



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: December 3, 2014

REPORT NO. HO 14-067

ATTENTION: Hearing Officer

SUBJECT: **FOUR TOWNHOUSES MAP WAIVER**  
PTS PROJECT NUMBER: 369486

LOCATION: 5648 Lauretta Street

APPLICANT: Allen Turner III

### SUMMARY

Issue(s): Should the Hearing Officer approve a Map Waiver to create four residential condominiums and to waive the requirement to underground existing overhead utilities within the Linda Vista Community Plan area?

Staff Recommendation(s) – APPROVE Map Waiver No. 1291608.

Community Planning Group Recommendation - On September 22, 2014, the Linda Vista Planning Group voted 12-1-1 to recommend denial of the Map Waiver. Reference the Discussion Section below.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305 (Minor Alterations in Land Use Limitations). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 15, 2014 and the opportunity to appeal that determination ended September 29, 2014.

### BACKGROUND/DISCUSSION

The project proposes a Map Waiver to create four residential condominiums, currently under construction on a 0.109-acre site located at 5648 Lauretta Street in the RM-3-7 zone of the Kearny Mesa Community Plan area. Construction plans were reviewed and issued construction permits by the Development Services Department on December 10, 2013 under Approval No. 1155041, permitting the construction of the four residential units and associated site improvements. The development consists of 4, three-bedroom units within one building totaling 5,717 square feet and 6 attached garages totaling 1,465 square feet containing 10 parking spaces

Undergrounding Waiver Request

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined the undergrounding waiver request qualifies, in that the conversion involves a short span of overhead facility (less than a full block in length) and it has been determined that such conversion is not a part of a continuing effort to accomplish a total undergrounding within a specific street or area. The City's Undergrounding Master Plan designates the site within Block 6A2, and the date for undergrounding has been established for the year 2018 (Attachment 9).

Community Planning Group

On September 22, 2014, the Kearny Mesa Planning Group reviewed the project and voted 12-1-1 to recommend denial of the Map Waiver due to the inclusion of tandem parking (Attachment 6). Staff's response is that the current project scope is a Map Waiver to create a condominium development for a previously approved development that is under construction. The development includes tandem parking spaces as permitted by Planned Development Permit No. 521253, Project No. 102781, approved by the Planning Commission on July 10, 2008 and Extension of Time No. 1041825 approved by the Planning Commission on November 10, 2012. This discretionary permit included a deviation to allow four of the six garages to containing tandem garages to count as eight parking spaces where the site is not located with the Residential Tandem Overlay Zone.

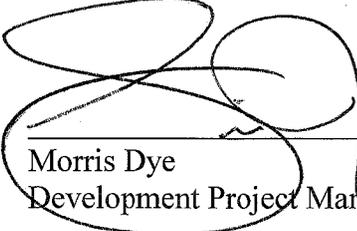
Conclusion

Staff has determined that the project complies with the development regulations of all applicable sections of the Land Development Code, City Council Policies, and the State Map Act as it regulates the creation of condominiums through a Map Waiver process. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. **Approve** Map Waiver No. 1291608 with modifications; or
2. **Deny** Map Waiver No. 1291608 if the findings required to approve the project cannot be affirmed.

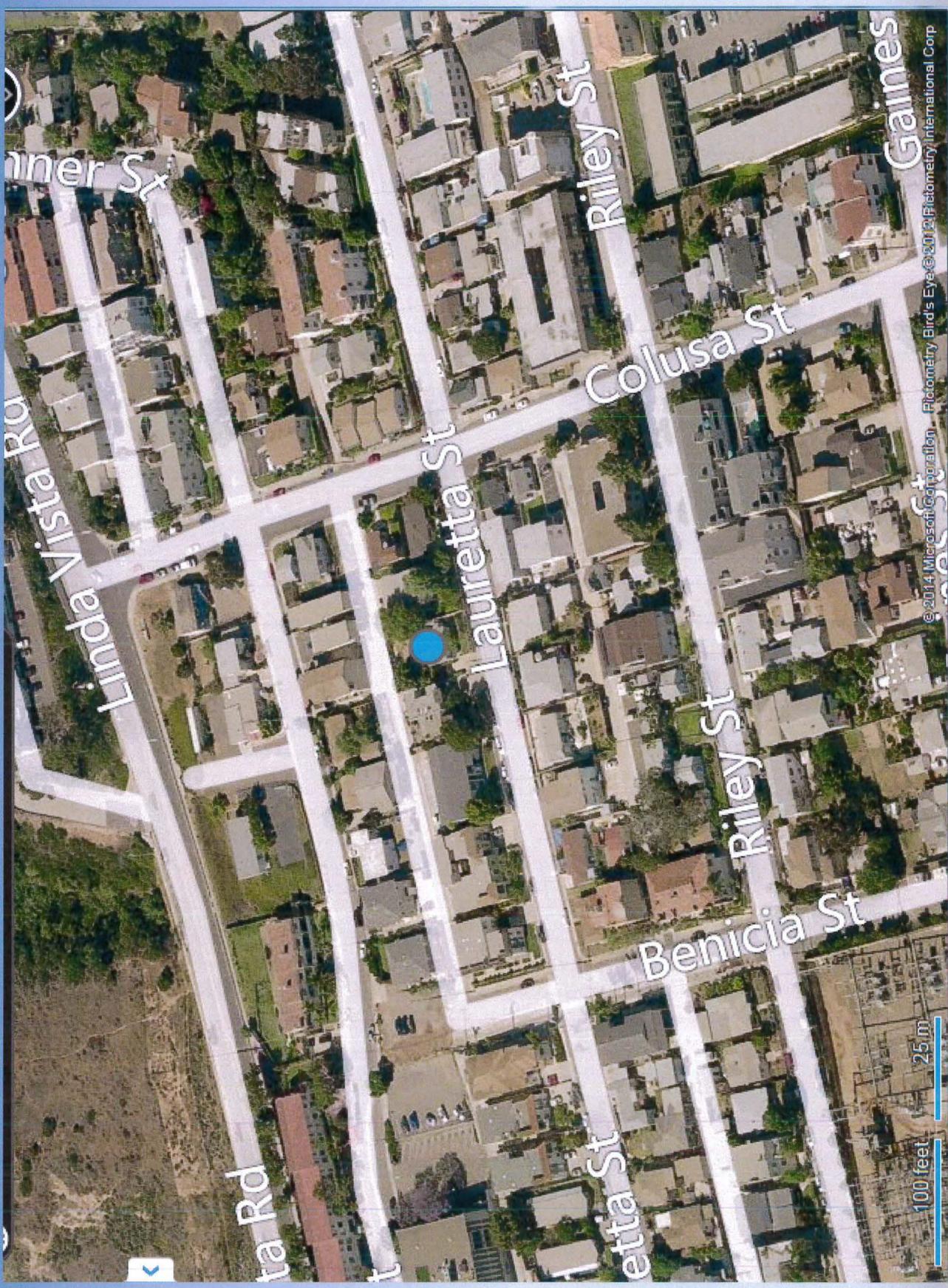
Respectfully submitted,

  
\_\_\_\_\_  
Morris Dye  
Development Project Manager

\* SIGNED FOR

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Map Waiver Resolution
5. Draft Map Waiver Conditions
6. Community Planning Group Recommendation
7. Notice of Right to Appeal Environmental Exemption
8. Utility Undergrounding Schedule
9. Project Plans



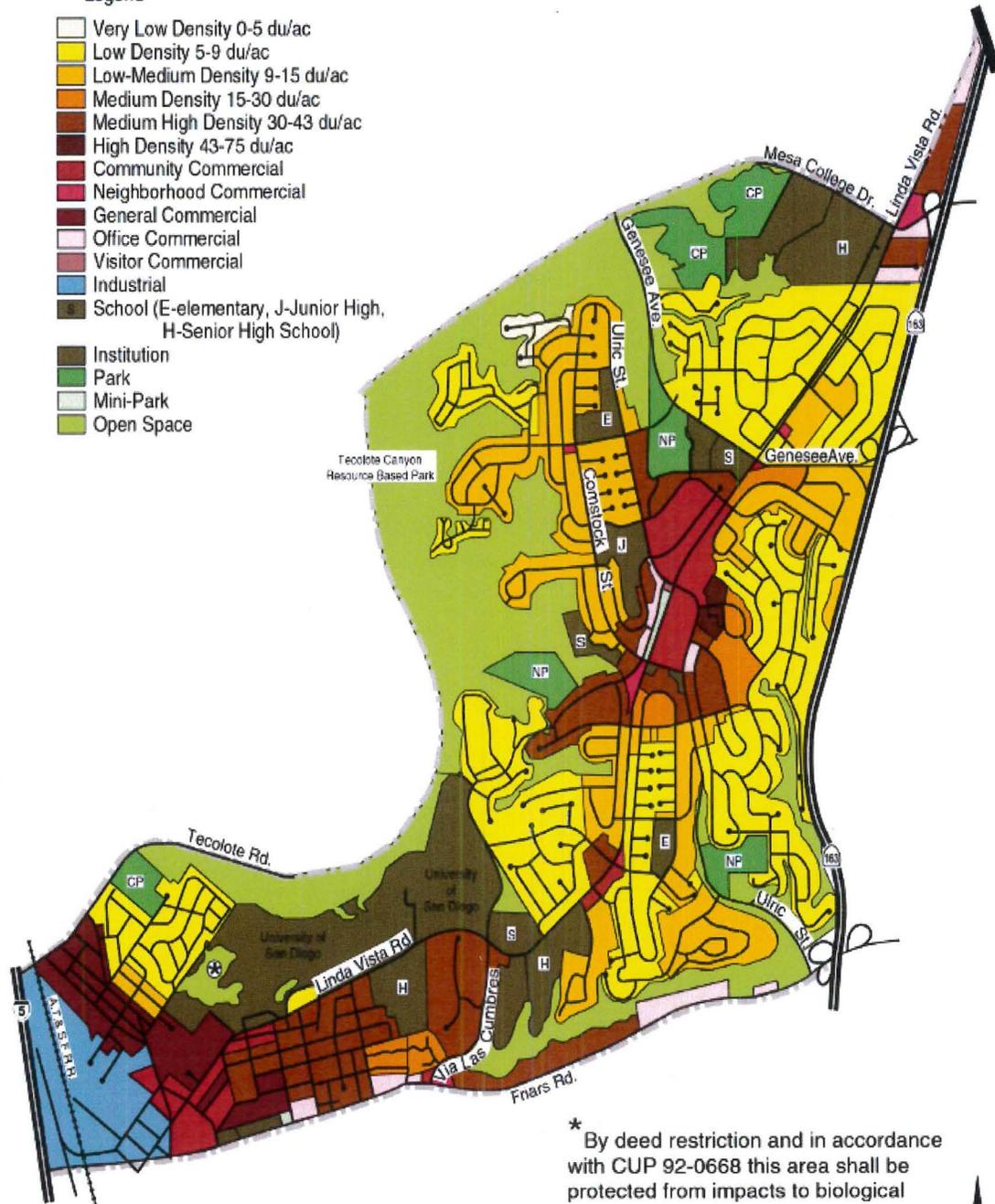
100 feet

25 m

© 2014 Microsoft Corporation. Pictometry Bird's Eye © 2012 Pictometry International Corp.

Legend

- Very Low Density 0-5 du/ac
- Low Density 5-9 du/ac
- Low-Medium Density 9-15 du/ac
- Medium Density 15-30 du/ac
- Medium High Density 30-43 du/ac
- High Density 43-75 du/ac
- Community Commercial
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Visitor Commercial
- Industrial
- School (E-elementary, J-Junior High, H-Senior High School)
- Institution
- Park
- Mini-Park
- Open Space



\* By deed restriction and in accordance with CUP 92-0668 this area shall be protected from impacts to biological or hillside resources





RESOLUTION NO. HO-XXXX  
DATE OF FINAL PASSAGE DECEMBER 3, 2014

A RESOLUTION OF THE HEARING OFFICER  
ADOPTING THE FINDINGS AND APPROVING MAP  
WAIVER NO. 1291608 FOR FOUR TOWNHOUSES  
MAP WAIVER – PROJECT NO. 369486

WHEREAS, DAVID MICHAEL PETERS AND JANET MARIE PETERS, Subdividers, and ALLEN TURNER III, KAPPA SURVEYING & ENGINEERING, INC., engineer, submitted an application with the City of San Diego for Map Waiver No. 1291608, to waive the requirement for a Tentative Map for the creation of four residential condominiums and a request to waive the requirement to underground existing offsite overhead utilities. The project site is located at 5648 Lauretta Street in the RM-3-7 zone of the Kearny Mesa Community Planning area. The property is legally described as Lot 11, Block 10 of Silver Terrace Map No. 695; and

WHEREAS, the map proposes the subdivision of a 0.109-acre site into one (1) lot for a 4 units residential condominium development currently under construction; and

WHEREAS, on September 15, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15305 and whereas, there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, the requested underground waiver of the existing overhead facilities qualifies under the San Diego Municipal Code Section 144.0242(c), Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities, in that: the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility, and, the conversion involves undergrounding of utilities that are already scheduled to occur in the near term as a utility company financed undergrounding project or as part of the City's utility underground program; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351(f) and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is four; and

WHEREAS, on December 3, 2014, the Hearing Officer of the City of San Diego considered Map Waiver No. 1291608, pursuant to sections 125.0122 (map waiver) and 144.0240 (underground) of the San Diego Municipal Code and Subdivision Map Act sections 66428 and 66474, 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. 1291608:

**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Act §§ 66473.5, 66474(a), and 66474(b)).**

The project proposes to create four residential condominiums from four residential units under construction on a 0.109-acre site located at 5648 Laurretta Street in the RM-3-7 zone of the Kearny Mesa Community Plan area. Construction plans were reviewed and issued construction permits by the Development Services Department on December 10, 2013 under Approval No. 1155041, permitting the construction of the four residential units and associated site improvements.

The project is consistent with the Kearny Mesa Community Plan which designates the site for multi-family residential development with an allowed density range of 30-44 dwelling units per acre. The subdivision would meet the goals of the Kearny Mesa Community Plan by maintaining residential development. The proposed creation of four residential units to condominiums will comply with the San Diego Municipal Code development regulations which include setbacks, parking, and public improvements. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

**2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.**

The project proposes to create four residential condominiums from four residential units under construction on a 0.109-acre site located at 5648 Laurretta Street in the RM-3-7 zone of the Kearny Mesa Community Plan area. Construction plans were reviewed and issued construction permits by the Development Services Department on December 10, 2013 under Approval No. 1155041, permitting the construction of the four residential units and associated site improvements.

The proposed condominiums are currently under construction. The development consists of 4, three-bedroom units within one building totaling 5,717 square feet and, 6 attached garages totaling 1,465 square feet containing 10 parking spaces where 10 are required. The construction was determined to be consistent with the development regulations of the RM-3-7 zone to include height, setbacks, floor area ratio, landscaping and architectural design. The project does not include deviations from the regulations. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

**3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).**

The project proposes to create four residential condominiums from four residential units under construction on a 0.109-acre site located at 5648 Lauretta Street in the RM-3-7 zone of the Kearny Mesa Community Plan area. Construction plans were reviewed and issued construction permits by the Development Services Department on December 10, 2013 under Approval No. 1155041, permitting the construction of the four residential units and associated site improvements.

The site is relatively flat and has been previously graded. The RM-3-7 zone allows one dwelling unit for every 1,000 square feet of site area. The existing site is 5,000 square feet which will accommodate five dwelling units. The Kearny Mesa Community Plan designates the site as multi-family residential. The creation of four residential condominiums is consistent with the community plan's land use designation and within the RM-3-7 zone density range. Therefore, the site is physically suitable for the type and density of the 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 (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).**

The project proposes to create four residential condominiums from four residential units under construction on a 0.109-acre site located at 5648 Lauretta Street in the RM-3-7 zone of the Kearny Mesa Community Plan area. Construction plans were reviewed and issued construction permits by the Development Services Department on December 10, 2013 under Approval No. 1155041, permitting the construction of the four residential units and associated site improvements.

The project is located within an urbanized and built-out environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on or adjacent to the site. Therefore, the subdivision or the proposed improvements will not cause substantial environmental damage or substantially 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 (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).**

The project proposes to create four residential condominiums from four residential units under construction on a 0.109-acre site located at 5648 Lauretta Street in the RM-3-7 zone of the Kearny Mesa Community Plan area. Construction plans were reviewed and issued construction permits by the Development Services Department on December 10, 2013 under Approval No. 1155041, permitting the construction of the four residential units and associated site improvements.

The project has been reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Map Waiver includes conditions and corresponding exhibits relevant to obtaining permits for the work within the public right-of-way and paying applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. The proposed sidewalk improvements should further improve safety conditions by providing an easier path of travel for pedestrians through these areas. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

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

The project proposes to create four residential condominiums from four residential units under construction on a 0.109-acre site located at 5648 Laretta Street in the RM-3-7 zone of the Kearny Mesa Community Plan area. Construction plans were reviewed and issued construction permits by the Development Services Department on December 10, 2013 under Approval No. 1155041, permitting the construction of the four residential units and associated site improvements.

The proposed subdivision will not conflict with existing public easements as there are none on the site. The site has frontage on Laretta Street which is a dedicated public right-of-way including a 5-foot wide sidewalk. 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 potential and opportunity exists to implement sustainable building techniques that utilize photovoltaic systems (solar panels) to generate a certain percentage of the project's energy needs. The four units incorporate roofs which may facilitate solar panels in the future and the units face the southwest, conducive to effective solar utilization. Additionally, new dual-glazed windows having Low E Glazing will be installed which will help reduce solar heat gain within the units. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The decision maker has reviewed the administrative record including the project plans and environmental documentation to determine the effects of the proposed subdivision on the housing needs of the region. With the proposed creation of four residential condominiums, there would be a loss of four rental units and a gain of four for-sale units. The four residential units are within a built out urbanized community with adequate infrastructure. The decision maker has determined that the available fiscal and environmental resources are balanced by adequate public transit in the immediate area, the proximity of shopping, and essential services and recreation in the nearby developed urban area. The project is within a block from public transit and retail services and sales. Therefore, the housing needs of the region are balanced against the needs for public services and the available fiscal and environmental resources.

**9. The proposed subdivision of land complies with requirements of the Subdivision Map Act and the Land Development Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act or the Land Development Code enacted pursuant thereto.**

The project proposes to create four residential condominiums from four residential units under construction on a 0.109-acre site located at 5648 Lauretta Street in the RM-3-7 zone of the Kearny Mesa Community Plan area. Construction plans were reviewed and issued construction permits by the Development Services Department on December 10, 2013 under Approval No. 1155041, permitting the construction of the four residential units and associated site improvements.

The proposed subdivision would comply with all of the applicable requirements of the Subdivision Map Act and the Land Development Code. The development complies with the requirements that regulate the size and location of the structure, including setbacks, coverage, height, and floor area. The proposed subdivision is within a developed urban residential neighborhood and located on existing improved and dedicated rights-of-way. The development would not be subject to floodwater inundation. Drainage is directed off the site into the City's stormwater collection system. The property is within the jurisdiction of the City of San Diego, and therefore all normal residential waste generated from the subdivision would be collected and disposed of in the City landfill. Therefore, the proposed subdivision of land complies with requirements of the Subdivision Map Act and the Land Development Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act or the Land Development Code enacted pursuant thereto.

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. 1291608; is hereby granted to DAVID MICHAEL PETERS AND JANET MARIE PETERS, subject to the attached conditions which are made a part of this resolution by this reference.

By

\_\_\_\_\_  
Morris Dye  
Development Project Manager  
Development Services Department

ATTACHMENT: Map Waiver Conditions  
Internal Order No. 24004692

**HEARING OFFICER**  
CONDITIONS FOR MAP WAIVER NO. 1291608  
FOUR TOWNHOUSES MAP WAIVER - **PROJECT NO. 369486**  
ADOPTED BY RESOLUTION NO. HO-XXX ON DECEMBER DECEMBER 3, 2014

**GENERAL**

1. This Map Waiver will expire \_\_\_\_\_.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**ENGINEERING**

6. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance, unless otherwise noted.
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.

8. The Subdivider shall construct the required public improvements per approved Right-of-Way Permit Project Tracking System No. 343459 including new curb, gutter, sidewalk and driveway.
9. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
10. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
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.

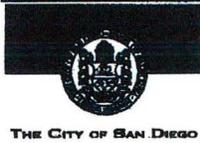
**MAP CHECK REQUIRMENTS:**

12. Prior to the issuance of a Certificate of Compliance, City staff will perform a field site visit to verify that all existing or to be set property corners or existing or to be set property corner offsets have been set. If any property corners are missing, they must be set and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Surveyor pursuant to the Professional Land Surveyors Act. A copy of the Record of Survey or a Corner Record shall be provided to the City.
13. Prior to the issuance 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.

**INFORMATION:**

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- 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. 24004692



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

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> FOUR TOWNHOMES		<b>Project Number:</b> 369486	<b>Distribution Date:</b> 9.8.14
<b>Project Scope/Location:</b> LINDA VISTA (Process 3) Map Waiver to convert 4 residential dwelling units under construction into condominiums on a 0.115 acre site. The site is located at 5648-5654 Laretta Street in the RM-3-7 zone of the Linda Vista Community Plan area. Council District 2. Notice Cards=1.			
<b>Applicant Name:</b> JERRY JIMENEZ		<b>Applicant Phone Number:</b> (619) 210-4227	
<b>Project Manager:</b> SANDRA TEASLEY	<b>Phone Number:</b> (619) 446-5271	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> steasley@sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b> <i>Recommend denial due to inclusion of tandem parking</i>			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below			
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below			
<input checked="" type="checkbox"/> Vote to Deny	Members Yes <i>12</i>	Members No <i>1</i>	Members Abstain <i>1</i>
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
<b>CONDITIONS:</b>			
<b>NAME:</b> <i>Tom Cleary</i>		<b>TITLE:</b> <i>Vice chair</i>	
<b>SIGNATURE:</b> <i>Tom Cleary</i>		<b>DATE:</b> <i>9/22/14</i>	
<i>Attach Additional Pages If Necessary.</i>		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 <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			



THE CITY OF SAN DIEGO

Date of Notice: September 15, 2014

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004692

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**PROJECT NAME/NUMBER:** FOUR TOWNHOUSES MAP WAIVER / 369486

**COMMUNITY PLAN AREA:** Linda Vista

**COUNCIL DISTRICT:** 2

**LOCATION:** 5648 Lauretta Street, City and County of San Diego

**PROJECT DESCRIPTION:** A MAP WAIVER is being requested to waive the requirements of a Tentative Map. The Map Waiver would create four residential condominiums. The original project was approved on July 10, 2008 under Project No. 102781 and Planned Development Permit No. 521253. The 0.115-acre project site is located at 5648 Lauretta Street. The land use designation for the project site is Medium High Density Residential per the community plan. Furthermore the project site is located within the RM-3-7 zone, the Parking Impact Overlay Zone (Campus Impact Area), the Federal Aviation Administration Part 77 (Lindbergh Field) Noticing Area, and the Linda Vista Community Plan and Local Coastal Program Land Use Plan area. (LEGAL DESCRIPTION: Lot 11, Block 10 of Silver Terrace Map No. 695).

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15305 (Minor Alterations in Land Use Limitations).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15305 which allows for minor alterations in land use limitations which do not result in any changes in land use or density.

**DEVELOPMENT PROJECT MANAGER:** Sandra Teasley  
**MAILING ADDRESS:** 1222 First Avenue, MS401, San Diego, CA 92101  
**PHONE NUMBER:** 619.446.5271

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On September 15, 2014 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.

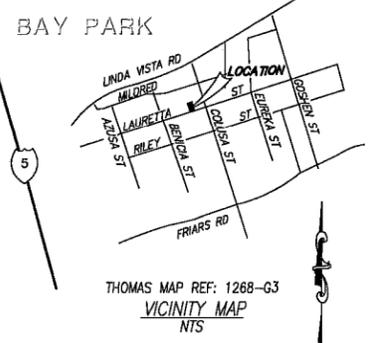
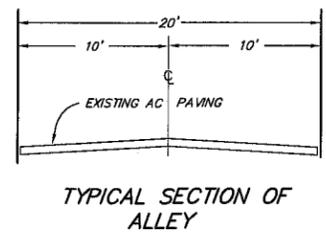
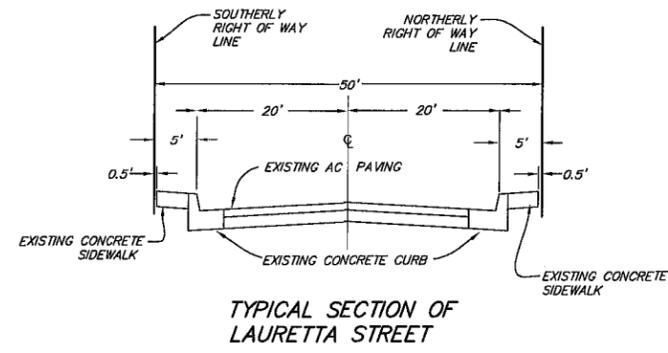
Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (September 29, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

<b>POSTED IN THE OFFICE OF DSD</b>	
<b>Posted</b>	<u>SEP 11 2014</u> <i>ml</i>
<b>Removed</b>	<u>SEP 30 2014</u>
<b>Posted by</b>	<u><i>myralee</i></u>



# TENTATIVE PARCEL MAP NO. 1291608 WAIVER



## LEGEND

- EXISTING BUILDING
- PROPOSED STRUCTURE
- BOUNDARY PROPERTY LINE/TMW BOUNDARY
- AC 300.54 PROPOSED ELEVATION
- AC (300.54) EXISTING ELEVATION
- PP POWER POLE
- LANDSCAPE DRAIN
- DRAINAGE DIRECTION
- EM ELECTRIC METER
- GM GAS METER
- WM WATER METER
- FENCE
- OH OVERHEAD WIRES
- 3" SUBDRAIN PIPE
- PROPOSED BLOCK WALLS
- EXISTING BLOCK WALLS
- AC PAVING
- CONCRETE
- LANDSCAPE AREAS
- WATER METER
- GAS METERS
- FOUND LEAD & DISK STAMPED "RCE 19073" PER CORNER RECORD DOC. NO. 15836
- FOUND LEAD & DISK STAMPED "RCE 1534" NO RECORD.
- EXISTING EASEMENT 5FT. DEDICATION PER PTS 345567 & PTS 1201616
- VISIBILITY TRIANGLES-NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' HIGH.

## LEGAL DESCRIPTION

LOT 11, BLOCK 10 OF SILVER TERRACE MAP, IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 695, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

## CONDOMINIUM STATEMENT

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 4.

**OWNERS**  
 DAVID MICHAEL PETERS  
 JANET MARIE PETERS  
 BY: *[Signature]*  
 BY: *[Signature]*  
 P.O. BOX 2326  
 RANCHO SANTA FE, CA 92065  
 (760) 632-9065

**NUMBER OF EXISTING LOTS = 1**  
**NUMBER OF PROPOSED LOTS = 1**  
**ZONING** BASE ZONE: RM-3-7 NO CHANGES PROPOSED  
 COMMUNITY PLAN NAME: LINDA VISTA  
 PROJECT IS IN THE AIRPORT INFLUENCE AREA-SD INTERNATIONAL AIRPORT  
**ASSESSOR'S PARCEL NUMBER:** 436-385-11

## UNIT & ON-SITE PARKING

**UNIT DATA:** UNIT 1 - 3 BEDROOM - 3 BATHS UNIT 1 = 1,373 SQFT  
 UNIT 2 - 3 BEDROOM - 3 BATHS UNIT 2 = 1,492 SQFT  
 UNIT 3 - 3 BEDROOM - 3 BATHS UNIT 3 = 1,426 SQFT  
 UNIT 4 - 3 BEDROOM - 3 BATHS UNIT 4 = 1,426 SQFT  
 4 UNITS = 5,717 SQFT TOTAL

TOTAL LIVING AREA 5,717 SQFT CARPORT AREA 677 SQFT  
 TOTAL GARAGE AREA 1,465 SQFT BALCONY AREA 200 SQFT  
 TOTAL ENCLOSED AREA 7,182 SQFT COVERED STAIRS AREA 66 SQFT

10 PARKING SPACES REQUIRED 10 PARKING SPACES SHOWN  
 PROJECT UNDER CONSTRUCTION PTS # 369486

## TOTAL MAP AREA

5,000 SQFT - 0.115 ACRES GROSS- 5' DEDICATION =  
 4,750 SQFT - 0.109 ACRES NET.

## BASIS OF BEARINGS

THE NORTHERLY LINE OF LOT 11 OF BLOCK 10 SILVER TERRACE MAP 695. N75°45'00"E AND N15°15'00"W.

## BENCHMARK

BENCH MARK FOR THIS SURVEY IS A CITY OF SAN DIEGO SURVEY CONTROL MONUMENT, A BRASS PLUG, ON THE NORTHEAST CORNER OF LAURETTA STREET AND BENICIA STREET.

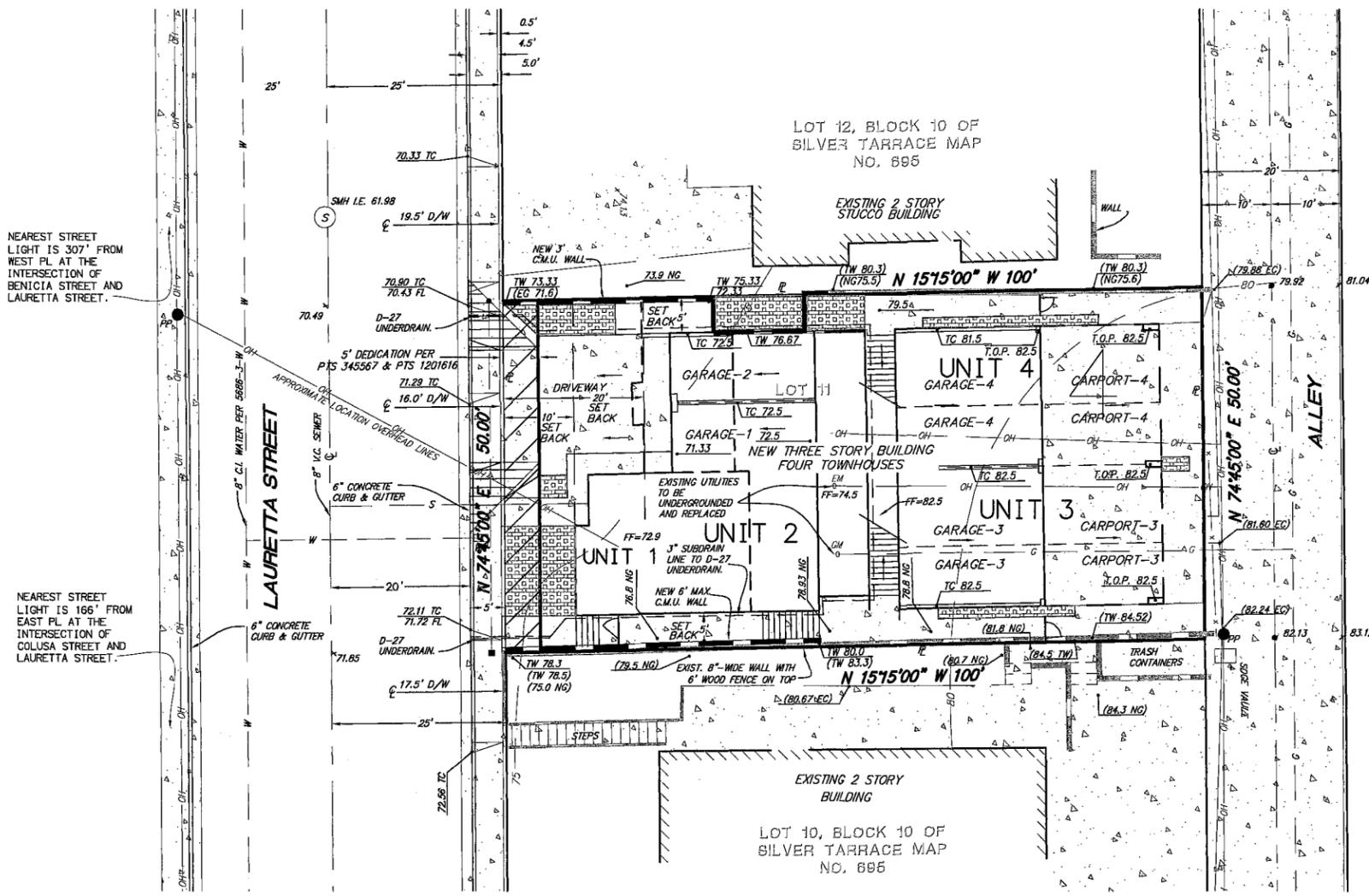
ELEVATION: 62.44'  
 DATUM: MEAN SEA LEVEL

## NOTES

- SITE ADDRESS: 5648 LAURETTA STREET, SAN DIEGO
- SOURCE OF TOPOGRAPHY IS A FIELD SURVEY PERFORMED BY KAPPA SURVEY INC.
- NO EXISTING OR PROPOSED EASEMENTS.
- NAD 27 COORDINATES: 218-1707  
 NAD 83 COORDINATES: 185-06272
- TANDEM PARKING: BOTH TANDEM PARKING SPACES SHALL BE ASSIGNED TO THE SAME UNIT.
- UTILITIES: ALL OVERHEAD FACILITIES THAT SERVE THE SITE WILL BE PLACED UNDERGROUND.

SITE UTILITIES	
UTILITY COMPANY	CURRENT STATUS
SDG&E --- ELECTRIC	OVERHEAD
COX --- TELEPHONE	OVERHEAD
COX --- CABLE	OVERHEAD

SCALE 1" = 10'



SURVEYOR OF WORK:  
 KAPPA SURVEYING & ENGINEERING, INC.  
 ADDRESS: 8707 LA MESA BLVD.,  
 LA MESA, CA., 91942.  
 TELEPHONE: (619) 465-8948

ALLEN R.A. TURNER III  
 REGISTRATION NUMBER: L.S. 7844  
 EXPIRATION DATE: EXP. 12/14



SIGNATURE AND DATE:

**KAPPA Surveying & Engineering, Inc.**  
 8707 La Mesa Blvd (619) 465-8948  
 La Mesa, Calif. 91942 FAX(619) 465-0410

SHEET 1 OF 1 SHEETS

**TENTATIVE PARCEL MAP**  
**5648 LAURETTA STREET**

REVISIONS	DATE: 1/14/2014
9/3/2014	PROJECT
PTS # 369486	

Allen R. A. Turner III PLS 7844  
 REGISTRATION EXPIRES 12-31-14

5648 LAURETTA STREET  
 TENTATIVE PARCEL MAP NO. 1291608