



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** October 16, 2014

**REPORT NO.** PC-14-064

**ATTENTION:** Planning Commission, Agenda of October 23, 2014

**SUBJECT:** LINCOLN AVENUE TOWNHOMES— PROJECT NO. 355725  
PROCESS FOUR

**OWNER/  
APPLICANT:** Amir Aghassi/ San Diego Land Surveying

### SUMMARY

**Issues:** Should the Planning Commission approve a Tentative Map to create eight residential condominium units (under construction) on a site located at 1410 Lincoln Avenue in the Uptown Community Planning area?

**Staff Recommendation:** APPROVE Tentative Map No. 1245147.

**Community Planning Group Recommendation:** On May 6, 2014, the Uptown Planners voted 14-1-1 to recommend approval of the project with no conditions. At the time of printing the report, the minutes were not available and will come under separate cover.

**Environmental Review:** On September 12, 2014, the City of San Diego conducted an environmental review and determined the project is exempt from the California Environmental Quality Act [CEQA] pursuant to Public Resources Code section 21000 et. Seq., under CEQA Guidelines Section 15305 (Minor alterations in Land Use Limitations). No appeal of the environmental determination was filed within the time period provided by San Diego Municipal Code Section 112.0520 (Attachment 8).

**Fiscal Impact Statement:** None with this action. Project costs are paid by the applicant through a deposit account.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** The applicant previously paid the Affordable Housing fee per the Inclusionary Housing Ordinance at the time their building permits were issued.

## **BACKGROUND**

The 0.25-acre site is located at 1410 Lincoln Avenue (Attachment 1) in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area (Attachment 2). The subject property is currently under construction for eight, 2-bedroom dwelling units approved by Building Permit Nos. 1202442-448. The site is on the corner of Lincoln Avenue and Maryland Street.

The project site is located within the University Heights area of the Uptown Community Plan. The Uptown Community Plan calls for multi-family development at this site. The site is designated for Medium High Density Residential development with a density range of 29-44 dwelling unit per acre. The proposed eight-unit project is consistent with this density range. This plan states that this land use density usually abuts major streets and this project site is located in very close proximity to Washington Street. An objective of the Uptown Community Plan is to concentrate medium density housing near transit and higher volume traffic corridors. Washington Street provides bus service and is depicted as a high volume traffic corridor in the Uptown Community Plan.

## **DISCUSSION**

### **Project Description:**

The project proposes a Tentative Map for the subdivision of the property to create eight condominium ownership interests on a 0.25-acre site. Section 125.0410 of the San Diego Municipal Code (SDMC) requires that a Tentative Map be processed for the subdivision of land. The Tentative Map request is a Process Four Planning Commission decision as outlines in the SDMC Section 125.0430. According to SDMC Section 125.0440, Findings for Tentative Maps, the decision maker may approve a Tentative Map if the decisions maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the San Diego Municipal Code.

The Municipal Code requires two off-street parking spaces for each unit for a total of 16 spaces. The project proposes 16 parking spaces within garages under each unit, consistent with the parking regulations.

### **Conclusion:**

Staff has reviewed the request for a Tentative Map for the subdivision to create eight condominium interests. Staff has found the project to be in conformance with the applicable sections of the San Diego Municipal Code and believes the required findings can be approved. Therefore, staff recommends the Planning Commission approved Tentative Map No. 1245147 subject to the proposed conditions (Attachment 3).

## ALTERNATIVES

1. **Approve** Tentative Map No. 1245147 **with modifications.**
2. **Deny** Tentative Map No. 1245147, if the findings required to approve the project cannot be affirmed.

**Respectfully submitted,**



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Mike Westlake  
Assistant Deputy Director  
Development Services Department

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Renee Mezo  
Development Project Manager  
Development Services Department

WESTLAKE/RM

**Attachments:**

1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Tentative Map Conditions
4. Draft Tentative Map Resolution
5. Project Plans
6. Ownership Information
7. Environmental Exemption

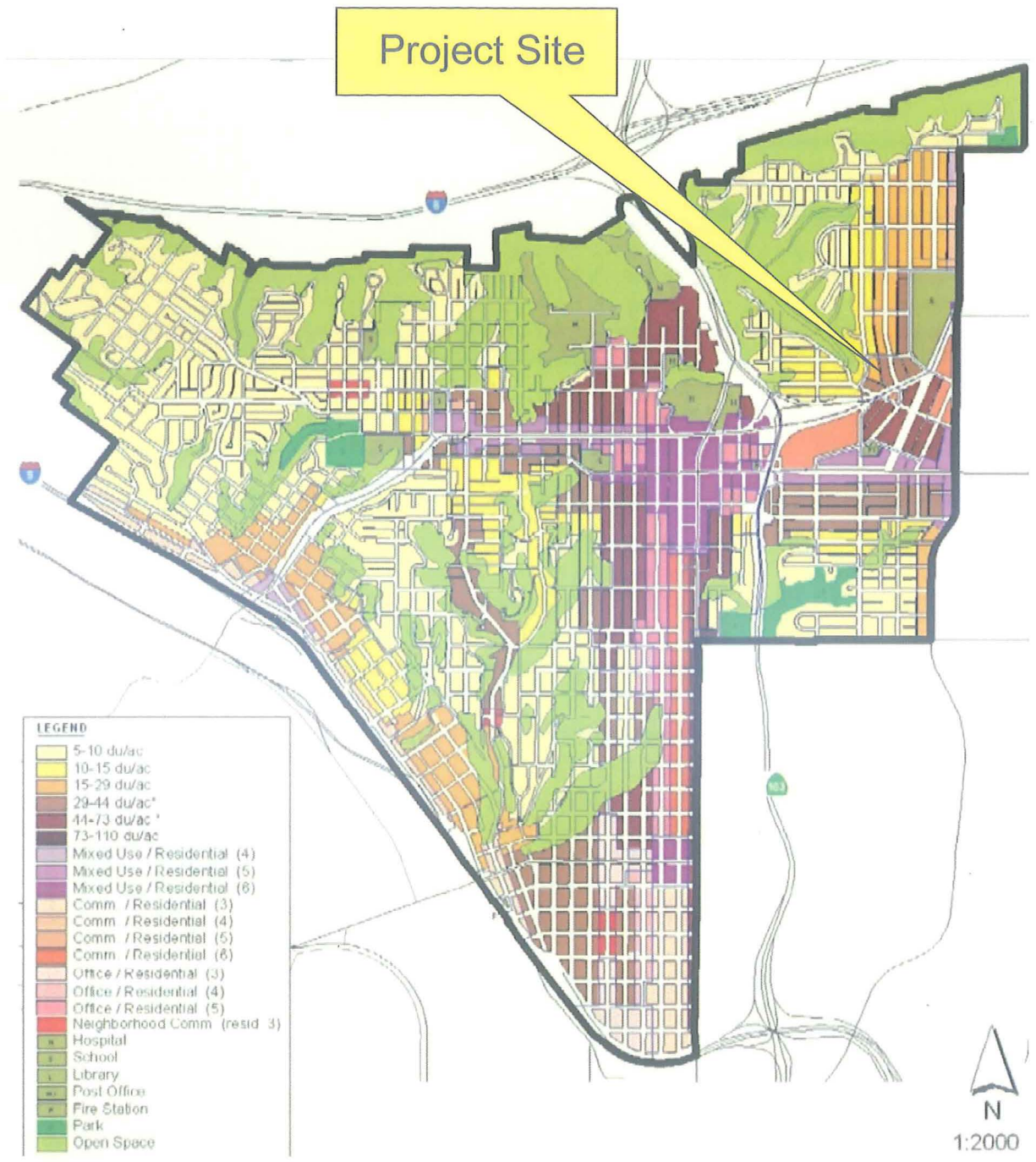




## Location Aerial Photo

LINCOLN AVE TOWNHOMES T.M.- 1410 LINCOLN AVENUE  
PROJECT NO. 355725





## Land Use Map

LINCOLN AVE TOWNHOMES T.M.— 1410 LINCOLN AVENUE  
PROJECT NO. 355725





PLANNING COMMISSION  
CONDITIONS FOR TENTATIVE MAP NO. 1245147

LINCOLN AVENUE TOWNHOMES – PROJECT NO. 355725

ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON \_\_\_\_\_

DRAFT

**GENERAL**

1. This Tentative Map will expire November 6, 2017.
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 Final Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Final Map to consolidate and subdivide the existing lots into eight (8) residential condominium dwelling units shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Final Map 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 Subdivider of any claim, action, or proceeding, or if 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 both bears its own attorney’s fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

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TM No. 1245147

**ENGINEERING**

6. The Subdivider shall replace the existing curb with City standard curb and gutter, along the entire project frontage on Maryland Street and Lincoln Avenue, per Standard Drawing SDG-151.
7. The Subdivider shall replace the existing damaged and/or non-standard sidewalk with the same scoring pattern City standard sidewalk, adjacent to the project site on Maryland Street and Lincoln Avenue.
8. The Subdivider shall construct the required Public Improvements, as shown on the approved Construction Plan, permit number 1068612, which included the closure of the existing driveways on Lincoln Avenue and the construction of a 24-foot wide driveway on Maryland Street.
9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
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. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map 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.

**MAPPING**

12. "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].
13. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

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14. The Final Map 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 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. The Subdivider shall assure, by permit and bond, the installation of a separate private above ground BFPD's for all domestic, irrigation, and fire water services serving the lot.
16. All public water and sewer facilities necessary to serve the development (including water and sewer services) shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.
17. No trees or shrubs exceeding three feet (3') in height at maturity shall exist within five feet (5') of any public water facilities, or within ten feet (10') of any public sewer facilities.
18. The Subdivider shall obtain a permit to work in the public right-of-way for the purpose of connecting the development to the City's sewer system in accordance with criteria as established in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines.
19. The Subdivider shall vacate the easement and public right-of-way over and across the westerly four feet of the northerly 60 feet of Lot 17 in Block 139 of University Heights.
20. All public water and sewer facilities necessary to serve the development (including water and sewer services) shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

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21. 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 building permit plan check.

**INFORMATION:**

- The approval of this Tentative Map by the Planning Commission 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 USC § 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 Tentative Map 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 Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map 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. 24004360

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PLANNING COMMISSION RESOLUTION NUMBER R-\_\_\_\_\_

TENTATIVE MAP NO. 1245147  
LINCOLN AVENUE TOWNHOMES – PROJECT NO. 355725

WHEREAS, AGHASSI FAMILY 2001 TRUST, Subdivider, and San Diego Land Surveyor Engineer, submitted an application to the City of San Diego for a Tentative Map to create of eight(8) residential condominium dwelling units for the Lincoln Avenue Townhomes project on a 0.25-acre site. The project site is located at 1410 Lincoln Avenue in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. The property is legally described as being Portions of Lots 14, 15 and 16 , Block 139 of University Heights, Map No. 558; and

WHEREAS, 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 residential condominium dwelling units is eight(8); and

WHEREAS, on September 12, 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 (Minor Alterations in Land Use Limitations); and there was no appeal of the environmental determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 eight(8); and

WHEREAS, on October 23, 2014, the Planning Commission of the City of San Diego considered Tentative Map No. 1245147 and pursuant to San Diego Municipal Code sections 125.0440, 125.0444, and 144.0240 and Subdivision Map Act , 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 Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1245147:

- 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 Action §§ 66473.5, 66474(a), and 66474(b)).**

The project proposes a Tentative Map to create eight condominium dwelling units residential units which are currently under construction. The units are located at 1410 Lincoln Avenue in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. No construction or grading is permitted by this Tentative Map. All development was previously approved by Building Permit Nos. 1202442-448.

The project site is located within the University Heights area of the Uptown Community Plan. The Uptown Community Plan calls for multi-family development at this site. The site is designated for Medium High Density Residential development with a density range of 29-44 dwelling unit per acre. The proposed eight unit project is consistent with this density range. This plan states that this land use density usually abuts major streets and this project site is located in very close proximity to Washington Street. An objective of the Uptown Community Plan is to concentrate medium density housing near transit and higher volume traffic corridors. Washington Street, which provides bus service and is depicted as a high volume traffic corridor in the Uptown Community Plan. Therefore, the proposed subdivision complies with the policies, goals, and objectives of the applicable land use plan.

**2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.**

The project proposes a Tentative Map to create eight condominium dwelling units residential units which are currently under construction. The units are located at 1410 Lincoln Avenue in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. No construction or grading is permitted by this Tentative Map. All development was previously approved by Building Permit Nos. 1202442-448.

The proposed subdivision was determined to be consistent with the development regulations of the MR-1000 Zone and complies with setbacks, floor area ratio, landscaping and architectural design and no deviations are requested. Therefore, the site 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 a Tentative Map to create eight condominium dwelling units residential units which are currently under construction. The units are located at 1410 Lincoln Avenue in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. No construction or grading is permitted by this Tentative Map. All development was previously approved by Building Permit Nos. 1202442-448.

The proposed subdivision was determined to be consistent with the development regulations of the MR-1000 Zone of the Uptown Community Plan which includes setbacks, floor area ratio, landscaping and architectural design. Therefore, the site is physically suitable for the type and density of development.

**4. The design of the subdivision or the proposed improvements is 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 a Tentative Map to create eight condominium dwelling units residential units which are currently under construction. The units are located at 1410 Lincoln Avenue in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. No construction or grading is permitted by this Tentative Map. All development was previously approved by Building Permit Nos. 1202442-448.

The existing site is within an urban in-fill area with no fish or wildlife present. Therefore, the proposed improvements are 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 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 a Tentative Map to create eight condominium dwelling units residential units which are currently under construction. The units are located at 1410 Lincoln Avenue in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. No construction or grading is permitted by this Tentative Map. All development was previously approved by Building Permit Nos. 1202442-448.

The project has been reviewed and determined to be in compliance with the Municipal Code and the Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and paying applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. The proposed subdivision was categorically exempt from further review pursuant to the California Environmental Quality Act.

**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 (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).**

The project proposes a Tentative Map to create eight condominium dwelling units residential units which are currently under construction. The units are located at 1410 Lincoln Avenue in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. No construction or grading is permitted by this Tentative Map. All development was previously approved by Building Permit Nos. 1202442-448.

No existing easements are located within the project boundaries as show on Tentative Map No. 1245147. As such, no conflict will occur with the recording of the subdivision and therefore no conflict would negatively affect any easements acquired by the public at large.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).**

The project proposes a Tentative Map to create eight condominium dwelling units residential units which are currently under construction. The site is located at 1410 Lincoln Avenue in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. No construction or grading is permitted by this Tentative Map. All development was previously approved by Building Permit Nos. 1202442-448.

With the independent design of the proposed subdivision each structure will have the 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.

**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 (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).**

The project proposes a Tentative Map to create eight condominium dwelling units residential units which are currently under construction. The site is located at 1410 Lincoln Avenue in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. No construction or grading is permitted by this Tentative Map. All development was previously approved by Building Permit Nos. 1202442-448. The proposed project is a subdivision of the property to create eight residential units to condominium interests, and the Tentative Map, in of itself would not impact the housing within the region, 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 (San Diego Municipal Code § 125.0444(a) and Subdivision Map Act §§ 66452.17; 66427.1).**

The project proposes a Tentative Map to create eight condominium dwelling units residential units. The units are located at 1410 Lincoln Avenue in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area and are currently under construction, therefore no notices required by the San Diego Municipal Code section 125.0431.

**10. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing (San Diego Municipal Code§ 125.0444(b)).**

The project proposes a Tentative Map to create eight condominium dwelling units residential units which are currently under construction. The units are located at 1410 Lincoln Avenue in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. The project was not financed by funds obtained from a governmental agency to provide 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 (San Diego Municipal Code § 125.0444(c)).**

The project proposes a Tentative Map to create eight condominium dwelling units residential units which are currently under construction. The units are located at 1410 Lincoln Avenue in the MR-1000 Zone of the Mid-City Communities Planned District

within the Uptown Community Plan Area. This project was not developed to provide housing for the elderly, disabled or to provide low income housing.

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

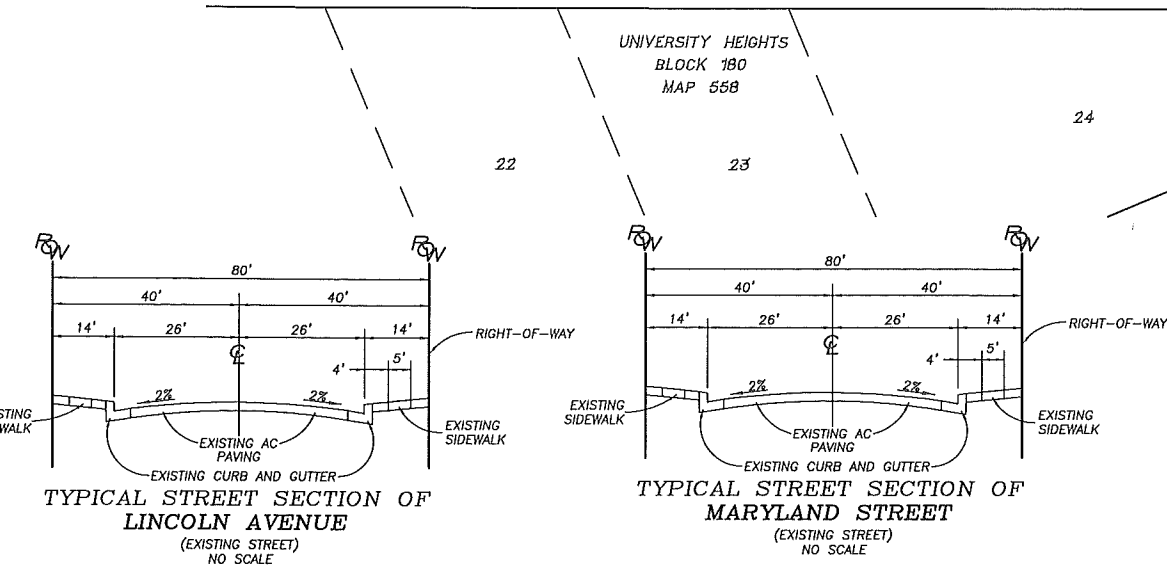
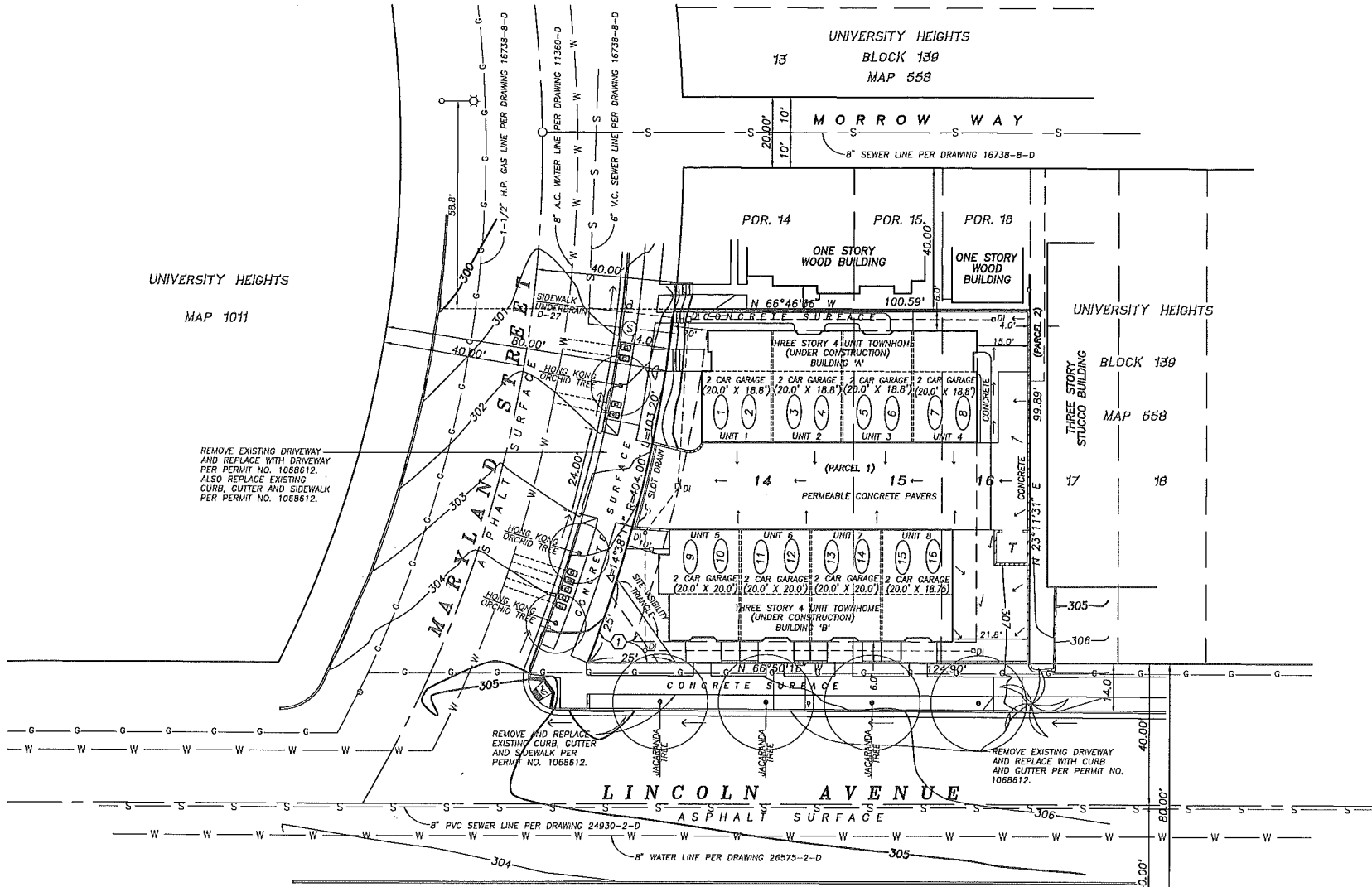
BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission Tentative Map No. 1245147 hereby granted to the AGHASSI FAMILY 2001 TRUST subject to the attached conditions which are made a part of this resolution by this reference.

By

\_\_\_\_\_  
Renee Mezo  
Development Project Manager  
Development Services Department

Internal Order No. 24004360

1410 LINCOLN AVENUE  
Tentative Map No. 1245147  
Project No. 355725



**ZONING INFORMATION**  
EXISTING AND PROPOSED ZONE: MR-1000  
COMMUNITY PLAN NAME: UPTOWN COMMUNITY PLAN AREA  
PLANNED DISTRICT: MID-CITY COMMUNITIES PLANNED DISTRICT  
OVERLAY ZONES: RESIDENTIAL TANDEM PARKING  
TRANSIT AREA

**CITY OF SAN DIEGO  
DEVELOPMENT SUMMARY**

- SUMMARY OF REQUEST:**  
TENTATIVE MAP TO CREATE 8 RESIDENTIAL CONDOMINIUM DWELLING UNITS AND FILE A FINAL MAP
- STREET ADDRESS:** 1410 LINCOLN AVENUE  
N SIDE  
BETWEEN WASHINGTON STREET AND MORROW WAY
- SITE AREA:**  
TOTAL SITE AREA (GROSS): (11,043 SF) 0.254 AC.  
NET SITE AREA: (11,043 SF) 0.254 AC.
- DENSITY: (RESIDENTIAL)**  
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 8  
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0  
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 8  
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 8
- YARD/SETBACK:**  
FRONT YARD: 10'  
SIDE YARD: 6'  
REAR YARD: 15'
- PARKING: CRITERIA:**  
RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☐  
MIXED USE ☐ OTHER ☐

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	8	2	16
TOTAL REQUIRED BY ZONE			16
TOTAL PROVIDED ON-SITE			16

**UNIT AREAS**

2 BEDROOM UNITS	TOTAL
UNIT 1	1,785
UNIT 2	1,825
UNIT 3	1,825
UNIT 4	1,677
UNIT 5	1,930
UNIT 6	1,865
UNIT 7	1,864
UNIT 8	1,874
TOTAL	14,645

BUILDING	TOTAL
BUILDING 'A'	7,112
BUILDING 'B'	7,533
TOTAL	14,645

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE NORTHERLY RIGHT OF WAY LINE OF LINCOLN AVENUE PER RECORD OF SURVEY 14492 I.E. N 66°50'16" W

**MONUMENTATION & MAPPING**  
ALL PROPERTY CORNERS WILL BE SET AND A FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON SAID MAP.

**EXISTING IMPROVEMENTS**  
SEWER DRAWING NO. 16738-B-D  
WATER DRAWING NO. 26575-2-D  
STREET IMPROVEMENT DRAWING NO. 1455-L

**EXISTING & PROPOSED EASEMENTS:**  
1. AN EXISTING EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR PUBLIC HIGHWAY, RECORDED SEPTEMBER 10, 1942 IN BOOK 1388, PAGE 409 OF OFFICIAL RECORDS.  
2. THERE ARE NO PROPOSED EASEMENTS.

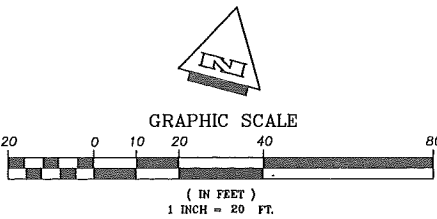
**DEVELOPMENT NOTES:**  
1. THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 8.  
2. NUMBER OF EXISTING LOTS = 3  
NUMBER OF PROPOSED LOTS = 1  
3. THERE IS NO BUS STOP ON SITE.  
4. ALL WATER SERVICES, SEWER LATERALS AND ASSOCIATED FACILITIES ARE EXISTING. THERE ARE NO PROPOSED SERVICE CONNECTIONS TO AN EXISTING PUBLIC SEWER.

**OWNER/DEVELOPER:**  
AGHASSI FAMILY 2001 TRUST  
5868 SOLEDAD MOUNTAIN ROAD  
LA JOLLA, CA 92037

AMIR AGHASSI, TRUSTEE

**UTILITY TABLE:**

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	



- LEGEND:**
- INDICATES WATER METER
  - INDICATES FIRE HYDRANT
  - INDICATES POWER POLE
  - INDICATES PEDESTRIAN RAMP
  - INDICATES STREET LIGHT
  - INDICATES GAS GATE VALVE
  - INDICATES GUY POLE
  - INDICATES TRASH ENCLOSURE
  - INDICATES DRAIN INLET
  - INDICATES WOOD FENCE
  - INDICATES BLOCK WALL
  - INDICATES SEWER LATERAL
  - INDICATES WATER SERVICE
  - INDICATES PARKING SPACE
  - INDICATES DIRECTION OF DRAINAGE
  - INDICATES PROPERTY LINE/TENTATIVE MAP BOUNDARY

**PROFESSIONAL LAND SURVEYOR:**  
SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
9665 CHESAPEAKE DRIVE, SUITE 445  
SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

ROBERT J. BATEMAN, P.L.S. 7046  
DATE 08-29-14



Prepared By: SAN DIEGO LAND SURVEYING AND ENGINEERING, INC. 9665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA 92123-1354 PHONE: 858-565-8362 FAX: 858-565-4354 EMAIL: rbateman@sdise.com	
Consultants: NORTHEAST BRASS PLUG LINCOLN AVENUE AND MARYLAND STREET. ELEVATION=305.133 M.S.L.	
Project Legal Description: PARCEL 1: LOTS 14, 15, AND 16 IN BLOCK 139 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 558, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 6, 1888. EXCEPTING FROM SAID LOTS THAT PORTION THEREOF, CONVEYED BY JOHN E. CLOUSE TO MRS. MARY A. PERM. BY DEED DATED JANUARY 27, 1914 AND RECORDED IN BOOK 634, PAGE 380 OF DEEDS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 14; THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOTS 14, 15 AND 16 TO THE NORTHEASTERLY CORNER OF SAID LOT 16; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 16, 40 FEET; THENCE WESTERLY ON A LINE PARALLEL WITH AND 40 FEET DISTANT FROM THE NORTHERLY LINE OF SAID LOTS 16, 15 AND 14 TO A POINT IN THE WESTERLY LINE OF SAID LOT 14; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 14 TO THE POINT OF COMMENCEMENT.	Project Soil Condition: Existing developed site.
Source of Topography: Field survey by San Diego Land Surveying on 08-14-13	Project Permits Required: Tentative Map
Project Data: Number of Stories: 3 Proposed use: Residential Existing use: Residential Zone Designation: MR-1000 Year of Construction (exist. structure): New Construction	Project Address: 1410 Lincoln Avenue San Diego, CA 92103
LAMBERT COORDINATES: NAD 27 = 214-1723 NAD 83 = 1,854-6,283 A.P.N. 445-460-11	Project Owner: Aghassi Family 2001 Trust 5868 Soledad Mountain Road La Jolla, CA 92037
Sheet Title: Tentative Map No. 1245147 PTS No. 355725	Scale: 1" = 20' Original Date: January 17, 2014 Revised: February 12, 2014 Revised: May 22, 2014 Revised: July 22, 2014 Revised: Aug. 28, 2014 Sheet 1 of 1





THE CITY OF SAN DIEGO

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

# Ownership Disclosure Statement

**Approval Type:** Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit  
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit  
☐ Variance ☐ Tentative Map ☒ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other \_\_\_\_\_

**Project Title**

1410 Lincoln Avenue VTM

**Project No. For City Use Only**

355725

**Project Address:**

1410 Lincoln Avenue

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

Aghassi Family 2001 Trust

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

5868 Soledad Mountain Road

City/State/Zip:

La Jolla, CA 92037

Phone No:

Fax No:

Signature :

Date:

Sep 13, 13

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

## NOTICE OF EXEMPTION

TO:   X   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.: **355725**

Project Title: **Lincoln Avenue Townhomes TM**

Project Location-Specific: 1410 Lincoln Avenue, San Diego, California 92103

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

Description of nature and purpose of the Project: **TENTATIVE MAP(TM)** to create 8 residential condominiums (under construction), and a waiver to underground utilities on a 0.25 acre site.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Robert Bateman (Applicant), San Diego Land Surveying & Engineering (Firm), 9665 Chesapeake Drive, Suite 445, San Diego, California, 92123, (858) 565-8362

Exempt Status:

- ☐ 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: CEQA Exemption 15305-(Minor Alterations in Land Use Limitations)

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15305, which addresses minor alterations in land use limitations in areas with an average slope of less than 20 percent, and which do not result in any changes in land use density. In addition; the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

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

Annal. McPherson AICP  
Signature/Title

September 12, 2014  
Date

Check One:

- ☒ Signed By Lead Agency
- ☐ Signed by Applicant

Date Received for Filing with County Clerk or OPR: