



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: December 10, 2015

REPORT NO. PC-15-133

ATTENTION: Planning Commission, Agenda of December 17, 2015

SUBJECT: THE DAKOTA TM - PROJECT NO. 408772 - PROCESS FOUR

OWNER/APPLICANT: INI Greenfield LLC.

SUMMARY

Issue(s): Should the Planning Commission approve a Tentative Map to create a total of eight (8) residential condominium units and to waive the requirement to underground existing off-site overhead utilities at 4476 - 4480 30th Street, within the Greater North Park Community Plan area?

Staff Recommendation: Approve Tentative Map No. 1461487.

Community Planning Group Recommendation: On May 19, 2015, the Greater North Park Community Planning Committee voted 10-0-0, on consent, to recommend denial of the project. The denial was based on the lack of prior community input for the currently under construction multi-family structure that was previously approved by ministerial construction permits (Attachment 9). Ministerial projects that are in conformance with all regulations of the underlying zone are considered Process One projects and are not subject to formal Community Planning Committee project review or vote.

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Section 15305 Minor Alterations in Land Use Limitations, of the California Environmental Quality Act (CEQA) (Attachment 7). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 16, 2015, and the opportunity to appeal that determination ended December 1, 2015.

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: Approval of the proposed Tentative Map for the creation of eight-under-construction residential units into condominiums, for a total of eight condominium units on the project site.

BACKGROUND

The 0.24-acre site is located at 4476 - 4480 30th Street (Attachment 1), in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area (Attachment 2) and the Transit Area Overlay Zone. The project site consists of three existing lots, which would be consolidated into one lot as a condition of the Tentative Map. The CL-2 Zone allows multi-family residential development at a density of one unit per 800 square feet of lot area, which would allow 13 units on the site. The Greater North Park Community Plan designates the site for Commercial with High-Very High density residential development, at 45 to 55 dwelling units per net residential acre, which would allow 11 to 13 dwelling units. Additionally, a density bonus of up to 75 dwelling units per net residential acre for parcel accumulation and adherence to design guidelines in the Urban Design Element of the community plan would allow up to 18 dwelling units. The site is currently under construction.

The two row home style residential structures with a total of eight units currently under construction were approved under Building Permit No(s). 1298063, 1298091, 1298096, 1298097, 1298098, 1298099, and Project No. 371415. The eight units include eight three-bedroom units. A total of sixteen onsite parking spaces are provided, in compliance with San Diego Municipal Code (SDMC) requirements, including the specific parking requirements of the Transit Overlay Zone and SDMC Section 143.0740(g).

DISCUSSION

Project Description:

The project proposes a Tentative Map for the subdivision of the site to create eight (8) residential condominium units in two multi-family structures that are currently under construction, for a total of eight (8) condominium units on the subject site. SDMC Section 125.0410 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 they find that the proposed subdivision complies with the requirements of the Subdivision Map Act and the SDMC.

The applicant is requesting that the requirement to underground the existing offsite, overhead utilities be waived. SDMC Section 144.0242 allows the subdivider to apply for a waiver of the requirement to underground such utilities within the boundary of the subdivision or within the abutting public rights-of-way. City staff has determined the underground waiver request qualifies for consideration pursuant to SDMC Section 144.0242(c) in that the conversion

involves a short span of overhead utilities less than a full block in length and the conversion would not represent a logical extension to an underground facility. The applicant is required to underground any new service runs to any new or proposed structures and all onsite utilities within the subdivision per the conditions contained in the draft Tentative Map Resolution.

There are no existing power poles located on the project site. The closest power pole is located in the alley at the rear of the project site, behind the adjacent property in the right of way. The City's Undergrounding Master Plan for Fiscal Year 2009 designates the site within Block 3Y2, which currently has an estimated construction start date of 2041.

The project has been conditioned to construct public improvements, as shown on the approved construction plan for Right-of-Way Permit No. 1351717, Project No. 87164, which includes new curb, gutter, sidewalk, driveway, water & fire services and alley pavement.

Conclusion:

Staff has reviewed the request for a Tentative Map to create eight (8) residential condominium units (under construction) and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps. Staff believes the requirement findings can be supported and recommends the Planning Commission approve the project as proposed.

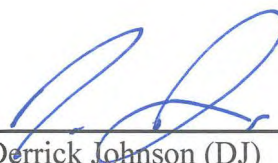
Alternatives:

1. **Approve Tentative Map No. 1461487, with modifications.**
2. **Deny Tentative Map No. 1461487, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Derrick Johnson (DJ)
Development Project Manager
Development Services Department

WESTLAKE/DJ
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Map Resolution with Findings

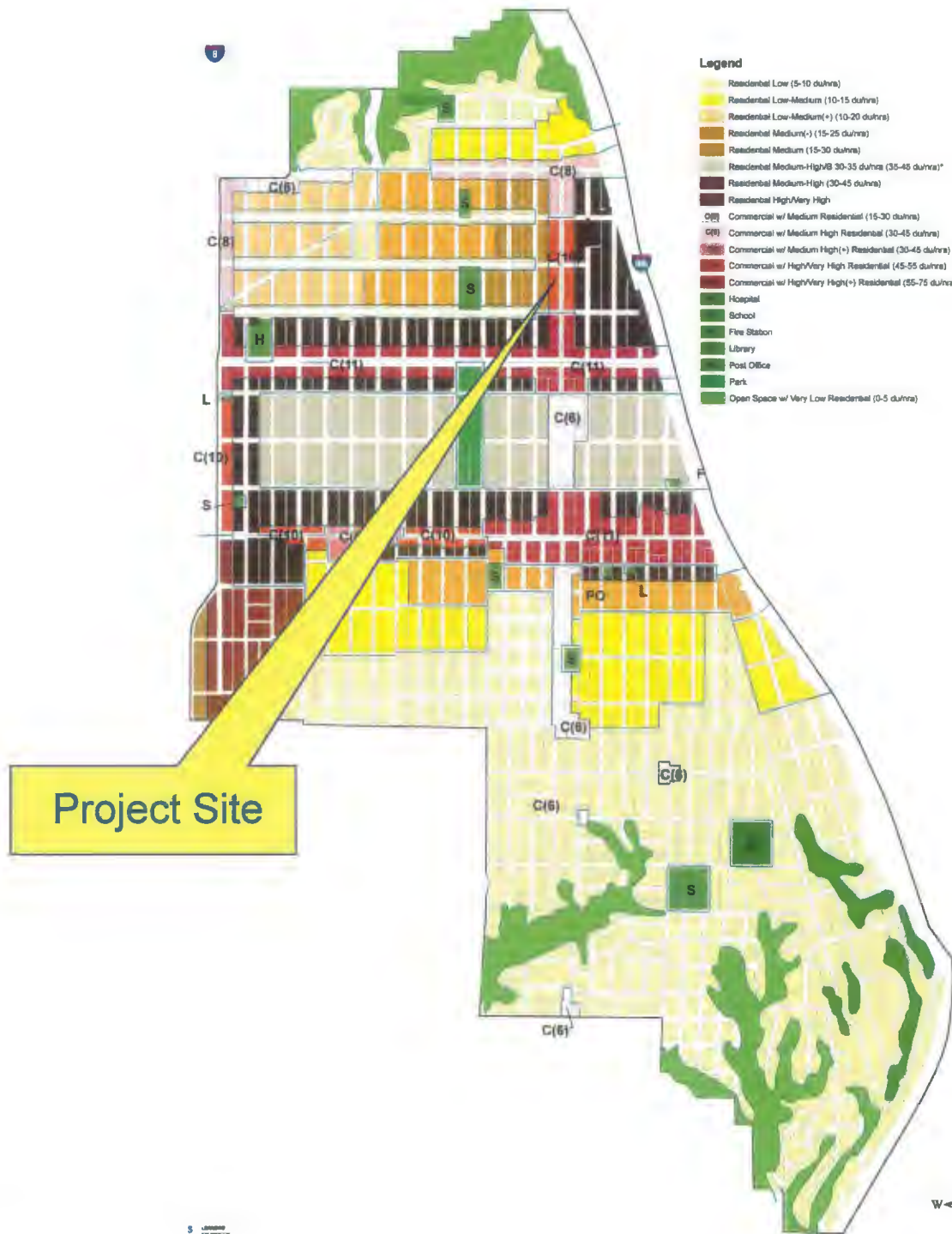
6. Draft TM with Conditions
7. Environmental Exemption
8. Map Exhibit-Tentative Map
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Site Photos



Location Aerial Photo

THE DAKOTA TM - 4476 30TH STREET
PROJECT NO. 408772





Land Use Map

**THE DAKOTA TM - 4476 30th STREET
PROJECT NO. 408772**





Project Location Map

THE DAKOTA TM – 4476 30TH STREET
PROJECT NO. 408772



PROJECT DATA SHEET

PROJECT NAME:	The Dakota TM	
PROJECT DESCRIPTION:	Conversion of eight residential units under construction to condominium ownership.	
COMMUNITY PLAN AREA:	Greater North Park Community Pan area.	
DISCRETIONARY ACTIONS:	Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial with High-Very High density residential development	
CURRENT ZONING INFORMATION: ZONE: MCCPDO CL-2: A mixed-use Commercial zone DENSITY: One dwelling unit per 800 sq.ft. of lot area. HEIGHT LIMIT: 40 ft. or 50 ft. where above enclosed parking. LOT SIZE: 5,000 square-foot minimum lot size. FLOOR AREA RATIO: No maximum for residential. FRONT SETBACK: 6 feet. SIDE SETBACK: 6 feet. STREETSIDE SETBACK: N/A REAR SETBACK: 4 feet. PARKING: 16 spaces required		CONSTRUCTED MCCPDO CL-2 One unit per 1,312 sq.ft. of lot area 50 feet 10,500 Square Feet 1.43 6 feet 6 feet N/A 4 feet 16 spaces
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial/High Residential; MCCPDO CL-2.	Multi-Family Residential
SOUTH:	Commercial/High Residential;; MCCPDO CL-2.	Multi-Family Residential
EAST:	Residential High/Very High; MCCPDO CL-2.	Multi-Family Residential/Religious Assembly
WEST:	Residential Medium; MCCPDO MR-800B.	Multi-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	none	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 19, 2015, the Greater North Park Community Planning Committee voted to deny the request for the Tentative Map due to lack of community input prior to construction. The motion passed on consent 13-0-0.	

PLANNING COMMISSION RESOLUTION NUMBER R-_____

TENTATIVE MAP NO.1461487, THE DAKOTA TM -
PROJECT NO. 408772.

WHEREAS, INI Greenfield LLC, Subdivider, and Vernon Franck, Metropolitan Mapping, Surveyor, submitted an application to the City of San Diego for a Tentative Map to create eight residential condominium dwelling units (under construction), and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 4476 -4480 30th Street, in the CL-2 Zone of the Mid-City Communities Planned District and the Greater North Park Community Plan area. The property is legally described as Lots 42, 43 and 44 Block 65, University Heights, Map No. 8; and

WHEREAS, the Map proposes the Subdivision of a 0.24-acre site into one (1) lot to create eight (8) residential condominiums currently under construction; and

WHEREAS, on November 16, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15304; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

WHEREAS, the Subdivider has requested to waive the undergrounding of existing overhead utilities pursuant to San Diego Municipal Code section 144.0242(c) because the

conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on December 17, 2015, the Planning Commission of the City of San Diego considered Tentative Map No. 1461487, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440 and 144.0240, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1461487:

1. The proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan. The project proposes a Tentative Map for the subdivision of the site to create eight (8) residential condominium units in two row home style multi-family structures that are currently under construction, for a total of eight (8) condominium units on the 0.24-acre project site, located at 4476 - 4480 30th Street, in the CL-2 Zone of the Mid-City Communities Planned District Ordinance, in the Greater North Park Community Plan area. The Greater North Park Community Plan designates the site for Commercial with High-Very High density residential development, at 45 to 55 dwelling units per net residential acre, which would allow 11 to 13 dwelling units. Additionally, a density bonus of up to 75 dwelling units per net residential acre for parcel accumulation and adherence to design guidelines in the Urban Design Element of the community plan would allow up to 18 dwelling units. The subdivision is consistent with the Greater North Park Community Plan and the General Plan. The eight units currently under construction were reviewed for conformance with the Mid-City Communities Planned District Ordinance CL-2 Zone during the Building Permit plan check phase. The development conforms to the development regulations of the zone and there are no zoning or planning issues with the proposed Tentative Map. The requested waiver of the requirement to underground the existing overhead utility facilities in the abutting public rights-of-way qualifies under the guidelines of Municipal Code Section 144.0242, Waiver of the Requirements to Underground Privately Owned Utility Systems and Service Facilities, in that the project 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 for the subdivision of the site to create eight (8) residential condominium units in two row home style multi-family structures that are currently under construction, for a total of eight (8) condominium units on the 0.24-acre project site, located at 4476 - 4480 30th Street, in the CL-2 Zone of the Mid-City Communities Planned District Ordinance, in the Greater North Park Community Plan area. The Greater North Park Community Plan designates the site for Commercial with High-Very High density residential development, at 45 to 55 dwelling units per net residential acre, which would allow 11 to 13 dwelling units. Additionally, a density bonus of up to 75 dwelling units per net residential acre for parcel accumulation and adherence to design guidelines in the Urban Design Element of the community plan would allow up to 18 dwelling units.

The project includes a request to waive the requirement to underground the existing offsite overhead utilities. The requested waiver of the requirement to underground the existing overhead utility facilities in the abutting public rights-of-way qualifies under the guidelines of Municipal Code Section 144.0242, Waiver of the Requirements to Underground Privately Owned Utility Systems and Service Facilities, in that the project 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. The under-construction project was reviewed for conformance with the Mid-City Communities Planned District Ordinance CL-2 Zone during the Building Permit plan check phase. The development conforms to the development regulations of the zone and there are no zoning or planning issues with the proposed Tentative Map. The project is in compliance with the Municipal Code and the Subdivision Map Act and includes conditions and exhibits to ensure the provision of adequate parking, public improvements and compliance with the Land Development Code.

3. The site is physically suitable for the type and density of development. The project proposes a Tentative Map for the subdivision of the site to create eight (8) residential condominium units in two row home style multi-family structures that are currently under construction, for a total of eight (8) condominium units on the 0.24-acre project site, located at 4476 - 4480 30th Street, in the CL-2 Zone of the Mid-City Communities Planned District Ordinance, in the Greater North Park Community Plan area. The Greater North Park Community Plan designates the site for Commercial with High-Very High density residential development, at 45 to 55 dwelling units per net residential acre, which would allow 11 to 13 dwelling units. Additionally, a density bonus of up to 75 dwelling units per net residential acre for parcel accumulation and adherence to design guidelines in the Urban Design Element of the community plan would allow up to 18 dwelling units. The subdivision is consistent with the Greater North Park Community Plan and the General Plan.

The eight units currently under construction were reviewed for conformance with the Mid-City Communities Planned District Ordinance CL-2 Zone during the Building Permit plan check phase. The development conforms to the development regulations of the zone and there are no zoning or planning issues with the proposed Tentative Map. The project includes a request to waive the requirement to underground the existing offsite overhead utilities. The developed, urban, in-fill project site is located on a flat, previously graded parcel. The project has been conditioned to construct public improvements, as shown on the approved construction plan for

Right-of-Way Permit No. 1351717, Project No. 387164, which includes new curb, gutter, sidewalk, driveway, water & fire services and alley pavement. Therefore, the site is physically suitable for the type and density of 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. The developed project site is located in an urban in-fill area and does not contain nor is it adjacent to any sensitive resources, Multiple Habitat Planning Area lands, Environmentally Sensitive Lands (ESL) or existing fish or wildlife habitats. No improvements or intensification of use is proposed with the subdivision. The subdivision is categorically exempt from review under the California Environmental Quality Act.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare. The project proposes a Tentative Map for the subdivision of the site to create eight (8) residential condominium units in two row home style multi-family structures that are currently under construction, for a total of eight (8) condominium units on the 0.24-acre project site, located at 4476 - 4480 30th Street, in the CL-2 Zone of the Mid-City Communities Planned District Ordinance, in the Greater North Park Community Plan area. The Greater North Park Community Plan designates the site for Commercial with High-Very High density residential development, at 45 to 55 dwelling units per net residential acre, which would allow 11 to 13 dwelling units. The subdivision is consistent with the Greater North Park Community Plan and the General Plan. The eight units currently under construction were reviewed for conformance with the Mid-City Communities Planned District Ordinance CL-2 Zone during the Building Permit plan check phase. The development conforms to the development regulations of the zone and there are no zoning or planning issues with the proposed Tentative Map.

The project includes a request to waive the requirement to underground the existing offsite overhead utilities. Although no improvements or intensification of use is proposed with the subdivision, all Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and other regulations governing construction, continued operation and health/life/safety requirements apply to this project. The project is in compliance with the Municipal Code and the Subdivision Map Act and includes conditions and exhibits to ensure the provision of adequate parking, public improvements and compliance with the Land Development Code. The subdivision is categorically exempt from review under the California Environmental Quality Act. The eight units currently under construction were reviewed for conformance with the Mid-City Communities Planned District Ordinance CL-2 Zone during the Building Permit plan check phase. The development conforms to the development regulations of the zone and there are no zoning or planning issues with the proposed Tentative Map. The project has been conditioned to construct public improvements, as shown on the approved construction plan for Right-of-Way Permit No. 1351717, Project No. 387164, which includes new curb, gutter, sidewalk, driveway, water & fire services and alley pavement. As such, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare. As such, the design of the subdivision or they type of improvement 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. There are no existing access easements located within the project

boundaries, as shown on Tentative Map No.1461487. As such, no conflict would occur with the recording of the subdivision and there would be no conflict with any easements acquired by the public at large for access through or use of the property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities. The project proposes a Tentative Map for the subdivision of the site to create eight (8) residential condominium units two row home style multi-family structures that are currently under construction, for a total of eight (8) condominium units on the 0.24-acre project site, located at 4476 - 4480 30th Street, in the CL-2 Zone of the Mid-City Communities Planned District Ordinance, in the Greater North Park Community Plan area. The project includes a request to waive the requirement to underground the existing offsite overhead utilities. The potential and opportunity exists to implement sustainable building techniques that utilize photovoltaic systems (solar panels) to generate a portion of the project's energy needs. 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. The project proposes a Tentative Map for the subdivision of the site to create eight (8) residential condominium units in two row home style multi-family structures that are currently under construction, for a total of eight (8) condominium units on the 0.24-acre project site, located at 4476 - 4480 30th Street, in the CL-2 Zone of the Mid-City Communities Planned District Ordinance, in the Greater North Park Community Plan area. The Tentative Map would also consolidate the three contiguous lots into one lot and create the eight (8) condominium units.

The Greater North Park Community Plan designates the site for Commercial with High-Very High density residential development, at 45 to 55 dwelling units per net residential acre, which would allow 11 to 13 dwelling units. The subdivision is consistent with the Greater North Park Community Plan and the General Plan. The eight units currently under construction were reviewed for conformance with the Mid-City Communities Planned District Ordinance CL-2 Zone during the Building Permit plan check phase. The infill project site is surrounded by existing development, consisting primarily of large multi-unit residential complexes that were constructed through the accumulation of multiple parcels. The Greater North Park Community Plan encourages a wide variety of housing types for all age, income and social groups. The project would provide eight, three-bedroom units in an area that largely consists of one- to two-bedroom units, thereby providing a wider variety of housing types, especially for families.

The site is located in the CL-2 Zone which allows multi-family residential development at a density of one unit per 800 square feet of lot area, which would allow 13 units on the site.

The project will be required to pay all applicable Developer Impact Fees (DIF), school fees, water/sewer connection fees and other impact fees at building permit issuance in accordance with the City's Public Facilities Financing Plan and Impact Fee Schedule. The project site is served by existing public infrastructure, including 30th Street on the east side of the site, water, sewer, electrical and gas lines. Impacts to available environmental resources would be avoided in that the in-fill urban site is surrounded by existing similar development and does not contain nor

is adjacent to ESL. Additionally, the project was determined to be exempt from review under the California Environmental Quality Act (CEQA).

The decision maker has reviewed the administrative record including the project plans, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of eight (8) under construction condominium units is consistent with the housing needs anticipated for the Greater North Park Community Planning area. Therefore, the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The 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. 1461487 including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to INI Greenfield LLC subject to the attached conditions which are made a part of this resolution by this reference.

By

Derrick Johnson (DJ)
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24005578

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 1461487

THE DAKOTA TM - PROJECT NO. 408772

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire on December 17, 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 Final Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

Project No. 408772
TM No. 1461487

ENGINEERING

6. The following will be conditions of the Tentative Map Resolution that the subdivider will need to satisfy/assure before the Final Map is recorded.
7. The subdivider shall construct public improvements including full width concrete alley, the closure of non-utilized driveway with current City Standard curb, gutter and sidewalk, adjacent to the site, on 30th Street per approval number 1351717, project number 371415.
8. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
9. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
10. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
11. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
12. 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.
13. 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.

Project No. 408772
TM No. 1461487

MAPPING

14. “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].
15. “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.”
16. The Final Map shall:
 - a. Use the California Coordinate System for its “Basis of Bearing” and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto.

Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24005578



THE CITY OF SAN DIEGO

Date of Notice: November 16, 2015

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24005578

PROJECT NAME/NUMBER: THE DAKOTA TM / 408772

COMMUNITY PLAN AREA: Greater North Park

COUNCIL DISTRICT: 3

LOCATION: 4476 – 4480 30th Street, San Diego, California 92104

PROJECT DESCRIPTION: A TENTATIVE MAP to consolidate three lots to one lot, and create eight residential condominiums on the project site. The project site is currently under construction with the residential condominium units, which was approved ministerially under PTS 371415. The 10,500-square-foot (0.241 acres) project site is located at 4476 – 4480 30th Street. The project site is designated Residential (15 – 45 dwelling units per acre) and within the MCCPD-CL-2 zone of the Mid-City Communities Planned District. Additionally, the project site is within the Airport Land Use Compatibility Overlay Zone (Montgomery Field), Airport Influence Area (Montgomery Field and San Diego International Airport, Review Area 2), Federal Aviation Administration Part 77 Noticing Area (Montgomery Field, San Diego International Airport – Lindbergh Field), and Greater North Park Community Plan Area. (LEGAL DESCRIPTION: Lot 42, 43 and 44 in Block 65 of University Heights, Map No. 8, Page 36.)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

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

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15305 which consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Derrick Johnson
MAILING ADDRESS: 1222 First Avenue, MS501, San Diego CA 92101
PHONE NUMBER: (619) 446-5477

On November 16, 2015, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (December 1, 2015). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

TENTATIVE MAP NO. 1461487
PROJECT NO. 408772
THE DAKOTA

LOT 45

LOT 44

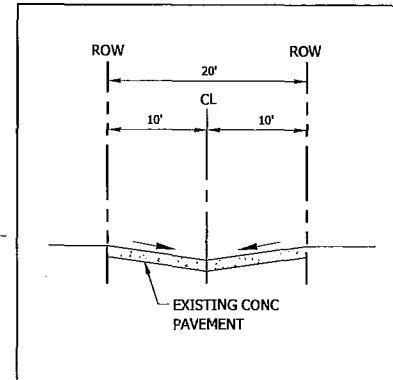
LOT 43

LOT 42

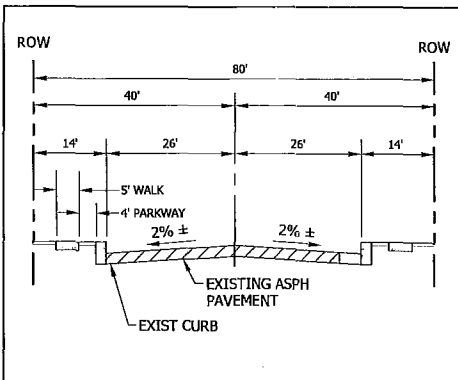
LOT 41

LOT 40

UNIVERSITY HEIGHTS D'HEMECOURT MAP
BLOCK 7

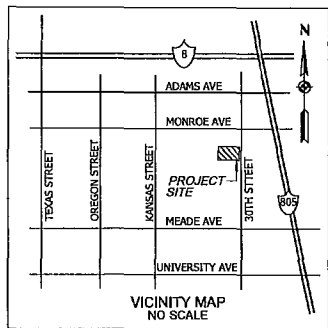
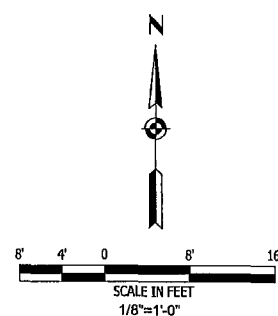


TYPICAL ALLEY SECTION
NOT TO SCALE



TYPICAL STREET SECTION
30TH STREET
NOT TO SCALE

PREPARED BY:
METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
TEL: 619-584-6091
FAX: 619-330-1830
email: metromap.sd@gmail.com



ABBREVIATIONS			
APN	ASSESSOR'S PARCEL NUMBER	PIV	POST INDICATOR VALVE
BLDG	BUILDING	PI	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		

EXISTING FRANCHISE UTILITY TABLE	
(TYPE)	(STATUS)
ELECTRIC	OVERHEAD
TELEPHONE	OVERHEAD
CABLE TELEVISION	OVERHEAD

LEGEND: EXISTING FEATURES	
	PROPERTY LINE
	RIGHT OF WAY (ROW)
	CENTER LINE
	LOT LINE
	FENCE WOOD
	FENCE WOOD-CHAIN LINK
	EDGE OF CONCRETE
	OVERHEAD ELECTRIC LINE
	SEWER LINE
	WATER LINE
	CMU WALL
	CONCRETE SURFACE
	GROUND CONTOUR (5' INTERVAL)
	GROUND CONTOUR (1' INTERVAL)
	BOUNDARY LINE DATA
	SPOT ELEVATION (EXIST)
	DESIGN GRADE (PER BUILDING PLAN)
	FOUND BOUNDARY MONUMENT
	WATER METER
	BACK FLOW PREVENTION DEVICE

PROJECT SUMMARY
TENTATIVE MAP (FOR CONDOMINIUM PURPOSES)
TOTAL NUMBER OF EXISTING LOTS = 3
TOTAL NUMBER OF PROPOSED LOTS = 1

SITE ADDRESS
4476 30TH DRIVE, SAN DIEGO, CA 92104

SITE AREA: 10,500 SF / 0.241 ACRES

EXISTING ZONING
BASE ZONE: MCCPD-CL-2
MID-CITY COMMUNITY PLANNED DISTRICT

BUILDING SETBACKS:
FRONT: 6'
SIDE: 6'
REAR: 4'

OVERLAY ZONES:
AIRPORT LAND USE COMPATIBILITY-MONTGOMERY FIELD
AIRPORT INFLUENCE AREA (AIA)
TRANSIT AREA

GEOLOGIC HAZARD CATEGORY: S2

UNIT DATA
NUMBER OF RESIDENTIAL UNITS: 8
TOTAL FLOOR AREA OF RESIDENTIAL UNITS: 15,036 SF
UNITS 1 & 5: 3BR/1,797 SF (2 EA)
UNITS 4 & 8: 3BR/1,921 SF (2 EA)
UNITS 2, 3, 6 & 7: 3BR/1,900 SF (4 EA)
YEAR BUILT: 2015 (UNDER CONSTRUCTION)

OFF-STREET PARKING SPACE REQUIREMENTS			
UNIT TYPE	SPACES REQ'D (TRANSIT AREA)	# OF UNITS	NET SPACES REQUIRED
3BR	2.0	8	16
TOTAL REQUIRED			16
TOTAL PROVIDED			16

CONDOMINIUM NOTE
THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 8.

PROJECT PERMITS REQUIRED
TENTATIVE MAP
LOT CONSOLIDATION FINAL MAP FOR CONDOMINIUM PURPOSES

REFERENCE DRAWINGS
UNIVERSITY HEIGHTS D'HEMECOURT MAP
8693-D
364544-05-D
ROW PERMIT NO. 13 51717

NOTES
1. THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
2. THE SUBDIVIDER SHALL INSTALL APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, IRRIGATION, AND FIRE) ADJACENT TO THE PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
3. THERE ARE NO KNOWN EASEMENTS ON THIS SITE.
4. THE BUILDING IS UNDER CONSTRUCTION BY SEPARATE PERMIT: PTS 371415, PERMIT APPROVAL NUMBER 1298063, 1298091, 1298096, 1298097, 1298098, 1298099.

LEGAL DESCRIPTION
LOTS 42, 43 AND 44 IN BLOCK 65 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, DECEMBER 2014

BASIS OF ELEVATIONS
CITY OF SAN DIEGO BENCHMARK DESCRIPTION: BRASS PLUG (SEBP)
TOP OF CURB, SOUTHEAST CORNER, 30TH STREET & MEADE AVENUE
ELEVATION: 371.851 FEET DATUM: NGVD 29

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF 30TH STREET I.E., N 0°00'00" E

MAPPING NOTE
A ONE LOT FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE MAP.

COORDINATES
NAD 27: 216-1729 CCS 83: 1856-6289

ASSESSOR'S PARCEL NUMBER
APN 446-103-25

PROJECT OWNER
INI-GREENFIELD, LLC
2535 SAN MARCOS AVENUE, SAN DIEGO, CA 92104

SEAMUS GARLAND, MANAGING PARTNER DATE

SHEET TITLE
TENTATIVE MAP NO. 1461487

PTS NO. 408772	I.O. NO. 24005578	SHEET 1 OF 1
----------------	-------------------	--------------

TENTATIVE MAP NO. 1461487
PROJECT NO. 408772
THE DAKOTA

LOT 45

LOT 44

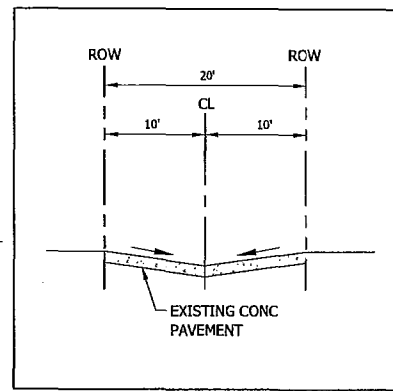
LOT 43

LOT 42

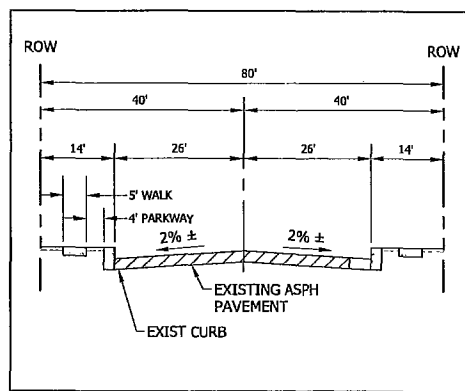
LOT 41

LOT 40

UNIVERSITY HEIGHTS D'HEMECOURT MAP
BLOCK 7



TYPICAL ALLEY SECTION
NOT TO SCALE



TYPICAL STREET SECTION
30TH STREET
NOT TO SCALE

ABBREVIATIONS			
APN	ASSESSOR'S PARCEL NUMBER	PIV	POST INDICATOR VALVE
BLDG	BUILDING	PP	UTILITY POLE
CHU	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		

EXISTING FRANCHISE UTILITY TABLE	
(TYPE)	(STATUS)
ELECTRIC	OVERHEAD
TELEPHONE	OVERHEAD
CABLE TELEVISION	OVERHEAD

LEGEND: EXISTING FEATURES			
PROPERTY LINE	GROUND COUNTER (5' INTERVAL)	BOUNDARY LINE DATA	
RIGHT OF WAY (ROW)	GROUND COUNTER (1' INTERVAL)	SPOT ELEVATION (EXIST)	
CENTER LINE	(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)	DESIGN GRADE (PER BUILDING PLAN)	
LOT LINE		FOUND BOUNDARY MONUMENT	
FENCE WOOD		WATER METER	
FENCE WOOD-CHAIN LINK		BACK FLOW PREVENTION DEVICE	
EDGE OF CONCRETE			
OVERHEAD ELECTRIC LINE			
SEWER LINE			
WATER LINE			
CHU WALL			
CONCRETE SURFACE			

PROJECT SUMMARY
TENTATIVE MAP (FOR CONDOMINIUM PURPOSES)
TOTAL NUMBER OF EXISTING LOTS = 3
TOTAL NUMBER OF PROPOSED LOTS = 1

SITE ADDRESS
4476 30TH DRIVE, SAN DIEGO, CA 92104

SITE AREA: 10,500 SF / 0.241 ACRES

EXISTING ZONING
BASE ZONE: MCCPD-CL-2
MIO-CITY COMMUNITY PLANNED DISTRICT

BUILDING SETBACKS:
FRONT: 6'
SIDE: 6'
REAR: 4'

OVERLAY ZONES:
AIRPORT LAND USE COMPATIBILITY-MONTGOMERY FIELD
AIRPORT INFLUENCE AREA (AIA)
TRANSIT AREA

GEOLOGIC HAZARD CATEGORY: S2

UNIT DATA
NUMBER OF RESIDENTIAL UNITS: 8
TOTAL FLOOR AREA OF RESIDENTIAL UNITS: 15,036 SF
UNITS 1 & 5: 3BR/1,797 SF (2 EA)
UNITS 4 & 8: 3BR/1,921 SF (2 EA)
UNITS 2, 3, 6 & 7: 3BR/1,900 SF (4 EA)
YEAR BUILT: 2015 (UNDER CONSTRUCTION)

OFF-STREET PARKING SPACE REQUIREMENTS			
UNIT TYPE	SPACES REQ'D (TRANSIT AREA)	# OF UNITS	NET SPACES REQUIRED
3BR	2.0	8	16
TOTAL REQUIRED			16
TOTAL PROVIDED			16

CONDOMINIUM NOTE
THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 8.

PROJECT PERMITS REQUIRED
TENTATIVE MAP
LOT CONSOLIDATION FINAL MAP FOR CONDOMINIUM PURPOSES

REFERENCE DRAWINGS
UNIVERSITY HEIGHTS D'HEMECOURT MAP
8693-D
364544-05-D
ROW PERMIT NO. 13 51717

NOTES
1. THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
2. THE SUBDIVIDER SHALL INSTALL APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, IRRIGATION, AND FIRE) ADJACENT TO THE PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
3. THERE ARE NO KNOWN EASEMENTS ON THIS SITE.
4. THE BUILDING IS UNDER CONSTRUCTION BY SEPARATE PERMIT: PTS 371415, PERMIT APPROVAL NUMBER 1298063, 1298091, 1298096, 1298097, 1298098, 1298099.

LEGAL DESCRIPTION
LOTS 42, 43 AND 44 IN BLOCK 65 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 US PENDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

SOURCE OF TOPOGRAPHY
FIELD SURVEY BY METROPOLITAN MAPPING, DECEMBER 2014

BASIS OF ELEVATIONS
CITY OF SAN DIEGO BENCHMARK DESCRIPTION: BRASS PLUG (SEBP)
TOP OF CURB, SOUTHEAST CORNER, 30TH STREET & MEADE AVENUE
ELEVATION: 371.851 FEET DATUM: NGVD 29

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF 30TH STREET
L.E., N 0°00'00" E

MAPPING NOTE
A ONE LOT FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE MAP.

COORDINATES
NAD 27: 216-1729 CCS 83: 1856-6289

ASSESSOR'S PARCEL NUMBER
APN 446-103-25

PROJECT OWNER
INI-GREENFIELD, LLC
2535 SAN MARCOS AVENUE, SAN DIEGO, CA 92104

SEAMUS GARLAND, MANAGING PARTNER DATE

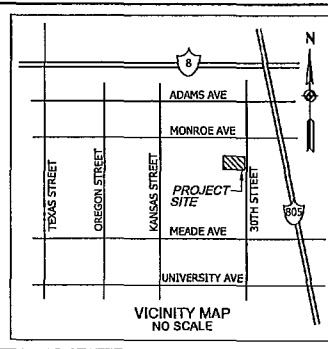
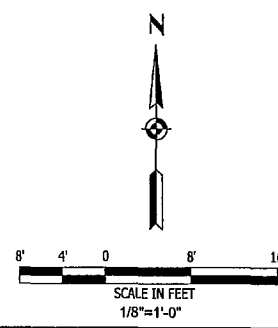
SHEET TITLE
TENTATIVE MAP NO. 1461487

PTS NO. 408772	I.O. NO. 24005578	SHEET 1 OF 1
----------------	-------------------	--------------

PREPARED BY:
METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
TEL: 619-564-6091
FAX: 619-330-1830
email: metromap.sd@gmail.com

PROFESSIONAL LAND SURVEYOR
VERNON V. FRANCK, PLS 7927
EXPIRES 12-31-2015
No. 7927
STATE OF CALIFORNIA

VERNON V. FRANCK, PLS 7927 DATE



TENTATIVE MAP NO. 1461487
PROJECT NO. 408772
THE DAKOTA

LOT 45

LOT 44

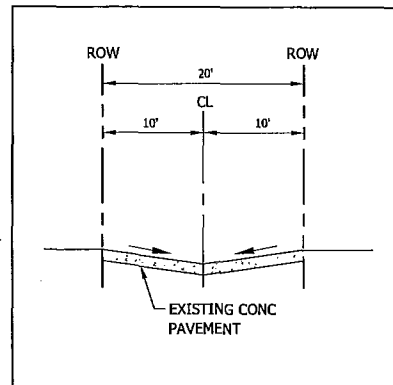
LOT 43

LOT 42

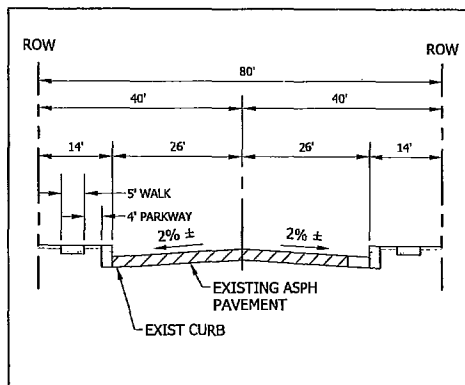
LOT 41

LOT 40

UNIVERSITY HEIGHTS D'HEMECOURT MAP
BLOCK 7



TYPICAL ALLEY SECTION
NOT TO SCALE



TYPICAL STREET SECTION
30TH STREET
NOT TO SCALE

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

EXISTING FRANCHISE UTILITY TABLE	
(TYPE)	(STATUS)
ELECTRIC	OVERHEAD
TELEPHONE	OVERHEAD
CABLE TELEVISION	OVERHEAD

LEGEND: EXISTING FEATURES

PROPERTY LINE	GROUND COUNTOUR (5' INTERVAL)
RIGHT OF WAY (ROW)	GROUND COUNTOUR (1' INTERVAL)
CENTER LINE	(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)
LOT LINE	BOUNDARY LINE DATA
FENCE WOOD	SPOT ELEVATION (EXIST)
FENCE WOOD-CHAIN LINK	DESIGN GRADE (PER BUILDING PLAN)
EDGE OF CONCRETE	FOUND BOUNDARY MONUMENT
OVERHEAD ELECTRIC LINE	WATER METER
SEWER LINE	BACK FLOW PREVENTION DEVICE
WATER LINE	
WATER LINE	
CMU WALL	
CONCRETE SURFACE	

PROJECT SUMMARY
TENTATIVE MAP (FOR CONDOMINIUM PURPOSES)
TOTAL NUMBER OF EXISTING LOTS = 3
TOTAL NUMBER OF PROPOSED LOTS = 1

SITE ADDRESS
1476 30TH DRIVE, SAN DIEGO, CA 92104

SITE AREA: 10,500 SF / 0.241 ACRES

EXISTING ZONING
BASE ZONE: MCCPD-CL-2
MID-CITY COMMUNITY PLANNED DISTRICT

BUILDING SETBACKS:
FRONT: 6'
SIDE: 6'
REAR: 4'

OVERLAY ZONES:
AIRPORT LAND USE COMPATIBILITY-MONTGOMERY FIELD
AIRPORT INFLUENCE AREA (AIA)
TRANSIT AREA

GEOLOGIC HAZARD CATEGORY: S2

UNIT DATA
NUMBER OF RESIDENTIAL UNITS: 8
TOTAL FLOOR AREA OF RESIDENTIAL UNITS: 15,036 SF
UNITS 1 & 5: 3BR/1,797 SF (2 EA)
UNITS 4 & 8: 3BR/1,921 SF (2 EA)
UNITS 2, 3, 6 & 7: 3BR/1,900 SF (4 EA)
YEAR BUILT: 2015 (UNDER CONSTRUCTION)

OFF-STREET PARKING SPACE REQUIREMENTS			
UNIT TYPE	SPACES REQ'D (TRANSIT AREA)	# OF UNITS	NET SPACES REQUIRED
3BR	2.0	8	16
TOTAL REQUIRED			16
TOTAL PROVIDED			16

CONDOMINIUM NOTE
THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 8.

PROJECT PERMITS REQUIRED
TENTATIVE MAP
LOT CONSOLIDATION FINAL MAP FOR CONDOMINIUM PURPOSES

REFERENCE DRAWINGS
UNIVERSITY HEIGHTS D'HEMECOURT MAP
8693-D
364544-05-D
ROW PERMIT NO. 13 51717

- NOTES**
- THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
 - THE SUBDIVIDER SHALL INSTALL APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, IRRIGATION, AND FIRE) ADJACENT TO THE PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
 - THERE ARE NO KNOWN EASEMENTS ON THIS SITE.
 - THE BUILDING IS UNDER CONSTRUCTION BY SEPARATE PERMIT: PTS 371415, PERMIT APPROVAL NUMBER 1298063, 1298091, 1298096, 1298097, 1298098, 1298099.

LEGAL DESCRIPTION
LOTS 42, 43 AND 44 IN BLOCK 65 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, DECEMBER 2014

BASIS OF ELEVATIONS
CITY OF SAN DIEGO BENCHMARK - DESCRIPTION: BRASS PLUG (SEBP)
TOP OF CURB, SOUTHEAST CORNER, 30TH STREET & MEADE AVENUE
ELEVATION: 371.851 FEET DATUM: NGVD 29

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF 30TH STREET
I.E., N 0°00'00" E

MAPPING NOTE
A ONE LOT FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE MAP.

COORDINATES
NAD 27: 216-1729 CCS 83: 1856-6289

ASSESSOR'S PARCEL NUMBER
APN 446-103-25

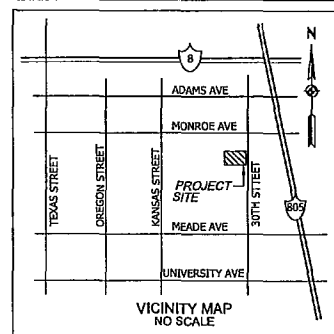
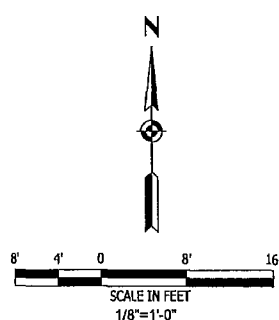
PROJECT OWNER
JMI-GREENFIELD, LLC
2535 SAN MARCOS AVENUE, SAN DIEGO, CA 92104

SEAMUS GARLAND, MANAGING PARTNER OATE

SHEET TITLE
TENTATIVE MAP NO. 1461487

PTS NO. 408772 I.O. NO. 24005578 SHEET 1 OF 1

PREPARED BY:
METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
TEL: 619-564-6091
FAX: 619-330-1830
email: metromap.sd@gmail.com



VERNON V. FRANCK, PLS 7927

DATE

TENTATIVE MAP NO. 1461487
PROJECT NO. 408772
THE DAKOTA

LOT 45

LOT 44

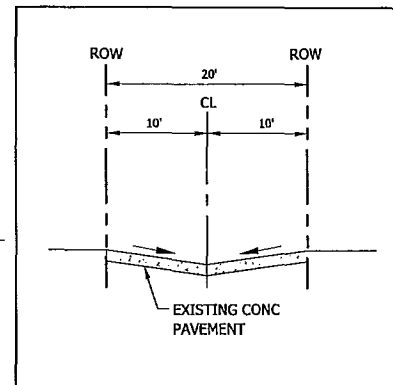
UNIVERSITY HEIGHTS D'HEMECOURT MAP
BLOCK 7

LOT 43

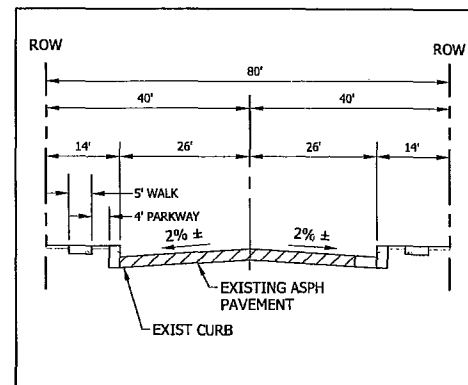
LOT 42

LOT 41

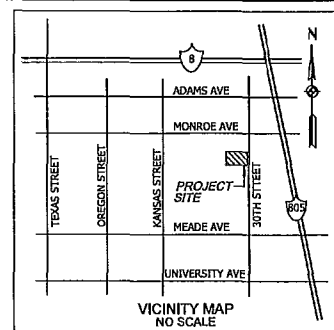
LOT 40



TYPICAL ALLEY SECTION
NOT TO SCALE



TYPICAL STREET SECTION
30TH STREET
NOT TO SCALE



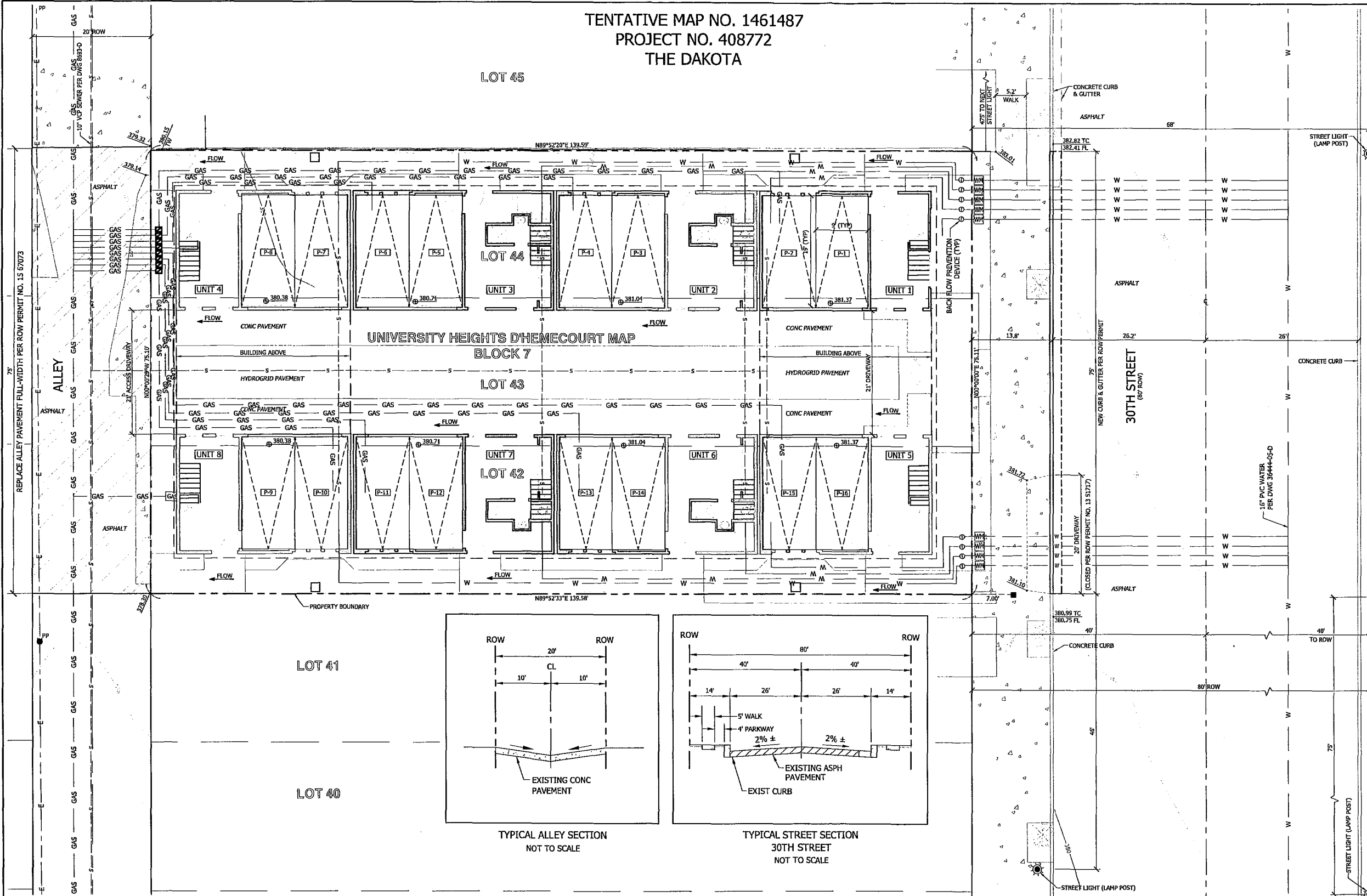
VICINITY MAP
NO SCALE

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		

EXISTING FRANCHISE UTILITY TABLE	
(TYPE)	(STATUS)
ELECTRIC	OVERHEAD
TELEPHONE	OVERHEAD
CABLE TELEVISION	OVERHEAD

LEGEND: EXISTING FEATURES

PROPERTY LINE	GROUND COUNTOUR (5' INTERVAL)
RIGHT OF WAY (ROW)	GROUND COUNTOUR (1' INTERVAL)
CENTER LINE	(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)
LOT LINE	BOUNDARY LINE DATA
FENCE WOOD	SPOT ELEVATION (EXIST)
FENCE WOOD-CHAIN LINK	DESIGN GRADE (PER BUILDING PLAN)
EDGE OF CONCRETE	FOUND BOUNDARY MONUMENT
OVERHEAD ELECTRIC LINE	WATER METER
SEWER LINE	BACK FLOW PREVENTION DEVICE
WATER LINE	
WATER LINE	
CMU WALL	
CONCRETE SURFACE	



PROJECT SUMMARY
TENTATIVE MAP (FOR CONDOMINIUM PURPOSES)
TOTAL NUMBER OF EXISTING LOTS = 3
TOTAL NUMBER OF PROPOSED LOTS = 1

SITE ADDRESS
4476 30TH DRIVE, SAN DIEGO, CA 92104

SITE AREA: 10,500 SF / 0.241 ACRES

EXISTING ZONING
BASE ZONE: MCCPD-CL-2
MID-CITY COMMUNITY PLANNED DISTRICT

BUILDING SETBACKS:
FRONT: 6'
SIDE: 6'
REAR: 4'

OVERLAY ZONES:
AIRPORT LAND USE COMPATIBILITY-MONTGOMERY FIELD
AIRPORT INFLUENCE AREA (AIA)
TRANSIT AREA

GEOLOGIC HAZARD CATEGORY: 52

UNIT DATA

NUMBER OF RESIDENTIAL UNITS: 8
TOTAL FLOOR AREA OF RESIDENTIAL UNITS: 15,036 SF
UNITS 1 & 5: 3BR/1,797 SF (2 EA)
UNITS 4 & 8: 3BR/1,921 SF (2 EA)
UNITS 2, 3, 6 & 7: 3BR/1,900 SF (4 EA)
YEAR BUILT: 2015 (UNDER CONSTRUCTION)

OFF-STREET PARKING SPACE REQUIREMENTS			
UNIT TYPE	SPACES REQ'D (TRANSIT AREA)	# OF UNITS	NET SPACES REQUIRED
3BR	2.0	8	16
TOTAL REQUIRED			16
TOTAL PROVIDED			16

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 8.

PROJECT PERMITS REQUIRED

TENTATIVE MAP
LOT CONSOLIDATION FINAL MAP FOR CONDOMINIUM PURPOSES

REFERENCE DRAWINGS
UNIVERSITY HEIGHTS D'HEMECOURT MAP
8693-D
364544-05-D
ROW PERMIT NO. 13 51717

NOTES

- THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
- THE SUBDIVIDER SHALL INSTALL APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, IRRIGATION, AND FIRE) ADJACENT TO THE PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
- THERE ARE NO KNOWN EASEMENTS ON THIS SITE.
- THE BUILDING IS UNDER CONSTRUCTION BY SEPARATE PERMIT: PTS 371415, PERMIT APPROVAL NUMBER 1298063, 1298091, 1298096, 1298097, 1298098, 1298099.

LEGAL DESCRIPTION

LOTS 42, 43 AND 44 IN BLOCK 65 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 L.S. PENDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

SOURCE OF TOPOGRAPHY

FIELD SURVEY BY METROPOLITAN MAPPING, DECEMBER 2014

BASIS OF ELEVATIONS

CITY OF SAN DIEGO BENCHMARK DESCRIPTION: BRASS PLUG (SEBP)
TOP OF CURB, SOUTHEAST CORNER, 30TH STREET & MEADE AVENUE
ELEVATION: 371.851 FEET DATUM: NGVD 29

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF 30TH STREET I.E., N 0°00'00" E

MAPPING NOTE

A ONE LOT FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE MAP.

COORDINATES

NAD 27: 216-1729 CCS 83: 1856-6289

ASSESSOR'S PARCEL NUMBER

APN 446-103-25

PROJECT OWNER

INI-GREENFIELD, LLC
2535 SAN MARCOS AVENUE, SAN DIEGO, CA 92104

SEAMUS GARLAND, MANAGING PARTNER DATE

SHEET TITLE

TENTATIVE MAP NO. 1461487

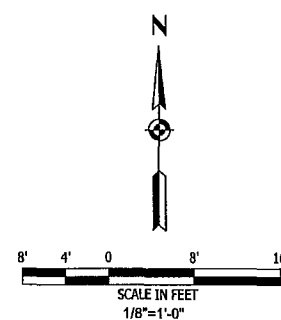
PTS NO. 408772 I.O. NO. 24005578 SHEET 1 OF 1

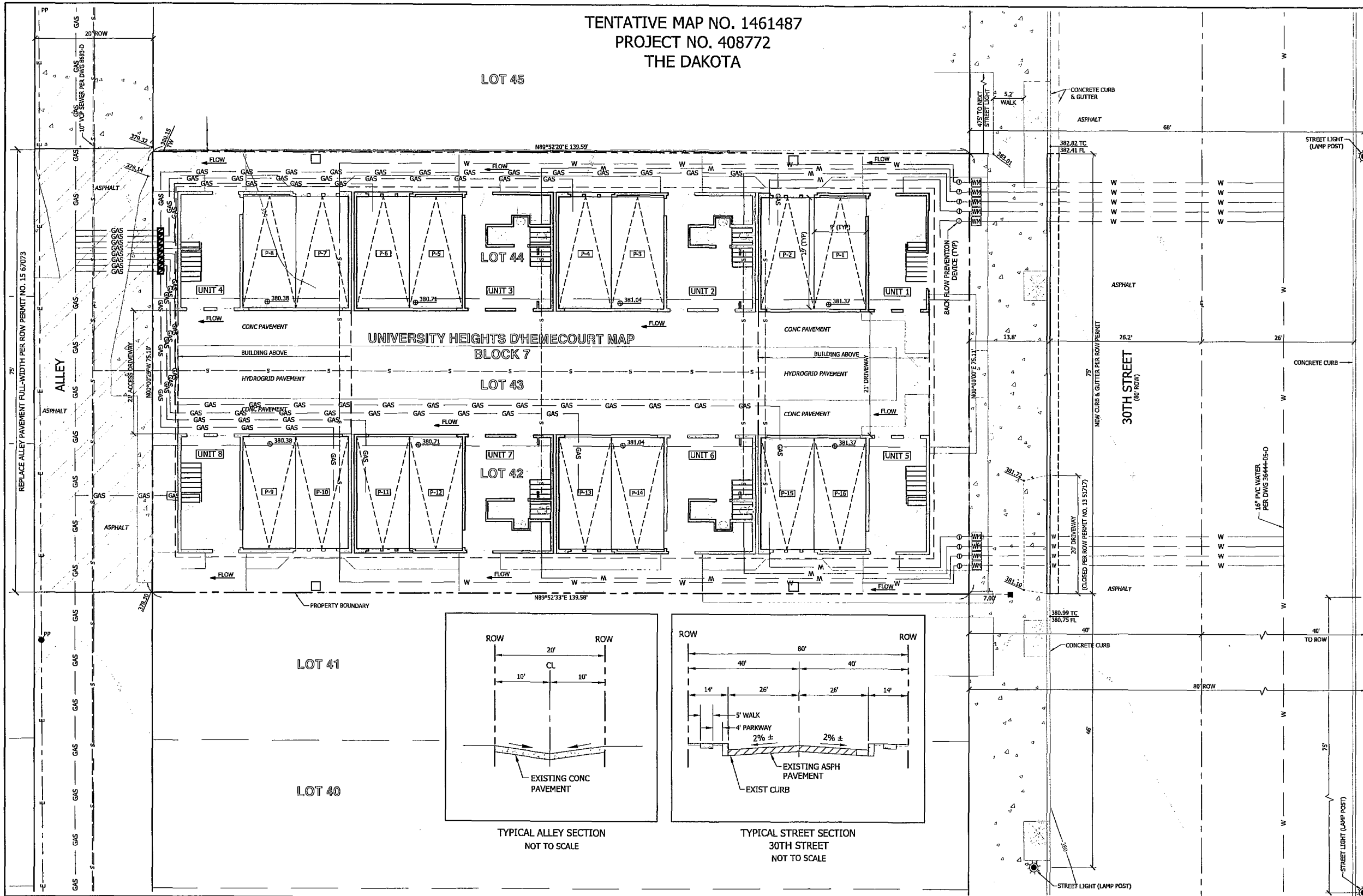
PREPARED BY:
METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
TEL: 619-564-6091
FAX: 619-330-1830
email: metromap.sd@gmail.com



VERNON V. FRANCK, PLS 7927

DATE

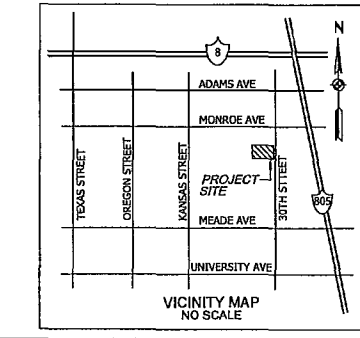
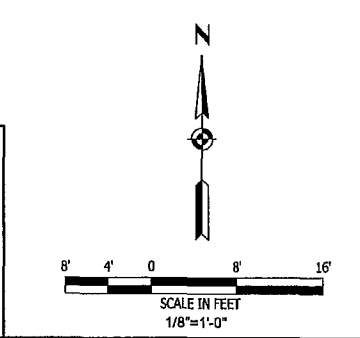




PREPARED BY:
METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
TEL: 619-554-6091
FAX: 619-330-1830
email: metromap.sd@gmail.com

VERNON V. FRANCK, PLS 7927

DATE



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	TP	TYPICAL
FL	FLOWLINE	WM	WATER METER
FS	FIRE SERVICE		

EXISTING FRANCHISE UTILITY TABLE

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

LEGEND: EXISTING FEATURES

PROPERTY LINE	GROUND COUNTOUR (5' INTERVAL)
RIGHT OF WAY (ROW)	GROUND COUNTOUR (1' INTERVAL)
CENTER LINE	(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)
LOT LINE	
FENCE WOOD	BOUNDARY LINE DATA
FENCE WOOD-CHAIN LINK	
EDGE OF CONCRETE	SPOT ELEVATION (EXIST)
OVERHEAD ELECTRIC LINE	DESIGN GRADE (PER BUILDING PLAN)
SEWER LINE	
WATER LINE	FOUND BOUNDARY MONUMENT
WATER LINE	WATER METER
CMU WALL	BACK FLOW PREVENTION DEVICE
CONCRETE SURFACE	

PROJECT SUMMARY
TENTATIVE MAP (FOR CONDOMINIUM PURPOSES)
TOTAL NUMBER OF EXISTING LOTS = 3
TOTAL NUMBER OF PROPOSED LOTS = 1

SITE ADDRESS
4976 30TH DRIVE, SAN DIEGO, CA 92104

SITE AREA: 10,500 SF / 0.241 ACRES

EXISTING ZONING
BASE ZONE: MCCPD-CL-2
MID-CITY COMMUNITY PLANNED DISTRICT

BUILDING SETBACKS:
FRONT: 6'
SIDE: 6'
REAR: 4'

OVERLAY ZONES:
AIRPORT LAND USE COMPATIBILITY-MONTGOMERY FIELD
AIRPORT INFLUENCE AREA (AIA)
TRANSIT AREA

GEOLOGIC HAZARD CATEGORY: 52

UNIT DATA
NUMBER OF RESIDENTIAL UNITS: 8
TOTAL FLOOR AREA OF RESIDENTIAL UNITS: 15,036 SF
UNITS 1 & 5: 3BR/1,797 SF (2 EA)
UNITS 4 & 8: 3BR/1,921 SF (2 EA)
UNITS 2, 3, 6 & 7: 3BR/1,900 SF (4 EA)
YEAR BUILT: 2015 (UNDER CONSTRUCTION)

UNIT TYPE	SPACES REQ'D (TRANSIT AREA)	# OF UNITS	NET SPACES REQUIRED
3BR	2.0	8	16
TOTAL REQUIRED			16
TOTAL PROVIDED			16

CONDOMINIUM NOTE
THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 8.

PROJECT PERMITS REQUIRED
TENTATIVE MAP
LOT CONSOLIDATION FINAL MAP FOR CONDOMINIUM PURPOSES

REFERENCE DRAWINGS
UNIVERSITY HEIGHTS DHEMCOURT MAP
8693-D
364544-05-D
ROW PERMIT NO. 13 51717

NOTES

- THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
- THE SUBDIVIDER SHALL INSTALL APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, IRRIGATION, AND FIRE) ADJACENT TO THE PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
- THERE ARE NO KNOWN EASEMENTS ON THIS SITE.
- THE BUILDING IS UNDER CONSTRUCTION BY SEPARATE PERMIT: PTS 371415, PERMIT APPROVAL NUMBER 1298063, 1298091, 1298096, 1298097, 1298098, 1298099.

LEGAL DESCRIPTION
LOTS 42, 43 AND 44 IN BLOCK 65 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, DECEMBER 2014

BASIS OF ELEVATIONS
CITY OF SAN DIEGO BENCHMARK DESCRIPTION: BRASS PLUG (SEBP)
TOP OF CURB, SOUTHEAST CORNER, 30TH STREET & MEADE AVENUE
ELEVATION: 371.851 FEET DATUM: NGVD 29

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF 30TH STREET I.E., N 0°00'00" E

MAPPING NOTE
A ONE LOT FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE MAP.

COORDINATES
NAD 27: 216-1729 CCS 83: 1856-6289

ASSESSOR'S PARCEL NUMBER
APN 446-103-25

PROJECT OWNER
INI-GREENFIELD, LLC
2535 SAN MARCOS AVENUE, SAN DIEGO, CA 92104

SEAMUS GARLAND, MANAGING PARTNER DATE

SHEET TITLE
TENTATIVE MAP NO. 1461487

PTS NO. 408772	I.O. NO. 24005578	SHEET 1 OF 1
----------------	-------------------	--------------

TENTATIVE MAP NO. 1461487
PROJECT NO. 408772
THE DAKOTA

LOT 45

LOT 44

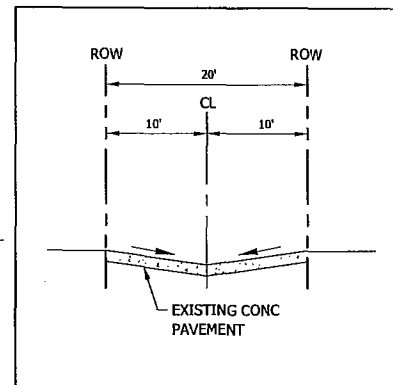
UNIVERSITY HEIGHTS D'HEMECOURT MAP
BLOCK 7

LOT 43

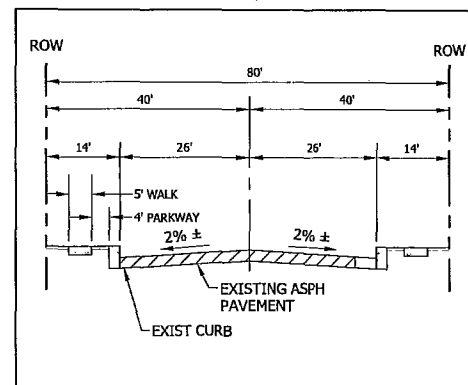
LOT 42

LOT 41

LOT 40

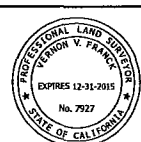


TYPICAL ALLEY SECTION
NOT TO SCALE



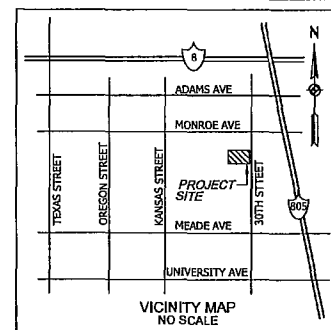
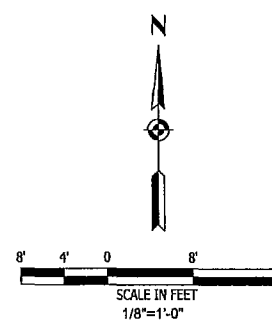
TYPICAL STREET SECTION
30TH STREET
NOT TO SCALE

PREPARED BY:
METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
TEL: 619-564-6091
FAX: 619-330-1830
email: metromap.sd@gmail.com



VERNON V. FRANCK, PLS 7927

DATE



VICINITY MAP
NO SCALE

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		

EXISTING FRANCHISE UTILITY TABLE

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

LEGEND: EXISTING FEATURES

PROPERTY LINE	GROUND COUNTER (5' INTERVAL)
RIGHT OF WAY (ROW)	GROUND COUNTER (1' INTERVAL)
CENTER LINE	(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)
LOT LINE	BOUNDARY LINE DATA
FENCE WOOD	SPOT ELEVATION (EXIST)
FENCE WOOD-CHAIN LINK	DESIGN GRADE (PER BUILDING PLAN)
EDGE OF CONCRETE	FOUND BOUNDARY MONUMENT
OVERHEAD ELECTRIC LINE	WATER METER
SEWER LINE	BACK FLOW PREVENTION DEVICE
WATER LINE	
CMU WALL	
CONCRETE SURFACE	

PROJECT SUMMARY

TENTATIVE MAP (FOR CONDOMINIUM PURPOSES)
TOTAL NUMBER OF EXISTING LOTS = 3
TOTAL NUMBER OF PROPOSED LOTS = 1

SITE ADDRESS

4476 30TH DRIVE, SAN DIEGO, CA 92104

SITE AREA: 10,500 SF / 0.241 ACRES

EXISTING ZONING

BASE ZONE: MCCPD-CL-2
MID-CITY COMMUNITY PLANNED DISTRICT

BUILDING SETBACKS:

FRONT: 6'
SIDE: 6'
REAR: 4'

OVERLAY ZONES:

AIRPORT LAND USE COMPATIBILITY-MONTGOMERY FIELD
AIRPORT INFLUENCE AREA (AIA)
TRANSIT AREA

GEOLOGIC HAZARD CATEGORY: 52

UNIT DATA

NUMBER OF RESIDENTIAL UNITS: 8
TOTAL FLOOR AREA OF RESIDENTIAL UNITS: 15,036 SF
UNITS 1 & 5: 3BR/1,797 SF (2 EA)
UNITS 4 & 8: 3BR/1,921 SF (2 EA)
UNITS 2, 3, 6 & 7: 3BR/1,900 SF (4 EA)
YEAR BUILT: 2015 (UNDER CONSTRUCTION)

UNIT TYPE	SPACES REQ'D (TRANSIT AREA)	# OF UNITS	NET SPACES REQUIRED
3BR	2.0	8	16
TOTAL REQUIRED			16
TOTAL PROVIDED			16

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 8.

PROJECT PERMITS REQUIRED

TENTATIVE MAP
LOT CONSOLIDATION FINAL MAP FOR CONDOMINIUM PURPOSES

REFERENCE DRAWINGS

UNIVERSITY HEIGHTS D'HEMECOURT MAP
8693-D
364544-05-D
ROW PERMIT NO. 13 51717

NOTES

- THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
- THE SUBDIVIDER SHALL INSTALL APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, IRRIGATION, AND FIRE) ADJACENT TO THE PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
- THERE ARE NO KNOWN EASEMENTS ON THIS SITE.
- THE BUILDING IS UNDER CONSTRUCTION BY SEPARATE PERMIT: PTS 371415, PERMIT APPROVAL NUMBER 1298063, 1298091, 1298096, 1298097, 1298098, 1298099.

LEGAL DESCRIPTION

LOTS 42, 43 AND 44 IN BLOCK 65 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, DECEMBER 2014

BASIS OF ELEVATIONS

CITY OF SAN DIEGO BENCHMARK DESCRIPTION: BRASS PLUG (SEBP)
TOP OF CURB, SOUTHEAST CORNER, 30TH STREET & MEADE AVENUE
ELEVATION: 371.851 FEET DATUM: NGVD 29

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF 30TH STREET
I.E., N 0°00'00" E

MAPPING NOTE

A ONE LOT FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE MAP.

COORDINATES

NAD 27: 216-1729 CCS 83: 1856-6289

ASSESSOR'S PARCEL NUMBER

APN 446-103-25

PROJECT OWNER

INI-GREENFIELD, LLC
2535 SAN MARCOS AVENUE, SAN DIEGO, CA 92104

SEAMUS GARLAND, MANAGING PARTNER DATE

SHEET TITLE

TENTATIVE MAP NO. 1461487

PTS NO. 408772

I.O. NO. 24005578

SHEET 1 OF 1

TENTATIVE MAP NO. 1461487
PROJECT NO. 408772
THE DAKOTA

LOT 45

LOT 44

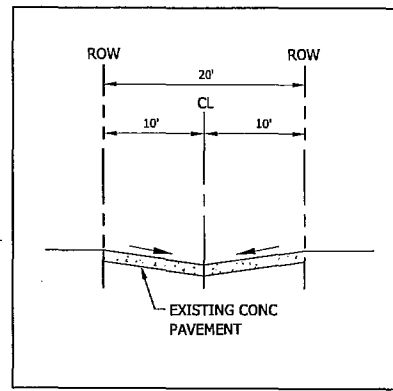
LOT 43

LOT 42

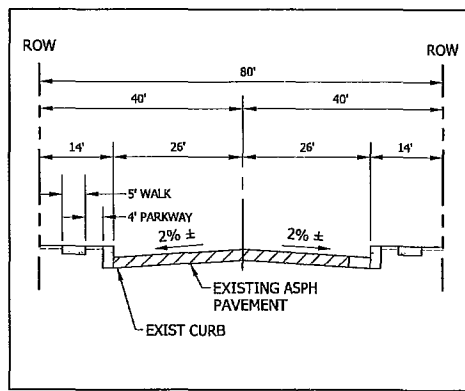
LOT 41

LOT 40

UNIVERSITY HEIGHTS DHEMCOURT MAP
BLOCK 7



TYPICAL ALLEY SECTION
NOT TO SCALE



TYPICAL STREET SECTION
30TH STREET
NOT TO SCALE

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	TYF	TYPICAL
FL	FLOWLINE	WM	WATER METER
FS	FIRE SERVICE		

EXISTING FRANCHISE UTILITY TABLE	
(TYPE)	(STATUS)
ELECTRIC	OVERHEAD
TELEPHONE	OVERHEAD
CABLE TELEVISION	OVERHEAD

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	DESIGN GRADE (PER BUILDING PLAN)
EDGE OF CONCRETE	FOUND BOUNDARY MONUMENT
OVERHEAD ELECTRIC LINE	WATER METER
SEWER LINE	BACK FLOW PREVENTION DEVICE
WATER LINE	
WATER LINE	
CMU WALL	
CONCRETE SURFACE	

PROJECT SUMMARY
TENTATIVE MAP (FOR CONDOMINIUM PURPOSES)
TOTAL NUMBER OF EXISTING LOTS = 3
TOTAL NUMBER OF PROPOSED LOTS = 1

SITE ADDRESS
4476 30TH DRIVE, SAN DIEGO, CA 92104

SITE AREA: 10,500 SF / 0.241 ACRES

EXISTING ZONING
BASE ZONE: MCCPD-CL-2
MID-CITY COMMUNITY PLANNED DISTRICT

BUILDING SETBACKS:
FRONT: 6'
SIDE: 6'
REAR: 4'

OVERLAY ZONES:
AIRPORT LAND USE COMPATIBILITY-MONTGOMERY FIELD
AIRPORT INFLUENCE AREA (ALA)
TRANSIT AREA

GEOLOGIC HAZARD CATEGORY: 52

UNIT DATA

NUMBER OF RESIDENTIAL UNITS: 8
TOTAL FLOOR AREA OF RESIDENTIAL UNITS: 15,036 SF
UNITS 1 & 5: 3BR/1,797 SF (2 EA)
UNITS 4 & 8: 3BR/1,921 SF (2 EA)
UNITS 2, 3, 6 & 7: 3BR/1,900 SF (4 EA)
YEAR BUILT: 2015 (UNDER CONSTRUCTION)

OFF-STREET PARKING SPACE REQUIREMENTS			
UNIT TYPE	SPACES REQ'D (TRANSIT AREA)	# OF UNITS	NET SPACES REQUIRED
3BR	2.0	8	16
TOTAL REQUIRED			16
TOTAL PROVIDED			16

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 8.

PROJECT PERMITS REQUIRED

TENTATIVE MAP
LOT CONSOLIDATION FINAL MAP FOR CONDOMINIUM PURPOSES

REFERENCE DRAWINGS

UNIVERSITY HEIGHTS DHEMCOURT MAP
8693-D
364544-05-D
ROW PERMIT NO. 13 51717

NOTES

- THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
- THE SUBDIVIDER SHALL INSTALL APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, IRRIGATION, AND FIRE) ADJACENT TO THE PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
- THERE ARE NO KNOWN EASEMENTS ON THIS SITE.
- THE BUILDING IS UNDER CONSTRUCTION BY SEPARATE PERMIT: PTS 371415, PERMIT APPROVAL NUMBER 1298063, 1298091, 1298096, 1298097, 1298098, 1298099.

LEGAL DESCRIPTION

LOTS 42, 43 AND 44 IN BLOCK 65 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, DECEMBER 2014

BASIS OF ELEVATIONS

CITY OF SAN DIEGO BENCHMARK DESCRIPTION: BRASS PLUG (SEBP)
TOP OF CURB, SOUTHEAST CORNER, 30TH STREET & MEADE AVENUE
ELEVATION: 371.851 FEET DATUM: NGVD 29

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF 30TH STREET I.E., N 0°00'00" E

MAPPING NOTE

A ONE LOT FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE MAP.

COORDINATES

NAD 27: 216-1729 CCS 83: 1856-6289

ASSESSOR'S PARCEL NUMBER

APN 446-103-25

PROJECT OWNER

INI-GREENFIELD, LLC
2535 SAN MARCOS AVENUE, SAN DIEGO, CA 92104

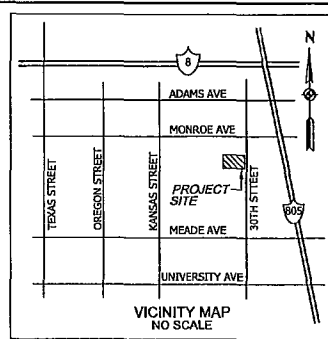
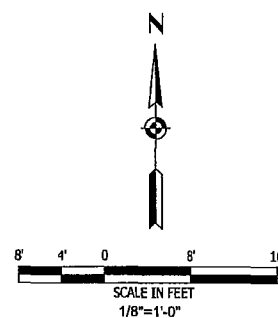
SEAMUS GARLAND, MANAGING PARTNER DATE

SHEET TITLE

TENTATIVE MAP NO. 1461487

PTS NO. 408772 I.O. NO. 24005578 SHEET 1 OF 1

PREPARED BY:
METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
TEL: 619-564-6091
FAX: 619-330-1830
email: metromap.sd@gmail.com



VERNON V. FRANCK, PLS 7927 DATE

TENTATIVE MAP NO. 1461487
PROJECT NO. 408772
THE DAKOTA

LOT 45

LOT 44

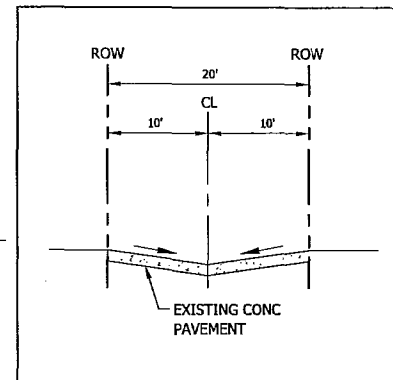
LOT 43

LOT 42

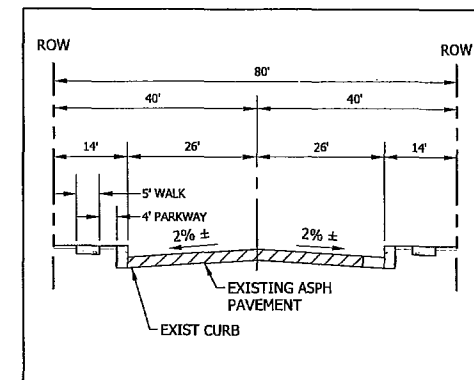
LOT 41

LOT 40

UNIVERSITY HEIGHTS DHEMCOURT MAP
BLOCK 7



TYPICAL ALLEY SECTION
NOT TO SCALE



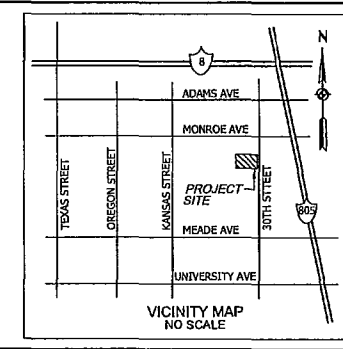
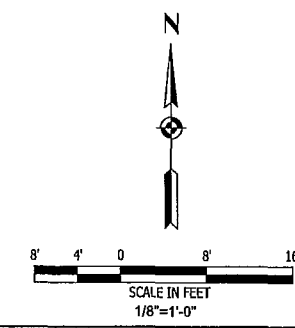
TYPICAL STREET SECTION
30TH STREET
NOT TO SCALE

PREPARED BY:
METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
TEL: 619-564-6081
FAX: 619-330-1830
email: metromap.sd@gmail.com

VERNON V. FRANCK, PLS 7927

DATE

PROFESSIONAL LAND SURVEYOR
VERNON V. FRANCK
EXPIRES 12-31-2015
No. 7927
STATE OF CALIFORNIA



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		

EXISTING FRANCHISE UTILITY TABLE	
(TYPE)	(STATUS)
ELECTRIC	OVERHEAD
TELEPHONE	OVERHEAD
CABLE TELEVISION	OVERHEAD

LEGEND: EXISTING FEATURES			
PROPERTY LINE	GROUND COUNTOUR (5' INTERVAL)		
RIGHT OF WAY (ROW)	GROUND COUNTOUR (1' INTERVAL)		
CENTER LINE	(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)		
LOT LINE			
FENCE WOOD			
FENCE WOOD-CHAIN LINK			
EDGE OF CONCRETE			
OVERHEAD ELECTRIC LINE			
SEWER LINE			
WATER LINE			
WATER LINE			
CMU WALL			
CONCRETE SURFACE			

BOUNDARY LINE DATA	
SPOT ELEVATION (EXIST)	
DESIGN GRADE (PER BUILDING PLAN)	
FOUND BOUNDARY MONUMENT	
WATER METER	
BACK FLOW PREVENTION DEVICE	

PROJECT SUMMARY
TENTATIVE MAP (FOR CONDOMINIUM PURPOSES)
TOTAL NUMBER OF EXISTING LOTS = 3
TOTAL NUMBER OF PROPOSED LOTS = 1

SITE ADDRESS
4476 30TH DRIVE, SAN DIEGO, CA 92104

SITE AREA: 10,500 SF / 0.241 ACRES

EXISTING ZONING
BASE ZONE: MCCPD-CL-2
MID-CITY COMMUNITY PLANNED DISTRICT

BUILDING SETBACKS:
FRONT: 6'
SIDE: 6'
REAR: 4'

OVERLAY ZONES:
AIRPORT LAND USE COMPATIBILITY-MONTGOMERY FIELD
AIRPORT INFLUENCE AREA (AIA)
TRANSIT AREA

GEOLOGIC HAZARD CATEGORY: 52

UNIT DATA
NUMBER OF RESIDENTIAL UNITS: 8
TOTAL FLOOR AREA OF RESIDENTIAL UNITS: 15,036 SF
UNITS 1 & 5: 3BR/1,797 SF (2 EA)
UNITS 4 & 8: 3BR/1,921 SF (2 EA)
UNITS 2, 3, 6 & 7: 3BR/1,900 SF (4 EA)
YEAR BUILT: 2015 (UNDER CONSTRUCTION)

OFF-STREET PARKING SPACE REQUIREMENTS			
UNIT TYPE	SPACES REQ'D (TRANSIT AREA)	# OF UNITS	NET SPACES REQUIRED
3BR	2.0	8	16
TOTAL REQUIRED			16
TOTAL PROVIDED			16

CONDOMINIUM NOTE
THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 8.

PROJECT PERMITS REQUIRED
TENTATIVE MAP
LOT CONSOLIDATION FINAL MAP FOR CONDOMINIUM PURPOSES

REFERENCE DRAWINGS
UNIVERSITY HEIGHTS DHEMCOURT MAP
8893-D
364544-05-D
ROW PERMIT NO. 13 51717

NOTES
1. THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
2. THE SUBDIVIDER SHALL INSTALL APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, IRRIGATION, AND FIRE) ADJACENT TO THE PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
3. THERE ARE NO KNOWN EASEMENTS ON THIS SITE.
4. THE BUILDING IS UNDER CONSTRUCTION BY SEPARATE PERMIT: PTS 371415, PERMIT APPROVAL NUMBER 1298063, 1298091, 1298096, 1298097, 1298098, 1298099.

LEGAL DESCRIPTION
LOTS 42, 43 AND 44 IN BLOCK 65 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, DECEMBER 2014

BASIS OF ELEVATIONS
CITY OF SAN DIEGO BENCHMARK DESCRIPTION: BRASS PLUG (SERP)
TOP OF CURB, SOUTHEAST CORNER, 30TH STREET & MEADE AVENUE
ELEVATION: 371.851 FEET DATUM: NGVD 29

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF 30TH STREET I.E., N 0°00'00" E

MAPPING NOTE
A ONE LOT FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE MAP.

COORDINATES
NAD 27: 216-1729 CCS 83: 1856-6289

ASSESSOR'S PARCEL NUMBER
APN 446-103-25

PROJECT OWNER
INI-GREENFIELD, LLC
2535 SAN MARCOS AVENUE, SAN DIEGO, CA 92104

SEAMUS GARLAND, MANAGING PARTNER DATE

SHEET TITLE
TENTATIVE MAP NO. 1461487

PTS NO. 408772	I.O. NO. 24005578	SHEET 1 OF 1
----------------	-------------------	--------------

TENTATIVE MAP NO. 1461487
PROJECT NO. 408772
THE DAKOTA

LOT 45

LOT 44

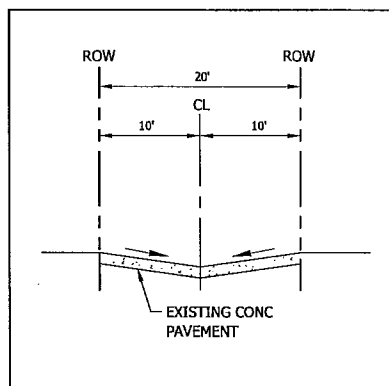
LOT 43

LOT 42

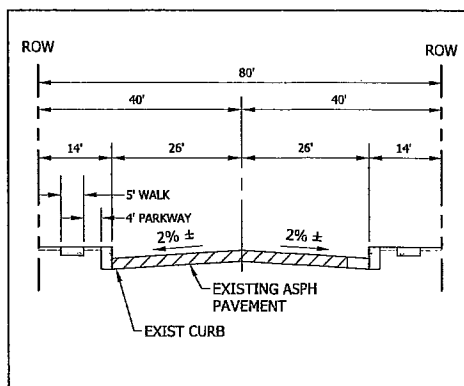
LOT 41

LOT 40

UNIVERSITY HEIGHTS DHEMOCOURT MAP
BLOCK 7



TYPICAL ALLEY SECTION
NOT TO SCALE



TYPICAL STREET SECTION
30TH STREET
NOT TO SCALE

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		

EXISTING FRANCHISE UTILITY TABLE

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

LEGEND: EXISTING FEATURES

PROPERTY LINE	GROUND COUNTOUR (5' INTERVAL)
RIGHT OF WAY (ROW)	GROUND COUNTOUR (1' INTERVAL)
CENTER LINE	(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)
LOT LINE	BOUNDARY LINE DATA
FENCE WOOD	SPOT ELEVATION (EXIST)
FENCE WOOD-CHAIN LINK	DESIGN GRADE (PER BUILDING PLAN)
EDGE OF CONCRETE	FOUND BOUNDARY MONUMENT
OVERHEAD ELECTRIC LINE	WATER METER
SEWER LINE	BACK FLOW PREVENTION DEVICE
WATER LINE	
WATER LINE	
CMU WALL	
CONCRETE SURFACE	

PROJECT SUMMARY

TENTATIVE MAP (FOR CONDOMINIUM PURPOSES)
TOTAL NUMBER OF EXISTING LOTS = 3
TOTAL NUMBER OF PROPOSED LOTS = 1

SITE ADDRESS

4476 30TH DRIVE, SAN DIEGO, CA 92104

SITE AREA: 10,500 SF / 0.241 ACRES

EXISTING ZONING

BASE ZONE: MCCPD-CL-2
MID-CITY COMMUNITY PLANNED DISTRICT

BUILDING SETBACKS:

FRONT: 6'
SIDE: 6'
REAR: 4'

OVERLAY ZONES:

AIRPORT LAND USE COMPATIBILITY-MONTGOMERY FIELD
AIRPORT INFLUENCE AREA (AIA)
TRANSIT AREA

GEOLOGIC HAZARD CATEGORY: S2

UNIT DATA

NUMBER OF RESIDENTIAL UNITS: 8
TOTAL FLOOR AREA OF RESIDENTIAL UNITS: 15,036 SF
UNITS 1 & 5: 3681/1,797 SF (2 EA)
UNITS 4 & 8: 3681/1,921 SF (2 EA)
UNITS 2, 3, 6 & 7: 3681/1,900 SF (4 EA)
YEAR BUILT: 2015 (UNDER CONSTRUCTION)

OFF-STREET PARKING SPACE REQUIREMENTS			
UNIT TYPE	SPACES REQ'D (TRANSIT AREA)	# OF UNITS	NET SPACES REQUIRED
3BR	2.0	8	16
TOTAL REQUIRED			16
TOTAL PROVIDED			16

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 8.

PROJECT PERMITS REQUIRED

TENTATIVE MAP
LOT CONSOLIDATION FINAL MAP FOR CONDOMINIUM PURPOSES

REFERENCE DRAWINGS

UNIVERSITY HEIGHTS DHEMOCOURT MAP
8693-D
364544-05-D
ROW PERMIT NO. 13 51717

NOTES

- THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
- THE SUBDIVIDER SHALL INSTALL APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, IRRIGATION, AND FIRE) ADJACENT TO THE PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
- THERE ARE NO KNOWN EASEMENTS ON THIS SITE.
- THE BUILDING IS UNDER CONSTRUCTION BY SEPARATE PERMIT: PTS 371415, PERMIT APPROVAL NUMBER 1298063, 1298091, 1298096, 1298097, 1298098, 1298099.

LEGAL DESCRIPTION

LOTS 42, 43 AND 44 IN BLOCK 65 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, DECEMBER 2014

BASIS OF ELEVATIONS

CITY OF SAN DIEGO BENCHMARK DESCRIPTION: BRASS PLUG (SEBP)
TOP OF CURB, SOUTHEAST CORNER, 30TH STREET & MEADE AVENUE
ELEVATION: 371.851 FEET DATUM: NGVD 29

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF 30TH STREET
I.E., N 0°00'00" E

MAPPING NOTE

A ONE LOT FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE MAP.

COORDINATES

NAD 27: 216-1729 CCS 83: 1856-6289

ASSESSOR'S PARCEL NUMBER

APN 446-103-25

PROJECT OWNER

INI-GREENFIELD, LLC
2535 SAN MARCOS AVENUE, SAN DIEGO, CA 92104

SEAMUS GARLAND, MANAGING PARTNER DATE

SHEET TITLE

TENTATIVE MAP NO. 1461487

PTS NO. 408772

I.O. NO. 24005578

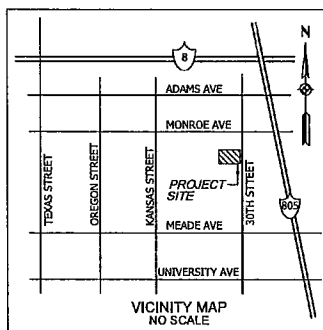
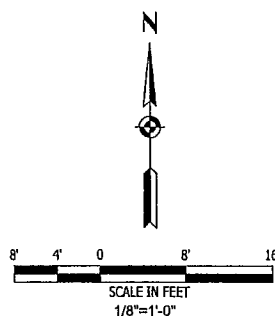
SHEET 1 OF 1

PREPARED BY:
METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
TEL: 619-564-6091
FAX: 619-330-1830
email: metromap.sd@gmail.com



VERNON V. FRANCK, PLS 7927

DATE



VICINITY MAP
NO SCALE

TENTATIVE MAP NO. 1461487
PROJECT NO. 408772
THE DAKOTA

LOT 45

LOT 44

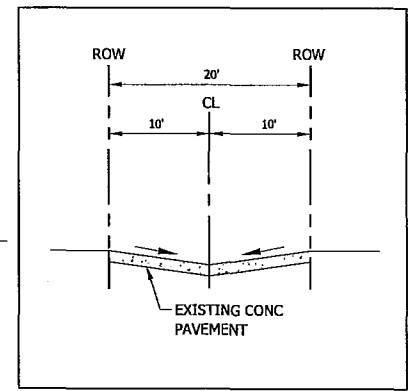
LOT 43

LOT 42

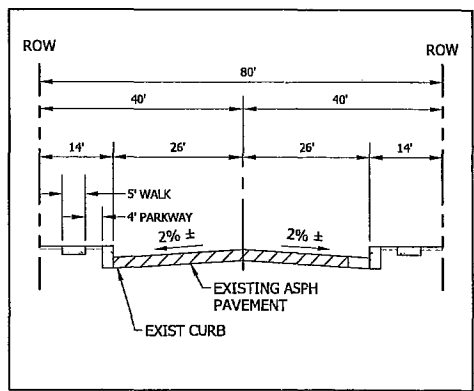
LOT 41

LOT 40

UNIVERSITY HEIGHTS DHEMPCOURT MAP
BLOCK 7



TYPICAL ALLEY SECTION
NOT TO SCALE



TYPICAL STREET SECTION
30TH STREET
NOT TO SCALE

REPLACE ALLEY PAVEMENT FULL-WIDTH PER ROW PERMIT NO. 15 67073

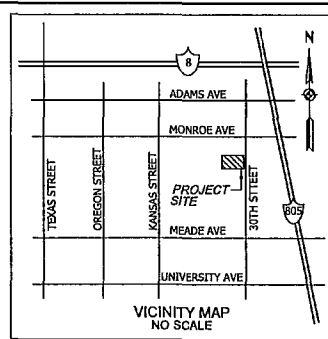
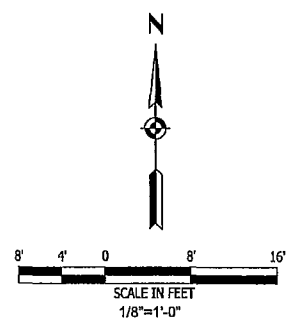
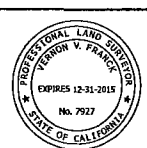
ALLEY

30TH STREET
(60' ROW)

STREET LIGHT
(LAMP POST)

STREET LIGHT (LAMP POST)

PREPARED BY:
METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
TEL: 619-564-6091
FAX: 619-330-1830
email: metromap.sd@gmail.com



ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER	P.V.	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		

EXISTING FRANCHISE UTILITY TABLE

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

LEGEND: EXISTING FEATURES

PROPERTY LINE	GROUND COUNTOUR (5' INTERVAL)
RIGHT OF WAY (ROW)	GROUND COUNTOUR (1' INTERVAL)
CENTER LINE	(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)
LOT LINE	BOUNDARY LINE DATA
FENCE WOOD	SPOT ELEVATION (EXIST)
FENCE WOOD-CHAIN LINK	DESIGN GRADE (PER BUILDING PLAN)
EDGE OF CONCRETE	FOUND BOUNDARY MONUMENT
OVERHEAD ELECTRIC LINE	WATER METER
SEWER LINE	BACK FLOW PREVENTION DEVICE
WATER LINE	
CMU WALL	
CONCRETE SURFACE	

PROJECT SUMMARY
TENTATIVE MAP (FOR CONDOMINIUM PURPOSES)
TOTAL NUMBER OF EXISTING LOTS = 3
TOTAL NUMBER OF PROPOSED LOTS = 1

SITE ADDRESS
4476 30TH DRIVE, SAN DIEGO, CA 92104

SITE AREA: 10,500 SF / 0.241 ACRES

EXISTING ZONING
BASE ZONE: MCCPD-CL-2
MID-CITY COMMUNITY PLANNED DISTRICT

BUILDING SETBACKS:
FRONT: 6'
SIDE: 6'
REAR: 4'

OVERLAY ZONES:
AIRPORT LAND USE COMPATIBILITY-MONTGOMERY FIELD
AIRPORT INFLUENCE AREA (AIA)
TRANSIT AREA

GEOLOGIC HAZARD CATEGORY: 52

UNIT DATA
NUMBER OF RESIDENTIAL UNITS: 8
TOTAL FLOOR AREA OF RESIDENTIAL UNITS: 15,036 SF
UNITS 1 & 5: 3BR/1,797 SF (2 EA)
UNITS 4 & 8: 3BR/1,921 SF (2 EA)
UNITS 2, 3, 6 & 7: 3BR/1,900 SF (4 EA)
YEAR BUILT: 2015 (UNDER CONSTRUCTION)

UNIT TYPE	SPACES REQ'D (TRANSIT AREA)	# OF UNITS	NET SPACES REQUIRED
3BR	2.0	8	16
TOTAL REQUIRED			16
TOTAL PROVIDED			16

CONDOMINIUM NOTE
THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 8.

PROJECT PERMITS REQUIRED
TENTATIVE MAP
LOT CONSOLIDATION FINAL MAP FOR CONDOMINIUM PURPOSES

REFERENCE DRAWINGS
UNIVERSITY HEIGHTS DHEMPCOURT MAP
8693-D
364544-05-D
ROW PERMIT NO. 13 51717

NOTES
1. THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
2. THE SUBDIVIDER SHALL INSTALL APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, IRRIGATION, AND FIRE) ADJACENT TO THE PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
3. THERE ARE NO KNOWN EASEMENTS ON THIS SITE.
4. THE BUILDING IS UNDER CONSTRUCTION BY SEPARATE PERMIT: PTS 371415, PERMIT APPROVAL NUMBER 1298063, 1298091, 1298096, 1298097, 1298098, 1298099.

LEGAL DESCRIPTION
LOTS 42, 43 AND 44 IN BLOCK 65 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 L.S. PENDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

SOURCE OF TOPOGRAPHY
FIELD SURVEY BY METROPOLITAN MAPPING, DECEMBER 2014

BASIS OF ELEVATIONS
CITY OF SAN DIEGO BENCHMARK DESCRIPTION: BRASS PLUG (SEBP)
TOP OF CURB, SOUTHEAST CORNER, 30TH STREET & MEADE AVENUE
ELEVATION: 371.851 FEET DATUM: NGVD 29

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF 30TH STREET
I.E., N 0°00'00" E

MAPPING NOTE
A ONE LOT FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE MAP.

COORDINATES
NAD 27: 216-1729 CCS 83: 1856-6289

ASSESSOR'S PARCEL NUMBER
APN 446-103-25

PROJECT OWNER
INI-GREENFIELD, LLC
2535 SAN MARCOS AVENUE, SAN DIEGO, CA 92104

SEAMUS GARLAND, MANAGING PARTNER DATE

SHEET TITLE
TENTATIVE MAP NO. 1461487

PTS NO. 408772	I.O. NO. 24005578	SHEET 1 OF 1
----------------	-------------------	--------------

TENTATIVE MAP NO. 1461487
PROJECT NO. 408772
THE DAKOTA

LOT 45

LOT 44

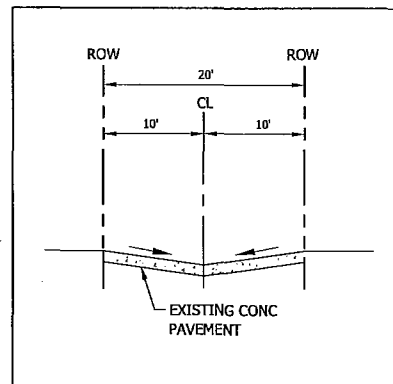
LOT 43

LOT 42

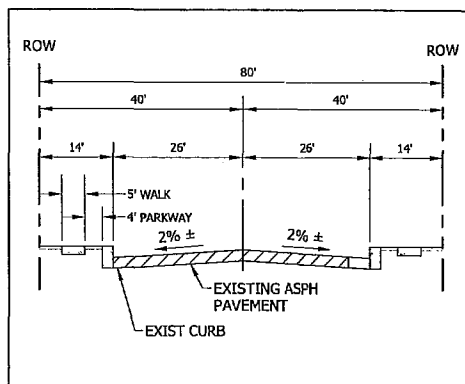
LOT 41

LOT 40

UNIVERSITY HEIGHTS DHEMOCOURT MAP
BLOCK 7



TYPICAL ALLEY SECTION
NOT TO SCALE



TYPICAL STREET SECTION
30TH STREET
NOT TO SCALE

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER	P.V.	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		

EXISTING FRANCHISE UTILITY TABLE

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

LEGEND: EXISTING FEATURES

PROPERTY LINE	GROUND COUNTOUR (5' INTERVAL)
RIGHT OF WAY (ROW)	GROUND COUNTOUR (1' INTERVAL)
CENTER LINE	(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)
LOT LINE	BOUNDARY LINE DATA
FENCE WOOD	SPOT ELEVATION (EXIST)
FENCE WOOD-CHAIN LINK	DESIGN GRADE (PER BUILDING PLAN)
EDGE OF CONCRETE	FOUND BOUNDARY MONUMENT
OVERHEAD ELECTRIC LINE	WATER METER
SEWER LINE	BACK FLOW PREVENTION DEVICE
WATER LINE	
WATER LINE	
CMU WALL	
CONCRETE SURFACE	

PROJECT SUMMARY
TENTATIVE MAP (FOR CONDOMINIUM PURPOSES)
TOTAL NUMBER OF EXISTING LOTS = 3
TOTAL NUMBER OF PROPOSED LOTS = 1

SITE ADDRESS
4476 30TH DRIVE, SAN DIEGO, CA 92104

SITE AREA: 10,500 SF / 0.241 ACRES

EXISTING ZONING
BASE ZONE: MCCPD-CL-2
MID-CITY COMMUNITY PLANNED DISTRICT

BUILDING SETBACKS:
FRONT: 6'
SIDE: 6'
REAR: 4'

OVERLAY ZONES:
AIRPORT LAND USE COMPATIBILITY-MONTGOMERY FIELD
AIRPORT INFLUENCE AREA (ALA)
TRANSIT AREA

GEOLOGIC HAZARD CATEGORY: 52

UNIT DATA
NUMBER OF RESIDENTIAL UNITS: 8
TOTAL FLOOR AREA OF RESIDENTIAL UNITS: 15,036 SF
UNITS 1 & 5: 3BR/1,797 SF (2 EA)
UNITS 4 & 8: 3BR/1,921 SF (2 EA)
UNITS 2, 3, 6 & 7: 3BR/1,500 SF (4 EA)
YEAR BUILT: 2015 (UNDER CONSTRUCTION)

OFF-STREET PARKING SPACE REQUIREMENTS			
UNIT TYPE	SPACES REQ'D (TRANSIT AREA)	# OF UNITS	NET SPACES REQUIRED
3BR	2.0	8	16
TOTAL REQUIRED			16
TOTAL PROVIDED			16

CONDOMINIUM NOTE
THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 8.

PROJECT PERMITS REQUIRED
TENTATIVE MAP
LOT CONSOLIDATION FINAL MAP FOR CONDOMINIUM PURPOSES

REFERENCE DRAWINGS
UNIVERSITY HEIGHTS DHEMOCOURT MAP
8693-D
364544-05-D
ROW PERMIT NO. 13 51717

- NOTES**
- THE MAINTENANCE OF THE PRIVATE WATER AND SEWER FACILITIES SERVING THIS PROJECT SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
 - THE SUBDIVIDER SHALL INSTALL APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, IRRIGATION, AND FIRE) ADJACENT TO THE PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
 - THERE ARE NO KNOWN EASEMENTS ON THIS SITE.
 - THE BUILDING IS UNDER CONSTRUCTION BY SEPARATE PERMIT: PTS 371415, PERMIT APPROVAL NUMBER 1298063, 1298091, 1298096, 1298097, 1298098, 1298099.

LEGAL DESCRIPTION
LOTS 42, 43 AND 44 IN BLOCK 65 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, DECEMBER 2014

BASIS OF ELEVATIONS
CITY OF SAN DIEGO BENCHMARK DESCRIPTION: BRASS PLUG (SEBP)
TOP OF CURB, SOUTHEAST CORNER, 30TH STREET & MEADE AVENUE
ELEVATION: 371.851 FEET DATUM: NGVD 29

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF 30TH STREET I.E., N 0°00'00" E

MAPPING NOTE
A ONE LOT FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE MAP.

COORDINATES
NAD 27: 216-1729 CCS 83: 1856-6289

ASSESSOR'S PARCEL NUMBER
APN 446-103-25

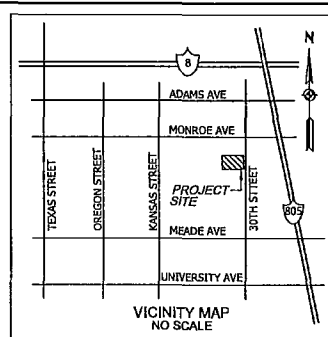
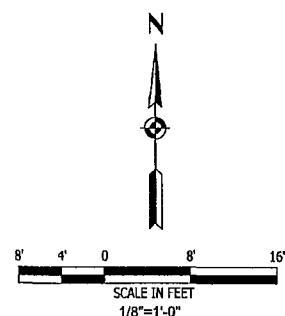
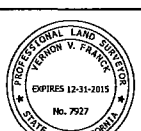
PROJECT OWNER
INI-GREENFIELD, LLC
2535 SAN MARCOS AVENUE, SAN DIEGO, CA 92104

SEAMUS GARLAND, MANAGING PARTNER DATE

SHEET TITLE
TENTATIVE MAP NO. 1461487

PTS NO. 408772 I.O. NO. 24005578 SHEET 1 OF 1

PREPARED BY:
METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
TEL: 619-584-6091
FAX: 619-330-1830
email: metromap.s@gmail.com



VERNON V. FRANCK, PLS 7927 DATE



NORTH PARK PLANNING COMMITTEE

Draft Minutes: May 19, 2015 – 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:** 6:35 pm

II. **Attendance Report:**

Member	Robert Barry	Howard Blackson	Dionne Carlson	Steve Codraro	Daniel Gebreselassie	Vicki Granowitz	Peter Hill	Brandon Hilpert	Rachel Levin	Sarah McAlear	Lucky Morrison	Roger Morrison	Dang Nguyen	Rick Pyles	Rene Vidales
Attendance	1	2	3	4	5	6	7	8		9	10	11	12	13	
Late															
Absences	1	1							1			1	1		1

III. **Modifications to and Adoption of the 5/19/15 Agenda**

- MOTION:** to move approval of Rene Vidales as Alternate to CPC to consent. McAlear/Blackson (No Objections)
- MOTION:** to move Approval of 2014-2015 Annual Report to consent. Carlson/Codraro (No Objections)
- MOTION:** to approve Consent Agenda. Codraro/Carlson 13-0-0
- MOTION:** Adopt 5/19/15 Agenda as modified. Blackson/Nguyen 13-0-0

IV. **Consent Agenda:**

- 3310 32nd Street – Easement Vacation to an existing 4-foot wide City easement with a drainage pipe that has been abandoned. The request is in anticipation of a future project on the site. The 0.071 acre site is in the CN-1-2 zone within the Greater North Park Community Plan Area. PTS 412169. (Process 2) **MOTION: To approve an easement at 3310 32nd St to vacate an existing 4ft wide City easement for an abandoned drainage pipe. Codraro/UDPR 13/0/0 (On Consent)**
- 4476-4480 30th Street - The Dakota – Tentative Map to create (8) eight residential condominiums, already under construction. The 10,500 sq ft site is located in the MCCPD-CL-2 zone of the Mid City PDO PTS 408772. (Process 4) **MOTION: To deny TM for PTS 408772 for 8 (eight) Codraro/UDPR 13/0/0 (On Consent)**
- 2104 El Cajon Blvd. – Awash Market – Conditional Use Permit associated with issuance of Type 21 ABC General Sale Alcohol License for proposed market. Input from the City and SD Police Dept., and is for the sale of beer, wine and spirits from a retail location, and may be subject to various conditions. PTS 416774. (Process 3) **MOTION: To approve a CUP; NPPC finds all necessary "Findings" can be made; Additionally applicant agrees to not sell anything below a pint or fortified beer/wine and to provide electronic surveillance inside & outside the establishment Codraro/UDPR 13/0/0 (On Consent)**
- MOTION:** The NPPC objects to the focus and over emphasis on Balboa Park projects and equivalences in the RE-1 section of the draft NPCPU Recreation Element, at the expense of and minimizing projects located within the Greater North Park boundaries. Codraro/PFPA 13/0/0 (On Consent)

V. **Approval of Previous Minutes**

- a. **MOTION:** Approve April 19th Minutes. Hill/Hilpert 9-0-4 (Barry, Blackson, R. Morrison, Nguyen absent)
- VI. **Treasurer's Report, Brandon Hilpert**
 - a. Current balance \$892.13
 - b. **MOTION:** To approve \$125 donation to the NPCF for room use and air conditioning. Hilpert/Pyles 13-0-0
- VII. **Social Media Report, Brandon Hilpert – no major reports**
- VIII. **Chairs Report/CPC:**
 - a. **CPC – Tuesday, May 19, 2015, 7-9 pm. 9192 Topaz Way, Kearny Mesa Auditorium.** Agenda Items include: (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
 - b. **Draft NPPC Bylaws** – Have been edited and resubmitted. Requested changes were primarily formatting and further clarification in some areas, nothing substantive. Should be ready for Board review & approval upon return from the City.
 - c. **Water Department Presentation** – Scheduled for next month's meeting
 - d. **Update on the review of 5 CPU elements** distributed last month:
 - i. Historic Preservation—review last month
 - ii. Art & Culture—completed
 - iii. Recreation Element—subcommittee reviewing
 - iv. Noise/Light—McAlear, L. Morrison, Pyles volunteered (ad hoc committee created)
 - v. Conservation—Codraro, Vidales volunteered (ad hoc committee created)
- IX. **Planner's Report, Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov**
- X. **Non Agenda Public Comment –**
 - a. **Steve Hon, NPHS.** May is National Preservation month. Having presentation instead of regular board meeting. 100 years in Balboa Park, the story of Japanese presence in Balboa Park. Thursday, May 21, 2015, 6:30-7:30pm at Grace Lutheran Church.
 - b. **Kathy Mateer**, resident and past Chair of Pacific Beach Planning Committee. Opposition to short-term vacation rentals (STVR). savesandiegoneighborhoods.org
City Council hearing on Friday, May 29, 1-5 pm. Copper Room Golden Hall.
 - c. **Veronica Iniguez**, Requesting traffic sign at 29th & North Park Way. Did not meet criteria (only 16 of the required 20 pts). Referred to Public Facilities Subcommittee.
 - d. **Jeff Powers, with Protect San Diego's Neighborhoods.** Opposition to One Paseo development.
- XI. **Announcements**
 - a. SANDAG Regional Transportation Plan
 - b. Toni Atkins Community Office hours June 3rd, University Heights Library, 5-6 pm and June 10th, North Park Library, 1-2 pm
 - c. Water Department presentation next month at NPPC
 - d. Recreation element will be heard next month as well
 - e. Attend a Community Orientation Workshop (COW). Read 600-24 (DSD). Administrative guidelines currently being updated. Nice refresher of how and why Planning Committees operate.
- XII. **Elected Official's Report**
 - a. **Jessica Poole, Hon. Susan Davis, US Congressional Dist 53, 619.208.5353 Jessica.Poole@mail.house.gov**
 - i. Visited desalinization plant in Chula Vista and SD Advanced Water Purification facility.
 - ii. USPS replaced the additional 2 mailboxes that were not replaced on North Park Way.
 - iii. No movement on cluster boxes.
 - b. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3, AGranda@sandiego.gov <http://sandiego.gov/cd3>**
 - i. Disclosure requirements (referendum reform)
 - ii. North Park Library installed study bar
 - iii. 9th update to Land Development Code will be implemented on June 4th
- XIII. **Subcommittee Reports:**
 - a. **Urban Design/Project Review (UD/PR), Peter Hill-Rachel Levin – NP Adult Community Center, 6:00pm 1st Monday. Next meeting June 1, 2015.** Park & Polk lot, SE corner. Jonathan Segal. They may be on agenda in June for a substantial conformance review (SCR)

- b. **Public Facilities and Public Art, Daniel Gebreselassie-Vicki Granowitz– NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting June 10, 2015** Pop out curbs on Florida. Rec Element

XIV. Liaisons Reports

- a. **Balboa Park Committee, Rob Steppke.**
 - i. 9/11 Heroes 5k and mile run. Staff was recommending denial due to water restrictions on turf. Being re-examined for further recommendations. ii. Plaza de Panama living room activation. Grant from Southwest Airlines gifted money for outdoor furniture.
- b. **Maintenance Assessment District, Peter Hill.**
 - i. Now have landscaper schedule and map. ii. A motion was passed by City Council to support installation of 24 street lights on El Cajon Boulevard.
- c. **North Park Main Street, Dang Nguyen.** Preparing for Festival of the Arts, didn't meet.
- d. **NP Mid-City Regional Bike Corridors, Dionne Carlson.** - Look for movement in July
- e. **Adams Ave BIA, Dionne Carlson.**
 - i. I-805 bridge improvements, (parking assessment district money) may come to subcommittee
 - ii. Historic light posts on Adams Avenue are no longer being made, and having trouble replacing

XV. Information Item

- a. Todd Gloria visit, discussed:
 - i. Pursuing funding for retrofit of water tower.
 - ii. McKinley joint use project stakeholders meeting upcoming (TBD). Spring 2016 groundbreaking.
 - iii. Mobility focus, biking/parking challenges. Authorized 80 parking spaces here recently (parking district funds need to be expended!)
 - iv. No Parking signs in front of North Park Way USPS mailboxes, white curb isn't enough.
 - v. Public request for stop sign at 29th and NP Way (petition and alternative process is possible if quantitative analysis doesn't meet criteria).
 - vi. Public comment on underground utility work—refilling may not be compacting the fill dirt enough, causing potholes to reappear quickly after repair (example 32nd by fire station). Past performance of contractors should be looked at more closely when approving new contracts.
 - vii. Money is available for the Bud Kerns pool renovation, currently investigating if City will do a full project or the pieces needed to get it back into service asap.
 - viii. Most of street sweeper vehicles are broken down.
 - ix. City charter update? Evolving to a full rewrite potential. Lightner in charge.
 - x. University Avenue Mobility Plan—Florida St to 805 with busses backing up, trying to make more multi-modal. Initially was loss of 41 parking spaces, but identified 105 spaces to be added.
 - xi. Water restriction issues addressed in May revise of budget? Yes, will see more money for inspectors, public education, incentive money for xeriscaping.
 - xii. Tentative maps. NPPC requested support to include language addressing the tentative map/condo conversion issue in 10th update.
 - xiii. Recreation Element and equivalencies. As currently written, the element is weighed heavy on Balboa Park projects, and we fear North Park money will be used in greater Balboa Park to the detriment of other parks; also need to formalize where our PC fits into Parks & Rec decisions.
 - xiv. STVR public testimony on Friday, May 29th 1-5 at Council (part 2 of testimony!). Concerns of prohibition, but need to have appropriate legislation.

XVI. Action Items

- a. Zero Vision Plan – Vicki Granowitz **MOTION: To support the Circulate San Diego's Vision Zero goals. Carlson/Blackson 13-0-0**
- b. **NPPC Member Responsibilities & Assignments**
 - i. Codraro – Ad Hoc for Sustainability, Conservation, Land Use, Urban Design Elements & tentative map issue & 45 yr review.
 - ii. R. Morrison agreed to review and present the parts of the Pedestrian Master
 - iii. Nguyen will review bylaws. Assist Chair on alcohol issues
 - iv. Blackson lead on Urban Design and Use Elements review plus tentative map issue.
 - v. Hill chairs Urban Design subcommittee, and reviews all applied permits.

- vi. Carlson liaises for Adams' Avenue & Mid-City Bike project contact; Rec Element & sub to take subcommittee minutes.
- vii. Vidales Sustainability, Mobility & Conservation Elements.
- viii. Hilpert sub to take UDPR minutes. Manage NPPC Social Media outreach
- ix. Pyles - Noise/Light Element.
- x. L Morrison - Noise/Light Element
- xi. Gebreselassie chairs Public Facilities subcommittee.
- xii. Barry - Urban Design Element
- xiii. We are lacking:
 - 1. a co-chair Public Facilities (Granowitz is currently filling in)
 - 2. someone to shadow George Frank on 45 year review process
 - 3. people to take minutes at both subcommittees
- c. Tentative Maps: NPPC Possible Request for City to Amend Process
 - i. Condo conversions continue to come before subcommittee. These projects bypass community input at critical points prior to construction (for example, a new apartment building built by-right that turns around after construction begins and requests a tentative map subdivision to convert to condos). Development Services Department requires condo conversions come before Planning Committee, but the projects are already under construction and can't be made more compatible with policies. Hoping to find a solution.
 - ii. Suggestion to withhold condo conversion tentative map for 10 years post-construction? Not possible, a tentative map is by right at any point in the process. Subdivision kicks in at 5 units. This idea is too back-end, state side. We're hoping for something early in the process.
 - iii. Can we just ask to not see them anymore? State law says it has to be discretionary, so Planning Committee has to hear it. Only review City findings as listed (need specificity in UD, so City personnel can make appropriate findings)
 - iv. **MOTION:** Request City explanation on why condominium developments are held to discretionary findings, but apartments converted to condominiums are not held to discretionary findings. Codraro/Blackson 13-0-0
- d. Vision for 30th St between Upas & Redwood
 - i. Inconsistency currently exists between Zoning maps (single family) and current land use (multi-family). How does that affect the quality of housing, possible improvements, etc. Can we develop our vision of this area for the future (use, design), so that zoning can follow suit in the Community Plan Update?
 - ii. We'll wait until we have the Design Element (expected in June), and see how we can apply it to this area (McAlear, L. Morrison, Pyles, Carlson will examine maps for other areas that may be similar). Topics to keep in mind for future examination:
 - 1. Transit-oriented development zone? Trolley plan down 30th? (2030 RTP)?
 - 2. Zoning follows general planning, does the general planning need to be changed to accommodate upzoning?
 - 3. Neighborhood concept is back in the Urban Design Element

XVII. Unfinished and Future Agenda Items

- 1. Recreation Element 2. Tentative Maps

XVIII. Next Meeting Date: June 16, 2015, 6:30pm

XIX. Adjourn: 9 pm

Minutes submitted by Sarah McAlear



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

Dakota

Project No. For City Use Only

408772

Project Address:

4476-4480 30th St, 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):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:



Project Title: Dakota PTS 408772	Project No. (For City Use Only) 408772
---	--

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. 46-3473499
☐ 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): INI Greenfield, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 2535 San Marcos Avenue City/State/Zip: San Diego, CA. 92104 Phone No: Fax No: 858-405-1824 Name of Corporate Officer/Partner (type or print): Seamus A. Garland Title (type or print): Managing Partner Signature:  Date: 11-18-15	Corporate/Partnership Name (type or print): INI Greenfield, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 2535 San Marcos Avenue City/State/Zip: San Diego, CA. 92104 Phone No: Fax No: 858-405-1824 Name of Corporate Officer/Partner (type or print): Patricia M. Garland Title (type or print): Member Signature:  Date: 11-18-15
--	---

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:
---	---



















