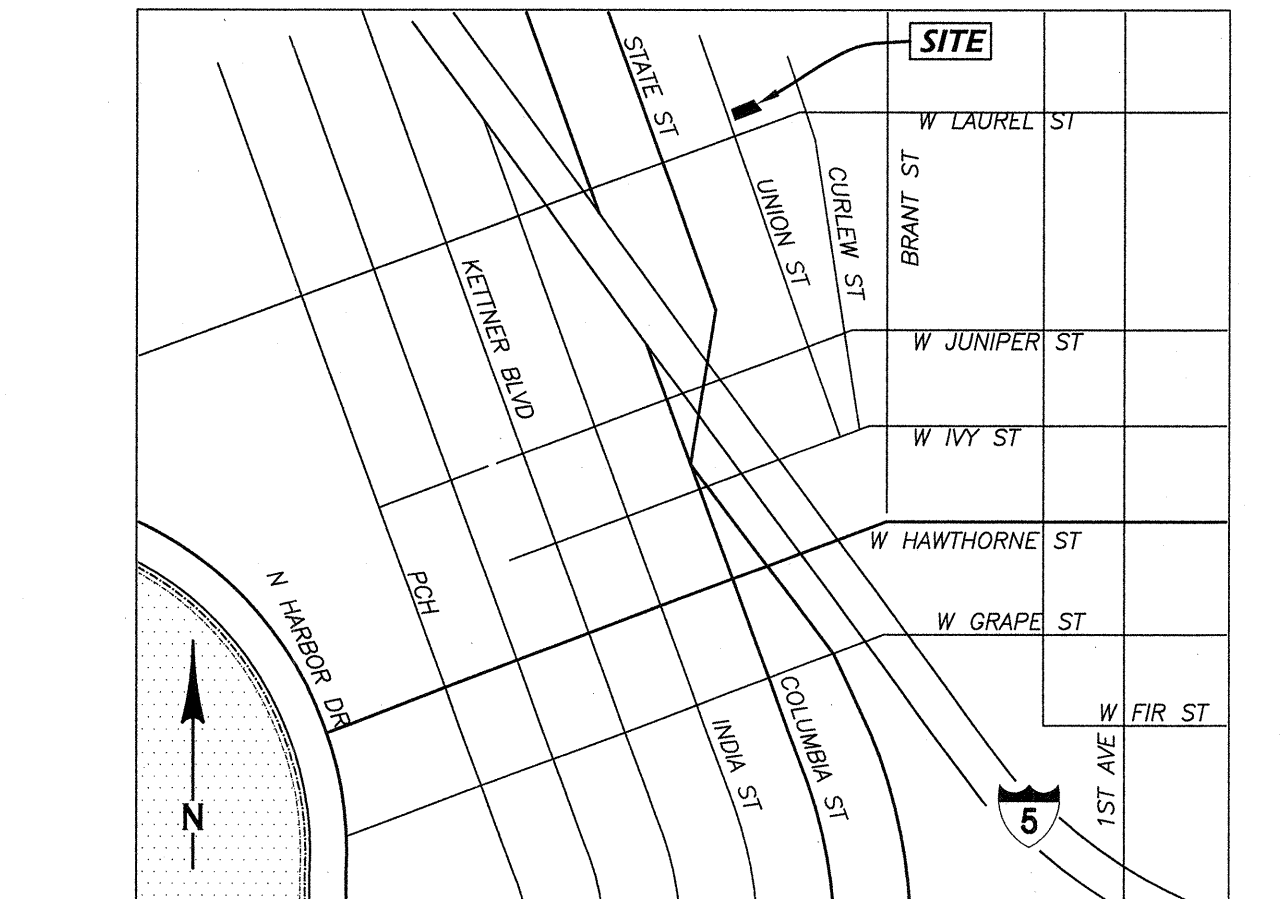
## ABBREVIATIONS:

APPR	APPROVED	H	HIGH
BW	(GRADE AT) BOTTOM OF WALL	PLTR	PLANTER
CL	CENTER LINE	PP	POWER POLE
CONC.	CONCRETE	PR: (P)	PROPOSED
EQ	EQUAL	PVMT	PAVEMENT
EX(E)	EXISTING	SCO	SEWER CLEANOUT
FF	FINISH FLOOR	TRW	(GRADE AT) TOP OF WALL
FH	FIRE HYDRANT	TYP	TYPICAL
FL: E	FLOWLINE	WM	WATER METER

## CIVIL ENGINEER / LAND SURVEYOR:

JOHN S. COFFEY, PE, PLS  
COFFEY ENGINEERING, INC.  
9666 BUSINESSPARK AVENUE, SUITE 210  
SAN DIEGO, CA 92131  
(658) 831-0111  
FAX: (658) 831-0179

DATE: 5-31-18



## VICINITY MAP

THOMAS BROS. MAP 1288-J1  
NO SCALE

MAP WAIVER NO. 2093567 I.O. 12002110

CITY OF SAN DIEGO, CALIFORNIA

TENTATIVE MAP WAIVER

LEON AT LAUREL

540 West Laurel Street  
San Diego, CA 92101

MAP WAIVER DRAWING C-1

DRAWN BY: DK  
CHECKED BY: JC

SHEET 1 OF 1

**OWNER:**  
LEON AT LAUREL LLC  
340 15<sup>TH</sup> STREET, SUITE A  
SAN DIEGO, CA 92101

SOHEL NAKHSHAB, MANAGER  
DATE: 5-31-18

**PROJECT DATA:**  
SITE ADDRESS: 540 WEST LAUREL STREET  
SAN DIEGO, CA 92101

APN: 523-072-  
EXISTING BUILDING: ONE SINGLE FAMILY DWELLING  
CONSTRUCTION DATE: UNKNOWN  
CALIFORNIA/ LAMBERT COORDINATES: 206-1717  
NAD83 COORDINATES: 1846-6277

**SITE DATA:**  
SITE AREA (SINGLE PARCEL) = 5,662 SF (0.130 ACRES)

**PROPOSED USE:**  
MULTI-FAMILY RESIDENTIAL

**CONDOMINIUM STATEMENT:**  
THIS IS 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. TOTAL NUMBER OF RESIDENTIAL UNITS IS 4.

**PARKING:**  
TOTAL NUMBER OF PARKING SPACES PROVIDED = 8  
TOTAL NUMBER OF UNITS = 4 (ALL 3-BEDROOM)  
4x2 = 6 PARKING SPACES REQUIRED.

**LEGAL DESCRIPTION:**  
PARCEL 1 OF PARCEL MAP NO. 21522, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 22, 2017, AS FILE NO. 2017-7000447.

**BENCHMARK:**  
CITY OF SAN DIEGO VERTICAL CONTROL PAGE 106, SWBP AT THE INTERSECTION OF LAUREL STREET AND BRANT STREET.  
ELEVATION: 158.84 DATUM: MEAN SEA LEVEL (NGVD 29)

**ZONING:**  
DESIGNATION: MCCPD-MR-1000  
PLANNED DISTRICT: MID-CITY COMMUNITIES PLANNED DIST

NUMBER OF PROPOSED LOTS: 1  
T.M. ACREAGE: 0.195 ACRES

**OVERLAY ZONES:**

- AIRPORT APPROACH
- AIRPORT INFLUENCE AREA (AIA)
- FIRE BRUSH ZONES 300' BUFFER
- FIRE HAZARD SEVERITY ZONE
- RESIDENTIAL TANDEM PARKING
- TRANSIT AREA

ENVIRONMENTALLY SENSITIVE LANDS: NO  
HISTORIC DISTRICT: NO  
DESIGNATED HISTORIC: YES  
GEO. HAZARD CATEGORIES: 52  
EARTHQUAKE FAULT BUFFER: NO  
FAA PART 77 NOTIFICATION AREA: YES

**DEVELOPMENT DATA:**

LOT DIMENSIONS	PARCEL 1
LOT WIDTH	50.0'
STREET FRONTAGE	94.85'
LOT DEPTH	114.85'

**MAPPING AND MONUMENTATION:**  
SEE PARCEL MAP NO. 21522. A DETAILED PROCEDURE OF SURVEY IS SHOWN ON THE PARCEL MAP. MONUMENTS WILL BE SET PER MAP AFTER IMPROVEMENTS CONSTRUCTED. NO CORNER RECORD NEEDED.

THE PURPOSE OF THIS MAP IS TO WAIVE THE TENTATIVE MAP.

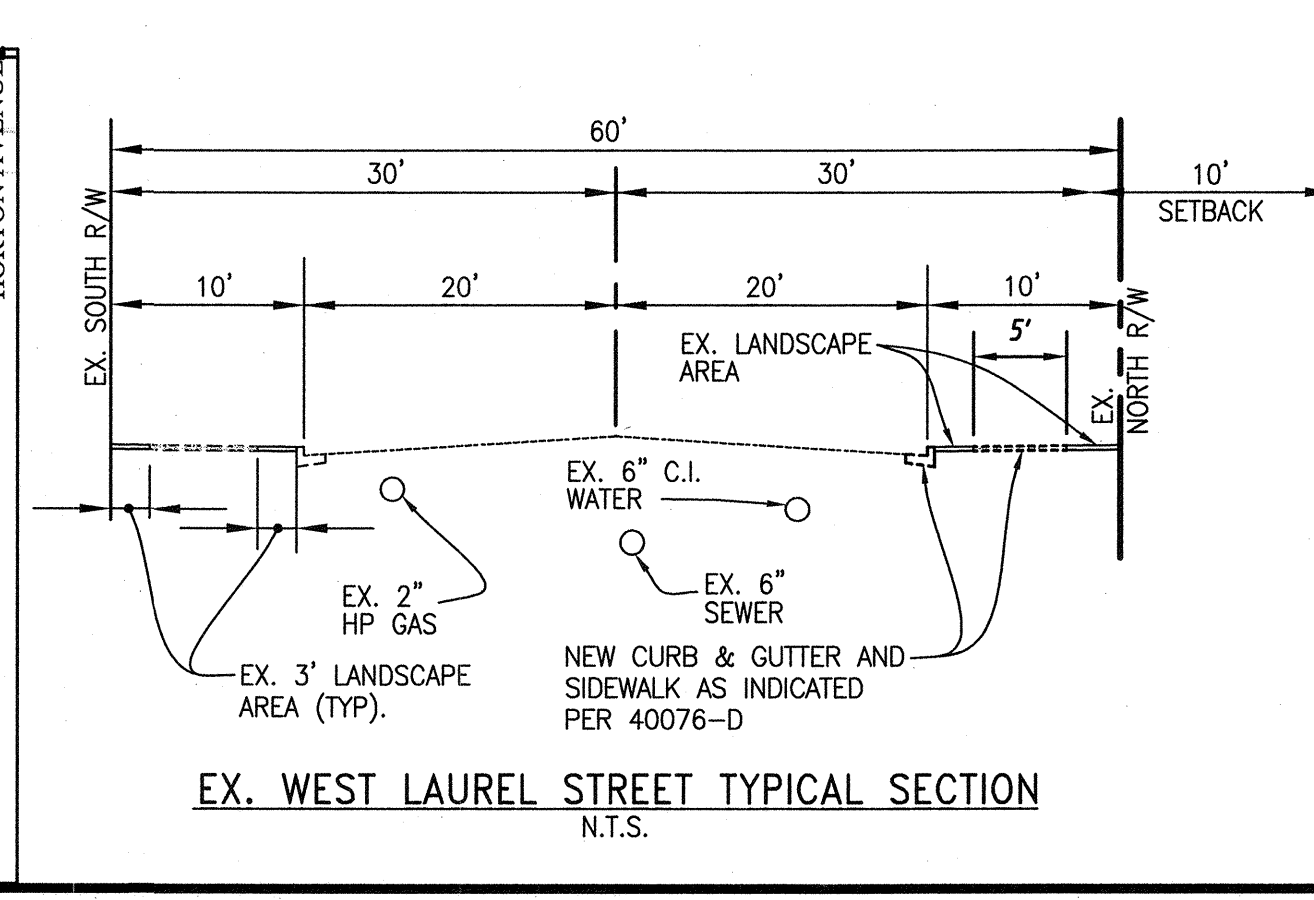
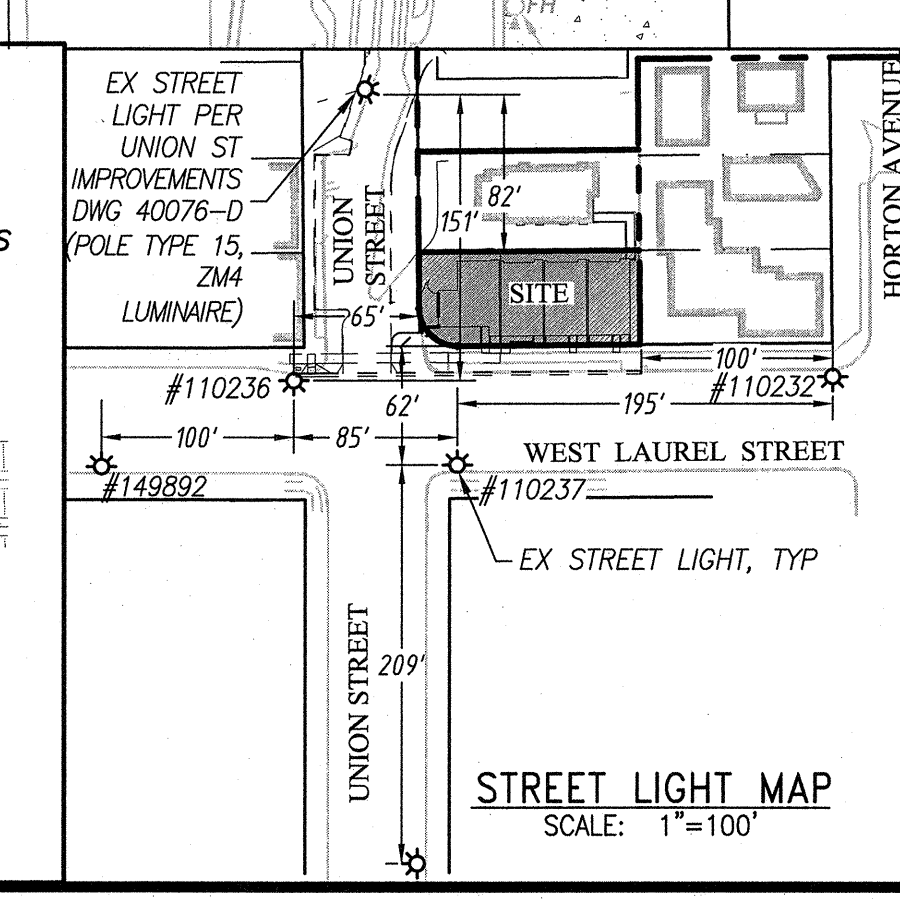
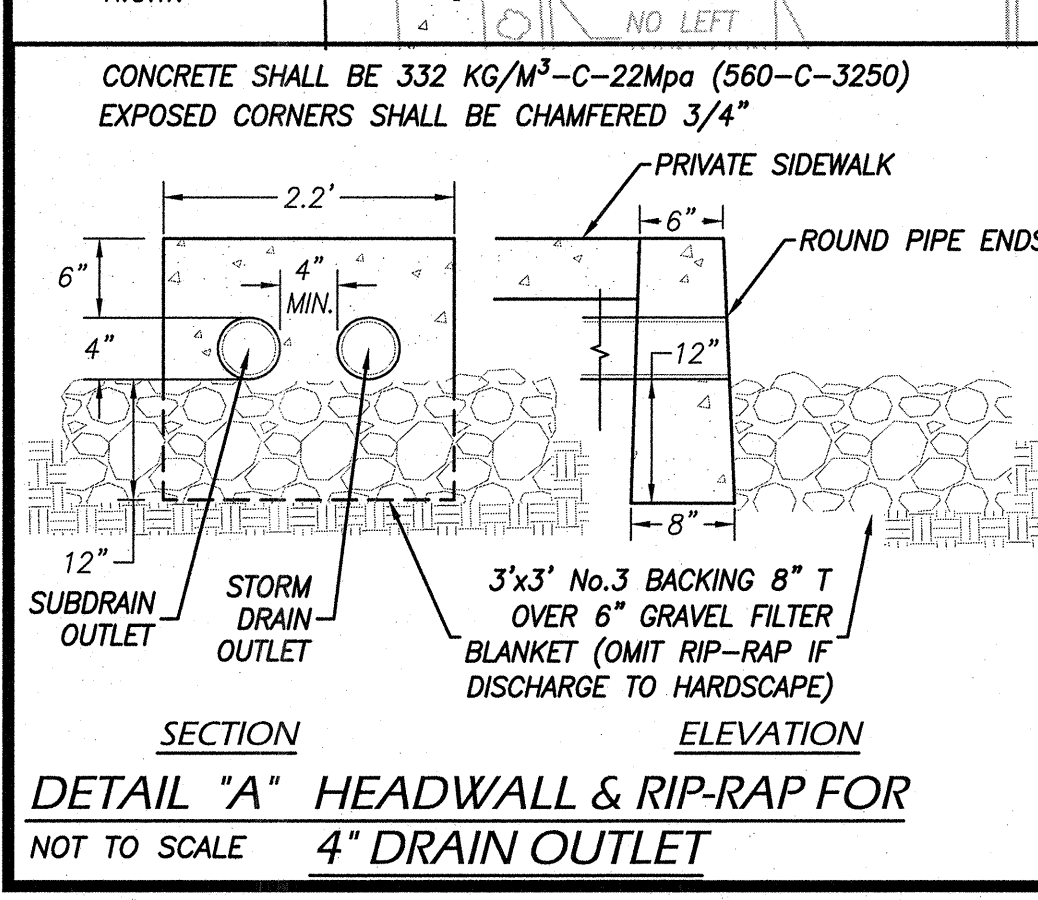
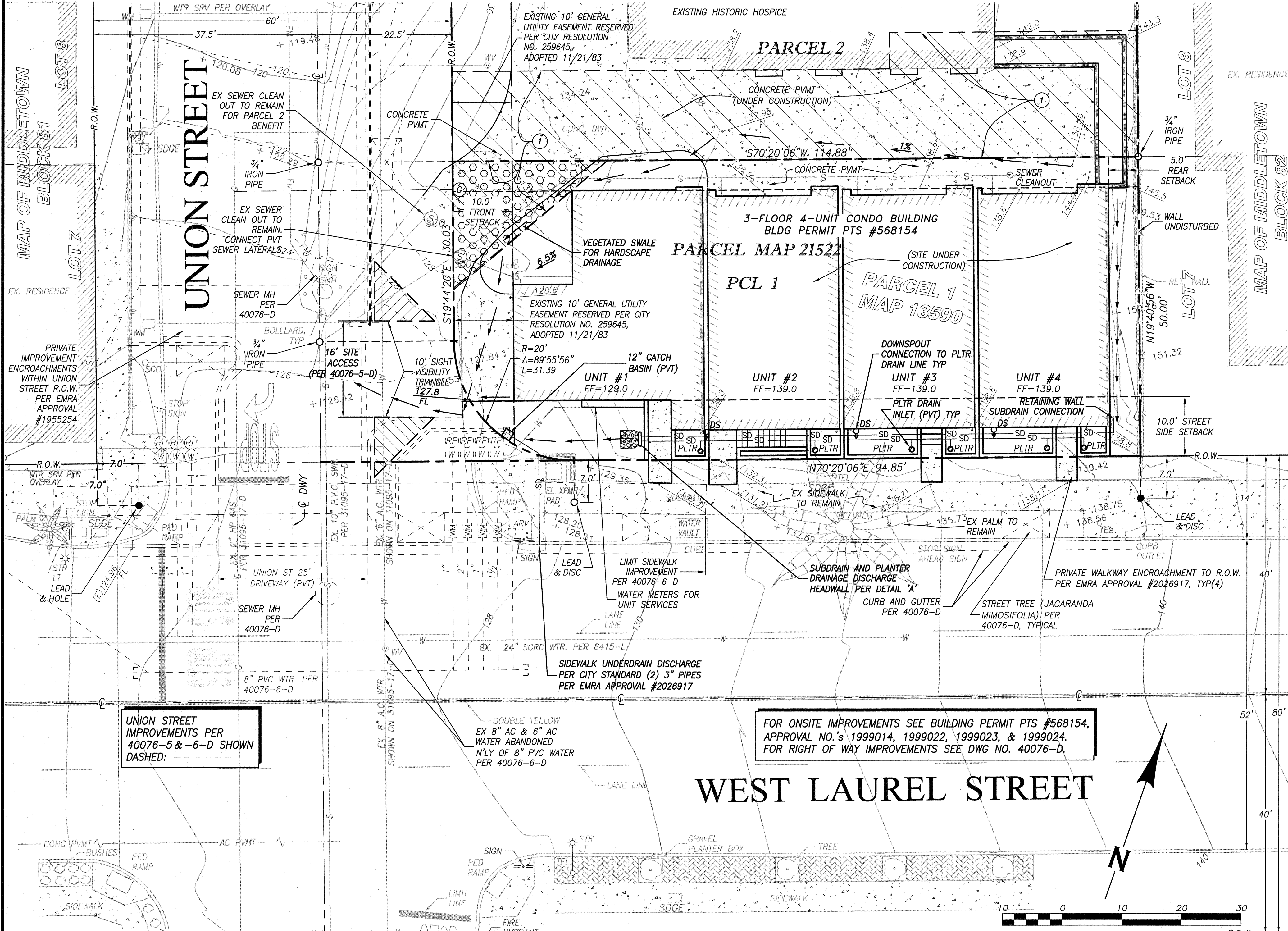
**BASIS OF BEARING:**  
THE BASIS OF BEARINGS FOR THIS MAP WAIVER IS A PORTION OF THE SOUTHERLY LINE OF PARCEL 1 AS SHOWN ON PM 21522, FILED NOVEMBER 22, 2017, IN THE COUNTY OF SAN DIEGO.  
I.E. N 70°20'06" E

## EASEMENTS FOR WAIVER:

① A SUPERCEDING RECIPROCAL ACCESS AND SEWER EASEMENT AGREEMENT FOR VEHICLE AND PEDESTRIAN ACCESS TO THE MUTUAL BENEFIT OF PARCELS 1 AND 2 AND A PRIVATE SEWER EASEMENT IN FAVOR OF PARCEL 2 PER DOC. #2018-0129470, REC. APRIL 2, 2018.

**UTILITY NOTE:**  
ALL EXISTING UTILITY SERVICES FRONTING THE SITE, INCLUDING SEWER, WATER, ELECTRIC, CABLE AND PHONE, ARE CURRENTLY BY UNDERGROUND CONDUITS, NOT BY OVERHEAD SERVICES. AN EXISTING STREET LIGHT IS LOCATED WITHIN 65 FEET OF THE PROJECT. ALL UTILITY SERVICES TO THE SITE WILL BE UNDERGROUND WITH PROPER UTILITY PERMITS.

UTILITY SERVICES	DRY UTILITIES	
	PRE- DEVELOPMENT STATUS	POST DEVELOPMENT STATUS
ELECTRIC	UNDERGROUND	UNDERGROUND
CABLE TV	UNDERGROUND	UNDERGROUND
TELEPHONE	UNDERGROUND	UNDERGROUND



**GENERAL NOTES:**

- THERE ARE NO BUS STOPS ADJACENT TO THE PROJECT SITE.
- TRASH CONTAINERS TO BE STORED WITHIN PRIVATE GARAGES ON-SITE.
- NO OBSTRUCTION INCLUDING SOLID WALLS WITHIN THE VISIBILITY AREA SHALL EXCEED 2 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.

CONCRETE SHALL BE 332 KG/M<sup>3</sup>-C-22Mpa (560-C-3250)  
EXPOSED CORNERS SHALL BE CHAMFERED 3/4"

EX STREET LIGHT PER UNION ST IMPROVEMENTS DWG 40076-D (POLE TYPE 15, 2M4 LUMINAIRE)

EX. 2" HP GAS  
EX. 6" C.I. WATER  
EX. 6" SEWER  
NEW CURB & GUTTER AND SIDEWALK AS INDICATED PER 40076-D

FOR ONSITE IMPROVEMENTS SEE BUILDING PERMIT PTS #568154, APPROVAL NO.'S 1999014, 1999022, 1999023, & 1999024. FOR RIGHT OF WAY IMPROVEMENTS SEE DWG NO. 40076-D.

COFFEY ENGINEERING, INC.  
9666 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (658)831-0111 FAX (658)831-0179