



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 26, 2014 **REPORT NO.** PC-14-065

ATTENTION: Planning Commission, Agenda of December 4, 2014

SUBJECT: QUINTEZA TM - PROJECT NO. 353911. PROCESS 4.

**OWNER/
APPLICANT:** BDS Group, LLC, Owner/
Von Reiter Group, Applicant (Attachment 9)

SUMMARY

Issue(s) - Should the Planning Commission grant approval of a tentative map to create five condominiums located at 3645 6th Avenue in the Uptown Community Plan area?

Staff Recommendation: **Approve** Tentative Map No. 1239523.

Community Planning Group Recommendation - On May 6, 2014 the Uptown Planners voted 14:1:0 to recommend approval, with the non-voting chair abstaining.

Environmental Review - This project is exempt from CEQA pursuant to State 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 July 25, 2014, and the opportunity to appeal that determination ended July 10, 2014.

Fiscal Impact Statement - No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - The site is located within the Uptown Community Plan which identifies the site for Medium Density Residential land use at 44-73 dwelling units per acre. A building permit to construct five dwelling units on one parcel was issued on May 29, 2013. The buildings are currently under construction. As such, the proposed tentative map would not have an impact on the provision of housing within the City of San Diego.

BACKGROUND

The site is within the Uptown Community Plan area and is designated for residential uses (Attachment 1). The site is located at 3645 6th Avenue in the MR-800 Zone of the Mid-City Communities Planned District (Attachment 2). A building permit to construct five individual single dwelling units on one parcel was issued on May 29, 2013. The buildings are currently under construction. An occupancy permit has not been issued. The site is surrounded by residential development (Attachment 3). To the west and across 6th Avenue are two and four-story residential developments, to the north are older, one story residential units, to the south is a tennis court and recreation facility which serves a multi-story residential building southeast of the subject site, and to the east are older, one and two story residential buildings.

DISCUSSION

Project Description

The Tentative Map proposes to create five residential condominium units, under-construction, on a 7,000 square foot lot (Attachment 4). There are existing overhead facilities in the abutting public right-of-way. The tentative map qualifies for a waiver from the requirement to underground these facilities in accordance with San Diego Municipal Code Section 144.0242. The Project requires the approval of a tentative map to create a five unit condominium property and waive the requirement to underground existing utilities.

Community Plan Analysis

The Uptown Community Plan Land Use Map identifies the site for residential development at a recommended density of 44-73 dwelling units per acre. The proposed tentative map to create five unit condominium is consistent with the policies of the Uptown Community Plan.

Conclusion

Staff has reviewed the proposed project and all issues identified through that review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project (Attachment 5) and draft conditions of approval (Attachment 6). Staff recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. **Approve Tentative Map No. 1239523, with modifications.**
2. **Deny Tentative Map No. 1239523, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



John S. Fisher
Development Project Manager
Development Services Department

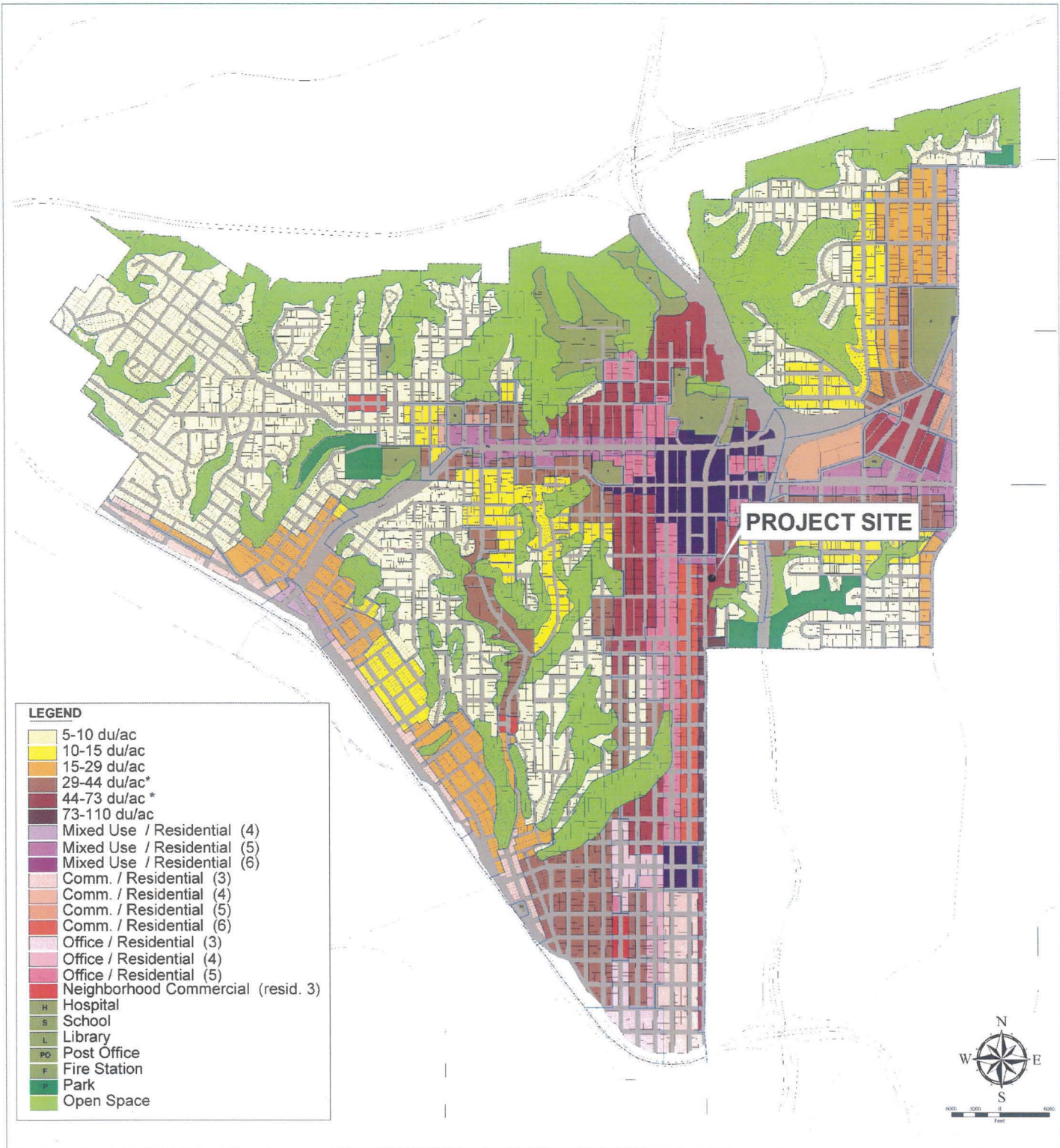
VACCHI/JSF

Attachments:

1. Uptown Community Plan Land Use Map
2. Vicinity Map
3. Aerial Photograph
4. Proposed Tentative Map
5. Draft Map Resolution with Findings
6. Draft Map Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Chronology

City of San Diego Planning Department

Uptown Community Plan Land Use

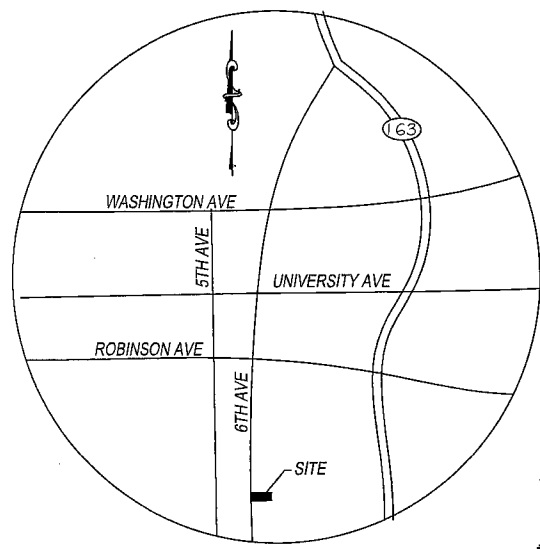
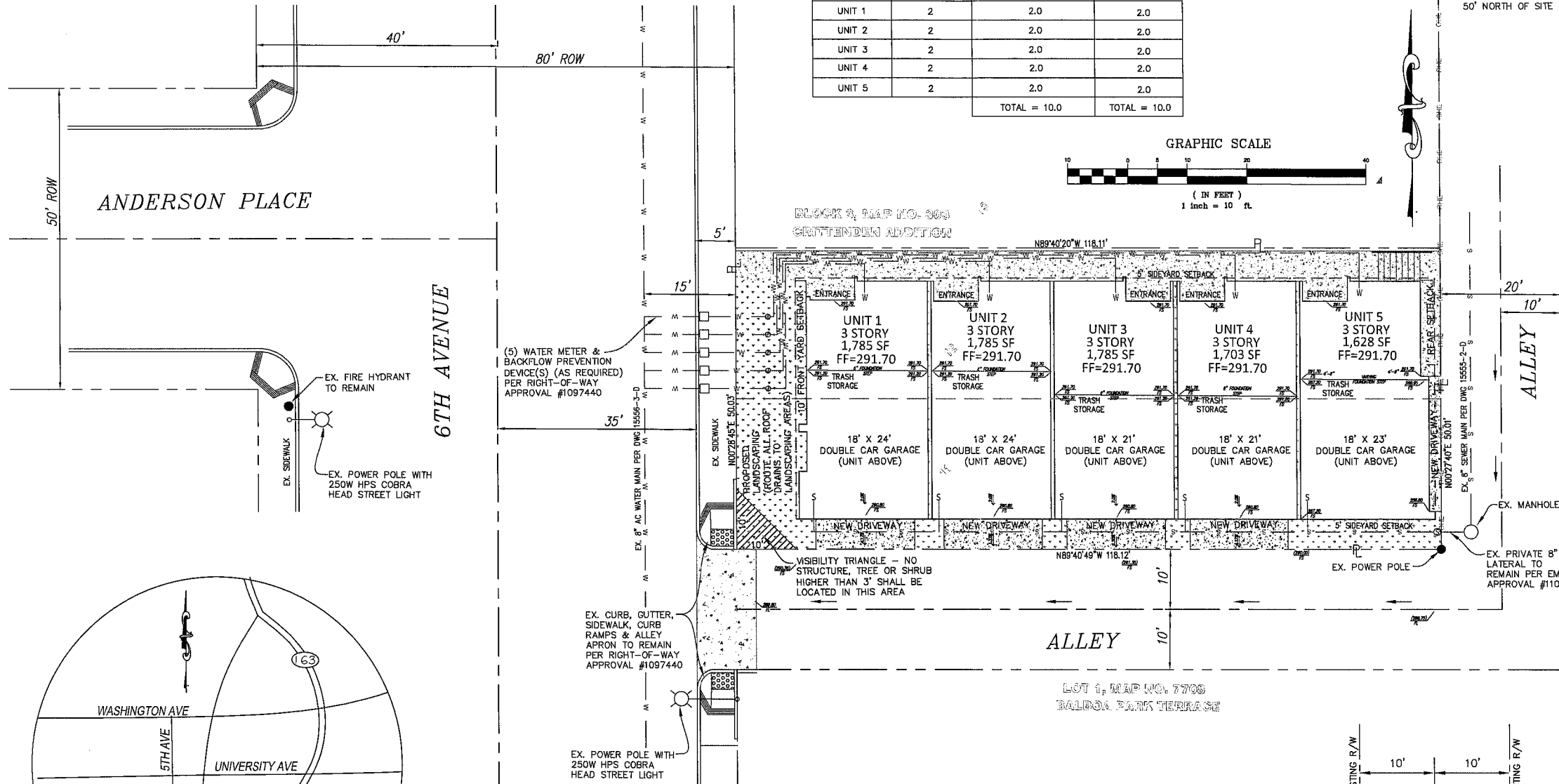
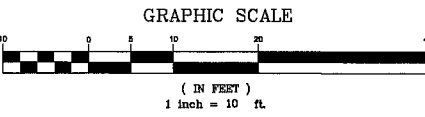






QUINTEZA TENTATIVE MAP

PARKING REQUIREMENTS PER SDMC TABLE 142.05C			
UNIT NUMBER	NUMBER OF BEDROOMS	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
UNIT 1	2	2.0	2.0
UNIT 2	2	2.0	2.0
UNIT 3	2	2.0	2.0
UNIT 4	2	2.0	2.0
UNIT 5	2	2.0	2.0
TOTAL = 10.0		TOTAL = 10.0	TOTAL = 10.0



PROJECT ADDRESS:
3645-3647 6TH AVENUE
SAN DIEGO, CA 92103

ASSESSOR'S PARCEL NUMBER:
452-291-06-00

BENCHMARK:
NWBP @ 6TH AVENUE AND EVANS PLACE
ELEV: 292.347 MSL

DECLARATION OF RESPONSIBLE CHARGE:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

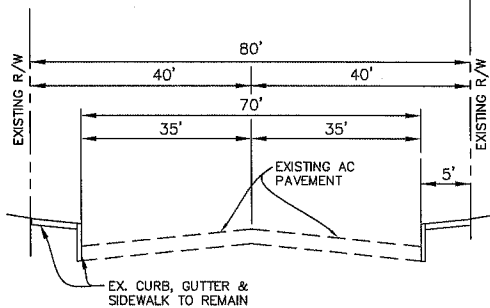
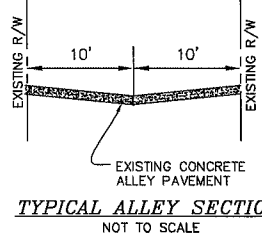
REFERENCE DRAWINGS:
MAP NO 303, CRITTENDEN ADDITION
MAP NO 7708, BALBOA PARK TERRACE
RECORD OF SURVEY 8209

MINIMUM SETBACKS:

FRONT 10' FROM PL
SIDEYARD 5' FROM PL
REAR 1' FROM PL

OWNER:
BDS GROUP, LLC
BENJAMIN VILENSKI, MANAGER
7844 HERSCHEL AVENUE
LA JOLLA, CA 92037

ON-SITE UTILITY TABLE	
UTILITY	LOCATION
ELECTRICAL	UNDERGROUND
GAS	UNDERGROUND
WATER/SEWER	UNDERGROUND
TELEPHONE	UNDERGROUND
CABLE	UNDERGROUND



LEGEND:	
SYMBOL	ITEM
x 93.5	EXISTING SPOT ELEVATION
---	TENTATIVE MAP BOUNDARY
---	EXISTING LOT LINE
---	SETBACK LINE
FF	FINISH FLOOR
FG	FINISH GRADE
TC	TOP OF CURB
FL	GUTTER FLOW LINE

Revision 3: OCTOBER 21, 2014
Revision 2: JULY 3, 2014
Revision 1: MAY 13, 2014

PTS #353911, 10 #24004322

TENTATIVE MAP

SHEET 1 OF 1 CREATED 12/02/2013

VON REITER GROUP
Civil Engineering Consultants
11110ingley avenue
san diego, ca 92131
www.vonreiter.com
phone (619) 232-4580
fax (619) 568-3770



NAME: RICHARD E. MATTER, JR. R.C.E. NO. 68281 07/03/2014 DATE
BENJAMIN VILENSKI, MANAGER 07/03/2014 DATE

PLANNING COMMISSION RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 1239523, QUINTEZA TM
PROJECT NO. 353911

WHEREAS, BDS GROUP, LLC, Subdivider, and RICHARD MATTER, JR., Engineer, submitted an application to the City of San Diego for a Tentative Map No. 1239523 for the subdivision of a 0.135 acre site into one (1) lot for a five unit residential condominium, currently under construction, and to waive the requirement to underground existing offsite overhead utilities. The project site is located 3645 - 3647 6th Avenue, between Anderson Place and Brookes Avenue, in the MR-800 Zone of the Mid-City Communities Planned District within the Uptown Community Plan area. The property is legally described as Lots 11 and 12, Block 3 of Crittenden Addition, City of San Diego, County of San Diego, according to Map No. 303, filed in the Office of the County Recorder of San Diego on October 5, 1886; and

WHEREAS, the Map proposes the Subdivision of a 0.135 acre site into one (1) lot for a five unit residential condominium, currently under construction; and

WHEREAS, on July 25, 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 Guideline Section 15305- (Minor Alterations in Land Use Limitations) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, the requested undergrounding waiver of existing overhead facilities in the abutting public right-of-way qualifies under the guidelines of the Municipal Code 144.0242- Waiver of the Requirements to Underground Privately Owned Utility Systems and Service 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

WHEREAS, the Subdivider will continue to be required to underground any new service run to the proposed structures within the subdivision; and

WHEREAS, on December 4, 2014, the Planning Commission of the City of San Diego considered Tentative Map No. 1239523, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440 and 144.0240 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 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. 1239523:

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 Quinteza Tentative Map proposes to create five residential condominium units, under-construction on a 7,000 square foot lot. There are existing overhead facilities in the abutting public right-of-way. The tentative map qualifies for a waiver from the requirement to underground these facilities in accordance with San Diego Municipal Code Section 144.0242.

The site is located within the Uptown Community Plan which identifies the site for Medium Density Residential land use at 44-73 dwelling units per acre. The proposed tentative map is consistent with the policies, goals, and objectives of the Uptown Community 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 Quinteza Tentative Map proposes to create five residential condominium units, under-construction on a 7,000 square foot lot. There are existing overhead facilities in the abutting public right-of-way. The tentative map qualifies for a waiver from the requirement to underground these facilities in accordance with San Diego Municipal Code Section 144.0242.

The site is located at 3645 6th Avenue in the MR-800 Zone of the Mid-City Communities Planned District. The proposed tentative map complies with the applicable zoning and development regulations of the Land Development Code. No deviations are required to approve the tentative map.

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 Quinteza Tentative Map proposes to create five residential condominium units, under-construction on a 7,000 square foot lot. There are existing overhead facilities in the abutting public right-of-way. The tentative map qualifies for a waiver from the requirement to underground these facilities in accordance with San Diego Municipal Code Section 144.0242. Technical reports addressing geology were provided for review by qualified City staff which indicates the site has no undue geologic instability and is therefore suitable for the subdivision as proposed by the tentative map.

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 Quinteza Tentative Map proposes to create five residential condominium units, under-construction on a 7,000 square foot lot. There are existing overhead facilities in the abutting public right-of-way. The tentative map qualifies for a waiver from the requirement to underground these facilities in accordance with San Diego Municipal Code Section 144.0242.

The site is currently under construction for five dwelling units. The site is surrounded by residential development. To the west and across 6th Avenue are two and four-story residential developments, to the north are older, one story residential units, to the south is a tennis court and recreation facility which serves a multi-story residential building southeast of the subject site,

and to the east are older, one and two story residential buildings. The Quinteza Tentative Map proposes to create five residential condominium units. This project is exempt from CEQA pursuant to State CEQA Guidelines Section 15305- (Minor Alterations in Land Use Limitations). The site contains no environmentally sensitive habitat.

5. The design of the subdivision or the type of improvement 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 Quinteza Tentative Map proposes to create five residential condominium units, under-construction on a 7,000 square foot lot. There are existing overhead facilities in the abutting public right-of-way. The tentative map qualifies for a waiver from the requirement to underground these facilities in accordance with San Diego Municipal Code Section 144.0242.

The Quinteza Tentative Map is consistent with all requirements of the Land Development Code and the Subdivision Map Act and will not be detrimental to 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 (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The Quinteza Tentative Map proposes to create five residential condominium units, under-construction on a 7,000 square foot lot. There are existing overhead facilities in the abutting public right-of-way. The tentative map qualifies for a waiver from the requirement to underground these facilities in accordance with San Diego Municipal Code Section 144.0242.

The Project site contains no public easements for access or use of the property, therefore the design of the subdivision will 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 (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The Quinteza Tentative Map proposes to create five residential condominium units, under-construction on a 7,000 square foot lot. There are existing overhead facilities in the abutting public right-of-way. The tentative map qualifies for a waiver from the requirement to underground these facilities in accordance with San Diego Municipal Code Section 144.0242.

The proposed subdivision into one lot for five condominiums will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading. 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 Quinteza Tentative Map proposes to create five residential condominium units, under-construction on a 7,000 square foot lot. There are existing overhead facilities in the abutting public right-of-way. The tentative map qualifies for a waiver from the requirement to underground these facilities in accordance with San Diego Municipal Code Section 144.0242.

The subdivision of the site into one lot for five condominiums is consistent with the community plan. There are no Environmentally Sensitive Lands present on the site. The project design has taken into account the best use of the land. The Planning Commission has reviewed the administrative record including the project plans, technical studies, environmental exemption and heard public testimony to determine 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 and found that the addition of one residential lot for thirty condominiums is consistent with the housing needs anticipated for 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 Planning Commission, Tentative Map No. 1239523 is hereby granted to BDS GROUP, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By

John S. Fisher
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24004322

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 1239523
QUINTEZA TM - PROJECT NO. 353911

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire (to be inserted, 3 years from approval after all appeals).
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 the existing lots into one lot 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.

Project No. 353911
TM No. 1239523

ENGINEERING

6. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
7. The Subdivider shall assure by permit and surety the public improvements shown on the approved construction plan per Right-of-Way Permit No. 1097440, which public improvements include new curb ramps, alley apron, curb, gutter, and sidewalk.
8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
9. 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.

PUBLIC UTILITIES

10. Prior to recordation of the Final Map, the Subdivider shall sign and provide to the City a letter acknowledging their obligation and intent to create, via CC&Rs on each Unit's title, provisions for the continuous future operation and maintenance of the development's private sewer main, in a manner satisfactory to the Public Utilities Director and the City Engineer.

MAPPING

11. "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].
12. "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."
13. 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.

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. 24004322

Project No. 353911
TM No. 1239523

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

 Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Project No.: 353911

Project Title: Quinteza TM

Project Location-Specific: 3645-3647 6th Avenue, San Diego, California 92103

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

Description of nature and purpose of the Project: The project proposes a Tentative Map (TM) to allow the creation of five residential condominium units (under construction) on a 7,000 square-foot site.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Beth Reiter (Applicant)
Von Reiter Group (Firm)
9974 Scripps Ranch Boulevard, #264
San Diego, California 92131
(858) 232-4580

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.

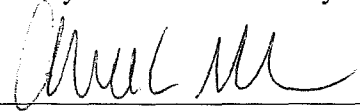
Lead Agency Contact Person: Rhonda Benally

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



Signature/Title

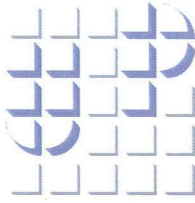
June 25, 2014

Date

Check One:

- ☒ Signed By Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or OPR:



UPTOWN PLANNERS

MEMORANDUM OF MOTION

MOTION APPROVED ON MAY 6, 2014
BY THE BOARD OF UPTOWN PLANNERS

Motion Approved By Uptown Planners on May 6, 2014:

The board of Uptown Planners passed the following motion regarding the 3645 Sixth Avenue ("Quinteza TM") project at its May 6, 2014; the item was noticed on the agenda as indicated below:

1. **3645 SIXTH AVENUE ("FACTORY LOFTS TENTATIVE MAP")** – Process Four --
Hillcrest -- Tentative Map to create five residential condominium units, under construction, on a 7,000 sq. ft. site at 3645 Sixth Avenue in the MR-800 Zone.

A presentation was made by the applicant's representative; there was no public comment. After board discussion, the board of Uptown Planners voted 14-1-1 to recommend approval of the project as presented.

Voting YES 14 Voting NO 1 Abstain 1 (non-voting chair)

Leo Wilson,
Chair, Uptown Planners



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

FACTORY LOFTS

Project No. For City Use Only

353911

Project Address:

3645 6th 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):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: FACTORY LOFTS	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation
 ☐ Limited Liability -or-
 ☐ General) What State? _____ Corporate Identification No. _____
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** ☐ Yes ☐ No

Corporate/Partnership Name (type or print):
BDS GROUP LLC

☒ Owner ☐ Tenant/Lessee

Street Address:
7844 HERSCHEL AVENUE

City/State/Zip:
LA JOLLA, CA. 92037

Phone No: _____ Fax No: _____
(858) 456 6300

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

Title (type or print):
MANAGER, BDS GROUP LLC

Signature : _____ Date: 12/02/2013

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

DEVELOPMENT SERVICES
Project Chronology
Quinteza TM - PTS# 353911

Date	Action	Description	City Review Time	Applicant Response
02/28/14	First Submittal	Project Deemed Complete		
04/14/14	First Assessment Letter		31 days	
05/27/14	Second Submittal			31 days
07/02/14	Second Review Complete		26 days	
07/15/14	Third Submittal			9 days
08/14/14	Third Review Complete		22 days	
08/14/14	Issues Complete			
12/03/14	Public Hearing		80 days	
TOTAL STAFF TIME			159 days	
TOTAL APPLICANT TIME				40 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission	6 months and 19 days	