



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED March 12, 2015 REPORT NO. PC-15-025

ATTENTION: Planning Commission, Agenda of March 19, 2015

SUBJECT: APPEAL OF THE CARLETON 4 PROJECT - PROJECT NO. 373548,
PROCESS THREE

REFERENCE: Hearing Officer Report No. HO-15-004

OWNER/
APPLICANT: Acropolis Capital, LLC
David Parot

SUMMARY

Issue(s): Should the Planning Commission grant or deny an appeal of the Hearing Officer's decision to approve a Map Waiver to allow the creation of four residential condominiums currently under construction in the Peninsula Community Planning area?

Staff Recommendation: Deny the appeal and uphold the Hearing Officer decision to Approve Map Waiver No. 1325314.

Community Planning Group Recommendation: On November 20, 2014, the Peninsula Community Planning Board voted 12-0-0 to recommend denial of the project (Reference the Hearing Officer Report, Attachment 7).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305 (Minor Alterations and Land Use Alterations) which allows for the alteration of land where there is no change in land use or density. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 12, 2014 and the opportunity to appeal that determination ended December 29, 2014.

Fiscal Impact Statement: None. All staff costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

This item is an appeal of the Hearing Officer's January 21, 2015 decision to approve a Map Waiver to create four residential condominiums currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. The site is adjacent to commercial establishments to the south and east and multi-family and single family residential dwellings to the north and west.

Prior to the submittal of the Map Waiver application, construction plans were reviewed and a building permit was issued by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of four residential townhomes. The development included the construction of four two-bedroom dwelling units ranging in size from 1,644 square feet to 1,689 square feet of habitable area. The four residential units each feature 3.5 bathrooms, subterranean parking, and decks.

The project scope before the Hearing Officer was a Map Waiver for the creation of four residential condominium units on a single lot as defined in San Diego Municipal Code section 125.0120

DISCUSSION

The Hearing Officer considered the project on January 21, 2015. Public testimony was presented in favor and in opposition to the project. Ms. Julia Quinn, chair of the Peninsula Community Planning Board, raised concerns of non-compliance to the Municipal Code related to building height, parking and number of bedrooms. After deliberation and upon close of public testimony, the Hearing Officer approved the project as presented by staff.

Peninsula Community Planning Board Appeal:

On February 3, 2015, the chair of the Peninsula Community Planning Board submitted an appeal application (Attachment 1). Several items were listed as the basis for the appeal. The following summarizes the appeal issues and responses by staff.

Appeal Issue 1: The appeal indicates that the Hearing Officer Report stated that each unit would contain 2.5 bathrooms, when in fact each unit will contain 3.5 bathrooms.

Staff Response: Each unit will contain 3.5 bathrooms, pursuant to the previously approved building permit for this project. Within the Hearing Officer Report staff erroneously indicated each unit would contain 2.5 bathrooms. Staff acknowledges this mistake, and the Planning Commission documents have been corrected. The fact that the report understated the number of bathrooms by one would not have affected the Hearing Officer's decision on the Map Waiver. Map Waivers authorize only the conversion of rental units to ownership, and do not affect the development of the site approved pursuant to the building permit.

Appeal Issue 2: The appeal indicates that during the Hearing Officer hearing staff verbally indicated that each unit would contain three bedrooms, when in fact each unit will contain only

two bedrooms. The appellant is concerned because three bedroom units trigger the need for additional parking. The appellant also claims the developer's public relations campaign has advertised this project as containing three bedroom units.

Staff Response: Each unit will contain a maximum of two bedrooms. Although staff acknowledges erroneously mentioning three bedrooms, the Hearing Officer Report and Exhibits clearly indicate a maximum of two bedrooms.

Part of the confusion and/or concern may be the fact that each unit contains a maximum of two bedrooms and a den. The Municipal Code defines a bedroom as noted below.

Bedroom means an enclosed space within a dwelling unit that is designed or could be used for sleeping and has a permanent door permitting complete closure and separation from all kitchen, living room, and hallway areas. A room or other enclosed space is not considered a bedroom if it is the sole access to another bedroom.

The building permits previously approved for this project and the Map Waiver exhibits illustrate the proposed den does not contain a permanent door permitting complete closure, therefore, it does not constitute a bedroom. The building permits approved for this project does not allow the den to be converted to a bedroom. Conversion of these dens to bedrooms would constitute a code violation.

Appeal Issue 3: The appeal indicates that the project violates the Municipal Code with respect to parking, building height and grading requirements.

Staff Response: The development was approved through a ministerial building permit on January 13, 2014 under Approval No. 1137752, which permitted the construction of four residential townhomes. The parking requirement for the two bedroom units is two parking spaces for each of the four units. The development meets the parking requirement. Motorcycle parking is not required for the development. Bicycle parking is not required because garages are accessible by the residents of the dwelling unit.

The site is located with the Coastal Height Limitation Overlay Zone ("Proposition D" height limit) which limits the height of buildings and structures to 30 feet. The underlying RM-3-7 zone limits building height to 40 feet. The development was reviewed pursuant to both requirements and complies with these regulations. In response to a code compliance complaint regarding building height, Development Services staff conducted an inspection and verified that the structure height is in compliance with the approved building plans. Additionally the development received a Height Certification verifying the structure complies with the Proposition D height limitations of 30 feet (Attachment 6).

Concerning the grading permit issue, the development did not require a grading permit as the maximum cut and fill is below the City's threshold of requiring a grading permit (less than five feet of cut and fill).

CONCLUSION:

Staff has determined that the proposed project, a Map Waiver to create four condominiums from an approved development currently under construction, complies with San Diego Municipal Code requirements regulating Map Waivers. Staff has also determined all required findings can be made as the project meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

ALTERNATIVE(S)

1. **Deny** the appeal and **Approve** Map Waiver No. 1325314 with **modifications**;
2. **Approve** the appeal and **Deny** Map Waiver No. 1325314, **if the findings to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



William Zounes
Development Project Manager
Development Services Department

Attachments:

1. Appeal Application
2. Hearing Officer Report No. HO-13-060
3. Map Waiver Findings
4. Map Waiver Exhibit
5. Floor Plans and Elevations
6. Height Certification



City of San Diego
Development Services
1222 First Ave. 3rd Floor
San Diego, CA 92101

Development Permit Environmental Determination Appeal Application

DS-3031
OCTOBER 2012

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:

- | | |
|--|--|
| <input type="checkbox"/> Process Two Decision - Appeal to Planning Commission | <input type="checkbox"/> Environmental Determination - Appeal to City Council |
| <input checked="" type="checkbox"/> Process Three Decision - Appeal to Planning Commission | <input type="checkbox"/> Appeal of a Hearing Officer Decision to revoke a permit |
| <input type="checkbox"/> Process Four Decision - Appeal to City Council | |

2. Appellant Please check one ☐ Applicant ☒ Officially recognized Planning Committee ☐ "Interested Person" (Per M.C. Sec. 113.0103)

Name: Peninsula Community Planning Board (PCPB)- Julia Quinn, Chair	E-mail Address: pcpbem@gmail.com
Address: PO Box 7994	City: San Diego State: CA Zip Code: 92167 Telephone: (619) 820-6043

3. Applicant Name (As shown on the Permit/Approval being appealed). Complete if different from appellant.

David Parot

4. Project Information

Permit/Environmental Determination & Permit/Document No.: Carleton 4 Map Waiver, Project No. 373548	Date of Decision/Determination: 1/21/15	City Project Manager: William Zounes
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Decision (describe the permit/approval decision):
DSD Hearing Officer approved map waiver to create 4 residential condominium units (under construction) at 3015-3021 Carleton St.
PCPB voted 12-0-0 to deny the project on 11/20/14.

5. Grounds for Appeal (Please check all that apply)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Factual Error | <input checked="" type="checkbox"/> New Information |
| <input checked="" type="checkbox"/> Conflict with other matters | <input type="checkbox"/> City-wide Significance (Process Four decisions only) |
| <input checked="" type="checkbox"/> Findings Not Supported | |

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

- Map waiver application and hearing officer staff report stated each residential unit will contain two (2) bedrooms and 2.5 bathrooms.
- Advertisement for the development refutes the claim of a 2 bedroom unit and shows three (3) bedrooms and 3.5 bathrooms per unit.
- DSD project manager stated each unit would be recorded as 3 bedroom unit at Hearing Officer public hearing on 1/21/15.
- San Diego Municipal Code Ch 14, Art 2, Div 5 requires 2.25 parking spaces for 3 bedroom unit; only 2 parking spaces/unit provided.
- San Diego Municipal Code Ch 14, Art 2, Div 5 requires 0.1 motorcycle and 0.6 bicycle parking spaces per unit; none provided.
- Per inspection by City building inspector, building height exceeds 30-feet, but was approved by the original building permit.
- SDMC 142.0525(c) requires common area parking of 20% of the total required parking spaces provided; none provided.
- Hearing officer staff report HO-15-004, dated 1/21/15, states project was reviewed and determined to comply with Municipal Code.
- Deficient parking is not consistent with Municipal Code. Buildings height in excess of 30-feet not in compliance with Municipal Code and voter approved Proposition D in the Coastal Zone (i.e. Peninsula Community).
- Current site elevation higher than original grade per photo on DSD website (new information).
- No record of grading permit per Brian Bishop, City of San Diego Structural Building Inspector (new information).

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: Julia Quinn Date: February 3, 2015

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: January 21, 2015 REPORT NO. HO 15-004
ATTENTION: Hearing Officer
SUBJECT: CARLETON 4
PTS PROJECT NUMBER: 373548
LOCATION: 3015-3021 Carleton Street
APPLICANT: David Parot

SUMMARY

Issue(s): Should the Hearing Officer approve a Map Waiver to create four residential condominiums within the Peninsula Community Plan area?

Staff Recommendation(s) – APPROVE Map Waiver No. 1325314.

Community Planning Group Recommendation - On November 20, 2014, the Peninsula Community Planning Board voted 15-0-0 to recommend denial of the project (See Discussion Section below and Attachment 7).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15304 (Minor Alterations and Land Use Alterations). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 12, 2014 and the opportunity to appeal that determination ended December 29, 2014.

BACKGROUND

The project proposes a Map Waiver to create four residential condominiums currently under construction on a 0.11-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. The site is adjacent to commercial establishments to the south and east and multi-family and single family residential dwellings to the north and west.

Prior to the submittal of the Map Waiver application, construction plans were reviewed and a building permit was issued by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of four residential townhomes. The

development included the construction of four two-bedroom dwelling units ranging in size from 1,644 square feet to 1,689 square feet. The four residential units each feature 2.5 bathrooms, subterranean parking, and decks.

A Map Waiver is required for the creation of four residential condominium units on a single lot as defined in San Diego Municipal Code section 125.0120.

DISCUSSION

The project proposes a Map Waiver to create four residential condominium units on a site located at 3015-3021 Carleton Street. Proposed land modifications/improvements with this Map Waiver include the reconstruction of a portion of curb, gutter, driveway, and sidewalk along Carleton Street. The project has been reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. An affordable housing fee was paid prior to the issuance of the building permit to comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, and Division 13, of the Land Development Code).

Community Planning Group

On November 20, 2014, the Peninsula Community Planning Board (PCPB) voted 15-0-0 to recommend denial of the project (Attachment 7). The PCPB believes the project was falsely advertized, is in noncompliance with the municipal code in particular to parking requirements, community character, and the planning process.

Staff's response to the Peninsula Community Planning Board's recommendation of denial is that the proposed condominiums are currently under construction through Building Permit No. 1137752 issued on January 14, 2014. The new structure was determined to be in conformance with the development regulations of the RM-3-7 zone to include height, parking, setbacks, floor area ratio, landscaping and architectural design. The project does not include deviations from the regulations. The project is in conformity and consistent with the Peninsula Community Plan which designates the site for multi-family residential development with an allowed density range of 30-44 dwelling units per acre, which would allow up to five units on the site. The Map Waiver meets the objective of the Peninsula Community Plan by providing multifamily housing development and redevelopment in areas in proximity to transit lines, provides housing opportunities within Peninsula for the elderly and empty nesters who desire to remain in the Peninsula community but no longer desire to maintain a single-family dwelling, and provides housing opportunities for persons of all income levels, including both rental and ownership units, through new construction and rehabilitation of deteriorating structures.

New residential developments which meet all San Diego Municipal Code requirements are a Process 1 (ministerial/administrative) decision process and these types of projects are not required to be reviewed by a designated community planning committee and are allowed by right. The subject Map Waiver application is a Process 3 development permit. Council Policy 600-24 allows community planning groups the opportunity to provide a recommendation of development permits to staff and a decision maker. As specified in Council Policy 600-24 the

recommendation from the community planning group reviewing a development permit are to base their recommendation on conformance with the Land Development Code, adopted Community Plan and/or General Plan.


Conclusion

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

ALTERNATIVES

1. **Approve** Map Waiver No. 1325314 with modifications; or
2. **Deny** Map Waiver No. 1325314 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,


William Zoung,
Development Project Manager

Attachments:

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Map Waiver Resolution
6. Draft Map Waiver Conditions
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology
10. Project Plans



Project Site
3015 - 3021 Carleton Street



Attachment 1 Aerial Photograph of Site

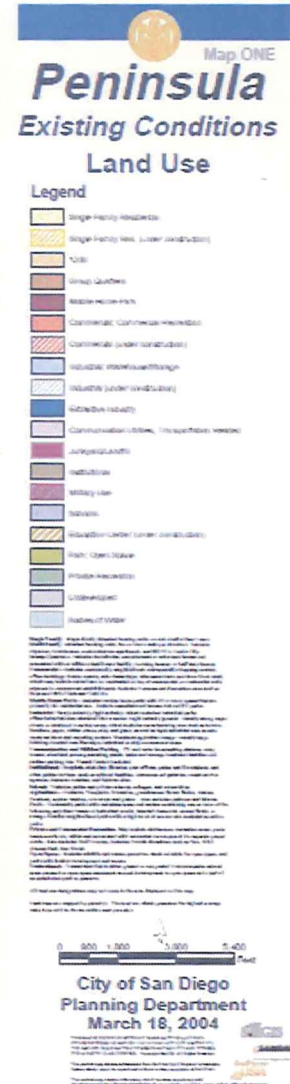


Aerial Photograph (Birds Eye)

Carleton 4 Map Waiver Project No. 373548
3015 - 3021 Carleton Street



Project Site
3015 - 3021
Carleton Street



Attachment 2
Community Plan Land Use Map



Peninsula Land Use Plan

Carleton 4 Map Waiver Project No. 373548
3015 - 3021 Carleton Street

Attachment 3 Project Location Map



Project Location Map

Carleton 4 Map Waiver Project No. 373548

3015 - 3021 Carleton Street

PROJECT DATA SHEET		
PROJECT NAME:	Carleton 4	
PROJECT DESCRIPTION:	Map Waiver to create four residential condominiums	
COMMUNITY PLAN AREA:	Peninsula Community Plan	
DISCRETIONARY ACTIONS:	Map Waiver	
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Family Residential	
<p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <p style="text-align: center;">ZONE: RM-3-7; (Residential Multiple Unit)</p> <p style="text-align: center;">HEIGHT LIMIT: 30-Foot max. height limit</p> <p style="text-align: center;">LOT SIZE: 5,000 square-foot minimum lot size.</p> <p style="text-align: center;">FLOOR AREA RATIO: 1.8 maximum</p> <p style="text-align: center;">FRONT SETBACK: 10/20- feet</p> <p style="text-align: center;">SIDE SETBACK: 5-feet min</p> <p style="text-align: center;">STREETSIDE SETBACK: 10-feet</p> <p style="text-align: center;">REAR SETBACK: 5-feet.</p> <p style="text-align: center;">PARKING: 8 parking spaces provided</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial /CC-4-2	Commercial
SOUTH:	Commercial; /CC-4-2	Commercial
EAST:	Commercial /CC-4-2	Commercial
WEST:	Multi-Family Residential /RM-3-7	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 20, 2014, the Peninsula Community Planning Board voted 15-0-0 to recommend denial of the project.	

Attachment 5
Draft Map Waiver Resolution

RESOLUTION NO. _____:
DATE OF FINAL PASSAGE JANUARY 21, 2015

A RESOLUTION OF THE HEARING OFFICER
ADOPTING THE FINDINGS AND APPROVING MAP
WAIVER NO. 1325314 FOR CARLETON 4 – PROJECT
NO. 373548

WHEREAS, ACROPOLIS CAPITAL, LLC, Subdivider, and ROBERTO S. DOMINGO, engineer, submitted an application with the City of San Diego for Map Waiver No. 1325314, to waive the requirement for a Tentative Map for the creation of four residential condominiums. The project site is located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. The property is legally described as Lot 9 in block 24 of Roseville, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 165, filed in the office of the County Recorder of San Diego County ; and

WHEREAS, the Map proposes the subdivision of a 0.12-acre site into one (1) lot for a 4 unit residential condominium creation, currently under construction; and

WHEREAS, on December 12, 2014, the City of San Diego, as Lead Agency through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15305 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520;

Attachment 5
Draft Map Waiver Resolution

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 project consists of four units under construction for which Certificates of Occupancy have not been issued; and

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

WHEREAS, on January 21, 2015, the Hearing Officer of the City of San Diego considered Map Waiver No. 1325314 and pursuant to sections 125.0122 (map waiver) of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. 1325314:

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

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton

Attachment 5
Draft Map Waiver Resolution

Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The project is in conformity and consistent with the Peninsula Community Plan which designates the site for multi-family residential development with an allowed density range of 30-44 dwelling units per acre, which would allow up to eight units on the site. The Map Waiver meets the objective of the Peninsula Community Plan by providing multifamily housing development and redevelopment in areas proximate to transit lines; provides housing opportunities within Peninsula for the elderly and empty nesters who desire to remain in the Peninsula community but no longer desire to maintain a single-family dwelling, and provides housing opportunities for persons of all income levels, including both rental and ownership units, through new construction and rehabilitation of deteriorating structures. Therefore, the proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (San Diego Municipal Code § 125.0440(b)).

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The proposed condominiums are currently under construction through Building Permit No. 1137752 issued on January 13, 2014. The development includes the construction of two, 2,023 square-foot and a 1,771 and 1,969 square-foot residential units for a total of four attached condominium units.

Each unit is three-stories and includes two bedrooms, 2 1/2 bathrooms, den and decks. The construction was determined to be consistent with the development regulations of the RM-3-7 zone to include height, setbacks, floor area ratio, landscaping and architectural design. The project does not include deviations from the regulations. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

Attachment 5
Draft Map Waiver Resolution

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The site is relatively flat and has been previously graded. The site fronts Carleton Street. The RM-3-7 zone allows one dwelling unit for every 1,000 square feet of site area. The existing site is 5,000 square feet which will accommodate five dwelling units. The Peninsula Community Plan designates the site as multi-family residential. The creation of four residential condominiums is consistent with the community plan's land use designation and within the RM-3-7 zone density range. Therefore, the site is physically suitable for the type and density of the development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The project is located within an urbanized and built-out environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on or adjacent to the site. Therefore, the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

Attachment 5
Draft Map Waiver Resolution

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

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The proposed subdivision will not conflict with existing public easements as there are none on the site. The site has frontage on Carleton Street which are dedicated public rights-of-way. Additionally, general utilities run along the public rights-of-ways and not through the existing project site. The subdivision proposes public improvements to include a new sidewalk, driveway, water services and sewer lateral. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The potential and opportunity exists to implement sustainable building techniques that utilize photovoltaic systems (solar panels) to generate a certain percentage of the project's energy needs. The four units incorporate roofs which may facilitate solar panels

Attachment 5
Draft Map Waiver Resolution

in the future and the units face the southwest, conducive to effective solar utilization. Additionally, thermally broken dual glazed windows will be installed which will help reduce solar heat gain within the units. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

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

9. The proposed subdivision of land complies with requirements of the Subdivision Map Act and the Land Development Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act or the Land Development Code enacted pursuant thereto (San Diego Municipal Code § 125.0123 and Subdivision Map Act § 66428(b)).

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on

Attachment 5
Draft Map Waiver Resolution

January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The proposed subdivision complies with all of the applicable requirements of the Subdivision Map Act and the Land Development Code. The development complies with the requirements that regulate the size and location of the structure, including setbacks, coverage, height, and floor area. The proposed subdivision is within a developed urban residential neighborhood and located on existing improved and dedicated rights-of-way. The development would not be subject to floodwater inundation. Drainage is directed off the site into the City's stormwater collection system. The property is within the jurisdiction of the City of San Diego, and therefore all normal residential waste generated from the subdivision would be collected and disposed of in the City landfill. Therefore, the proposed subdivision of land complies with requirements of the Subdivision Map Act and the Land Development Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act or the Land Development Code enacted pursuant thereto (San Diego Municipal Code § 125.0122 and Subdivision Map Act § 66428(b)).

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. 1325314 is hereby granted to ACROPOLIS CAPITAL, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By _____
William Zounes
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 24004832

Attachment 6
Draft Map Waiver Conditions

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 1325314
CARLETON 4 PROJECT NO. 373548
ADOPTED BY RESOLUTION NO. XXXXXX ON JANUARY 21, 2015

GENERAL

1. This Map Waiver will expire February 4, 2018.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The Subdivider shall construct the required Public Improvements, as shown on the approved construction plan with approval number 1201275, which included new sidewalk, driveway, water services and sewer lateral.

Attachment 6
Draft Map Waiver Conditions

7. The Subdivider shall apply for a plumbing permit for the installation of appropriate above ground private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPD's are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.
8. 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.
9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
10. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
11. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance, unless otherwise noted.

MAPPING

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

INFORMATION:

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).

Attachment 6
Draft Map Waiver Conditions

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24004832

Community Planning
Committee

Distribution Form Part 1

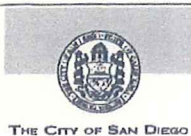


City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Project Name: MAP CARLETON STREET WAIVER		Project Number: 373548		Distribution Date:	
Project Scope/Location: MAP WAIVER TO CONSTRUCT FOUR CONDO UNITS ON BUILDING UNDER CONSTRUCTION 3015 - 3021 CARLETON ST.					
Applicant Name: DAVID PAROT				Applicant Phone Number:	
Project Manager: WILL ZOUNES		Phone Number:		Fax Number: (619) 321-3200	
				E-mail Address:	
Project Issues (To be completed by Community Planning Committee for initial review):					
① # OF BEDROOMS FOR EACH UNIT ② WHAT CONSTITUTES A BEDROOM? ③ APPLICANT ADVERTISING UNITS AS THREE UNITS ④ NUMBER OF PARKING SPACES ⑤ DOES PROJECT VIOLATE MUNICIPAL CODE? ⑥ WHY CONSTRUCTION PLANS NEVER REVIEWED BY BOARD OR PUBLIC? ⑦ IN KEEPING WITH COMMUNITY CHARACTER?					
Attach Additional Pages If Necessary.			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					

Community Planning
Committee

Distribution Form Part 2



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

Project Name: CARLETON STREET MAP WAIVER		Project Number: 373548		Distribution Date:	
Project Scope/Location: MAP WAIVER TO CONSTRUCT FOUR CONDO UNITS ON BUILDING UNDER CONSTRUCTION 3015-3021 CARLETON ST.					
Applicant Name: DAVID PAROT				Applicant Phone Number:	
Project Manager: WILL ZOUNES		Phone Number:	Fax Number: (619) 321-3200	E-mail Address:	
Committee Recommendations (To be completed for Initial Review):					
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain		
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain		
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain		
<input checked="" type="checkbox"/> Vote to Deny M - CARNEVALE S - ROSS	Members Yes 0	Members No 12	Members Abstain —		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS: PROJECT VIOLATES MUNICIPAL CODE. FALSELY ADVERTISED. LACKS REQUIRED PARKING. VIOLATES COMMUNITY CHARACTER. PLANNING PROCESS VIOLATED					
NAME: DON SEVRENS				TITLE: SECRETARY	
SIGNATURE: D.E. Sevens				DATE: 11/24/14	
Attach Additional Pages If Necessary. (ATTACHED)				Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.

Carleton Street Map Waiver, Project No. 373548, 3015-3021 Carleton St.

Map waiver to construct four residential condominiums at building currently under construction. Applicant: David Parot

Discussion pointed out that the project received ministerial approval, escaping board and public review. It was pointed out that the third floor "lofts" or "dens" contain closets and bathrooms and are really third bedrooms and violate Municipal Code parking requirements. Also, testimony pointed out there has been extensive advertising of three-bedroom units although the applicant denied responsibility for the advertising. The applicant said it was identical to other 30-foot condos in Roseville which generated discussion from board and the public of unhappiness with loopholes leading to substandard buildings and destruction of community character.

Sevrens: Complained of obfuscation and seemingly misleading statements by the project manager and the applicant as to perceived violations of the Municipal Code.

Ross: A den with a closet is a third bedroom and this does not meet the parking requirements.

Coons: There are two levels of subterfuge here.

Quinn: Similar three-story condos in Roseville have created many problems.

Webb: We never get to see the plans before they are built.

Carnevale: We are not going to stand for this (broken) process any more.

Dick: If we are serious (on opposing projects which use this methodology) we should send an emissary to any future hearing.

Motion by Carnevale, second by Ross to deny map waiver. Unanimous vote to deny (12-0).

Ownership Disclosure Statement

Project Title:

CARLETON STREET CONDOMINIUMS

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):

ACROPOLIS CAPITAL, LLC

☒ Owner ☐ Tenant/Lessee

Street Address:

3160 CAMINO DEL RIO SOUTH, STE. 202

City/State/Zip:

SAN DIEGO, CALIFORNIA 92108

Phone No:

(619) 788-7470

Fax No:

(619) 330-2772

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

ALLADDINE GUEDDAR

Title (type or print):

MANAGING MEMBER

Signature:

Date:

1-3-2019

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:

ATTACHMENT 9
Project Chronology

Project Chronology
Carleton 4 Map Waiver
PROJECT NO. 373548

Date	Action	Description	City Review Time	Applicant Response
6/24/14	First Submittal	Project Deemed Complete and distributed		
7/23/14	First Submittal Assessment Letter out		29 days	
10/23/14	Second submittal In	Normal Submittal		92 days from First Assessment Letter
11/7/14	Second Submittal Assessment Letter out		15 days	
11/21/14	Third submittal In	Normal Submittal		14 days from First Assessment Letter
12/8/14	Third Submittal Assessment Letter out		17 days	
1/21/15	Hearing Officer Hearing		44 days	
TOTAL STAFF TIME**			3 month 15 days	
TOTAL APPLICANT TIME**				3 months 15 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to HO Hearing	7 months 0 days	

**Based on 30 days equals to one month.

BLOCK 31 OF ROSEVILLE SUBDIVISION OF
PUEBLO LOTS 198, 199 & 208
MAP NOS. 165 & 305 (APN 531-322-03)
LOT 4 R I L L LOT 3
(APN 531-322-04)

LOT 10
BLOCK 24 OF ROSEVILLE SUBDIVISION OF
PUEBLO LOTS 198, 199 & 208
MAP NOS. 165 & 305

LOT 5
(APN 531-322-14)

LOT 7 LOT 8
BLOCK 24 OF ROSEVILLE SUBDIVISION OF
PUEBLO LOTS 198, 199 & 206









LDT 3
DIVISION OF
208

BASIS OF BEARINGS:

STREET CENTERLINE OF CABELLIN STREET BETWEEN LOGGIST STREET AND
NICHOLAS STREET ACCORDING TO PARCEL MAP NO. 19258, RECORDED
IN BOOK 14, 2002, PAGE 142 OF 172, AND ACCORDING TO PARCEL MAP NO. 19258, RECORDED
IN BOOK 14, 2002, PAGE 142 OF 172.

LEGEND

[illegible]

	INDICATES EXISTING ELEVATION
	INDICATES PROPOSED ELEVATION
	INDICATES DIRECTION OF FLOW
	INDICATES EXISTING GRADE
	INDICATES PROPOSED GRADE
	INDICATES DIRECTION OF FLOW
	INDICATES EXISTING ELEVATION
	INDICATES PROPOSED ELEVATION

TYPICAL STREET SECTIONS

VICINITY MAP

NO WALL

PARCEL 1 OF PM 19026

LEGAL DESCRIPTION:

GENERAL NOTES:
 1. ALL DATED APPROXIMATELY 2015. 2017. 2019. & 2021. CLAIMATION. 10/10/2017.
 2. LOT 3 IN BLOCK 28 OF MOORE TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN
 DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 165, FILED IN THE
 THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

2. ASSOCIATE'S PARTIAL NO.: 231-152-08
3. EXISTING AND PROPOSED ZONING: RM-1-2
4. METHODS WERE DETERMINED NECESSARY TO SATISFY MINOR CODE
121-2-4-2 FOR THE ABOVE ZONE AND ARE AS FOLLOWS:

CALIFORNIA COORDINATE INDEX

3) TOTAL GROSS/NET AREA: 2,115 AC. / 2,000,000 SQ. FT.
 7) DISTING. TOTAL NO. OF LOTS: 1
 8) PROPOSED TOTAL NO. OF LOTS: 1
 9) DISTING. USE: RECREATION: MULTI-FAMILY RESIDENTIAL

TABLE 1. NUMBER OF PROTECTED HABITAT CIRCUMSTANTIAL UNITS. (4)

UNIT 1 - TWO BIRCHWOOD WITH SPRUCE/POIN AND 1.5 BAYING	UNIT 2 - TWO BIRCHWOOD WITH SPRUCE/POIN AND 1.5 BAYING
UNIT 3 - TWO BIRCHWOOD WITH SPRUCE/POIN AND 1.5 BAYING	UNIT 4 - TWO BIRCHWOOD WITH SPRUCE/POIN AND 1.5 BAYING
UNIT 5 - TWO BIRCHWOOD WITH SPRUCE/POIN AND 1.5 BAYING	UNIT 6 - TWO BIRCHWOOD WITH SPRUCE/POIN AND 1.5 BAYING

(5) ALL TRAP UNITS HAVE A BACKSTOP LINE. GAUZE. TRIP (3) STORES

[illegible]

3) **OCULAR ZONES:**
a) **ABSORPTIVE/REFLECTANT AREA** - SAN DIEGO INTERNATIONAL,
b) **CONSTANT HEIGHT LIMIT**

THE SOURCE IS A PORTION OF THE INFORMATION UTILIZED FOR THE MAP OBTAINED FROM A PHOTOGRAPHIC SURVEY PREPARED BY U.S. AIR FORCE, DATE APRIL 2, 1954.

BASIS OF ELEVATION:
THE BASIS OF ELEVATION FOR THIS TIDALGATE MAP WATER IS THE MEAN LOW WATER OF THE TIDE. THE LOCATION OF ELEVATION STREET AND ROSSGARDEN STREET IS LOCATED AT THE INTERSECTION OF ELEVATION STREET AND ROSSGARDEN STREET IN THE CITY OF SAN DIEGO. VERTICAL CONTROL: 5006
ELEVATION: 20.129 MSL. (NAD 83, 20)

OWNER / APPLICANT:
CORPUS PARTIAL, L.L.C. A CALIFORNIA LIMITED LIABILITY COMPANY
10150 TAYLOR AVENUE
10150 TAYLOR AVE, PMO 2000, SUITE 202
DUBLIN, CALIFORNIA 94568

APPLICANT (PRINT NAME)
ADDRESS
CITY
STATE
ZIP
TELEPHONE NO. ()
OWNER AUTHORIZED AGENT:
ALLIANCE OF EDUCATIONAL WORKERS
MEMBERS

AND B. PARDI
C/O TAP ASSOCIATES
1500 Camino del Rio South, Suite 202
San Diego, California 92108
Telephone: (619) 591-5811
Telex: 960101
Cable: 960101

ENGINEERS' CERTIFICATION:
 AGENT (201) 584-7165

[Signature]

RECEIVED
CITY OF NEW YORK
JAN 10 1968

NOTED TO THE CHAIRMAN
DATE 1-10-68
REGISTRATION DIVISION

1 & B ENGINEERS & ASSOCIATES
6020 ALVA CATALINA
SAN DIEGO, CALIFORNIA 92124
TELEPHONE: (619) 250-0177
FACSIMILE: (619) 475-0440

1079 NO. 57566 1079 NO. 240248

RESOLUTION NO. _____:
DATE OF FINAL PASSAGE JANUARY 21, 2015

A RESOLUTION OF THE HEARING OFFICER
ADOPTING THE FINDINGS AND APPROVING MAP
WAIVER NO. 1325314 FOR CARLETON 4 – PROJECT
NO. 373548

WHEREAS, ACROPOLIS CAPITAL, LLC, Subdivider, and ROBERTO S. DOMINGO, engineer, submitted an application with the City of San Diego for Map Waiver No. 1325314, to waive the requirement for a Tentative Map for the creation of four residential condominiums. The project site is located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. The property is legally described as Lot 9 in block 24 of Roseville, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 165, filed in the office of the County Recorder of San Diego County ; and

WHEREAS, the Map proposes the subdivision of a 0.12-acre site into one (1) lot for a 4 unit residential condominium creation, currently under construction; and

WHEREAS, on December 12, 2014, the City of San Diego, as Lead Agency through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15305 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520;

Attachment 3
Draft Map Waiver Findings

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 project consists of four units under construction for which Certificates of Occupancy have not been issued; and

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

WHEREAS, on January 21, 2015, the Hearing Officer of the City of San Diego considered Map Waiver No. 1325314 and pursuant to sections 125.0122 (map waiver) of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. 1325314:

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

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton

Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The project is in conformity and consistent with the Peninsula Community Plan which designates the site for multi-family residential development with an allowed density range of 30-44 dwelling units per acre, which would allow up to eight units on the site. The Map Waiver meets the objective of the Peninsula Community Plan by providing multifamily housing development and redevelopment in areas proximate to transit lines; provides housing opportunities within Peninsula for the elderly and empty nesters who desire to remain in the Peninsula community but no longer desire to maintain a single-family dwelling, and provides housing opportunities for persons of all income levels, including both rental and ownership units, through new construction and rehabilitation of deteriorating structures. Therefore, the proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (San Diego Municipal Code § 125.0440(b)).

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The proposed condominiums are currently under construction through Building Permit No. 1137752 issued on January 13, 2014. The development includes the construction of two, 1,689 square-foot and a 1,965 and 1,944 square-foot residential units for a total of four attached condominium units.

Each unit is three-stories and includes two bedrooms, 3 1/2 bathrooms, den and deck. The construction was determined to be consistent with the development regulations of the RM-3-7 zone to include height, setbacks, floor area ratio, landscaping and architectural design. The project does not include deviations from the regulations. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The site is relatively flat and has been previously graded. The site fronts Carleton Street. The RM-3-7 zone allows one dwelling unit for every 1,000 square feet of site area. The existing site is 5,000 square feet which will accommodate five dwelling units. The Peninsula Community Plan designates the site as multi-family residential. The creation of four residential condominiums is consistent with the community plan's land use designation and within the RM-3-7 zone density range. Therefore, the site is physically suitable for the type and density of the development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The project is located within an urbanized and built-out environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on or adjacent to the site. Therefore, the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

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

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The proposed subdivision will not conflict with existing public easements as there are none on the site. The site has frontage on Carleton Street which are dedicated public rights-of-way. Additionally, general utilities run along the public rights-of-ways and not through the existing project site. The subdivision proposes public improvements to include a new sidewalk, driveway, water services and sewer lateral. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The potential and opportunity exists to implement sustainable building techniques that utilize photovoltaic systems (solar panels) to generate a certain percentage of the project's energy needs. The four units incorporate roofs which may facilitate solar panels

Attachment 3
Draft Map Waiver Findings

January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

The proposed subdivision complies with all of the applicable requirements of the Subdivision Map Act and the Land Development Code. The development complies with the requirements that regulate the size and location of the structure, including setbacks, coverage, height, and floor area. The proposed subdivision is within a developed urban residential neighborhood and located on existing improved and dedicated rights-of-way. The development would not be subject to floodwater inundation. Drainage is directed off the site into the City's stormwater collection system. The property is within the jurisdiction of the City of San Diego, and therefore all normal residential waste generated from the subdivision would be collected and disposed of in the City landfill. Therefore, the proposed subdivision of land complies with requirements of the Subdivision Map Act and the Land Development Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act or the Land Development Code enacted pursuant thereto (San Diego Municipal Code § 125.0122 and Subdivision Map Act § 66428(b)).

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted
by the Hearing Officer , Map Waiver No. 1325314 is hereby granted to ACROPOLIS
CAPITAL, LLC subject to the attached conditions which are made a part of this
resolution by this reference.

By _____
William Zounes
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 24004832

in the future and the units face the southwest, conducive to effective solar utilization. Additionally, thermally broken dual glazed windows will be installed which will help reduce solar heat gain within the units. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

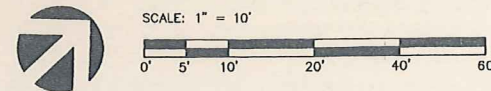
The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on January 13, 2014 under Approval No. 1137752, permitting the construction of the four residential units and associated site improvements.

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

9. The proposed subdivision of land complies with requirements of the Subdivision Map Act and the Land Development Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act or the Land Development Code enacted pursuant thereto (San Diego Municipal Code § 125.0123 and Subdivision Map Act § 66428(b)).

The project proposes to create four residential condominiums from four residential units that are currently under construction on a 0.12-acre site located at 3015-3021 Carleton Street in the RM-3-7 zone of the Peninsula Community Planning area. Construction plans were reviewed and issued permits by the Development Services Department on

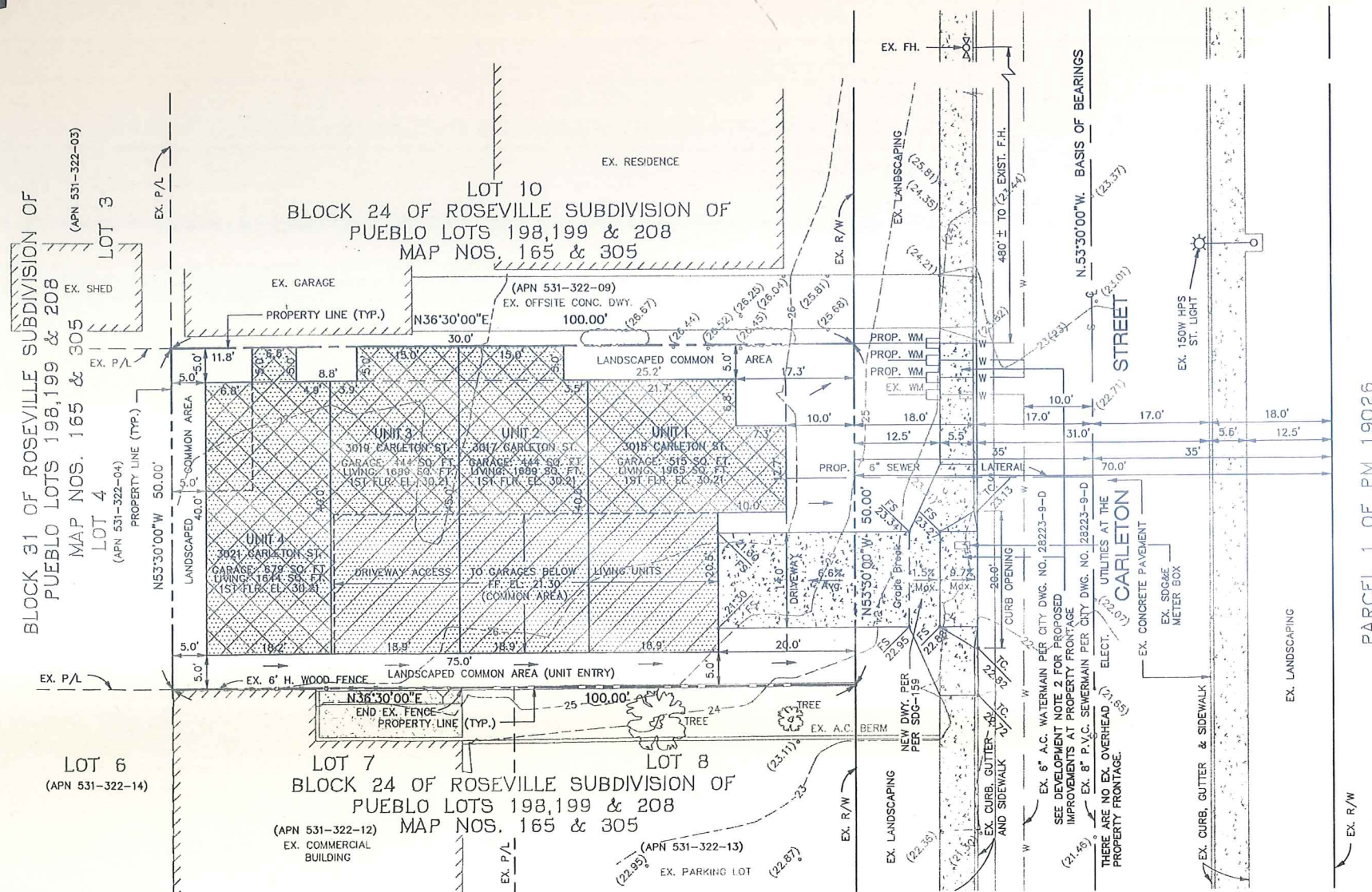
GRAPHIC SCALE:



TENTATIVE MAP WAIVER NO. 1325314

PROJECT NO. 373548

CARLETON 4 CONDOMINIUMS



DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS IS 4.
- A WAIVER IS REQUESTED FOR BOTH THE TENTATIVE PARCEL MAP AND PARCEL MAP.
- THE CONSTRUCTION OF A NEW CONCRETE DRIVEWAY, 3.6' LF 8" CURB & GUTTER, 4" THICK CONCRETE SIDEWALK, NEW 6" SEWER SERVICE AND (3) NEW WATER SERVICES HAVE BEEN PERMITTED PURSUANT TO CONSTRUCTION PLAN 343354, APPROVED 10-18-2013.
- TRASH RECEPTACLES FOR EACH UNIT WILL BE PROVIDED & STORED WITHIN EACH OF THE APPURTENANT GARAGES. IT WILL BE THE RESPONSIBILITY OF EACH LIVING UNIT OWNER TO PLACE THEIR INDIVIDUAL TRASH RECEPTACLE OUT AND ONTO THE CURBSIDE FOR CITY SCHEDULED PUBLIC COLLECTION.

MONUMENTATION NOTE:

PRIOR TO RECORDED OF THIS CERTIFICATE OF COMPLIANCE THE SUBDIVIDER SHALL SET ALL MONUMENTATION AND FILE A CORNER RECORD IN THE OFFICE OF THE COUNTY RECORDER.

EXISTING IMPROVEMENT DWGS:

DRAWING NOS. 28223-9-D

EXISTING & PROPOSED EASEMENTS:

NONE

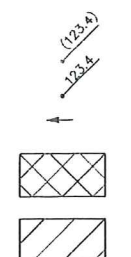
TITLE REPORT BY:

CORINTHIAN TITLE COMPANY, REFERENCE ORDER NO. 71683-PD

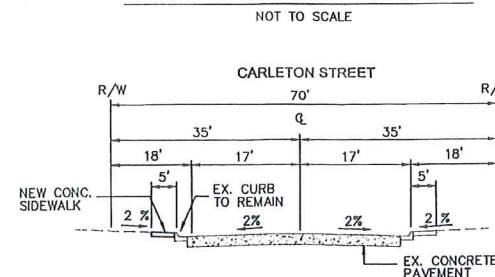
BASIS OF BEARINGS:

THIS BASIS OF BEARINGS FOR THIS MAP WAIVER IS A PORTION OF THE STREET CENTERLINE OF CARLETON STREET BETWEEN LOCUST STREET AND ROSECRANS STREET ACCORDING TO PARCEL MAP NO. 19026, RECORDED AUGUST 5, 2002, PER FILE/PAGE NO. 2002-0659222 OF OFFICIAL RECORDS.
I.E. - N. 53°30'00" W.

LEGEND:

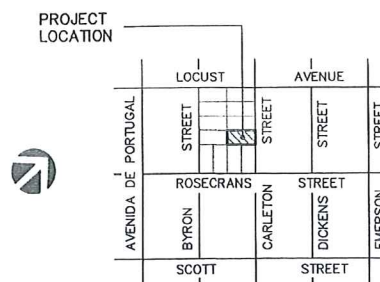


TYPICAL STREET SECTIONS



VICINITY MAP

NO SCALE



SHEET 1 OF 1 SHEET

LEGAL DESCRIPTION:

LOT 9 IN BLOCK 24 OF ROSEVILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 165, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

GENERAL NOTES:

- BUILDING ADDRESS: 3015, 3017, 3019 & 3021 CARLETON STREET
- ASSESSOR'S PARCEL NO.: 531-322-08
- EXISTING AND PROPOSED ZONING: RM-3-7
- SETBACKS WERE DETERMINED PURSUANT TO SAN DIEGO MUNICIPAL CODE 131.0443 PER THE ABOVE ZONE AND ARE AS FOLLOWS:
 - FRONT YARD: 10 FT. FROM PL., 20 FT. MIN. STD.
 - SIDE YARD: 5 FT.
 - REAR: 5 FT.
- CALIFORNIA COORDINATE INDEX:
 - NAD 27 INDEX: 202-1697
 - NAD 83 ZONE 6 INDEX: N 1842 E 6257
- TOTAL GROSS/ NET AREA: 0.115 AC./ 5,000.00 SQ. FT.
- EXISTING TOTAL NO. OF LOTS: 1
- PROPOSED TOTAL NO. OF LOTS: 1
- EXISTING USE DESIGNATION: MULTI FAMILY RESIDENTIAL
- TOTAL NUMBER OF PROPOSED RESIDENTIAL CONDOMINIUM UNITS: (4)
 - UNIT 1 - TWO BEDROOM, WITH OFFICE/DEN AND 3.5 BATHS
 - UNIT 2 - TWO BEDROOM, WITH OFFICE/DEN AND 3.5 BATHS
 - UNIT 3 - TWO BEDROOM, WITH OFFICE/DEN AND 3.5 BATHS
 - UNIT 4 - TWO BEDROOM, WITH OFFICE/DEN AND 3.5 BATHS
- ALL LIVING UNITS HAVE A BASEMENT LEVEL GARAGE, THREE (3) STORIES OF LIVING SPACE WITH ROOF PATIO DECKS.
- "NEW" BUILDING CONSTRUCTION IS CURRENTLY ONGOING WITH THE PROCESSING OF THIS TENTATIVE MAP WAIVER APPLICATION.
- THE TOTAL NUMBER OF PARKING SPACES AS REQUIRED PER TABLE 142-05C OF THE MUNICIPAL CODES SECTION 142.0525 IS 2.00 SPACES PER EACH ONE (1) BEDROOM UNIT. THERE WILL BE (4) GARAGE SPACES PROVIDED ON SITE TO ACCOMMODATE A TOTAL OF (8) EIGHT PARKING SPACES.
- OVERLAY ZONES:
 - AIRPORT INFLUENCE AREA - SAN DIEGO INTERNATIONAL
 - COASTAL HEIGHT LIMIT
- THERE ARE NO EXIST. OR PROPOSED BUS STOPS LOCATED ON CARLETON STREET.
- THE INDICATED BUILDING LINES SHOWN HEREON IS OF THE BUILDING FOOTPRINT.
- THE SOURCE OF A PORTION OF THE TOPOGRAPHY UTILIZED FOR THIS MAP WAS OBTAINED FROM A TOPOGRAPHIC SURVEY PREPARED BY J & B SURVEYING, INC. DATED APRIL 8, 2013.
- DATE PREPARED: 12-23-13, 1ST UPDATE 10-21-14, 2ND UPDATE 11-13-14

BASIS OF ELEVATION:

THE BASIS OF ELEVATION FOR THIS TENTATIVE MAP WAIVER IS THE WESTERLY BRASS PLUG LOCATED AT THE INTERSECTION OF CARLETON STREET AND ROSECRANS STREET PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK.
ELEVATION: 20.839 M.S.L. (N.G.V.D. 29)

OWNER / APPLICANT:

ACROPOLIS CAPITAL LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
C/O T.R.F. ASSOCIATES
3160 CAMINO DEL RIO SOUTH, SUITE 202
SAN DIEGO, CALIFORNIA 92108
TELEPHONE: (619) 501-8011
FACSIMILE NO.: (619) 330-2772

ALLADDINE GUEDDAR, MANAGING MEMBER

OWNER AUTHORIZED AGENT:

DAVID B. PAROT
C/O T.R.F. ASSOCIATES
3160 CAMINO DEL RIO SOUTH, SUITE 202
SAN DIEGO, CALIFORNIA 92108
TELEPHONE: (619) 501-8011
FACSIMILE NO.: (619) 330-2772

DAVID B. PAROT, OWNER AUTHORIZED AGENT (619) 884-1765

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPRESENTS A TENTATIVE MAP WAIVER PREPARED UNDER MY DIRECTION DURING THE MONTH OF JANUARY 2014, AND IT CONFORMS TO PROFESSIONAL ACCEPTED STANDARDS AND WAS ALSO PREPARED COMPLIANCE WITH THE CITY OF SAN DIEGO MAP WAIVER REQUIREMENTS (SECTION 125.0120).

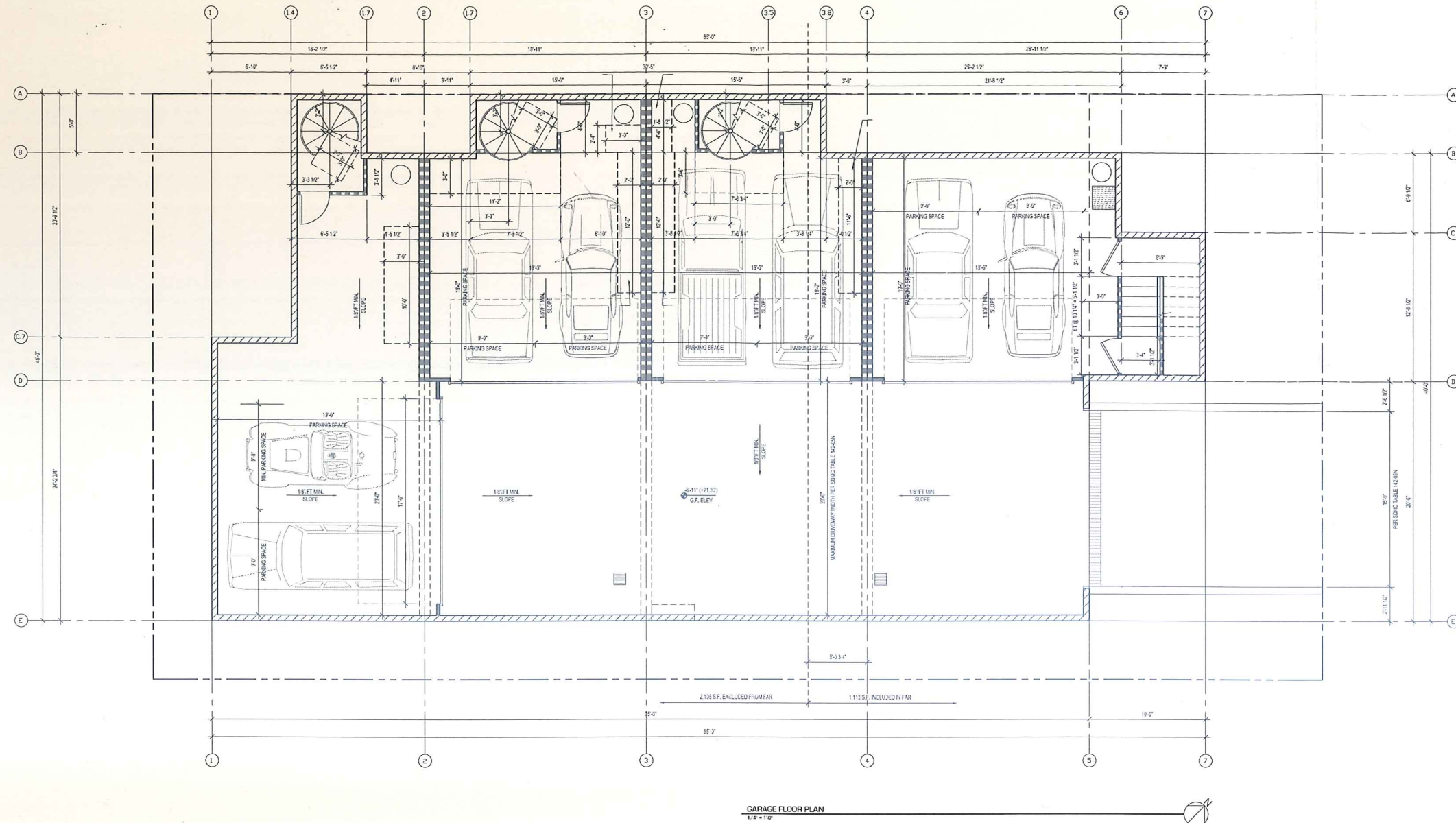


ROBERTO S. DOMINGO, RCE 29118
REGISTRATION EXPIRES: 03-31-2015
T & R ENGINEERS & ASSOCIATES
5030 PLAYA CATALINA
SAN DIEGO, CALIFORNIA 92124
TELEPHONE: (858) 268-4179
FACSIMILE NO.: (858) 496-0840

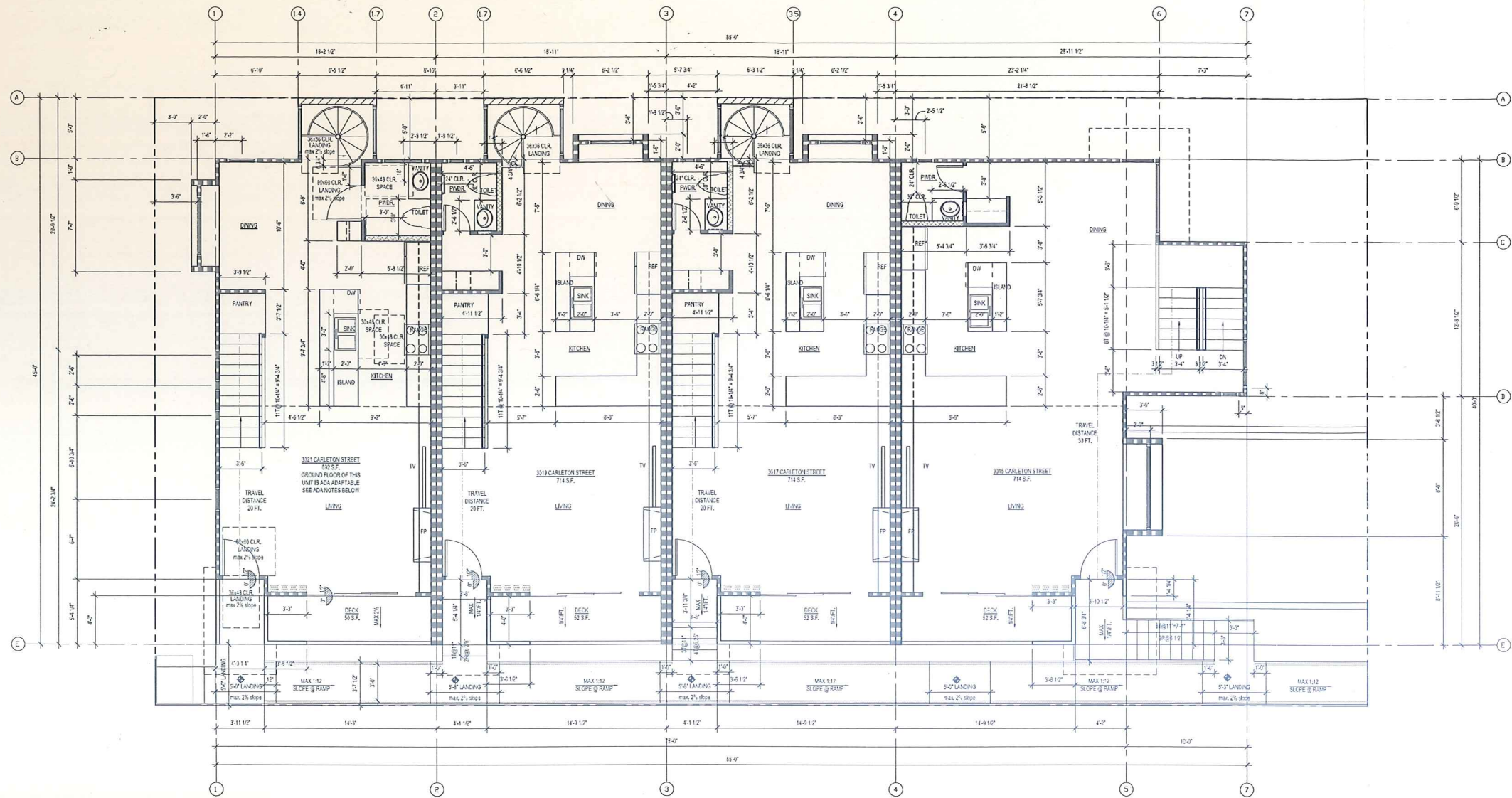
P.T.S. NO. 373548

I.O. NO. 24004832

DP 11.13.2014



	REVISIONS	DATE
	RECEIVED PALM-BEACH COUNTY	1/20/17
		
2430 Piedmont Court, Suite D San Diego, CA 92117 P: 619.293.1271 info@ecohousearchitecture.com		
		
<div style="text-align: center;"> <h1>CARLETON STREET RESIDENCES</h1> <p>3015 - 3021 Carleton Street San Diego, California 92106</p> </div>		
Copyright © 2013 All ideas, designs, and arrangements indicated on these drawings are the property of ECOHOUSE ARCHITECTS and are intended to be used in connection with this specific project only and shall not otherwise be used for any other purpose. These plans are not to be used or copied in whole or in part without the written consent of the architect.		
Date:	12-23-2013	
Job:	Carleton Street 1303	
Title:		
GARAGE FLOOR PLAN		
Sheet:	A-1.1	



FIRST FLOOR PLAN
1/4" = 1'-0"

REVISIONS	DATE
1. CORRECTED PER COMMENTS	11/13/11

ECO HOUSE architecture
2445 Reservoir Court, Suite 2
San Diego, CA 92111
P: 619.252.1221
info@ecohousearch.com

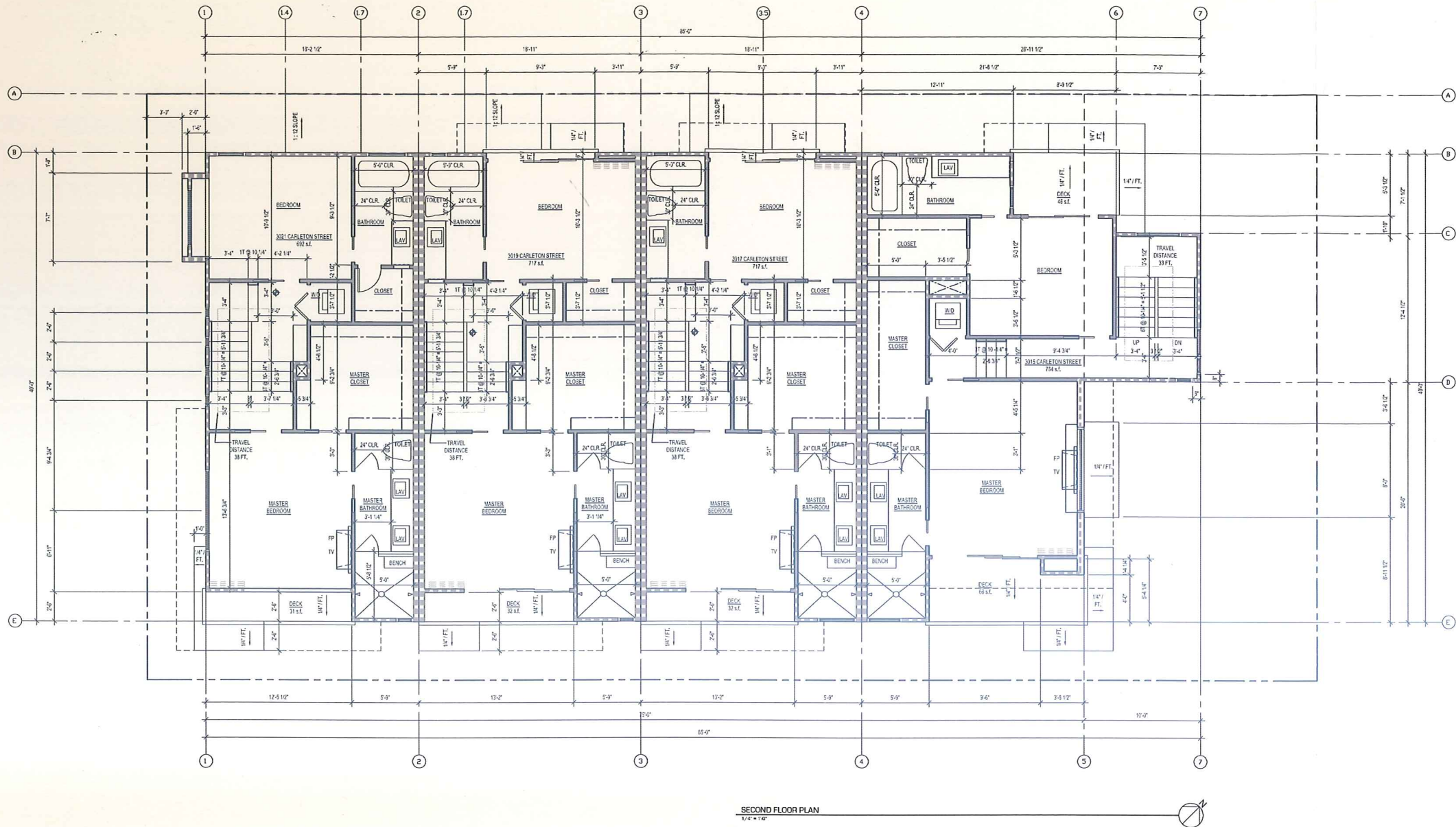
ELIZABETH J. CAPOMICHEL
C 31110
Exp. 4/30/15
STATE OF CALIFORNIA

CARLETON STREET RESIDENCES
3015 - 3021 Carleton Street
San Diego, California 92105

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Date:	11.13.2011
Job:	Carleton Street 100
Title:	FIRST FLOOR PLAN

Sheet:
A-1.2



SECOND FLOOR PLAN
1/4" = 1'-0"

REVISION	DATE
1. REVISED PER COMMENTS	12/13

ECO HOUSE
architecture

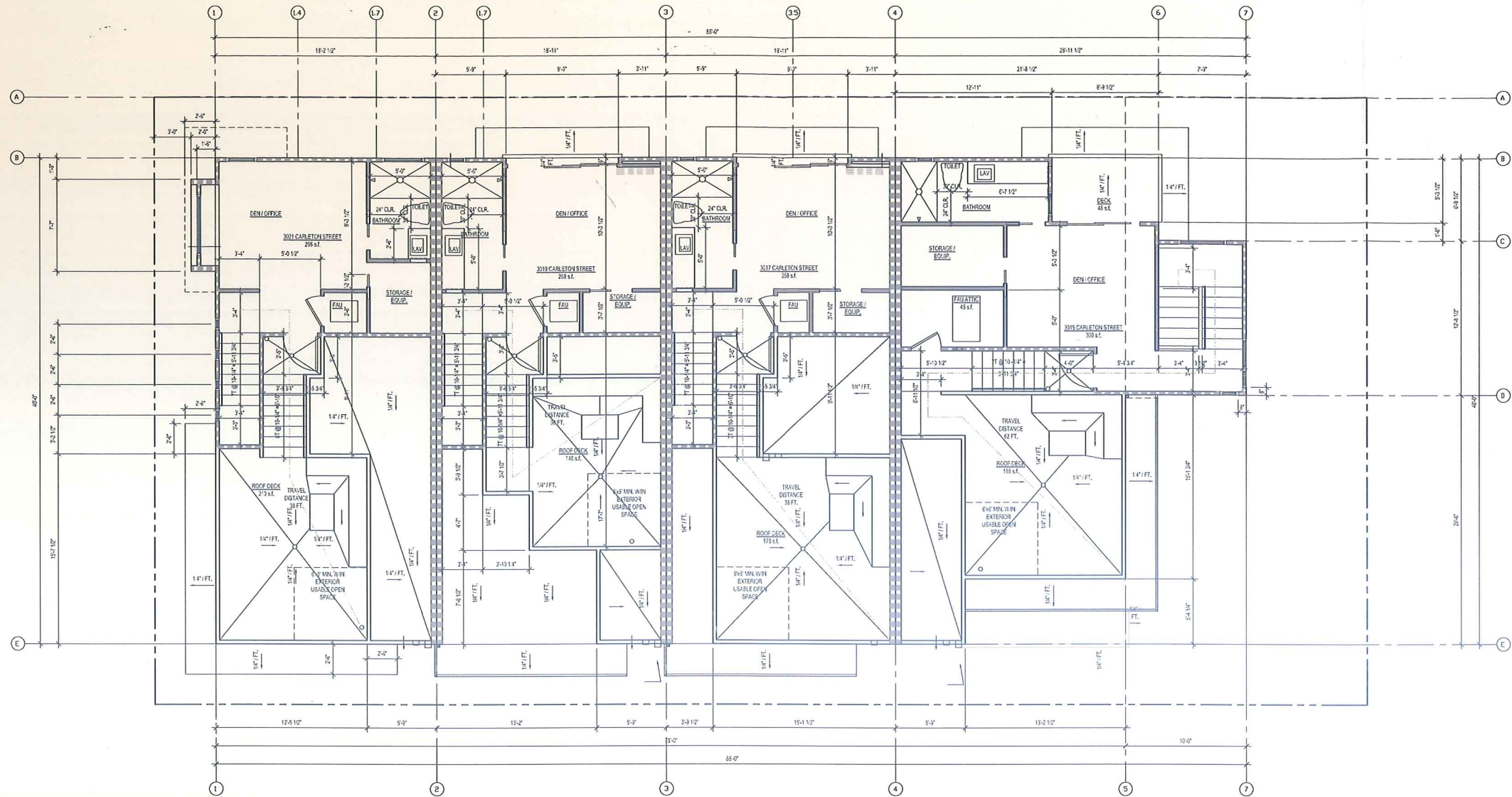
2410 Mountain Court, Suite D
San Diego, CA 92111
P: 619.291.1811
info@ecohouse.org

ELIZABETH JAN COMBS
C 31130
Exp. 4/30/15
STATE OF CALIFORNIA

CARLETON STREET RESIDENCES
3015 - 3021 Carleton Street
San Diego, California 92106

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Date: 12.13.2013
Job: Carleton Street 1301
Title: SECOND FLOOR PLAN
Sheet: A-1.3



THIRD FLOOR / ROOF DECK PLAN
1/4" = 1'-0"



REVISIONS		DATE
1	REVISION	03/13

ECO HOUSE
architecture

2445 Reservoir Court, Suite 2
San Diego, CA 92117
P: 619.233.7231
B: 619.233.7232

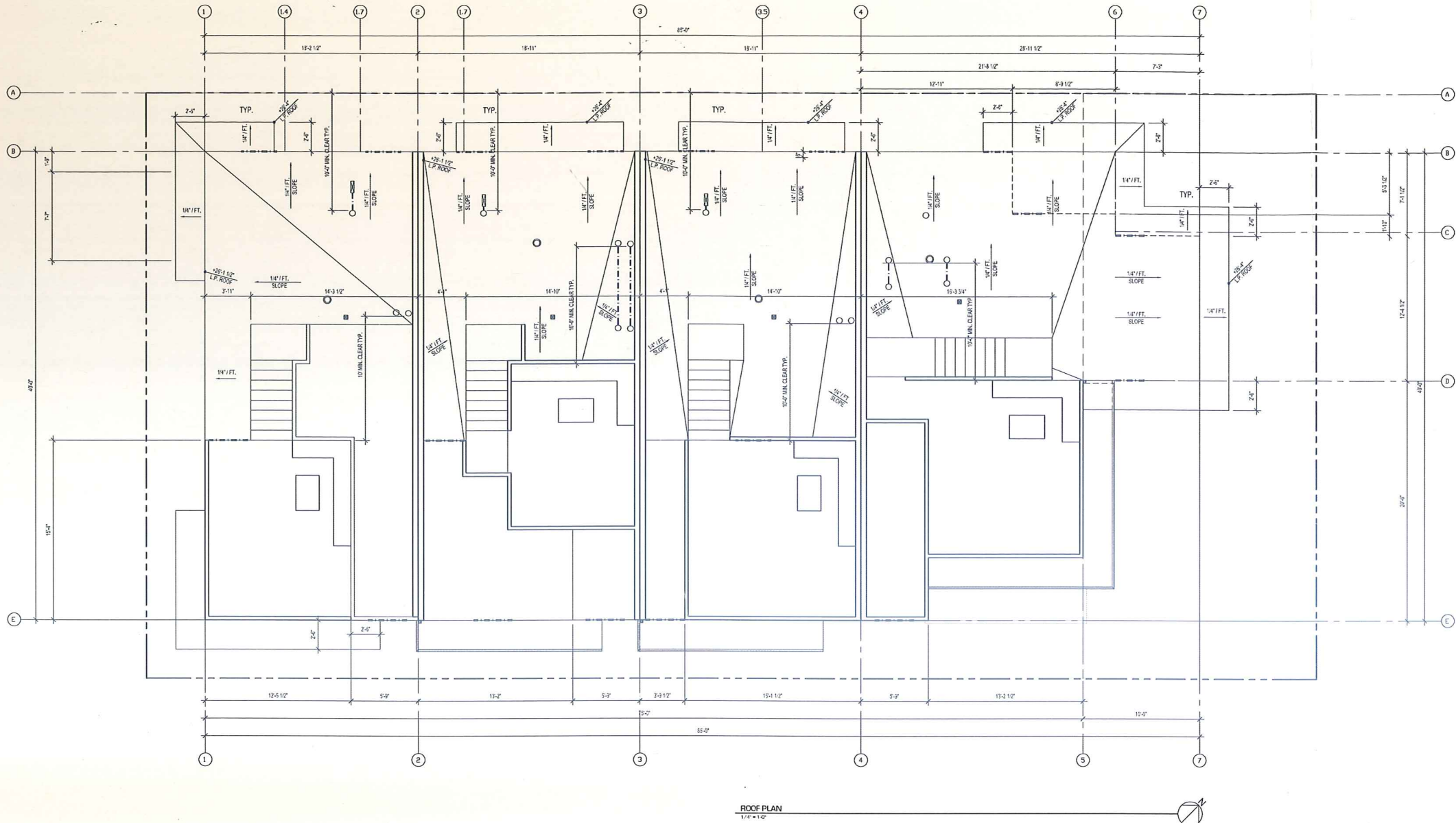
ELIZABETH ANN
CAPRIOGLIO
C 43015
P 4/30/15
B 04/30/2015

CARLETON STREET RESIDENCES
3015 - 3021 Carleton Street
San Diego, California 92106

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Date:	11.28.2013
Job:	Carleton Street 103
Title:	THIRD FLOOR / ROOF DECK PLAN
Sheet:	A-1.4



REVISIONS		DATE
1	ISSUED FOR PERMITS	12/22/2013
2	PERMITS CORRECTED	1/15/2014



2401 Potrero Hill, Suite 100
San Francisco, CA 94110
P: 415.224.1001
info@ecohousearch.com



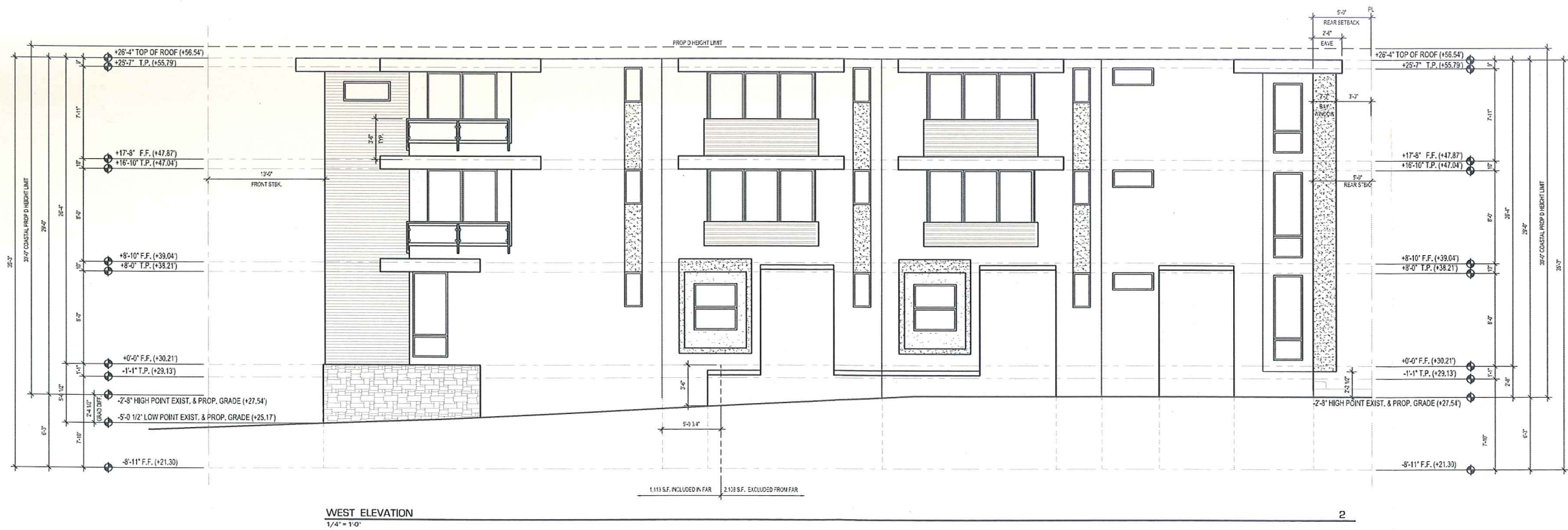
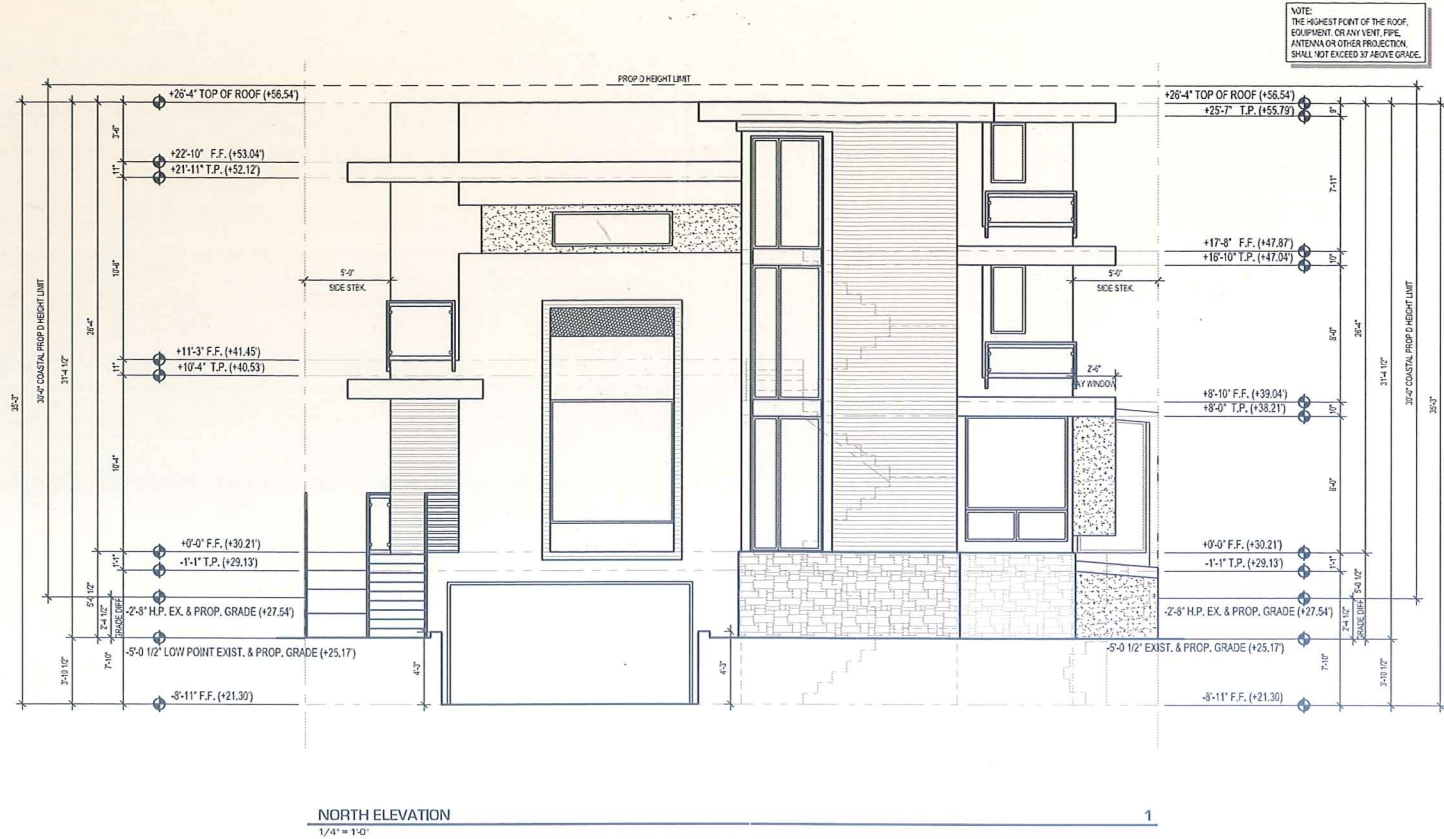
CARLETON STREET RESIDENCES

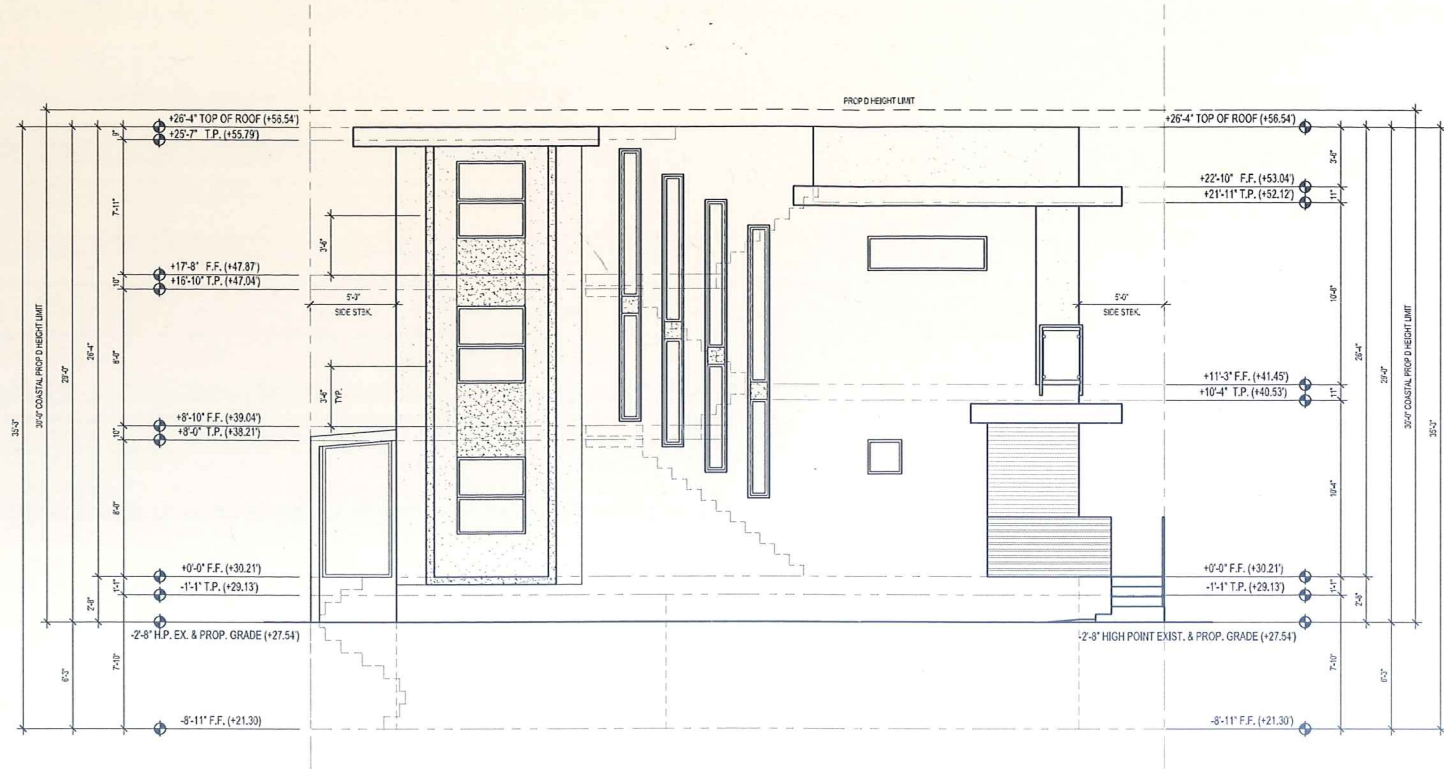
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Date:	12/22/2013
Job:	Carleton Street 100
Title:	ROOF PLAN
Sheet:	A-1.5





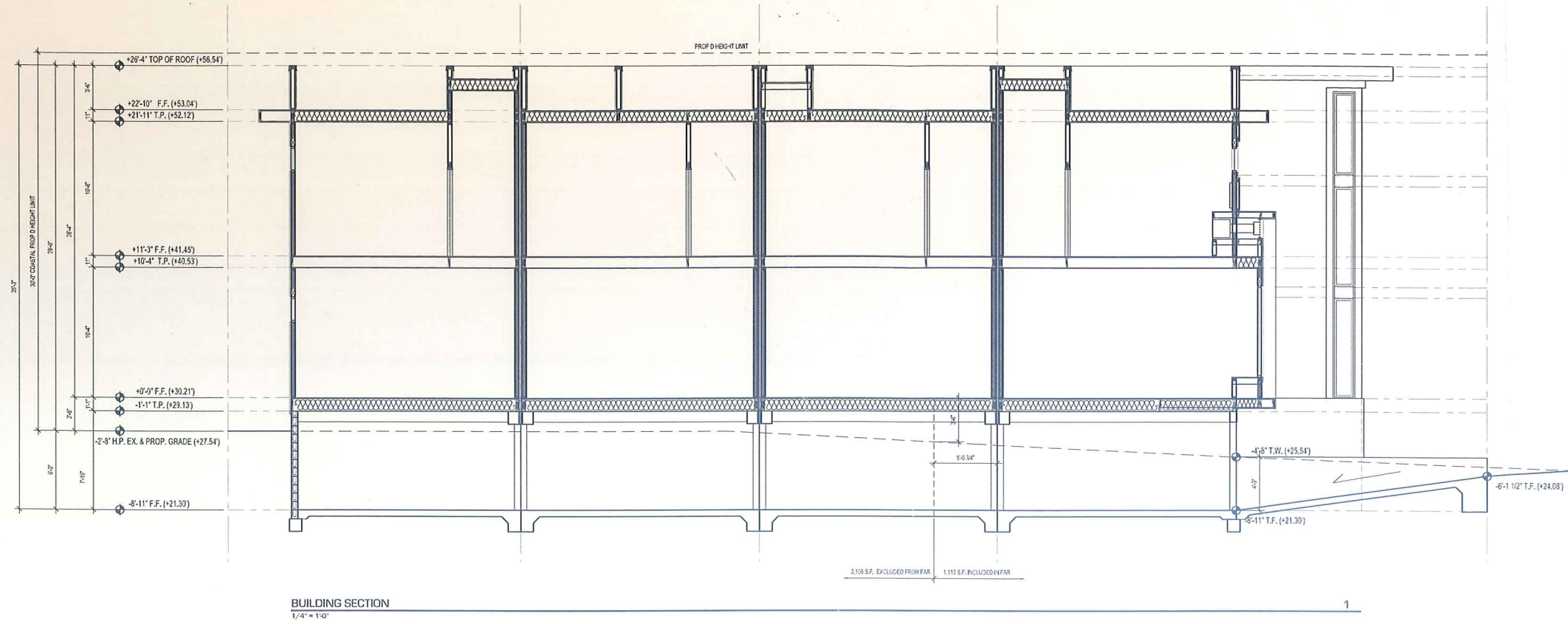
SOUTH ELEVATION
1/4" = 1'-0"

3



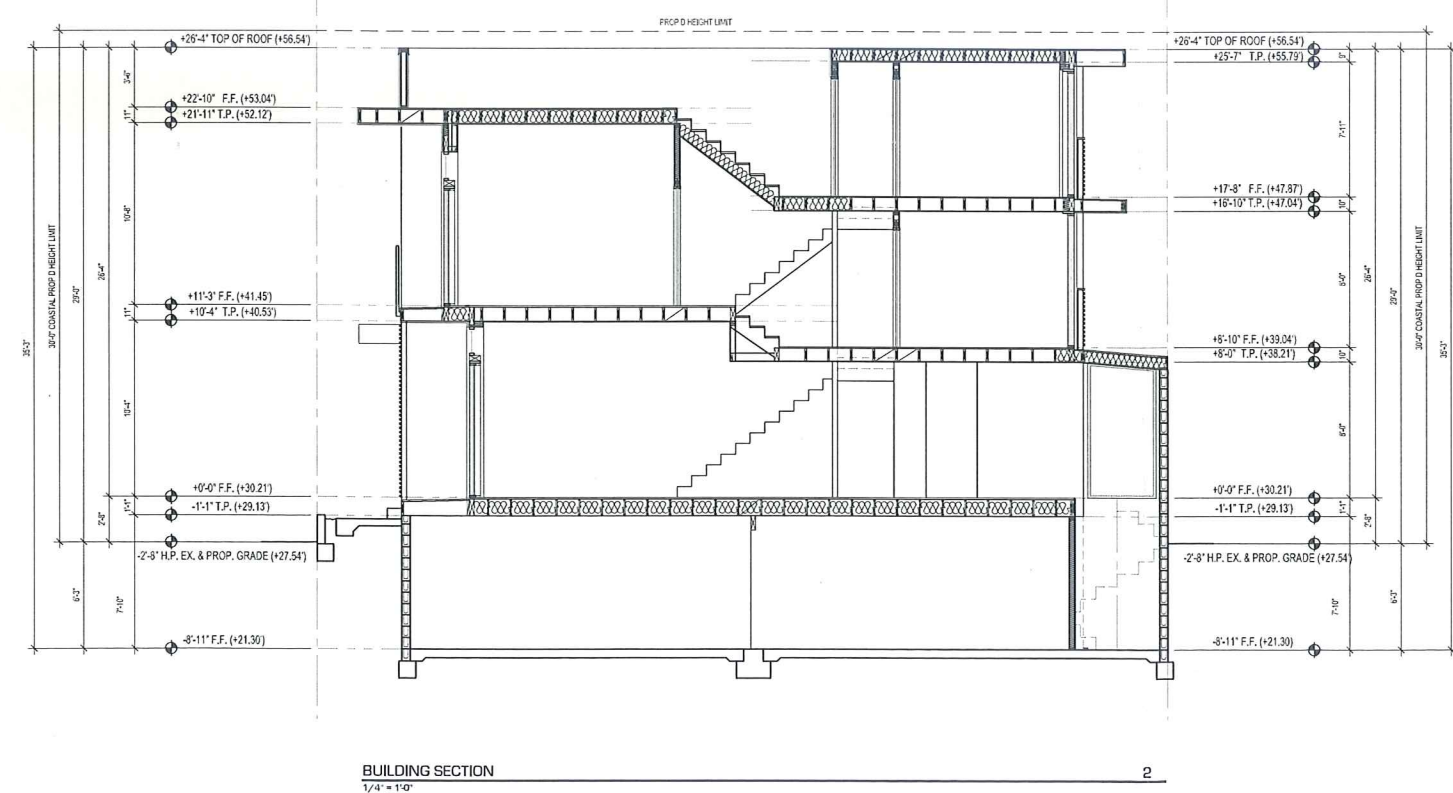
EAST ELEVATION
1/4" = 1'-0"

4



SECTION NOTES
1. FINISH FLOOR ELEVATIONS CALL-OUTS SHOWN ARE FROM TOP OF STRUCTURAL SLAB (TOS) OR TOP OF STRUCTURAL SHEATHING DIAPHRAGM (TOS).
2. SEE SHEET A-3.1 FOR EXTERIOR ELEVATIONS AND EXTERIOR FINISH NOTES.

SECTION KEYNOTES
1. 1-HR. CONSTRUCTION, SEE DETAIL 5/A7.1
2. R-30 BATT INSULATION AT ROOF AND EXPOSED CEILINGS.
3. R-15 BATT INSULATION AT EXTERIOR WALLS.
4. EXISTING AND PROPOSED GRADE.
5. R-19 BATT INSULATION AT RAISED FLOOR.
6. 1-HR. COMMON WALL CONSTRUCTION, SEE DETAIL 21/A7.1



REVISIONS	DATE
1. REVISED FOR PERMITS	10/11

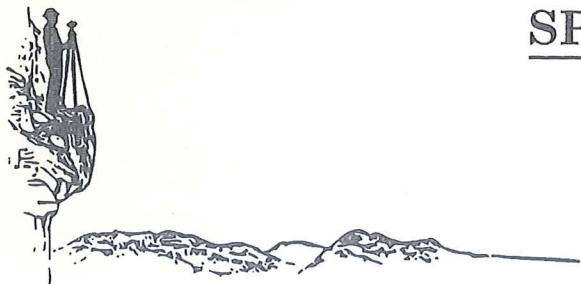
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2140 Newland Court, Suite 9
San Diego, CA 92111
P: 619.441.1011
B: 619.441.1011
info@ecohousearch.com

LICENCED ARCHITECT
STATE OF CALIFORNIA
C 31130
Exp. 4/30/15

CARLETON STREET RESIDENCES
3015 - 3027 Carleton Street
San Diego, California 92106

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purpose. There shall be no copying or
reproduction of these drawings without
the written consent of the architect.

Date: 10/28/2013
Job: Carleton Street Residences
Title: BUILDING SECTIONS
Sheet: A-4.1



SPEAR & ASSOCIATES, INC

CIVIL ENGINEERING & LAND SURVEYING

475 PRODUCTION STREET
SAN MARCOS, CA 92078
(760) 736-2040 • FAX (760) 736-4866

OCTOBER 20, 2014

CITY OF SAN DIEGO
ENGINEERING DEPARTMENT
INSPECTION DIVISION
9485 AERO DRIVE
SAN DIEGO, CA 92123

RE: HEIGHT CERTIFICATION
3015 – 3021 CARLETON STREET, SAN DIEGO, CA 92106
LOT 9, BLOCK 24 OF ROSEVILLE, MAP NO. 305
APN 531-322-08

THIS IS TO CERTIFY THE BUILDING HEIGHT FOR THE ABOVE REFERENCED PROJECT. PER FIELD SURVEY ON 17 OCTOBER 2014, THE HIGHEST ELEVATION OF THE STRUCTURE OF THE ABOVE REFERENCED BUILDING IS 57.38. THE ELEVATION OF THE LOWEST FINISHED SURFACE ADJACENT TO THE BUILDING IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN "BLDG-5-4" IS 27.54. THE DIFFERENCE IN ELEVATION FROM SAID HIGHEST ELEVATION TO SAID ADJACENT FINISHED SURFACE IS 29.84 FEET.

RESPECTFULLY SUBMITTED,

Ray Spear
RAY SPEAR ✓
PLS 6404

