



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 26, 2014 **REPORT NO.** PC-14-076

ATTENTION: Planning Commission, Agenda of December 4, 2014

SUBJECT: 4106-4114 LOUISIANA STREET – PROJECT NO. 368915
PROCESS FOUR

**OWNER/
APPLICANT:** Justin Tjalma

SUMMARY

Issues: Should the Planning Commission approve a Tentative Map to create five residential condominium units (under construction) and waive the requirements to underground existing overhead facilities within the Greater North Park Community Planning area?

Staff Recommendation: APPROVE Tentative Map No. 1303768.

Community Planning Group Recommendation: On July 15, 2014, the North Park Planning Committee voted 10-0-1 to recommend denial of the project with conditions as detailed in this report (Attachment 6).

Environmental Review: On October 31, 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 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 0.16-acre site is located at 4106-4114 Louisiana Street (Attachment 1) in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area (Attachment 2). The subject property is currently under construction for four, 2-bedroom and one, 3-bedroom dwelling units approved by Building Permit Nos. 1213621, 26-28.

The site is within the Greater North Park Community Plan Medium-High density area between Howard and Lincoln Avenues. The neighborhood is characterized by a mixture of lower- and medium density development with a scattering of single-family development. This area, while not abutting the major transit corridors, is within walking distance of them and the commercial areas along El Cajon Boulevard, 30th Street and University Avenue. As a result of these factors, this area is recommended for medium-high density residential development.

DISCUSSION

Project Description:

The project proposes a Tentative Map for the subdivision of the property to create five condominium ownership interests on a 0.16-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 outlined in 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 project is requesting an undergrounding waiver of existing overhead facilities in the abutting public right-of-way. The request 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.

The Municipal Code requires 10 parking spaces and the project proposes 10 parking spaces within garages under each unit, consistent with the parking regulations.

Community Planning Group Recommendation:

At their July 15, 2014 meeting, the North Park Planning Committee voted 10-0-1 to recommend denial of the project because the original construction of this project (pursuant to a ministerial building permit) was not presented to or reviewed by the committee. The project complied with all the regulations of the underlying zone and therefore was not required to obtain any discretionary permits. The current application is to create ownership units only and requires a Process Four Tentative Map as discussed earlier in this report.

The planning group requested that the City require any new utility appurtenances be located within the footprint of the property; and that no new utility appurtenances be located in the public right-of-way. The project has been conditioned to underground any new service run to any new or proposed structures within the subdivision.

Conclusion:

Staff has reviewed the request for a Tentative Map to create five 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. 1303768 subject to the proposed conditions (Attachment 3).

ALTERNATIVES

1. **Approve** Tentative Map No. 1303768 **with modifications.**
2. **Deny** Tentative Map No. 1303768, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department

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. Community Planning Group Recommendation
7. Ownership Information
8. Environmental Exemption



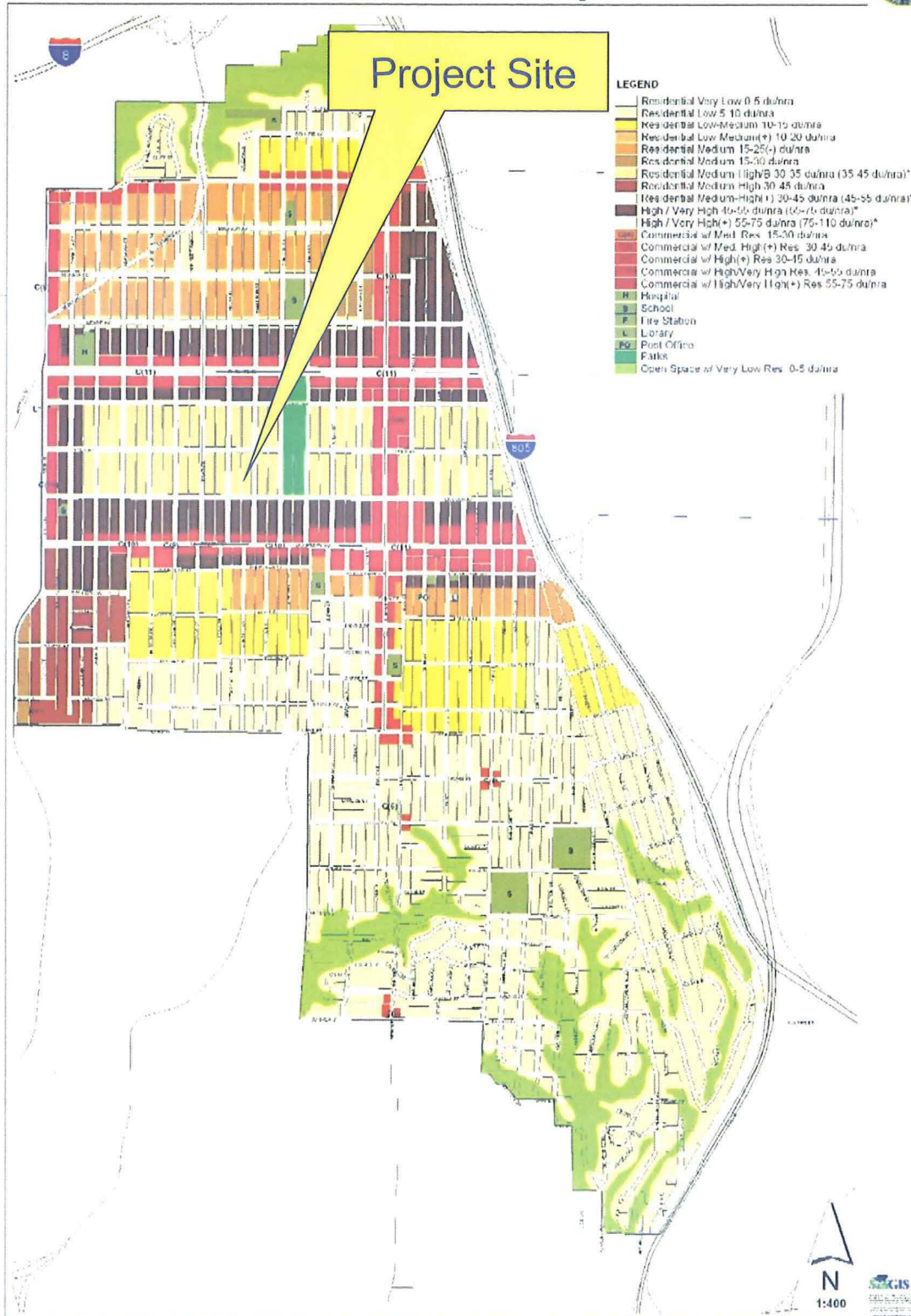
Location Aerial Photo

LOUISIANA STREET ROW HOMES T- 4106-4114 LOUISIANA STREET
PROJECT NO. 368915



ATTACHMENT 1

City of San Diego Planning Department
Greater North Park Community Plan Land Use



Land Use Map

LOUISIANA ST ROW HOMES TM- 4106-4114 LOUISIANA ST

PROJECT NO. 368915



PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 1303768

4106-4114 LOUISIANA STREET – PROJECT NO. 368915

ADOPTED BY RESOLUTION NO. R-_____ ON _____

DRAFT

GENERAL

1. This Tentative Map will expire December 18, 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 lot to create five (5) 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.

Project No. 368915
TM No. 1303768

ENGINEERING

6. The Subdivider shall construct the required Public Improvements, as shown on the approved Construction Plan, which included new curb, gutter and sidewalk.
7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
8. 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.

TRANSPORTATION

9. No fewer than 10 parking spaces shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department.

MAPPING

10. "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].
11. "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."
12. 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

13. Prior to recordation of the Final Map, the subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private sewer facilities that serve or traverse more than a single condominium unit or lot.

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. 24004676

PLANNING COMMISSION RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 1303768

4106-4114 LOUISIANA STREET – PROJECT NO. 368915

WHEREAS, LOUISIANA STREET ROW HOMES LLC, Owner/Subdivider, submitted an application to the City of San Diego for a Tentative Map to create five (5) residential condominium dwelling units (under construction) and a request to waive the requirements to underground existing overhead facilities for the 4106-4114 Louisiana Street project on a 0.16-acre site. The project site is located at 4106-4114 Louisiana Street in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area. The property is legally described as Portions of Lots 27 and 28, Block 146 of University Heights, Map No. 8; and

Whereas the map proposes the subdivision of two (2) lots on a 0.16-acre site into one (1) lot to create five (5) residential condominiums, currently under construction.

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 five (5); and

WHEREAS, on October 31, 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, on December 4, 2014, the Planning Commission of the City of San Diego considered Tentative Map No. 1303768 and pursuant to San Diego Municipal Code sections 125.0440, 125.0444, 144.0240 and 144.0242 and the 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. 1303768:

- 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 five residential condominium dwelling units which are currently under construction. The 0.16-acre site is located at 4106-4114 Louisiana Street in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area. No construction or grading is permitted by this Tentative Map. All development was previously approved by Building Permit Nos. 1213621, 26-28.

The project under construction was reviewed for conformance with the Mid-City Communities Planned District Ordinance (PDO) MR-1250B zone during the plan check stage. The project conforms to the development regulations of the zone and there are no zoning or planning issues with the proposed Tentative Map to create dwelling units under construction to condominiums.

The site is within the Greater North Park Community Plan Medium-High density area between Howard and Lincoln Avenues. It is characterized by a mixture of lower and medium density development with a scattering of single-family development.

This area, while not abutting the major transit corridors, is within walking distance of them and the commercial areas along El Cajon Boulevard, 30th Street and University Avenue. As a result of these factors, this area is recommended for medium-high density residential development with a density bonus. Therefore, this five unit subdivision complies with the Greater North Park Community Plan.

The requested underground waiver of existing overhead facilities in the abutting public right-of-way qualifies under the guidelines of the Municipal Code Section 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. The project has been conditioned to underground any new service run to any new or proposed structures within the subdivision.

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 five residential condominium dwelling units which are currently under construction. The 0.16-acre site is located at 4106-4114 Louisiana Street in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area. No construction or grading is permitted by this Tentative Map. All development was previously approved by Building Permit Nos. 1213621, 26-28.

The proposed subdivision was determined to be consistent with the development regulations of the MR-1250B 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 five residential condominium dwelling units which are currently under construction. The 0.16-acre site is located at 4106-4114 Louisiana Street in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area. No construction or grading is permitted by this Tentative Map. All development was previously approved by Building Permit Nos. 1213621, 26-28.

The site is an urban in-fill project on a relatively flat parcel. The proposed subdivision was determined to be consistent with the development regulations of the MR-1250B 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 five residential condominium dwelling units which are currently under construction. The 0.16-acre site is located at 4106-4114 Louisiana Street in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area. No construction or grading is permitted by this Tentative Map. All development was previously approved by Building Permit Nos. 1213621, 26-28.

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 under CEQA Guidelines Section 15305 (Minor alterations in Land Use Limitations).

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 five residential condominium dwelling units which are currently under construction. The 0.16-acre site is located at 4106-4114 Louisiana Street in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area. No construction or grading is permitted by this Tentative Map. All development was previously approved by Building Permit Nos. 1213621, 26-28.

All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and City regulations governing the constructions and continued operation of the development apply to this project to prevent adverse affects to those persons or properties in the vicinity of the project. Therefore, the project will not be detrimental to the public health, safety and welfare.

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 five residential condominium dwelling units which are currently under construction. The 0.16-acre site is located at 4106-4114 Louisiana Street in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area. No construction or grading is permitted by this Tentative Map. All development was previously approved by Building Permit Nos. 1213621, 26-28.

No existing easements are located within the project boundaries as show on Tentative Map No. 1303768. 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 five residential condominium dwelling units which are currently under construction. The 0.16-acre site is located at 4106-4114 Louisiana Street in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area. No construction or grading is permitted by this Tentative Map. All development was previously approved by Building Permit Nos. 1213621, 26-28.

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 five residential condominium dwelling units which are currently under construction. The 0.16-acre site is located at 4106-4114 Louisiana Street in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area. No construction or grading is permitted by this Tentative Map. All development was previously approved by Building Permit Nos. 1213621, 26-28.

The proposed project is a subdivision of the property to create five residential units to condominium interests, and the Tentative Map in of itself would not impact the housing within the region, public services or 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 five residential condominium dwelling units which are currently under construction. The 0.16-acre site is located at 4106-4114 Louisiana Street in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area. The units are currently under construction, therefore no notices are required pursuant to 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 five residential condominium dwelling units which are currently under construction. The 0.16-acre site is located at 4106-4114 Louisiana Street in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park 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 five residential condominium dwelling units which are currently under construction. The 0.16-acre site is located at 4106-4114 Louisiana Street in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park 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. 1303768 is hereby granted to the LOUISIANA STREET ROW HOMES LLC., subject to the attached conditions which are made a part of this resolution by this reference.

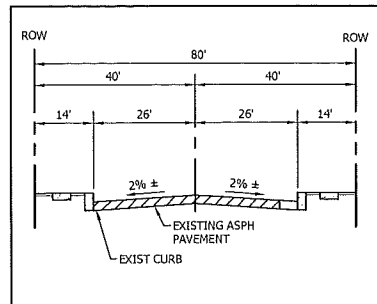
By

Renee Mezo
Development Project Manager
Development Services Department

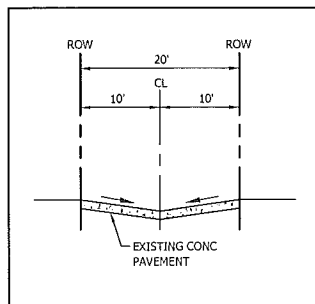
Internal Order No. 24004676

TENTATIVE MAP NO. 1303768
PROJECT NO. 368915
LOUISIANA ROW HOMES

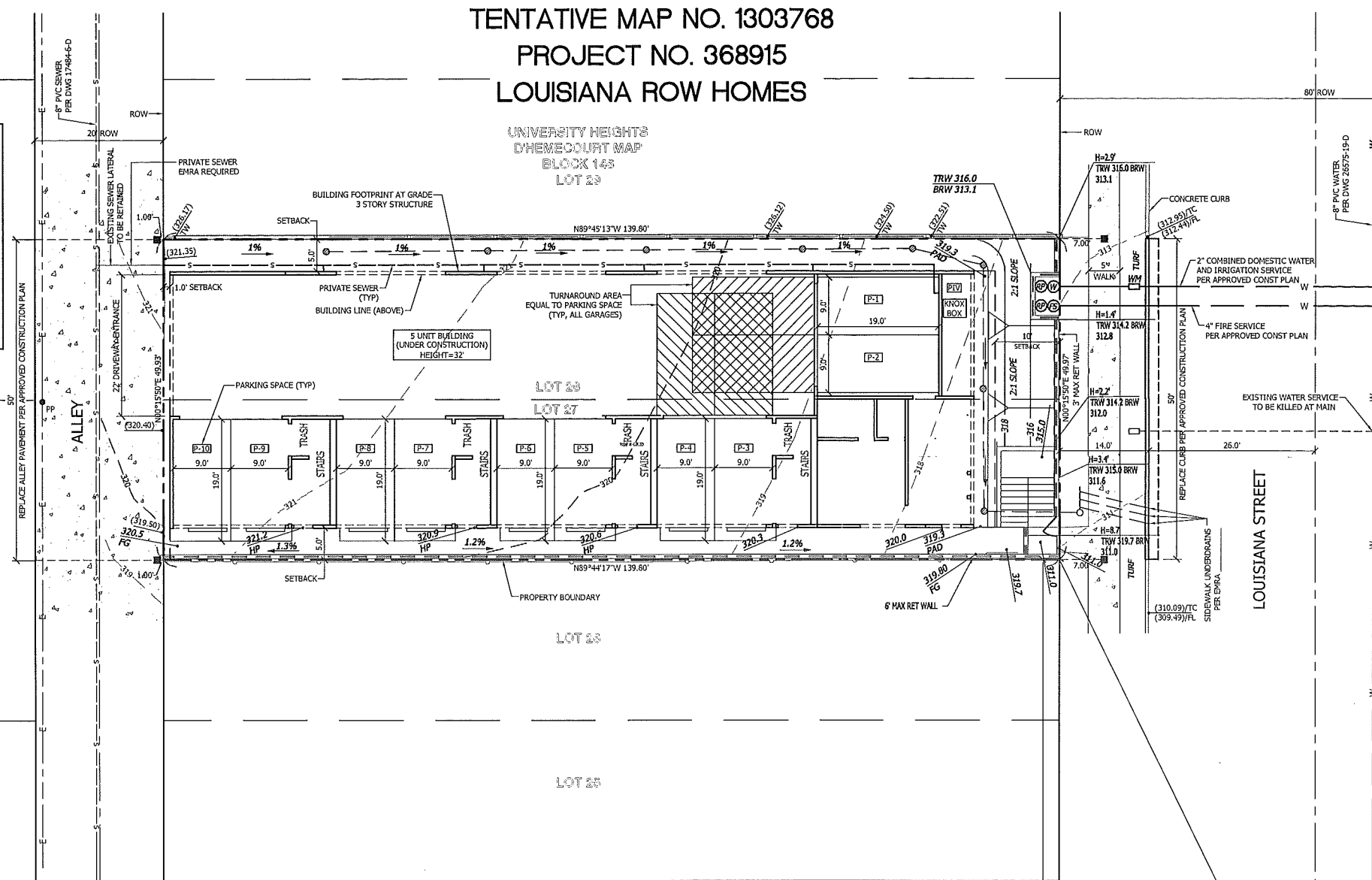
UNIVERSITY HEIGHTS
D'HEMECOURT MAP
BLOCK 145
LOT 29



TYPICAL STREET SECTION
LOUISIANA STREET
NOT TO SCALE



TYPICAL ALLEY SECTION
NOT TO SCALE



LEGEND: EXISTING FEATURES

---	PROPERTY LINE	---	GROUND CONTOUR (5' INTERVAL)
---	RIGHT OF WAY (ROW)	---	GROUND CONTOUR (1' INTERVAL)
---	CENTER LINE	---	(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)
---	LOT LINE	---	BOUNDARY LINE DATA
---	FENCE WOOD	---	SPOT ELEVATION (EXIST)
---	FENCE WOOD-CHAIN LINK	---	FOUND BOUNDARY MONUMENT
---	EDGE OF CONCRETE	---	LEAD & DISC "LS 2318"
---	OVERHEAD ELECTRIC LINE	---	WATER SERVICE
---	SEWER LINE	---	FIRE SERVICE
---	WATER LINE	---	REDUCED PRESSURE DETECTOR ASSEMBLY
---	6" CMU WALL	---	
---	CONCRETE SURFACE	---	

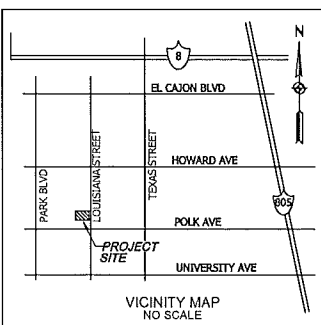
ABBREVIATIONS

APN.....	ASSESSOR'S PARCEL NUMBER	PIV.....	POST INDICATOR VALVE
BLDG.....	BUILDING	PP.....	UTILITY POLE
CMU.....	CONCRETE MASONRY UNIT	ROW.....	RIGHT OF WAY
CONC.....	CONCRETE	TC.....	TOP OF CURB
EL.....	ELEVATION	TW.....	TOP OF WALL
EXIST.....	EXISTING	TYP.....	TYPICAL
FL.....	FLOWLINE	WM.....	WATER METER
FS.....	FIRE SERVICE		

FIRE NOTES

1. PROVIDE A KNOX BOX AT THE GATE PER FIRE DEPARTMENT POLICY K-12-2.
2. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION §95.0209.
3. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE BUILDING.
4. CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THIS CODE. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.

(TYPE)	(STATUS)
ELECTRIC	OVERHEAD
TELEPHONE	OVERHEAD
CABLE TELEVISION	OVERHEAD



PREPARED BY:
METROPOLITAN MAPPING
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email: metromap.sd@gmail.com



VERNON V. FRANCK, PLS 7927

DATE

CITY OF SAN DIEGO DEVELOPMENT SUMMARY

SUMMARY OF REQUEST

TENTATIVE PARCEL MAP (FOR CONDOMINIUM PURPOSES)
TOTAL NUMBER OF EXISTING LOTS = 2
TOTAL NUMBER OF PROPOSED LOTS = 1

SITE ADDRESS

4110 LOUISIANA STREET, SAN DIEGO, CA 92104, BETWEEN POLK AVE AND HOWARD AVE

SITE AREA: 7,000 SF / 0.161 ACRES

GROSS FLOOR AREA (PROPOSED): 13,760 SF

EXISTING ZONING

BASE ZONE: MR-1250-B
PLANNED DISTRICT: MID-CITY COMMUNITY PLANNED DISTRICT

OVERLAY ZONES

TRANSIT AREA
AIRPORT INFLUENCE AREA - SD INTERNATIONAL AIRPORT

BUILDING SETBACKS: FRONT: 10'/SIDE: 5'/REAR: 1'

OFF-STREET PARKING REQUIRED PER SDMC TABLE 142-05-C
RATE (2-BEDROOM): 1.75 SPACES X 4 UNITS=7 SPACES REQUIRED
RATE (3-BEDROOM): 2 SPACES X 1 UNIT=2 SPACES REQUIRED
TOTAL SPACES REQUIRED: 9
TOTAL SPACES PROVIDED: 10

BUILDING DATA

NUMBER OF RESIDENTIAL UNITS: 5
TOTAL FLOOR AREA OF RESIDENTIAL UNITS: 9,490 SF
UNIT 1: 3BR/2,361 SF
UNITS 2, 3 AND 4: 2 BR/1,775 SF (EACH)
UNIT 5: 2 BR/1,804 SF
NUMBER OF STORIES: 3
NUMBER OF BUILDINGS: 1
EXISTING USE: MULTI-FAMILY RESIDENTIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

CURRENTLY PERMITTED AND UNDER CONSTRUCTION

DEVELOPMENT NOTES

THIS IS A MAP OF 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 5.

MONUMENTATION NOTES

ALL PROPERTY CORNERS WILL BE SET AND A LOT CONSOLIDATION FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

REFERENCE DRAWINGS

UNIVERSITY HEIGHTS D'HEMECOURT MAP, 26575-19-D, 178484-6-D

PROJECT PERMITS REQUIRED

LOT CONSOLIDATION FINAL MAP FOR CONDOMINIUM PURPOSES

NOTES

1. THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
2. EXISTING DRAINAGE PATTERNS: SURFACE FLOW TO LOUISIANA STREET AND ALLEY
3. THERE ARE NO KNOWN EASEMENTS ON THIS SITE.
4. THE BUILDING IS PERMITTED AND UNDER CONSTRUCTION.
5. ALL PLUMBING FACILITIES TO BE LOCATED WITHIN A ROW OR PUBLIC EASEMENT (INCLUDING WATER SERVICES AND SEWER LATERALS) MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENTLY PUBLISHED VERSION OF THE CITY WATER AND SEWER FACILITY DESIGN GUIDELINES, CITY REGULATIONS, CITY STANDARDS AND CITY PRACTICES PERTAINING THERETO.
6. ALL PRIVATE PLUMBING FACILITIES TO BE LOCATED WITHIN PRIVATE PROPERTY (I.E., NOT WITHIN A ROW OR PUBLIC EASEMENT) MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENTLY PUBLISHED VERSION OF THE CALIFORNIA PLUMBING CODE.
7. BFPDS ARE REQUIRED FOR ALL PUBLIC WATER SERVICE LINES (DOMESTIC, IRRIGATION, AND FIRE). THEY ARE TO BE LOCATED ON PRIVATE PROPERTY, IN-LINE WITH THE SERVICE, AND (UNLESS APPROVED OTHERWISE) IMMEDIATELY ADJACENT TO THE ROW. THE PUBLIC UTILITIES DEPARTMENT DOES NOT ALLOW BFPDS TO BE LOCATED BELOW GRADE OR WITHIN A STRUCTURE.
8. NO TREES OR SHRUBS EXCEEDING THREE FEET (3') IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN FIVE FEET (5') OF ANY PUBLIC WATER FACILITIES (INCLUDING WATER SERVICES AND METERS), OR WITHIN TEN FEET (10') OF ANY PUBLIC SEWER FACILITIES.

PROJECT SOILS CONDITION

EXISTING DEVELOPED SITE, GEOLOGIC CATEGORY 52

PROJECT OWNER

LOUISIANA STREET ROW HOMES, L.L.C.
3103 FALCON STREET, SUITE E, SAN DIEGO, CA 92103

JUSTIN T.JALMA, MANAGING PARTNER DATE

LEGAL DESCRIPTION

LOTS 27 AND 28 IN BLOCK 146 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8, PG 36, SEQ OF LIS PENDENS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

SOURCE OF TOPOGRAPHY

FIELD SURVEY BY METROPOLITAN MAPPING, MARCH 15, 2014

BASIS OF ELEVATIONS

CITY OF SAN DIEGO BENCHMARK DESCRIPTION: BRASS PLUG (NEBP)
TOP OF CURB, NORTHEAST CORNER MISSISSIPPI STREET & EL CAJON BOULEVARD
ELEVATION: 329.427 FEET DATUM: NGVD 29

BASIS OF BEARINGS

THE EASTERLY ROW OF LOUISIANA STREET AS SHOWN ON MAP NO. 15490
I.E., N 0°15'50" E

COORDINATES: NAD 27: 214-1725 CCS 83: 1854-6285

ASSESSOR'S PARCEL NUMBER: 445-521-20

PROJECT NAME: LOUISIANA ROW HOMES

SHEET TITLE: TENTATIVE MAP NO. 1303768

PTS NO. 368915

SHEET 1 OF 1





NORTH PARK PLANNING COMMITTEE

Final Minutes: July 15, 2014 – 6:30 PM

www.northparkplanning.org

info@northparkplanning.org

Like us:  [NorthParkPlanning](https://www.facebook.com/NorthParkPlanning) Follow us:  [@NPPlanning](https://twitter.com/NPPlanning)

I. Call to order: 6:33 pm

II. Attendance Report:

Member															
	Robert Barry	Roger Morrison	Dionne Carlson	Daniel Gebreselassie	Vicki Granowitz	Peter Hill	Brandon Hilpert	Rachel Levin	Carl Moczydlowsky	Lucky Morrison	Dang Nguyen	Kevin Clark	Rick Pyles	Sarah McAlear	Steve Codraro
Attendance	1		2	3	4	5	6		7	8	9	10	11		12
Late			6:40										7:02		
Absences		1						2	1					2	

III. Modifications to and Adoption of the 07/15/14 Agenda

a. Motion to Approve Hill/Hilpert 10-0-0 (Pyles Late, Carson Late)

IV. Consent Agenda: Items on the Consent Agenda were heard & voted on at an NPPC subcommittee; are not considered controversial. Items on the Consent Agenda can be moved to Action for full discussion by any member of the Board or Public;

- a. **3132 Herman Ave.** – Neighborhood Development Permit (NDP) Permit for 342 sq ft ground-floor addition to an existing 1,019-sq-ft, one story, single-family residence with a 516 sq ft detached garage as well as an existing 584 sq ft, one-story, single-dwelling residence would remain on the project site. **Motion: To approve the NDP for 3132 Herman Ave, Permit # 367739, as presented. Clark/UDPR 10-0-1 (Codraro abstains) Approved on Consent**
- b. **4106-4114 Louisiana St.** – Application for a Vesting Tentative Map to convert a 5 unit “apartment” building, under construction, to condominiums. Applicant Justin Tjalma. **Motion: To recommend denial of the vesting tentative map for permit #368915 for 5 units under construction at 4106 - 4114 Louisiana, due to the loophole in the Land Development Code that allows a developer to bypass local public input & exploration of impacts to community character. The North Park Planning Committee hereby requests that the City at minimum require that any new utility appurtenances be located within the footprint of the property; and that no new utility appurtenances be located in the public right of way. Clark/UDPR 10-0-1 (Codraro abstains) Approved on Consent**
- c. Congress member Susan Davis is requesting community feedback on upcoming bill (s) in Congress which propose the universal implementation of **Cluster Boxes** instead of the current door-to-door postal service now in effect. **Motion: Due to concerns about attracting graffiti, Public Right of Way (PROW) obstruction, public safety, impediments to traffic flow, double-parking, incompatibility with the community character of older communities, economic benefits lost, and economic burdens imposed; the North Park Planning Committee respectfully requests that our Local, State and Federal Elected Officials oppose any proposal to discontinue the National Postal Service’s door-to-door mail delivery and to replace it with Cluster Boxes or any similar mechanism Clark/PFPA 10-0-1 (Codraro abstains) Approved on Consent**

MOTION TO APPROVE CONSENT AGENDA: Clark/UDPR/PFPA 10-0-1 (Codraro abstains, Pyles Late)

V. Approval of Previous Minutes

- a. **MOTION TO APPROVE 6/17/14 Minutes Hilpert/Nguyen 11-0-0 (Pyles late)**
- b. **MOTION TO APPROVE 5/29/14 Minutes Hilpert/Carlson 9-0-2 (Moczydlowsky & Gebreselassie abstain, Pyles late)**

VI. Treasurer's Report

- a. Brandon Hilpert – current balance \$739.77

VII. Social Media Report, Brandon Hilpert

- a. Email list seems to be working well with unsubscribes and subscribes handled automatically.

VIII. Chairs Report/CPC

- a. RE: 30th & Upas Kathleen Ferrier spoke with Gary Pense
 - i. Crosswalks @ western intersection: one crosswalk is actually going away - easternmost in front of North Parker. This connects to driveway and this is not permitted in California vehicle code. This is tough to argue with. The other 2 crosswalks (westernmost going north/south and east/ west connector between Blue Foot and North Parker) will be high visibility.
 - ii. Crosswalks @ eastern intersection: similar situation as above. westernmost crosswalk will go away because it connects to driveway of convenience store. Remaining 3 crosswalks will be high visibility.
 - iii. The City will paint the temporary curb extensions (hashmarks). However, these cannot be painted through the crosswalk so they will extend out in front of Blue Foot in area north of intersection and westernmost area.
 - iv. City cannot place a stop sign in Jack in the Box driveway, as it is private property. Other signs in alley will be placed there soon.
 - v. We can make a request that Ray become northbound instead of southbound. For the City to implement, it would actually require a petition. I want the city to run a prelim analysis first just to see if - once we had the signatures - it would be feasible from engineering perspective. Vicki I don't know if you' made headway into this?
- b. Water Tower engineering assessment came in last week. Conclusion – we need \$1.7 million
- c. 3537-3551 Indiana Street Potential Development Project. HRB approved Historic Designation for the front two cottages.
- d. McKinley Joint Use was approved unanimously without debate at Community Parks Area II on July 9, Design Review in August, Park & Rec Board in Sept.
- e. Board Vacancy – Kevin Clark announces August 19 will be his last meeting. he is moving to Portland. We will have a vacancy this September, filling the vacancy will be by a vote of the Board. Howard Blackson is no longer working for the City & is interested in running for the vacancy.
 - i. Granowitz and Ngyuen are the election committee.

IX. Planner's Report - Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov

- a. Officially called the planning department. Urban Design Elements consultants KTU&A are interested in presenting next month. The transitional commercial zone along Wightman has been dropped because of community character issues. Still evaluating options for along El Cajon.

X. Non Agenda Public Comment

- a. **April Hardy** – SMARTS Farm Event – Butterflies & Camels this Saturday. Educational opportunities and garden rental boxes. Event is free for kids and \$10 for adults. Looking for volunteers for photography, art and gardening.
- b. **Jeff Kirschbaum** – OLP Update – Construction progress at OLP is going smoothly on time and as planned. The school is posting detailed plans sometimes day by day in 3-week increments to keep neighbors improved. Adding classrooms and a dining hall.
- c. **Gary Warth** – lives on Madison and Utah opposes the traffic chokers installation. Has a petition of residents to remove. Has safety concerns and doesn't think they were warranted. Will be on the PFPA sub-committee agenda in August.
- d. **Rene Vidales** – Orchids and Onions nomination forms are out. www.orchidsandonions.org.
- e. **Dionne Carlson** – Neighborhood Historic Preservation Coalition – regional coalition of concerned groups and neighborhoods about the nominations to Historic Resources Board.

XI. Announcements

- a. **Neighborhood day at Garfield Elementary** - (4487 Oregon St) on Monday July 18 at 7pm
- b. **The 2014 San Diego Pride Parade is this Saturday, July 19, 2014** – walk with the Todd Squad and Council District 3.
- c. **Utility Undergrounding Advisory Committee**, Friday, July 18, 2014, 8:30 am to 10:30 am 202 C St, Committee Rm on the 12th floor.
- d. **Making Stormwater Alternative Compliance Programs Work: Opportunities in Development, Funding and Partnering**; July 17, 2014: 2:00 – 6:00 pm Procopio Tower 525 B St San Diego, CA 92101
- e. **Public Workshop for the Watershed Management Area Analysis**; Tuesday, July 29, 2014: 4:30 p.m. -8:00 p.m.
- f. **City of San Diego Urban Forest Management Plan** - Public meetings & a survey on Urban/Community Forestry, Monday evenings from 6pm to 8pm - September Meetings: Review Objectives and Potential Actions September 22, 2014, University Town Center (UTC) Forum Hall (Wells Fargo Bank) 4315 La Jolla Village Drive &/or September 29, 2014, Balboa Park, War Memorial Bldg. Survey at <https://www.surveymonkey.com/s/CXS5KXC>

XII. Elected Official's Report

- a. **Jason Wiesz, Hon. Toni Atkins, State Assembly District 76** – 619.645.3090 jason.weisz@asm.ca.gov - Toni Atkins is the Grand Marshall for the pride parade. Mobile office hours for state issues. August is the final session of this legislature.
- b. **Christopher Ward, Hon. Marty Block, State Senate District 39** – 619.645.3133 christopher.ward@sen.ca.gov - August 31st is the legislative deadline. Climate Choice Aggregates. Rainy day fund prop 14. Paying down the debt, deferrals and borrowing. Community colleges, human trafficking bills.
- c. **Gavin Deeb, Hon. Susan Davis, US Congressional District 53**, 619.208.5353 Gavin.Deeb@mail.house.gov - absent.
- d. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3**, AGranda@sandiego.gov <http://sandiego.gov/cd3> - absent.

XIII. Subcommittee Reports:

- a. **Urban Design/Project Review, Peter Hill-Rachel Levin** - NP Adult Community Center, 6:00pm 1st Monday. Next meeting August 4, 2014
 - i. **July Meeting:** See consent agenda
 - ii. **Future Agenda:** Single family residence on Felton.
- b. **Public Facilities/Public Art, Dionne Carlson-Roger Morrison** – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting August 13, 2014
 - i. **July Meeting:** Meade/Monroe alignment meeting plus see consent agenda.
 - ii. **Future Agenda:** Parking conversions. Madison and Ohio median chokers. Bike lanes on Howard/Orange alignment in September.

XIV. Liaisons Reports

- a. **Balboa Park Committee, Rob Steppke:** No Meeting
- b. **Maintenance Assessment District, Peter Hill:** Trees infringing on the MRBT lines. Dark in August.
- c. **North Park Main Street, Kevin Clark:** World Cup viewing party was a huge success. Thanks to the Office and Dang Ngyuen.
- d. **NP Mid-City Regional Bike Corridors, Carlson:** Focus on the problematic intersections on the bike routes for leveraging of SANDAG monies.
- e. **Adams Ave BIA, Dionne Carlson:** DECOBIKES all the way to Kensington. Improvements to the 805 bridge coming soon. Parks improvements along the freeways by the bridge.
- f. **El Cajon BIA, Vicki Granowitz:** Would like a meeting with board members and city planning staff to talk about the community plan update.

XV. Discussion/Action Items

- a. **Community Plan Update:** Recreation Element Discussion – Preparation for September meeting
 - i. **Prioritization of Park Projects** - For August in preparation for September presentation of Recreation Element
 - 1. This is a board decision that will take Board and community priorities into consideration during decision making
 - ii. **A Draft Governance Process for Equivalencies** – we've shared these concepts with staff, verbally. Been waiting for a number of years to resolve these issues got tired of waiting. No assurance they will accept any or all of the suggestions.

MOTION: NPPC believes that it should be added to the review process for recreation and park projects that utilize North Park Developer Impact Fees. As such, NPPC requests that the following Governance Process for DIF Based North Park Equivalencies be incorporated into the North Park Community Plan update.

Specific Language:

If North Park DIFs are used for a project in the East Mesa area of Balboa Park (a Regional Park) &/or enhanced projects in Greater North Park, those projects would be considered an equivalency, and NPPC shall be included in the review process in the following ways:

- 1. *If a General Development Plan is required, the NPPC shall be included in the standard Park and Recreation project review and input process as well as have the ability to make official recommendations to the Park & Recreation Department and the Park & Recreation Board.*
- 2. *Equivalencies projects and/or improvements that do not require a GDP, shall be noticed to the NPPC with documentation but without staff presentations. The NPPC shall be able to give input and make recommendations on these equivalencies. These types of projects may be bundled and made available for NPPC recommendations quarterly.*

3. *Special events in newly developed areas adjacent to North Park shall go through the typical process, however if certain thresholds are met, including but not limited to: sound amplification or the number of participants exceeds 1000, NPPC shall be included in the review process.*
4. *If recreation in DIF developed park projects in Balboa Park could have impacts to adjacent North Park residents and businesses requiring mitigation, the NPPC shall be included in the review process."*

Carlson/Hilpert 12-0-0

- b. **NPPC Draft Bylaws Update – Review & Discuss Various Elements**
 - i. Changes to CPG boundaries new language - This was approved by the City Attorney
 - ii. The city has asked that CPG's reframe from having "general memberships" in both CP 600-24 & the Admin Guidelines - Staff explained there has been confusion, about who is the official CPG Board. I think it's an easy fix. We can call them eligible applicants.
 - iii. Staff requested simplifying our eligibility language - It's basically all there but need to make sure the intent is still the same. That's why I included the previous language.
 - iv. The NPPC traditionally fills seats during the 120-day period within 90 days of the annual march election; if we adopt the City language we will not be able to fill seats during this period.
 - v. Eligibility to vote requirements.
 - vi. Action on Agenda...
 - vii. Consent Agenda - Our practice has become to add items to the Consent Agenda, but only if they weren't controversial & no one in attendance wants to hear the item. Both the P&R Board & PC engages in this practice. Need to add if we want to continue this practice.

XVI. Unfinished and Future Agenda Items

- a. Alcohol Process at Smart Growth & Land Use Council Committee - June 11, 2014
 - i. Potential Recommendation to SGLU & Planning Commission including but not limited to:
 1. Noticing
 2. Issues Related to Transitioning of Vice Officers
- b. Aug vote on Park Priorities
- c. Sept P&R Element
- d. NPCPU Workshop TBD

XVII. Next Meeting Date: Board Meeting August 19, 2014.

XVIII. Motion to Adjourn: Pyles/Ngyuen 12-0-0

Minutes submitted by Carl Moczydlowsky



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

Louisiana Street Row Homes LLC

Project No. For City Use Only

368915

Project Address:

4110 Louisiana Street, San Diego CA 92104

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):		Name of Individual (type or print):	
<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner
Street Address:		Street Address:	
City/State/Zip:		City/State/Zip:	
Phone No:	Fax No:	Phone No:	Fax No:
Signature :	Date:	Signature :	Date:
Name of Individual (type or print):		Name of Individual (type or print):	
<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner
Street Address:		Street Address:	
City/State/Zip:		City/State/Zip:	
Phone No:	Fax No:	Phone No:	Fax No:
Signature :	Date:	Signature :	Date:

Project Title: Louisiana Street Row Homes LLC	Project No. (For City Use Only)
---	--

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? CA
 Corporate Identification No. 46-4732466
☐ 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): Louisiana Street Row Homes LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 3103 Falcon Street, Suite E City/State/Zip: San Diego CA 92104 Phone No: <u>619-847-8600</u> Fax No: _____ Name of Corporate Officer/Partner (type or print): Justin Tjalma Title (type or print): Managing Member Signature : Date: <u>4-28-14</u>	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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: _____

NOTICE OF EXEMPTION

ATTACHMENT 8 -

(Check one or both)

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 TITLE/NO: LOUISIANA STREET ROW HOMES TENTATIVE MAP / 368915

PROJECT LOCATION-SPECIFIC: 4106 - 4114 Louisiana Street, San Diego, California 92104

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A TENTATIVE MAP is being requested to create five residential condominiums (under construction). The construction of the five residential condominiums was approved under Project No. 346783. The 0.161-acre project site is located at 4106 - 4114 Louisiana Street. The land use designation for the project site is Medium High Residential per the community plan. Furthermore the project site is located within the MR-1250-B zone of the Mid-City Communities Planned District, the Transit Overlay Zone, the Federal Aviation Administration Part 77 (San Diego International Airport - Lindbergh Field) Noticing Area, and the Greater North Park Community Plan area. (LEGAL DESCRIPTION: Lots 27 and 28, Block 146 of University Heights, Map No. 8, Page 36).

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Justin Tjalma, 3103 Falcon Street, Suite E, San Diego, California 92103, (619) 847-8600

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268)
☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
☒ CATEGORICAL EXEMPTION: 15305 (Minor Alterations in Land Use Limitations)
☐ STATUTORY EXEMPTIONS:

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 allows for minor alterations in land use limitations which do not result in any changes in land use or density. Furthermore, the exceptions listed in 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Scott Cooper

TELEPHONE: 619.446.5348

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

 Sr. Planner
SIGNATURE/TITLE

OCTOBER 31, 2014
DATE

CHECK ONE:

- ☒ SIGNED BY LEAD AGENCY
☐ SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR: