



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 27, 2016 REPORT NO. PC-16-091

HEARING DATE: November 3, 2016

SUBJECT: 30TH AND BROADWAY TM. Process Four Decision

PROJECT NUMBER: [478089](#)

OWNER/APPLICANT: Keegan McNamara, MREV-GH1, LLC, Owner
Maggie Roland, Applicant

SUMMARY:

Issue: Should the Planning Commission approve the creation of fifteen condominium residential units (under construction) located at 1007 and 1021 30th Street in the Greater Golden Hill Community Plan?

Staff Recommendation: APPROVE Tentative Map No. 1685675.

Community Planning Group Recommendation: On June 20, 2016, the Greater Golden Hill Community Planning Committee voted 10-0-1 to recommend approval of the project with no additional conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15305, Minor Alterations in Land Use Limitations. The environmental exemption determination for this project was made on August 12, 2016, and the opportunity to appeal that determination ended August 26, 2016. This project is not pending an appeal of the environmental determination.

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: With the proposed creation of fifteen residential units under construction to condominiums, there would be a potential loss of fifteen (15) rental units and a gain of fifteen (15) for-sale units. This condominium project was deemed complete on May 11, 2016, and is therefore subject to the City's regulations regarding inclusionary

housing. The project has previously met the City's Inclusionary Affordable Housing Regulations by paying the Inclusionary Affordable Housing Fee on February 9, 2016.

BACKGROUND

The project site is located north of Broadway and east of 30th Street at 1007 and 1021 30th Street, in the Golden Hill Planned District (GHPD) GH-600 Zone of the Greater Golden Hill Community Plan.

The fifteen units under construction consist of six, one-bedroom units and nine, three-bedroom units. The development is being constructed by right in accordance with the SDMC base zone regulations. The ministerial building permits were approved in February 2016, via Project Nos. 398883 and 398912. At the time of building permit issuance the applicant paid an in-lieu fee to comply with the City's Affordable Housing Regulations. During the ministerial review the project was determined to be in compliance with all underlying zone regulations including but not limited to height, floor area ratio, parking, setbacks and landscaping. The project proposes the creation of condominium units for home ownership opportunities and does not affect the previously approved building permits.

DISCUSSION

Project Description:

The proposed project requires a Tentative Map per SDMC Section [125.0410](#) to create fifteen residential condominium units (under construction) on a single, not previously mapped and monumented lot. A one lot final map is required as a condition of the tentative map for the subdivision. Therefore, pursuant to SDMC Section 125.0430, an application for a tentative map may be approved, conditionally approved, or denied in accordance with Process Four, Planning Commission decision with appeal rights to the City Council for tentative final maps.

The project requires 24 parking spaces and 24 parking spaces are provided. The proposed subdivision is consistent with the development regulations of the underlying zone and complies with the setback, floor area ratio, density and landscaping requirements. No deviations are requested with this action.

According to SDMC Section 125.0440, Findings for a Tentative Map, the decision maker may approve a Tentative Map if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the San Diego Municipal Code.

Community Plan Analysis:

The project site is designated as High density residential (44-73 DU/AC) in the Greater Golden Hill Community Plan. The fifteen units proposed on the 0.32-acre site would create a density of 47

dwelling units per acre. The City has implemented this designation by the adoption of the Golden Hill Community Planned District and the GH-600 zone. This area is immediately adjacent to the Broadway corridor from 28th Street to 31st Street. The community plan indicates this high density development is appropriate at this location due to Broadway's direct links to downtown, State Route 94 and Interstate 5. The proximity to these major transportation corridors allows residents the opportunity to use public transit or, if using the automobile, to gain immediate access to regional transportation facilities without traveling along local neighborhood streets.

The project site is designated Residential Use in the General Plan and is consistent with existing General Plan designations by providing higher density, multi-family development within the central urbanized core of the City. The proposed subdivision implements General Plan Policy UD-A.5 by contributing to a positive neighborhood character and relating to the neighborhood and community context, and UD-B.1 by recognizing the quality of a neighborhood is linked to the overall quality of the built environment. The proposed condominiums under construction implement General Plan Policies UD-A.6 and UD-B.4 by enhancing the pedestrian experience, by reinforcing the street frontages along the Broadway corridors. As proposed, the project would be consistent with the Greater Golden Hill Community Plan and overall policies for development related to the Land Use and Urban Design, and Density elements contained in the General Plan.

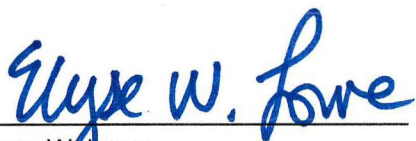
Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code and conforms to both the Greater Golden Hill Community Plan and the General Plan. Staff has provided draft findings and conditions and Staff recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 1685675, with modifications.
2. Deny Tentative Map No. 1685675, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department

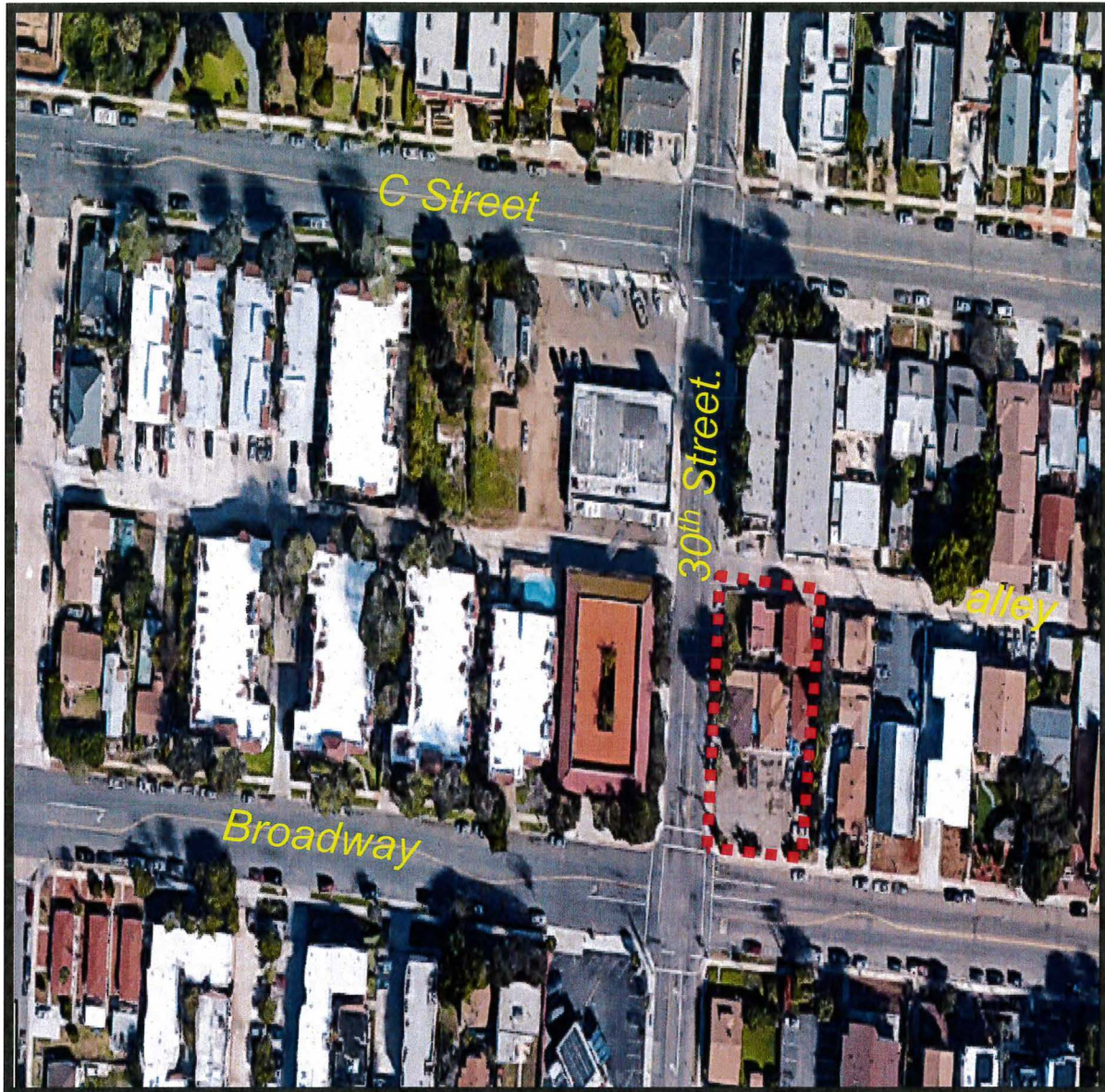


Tim Daly
Development Project Manager
Development Services Department

VACCHI/TPD

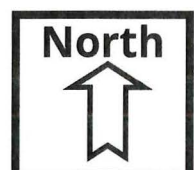
Attachments:

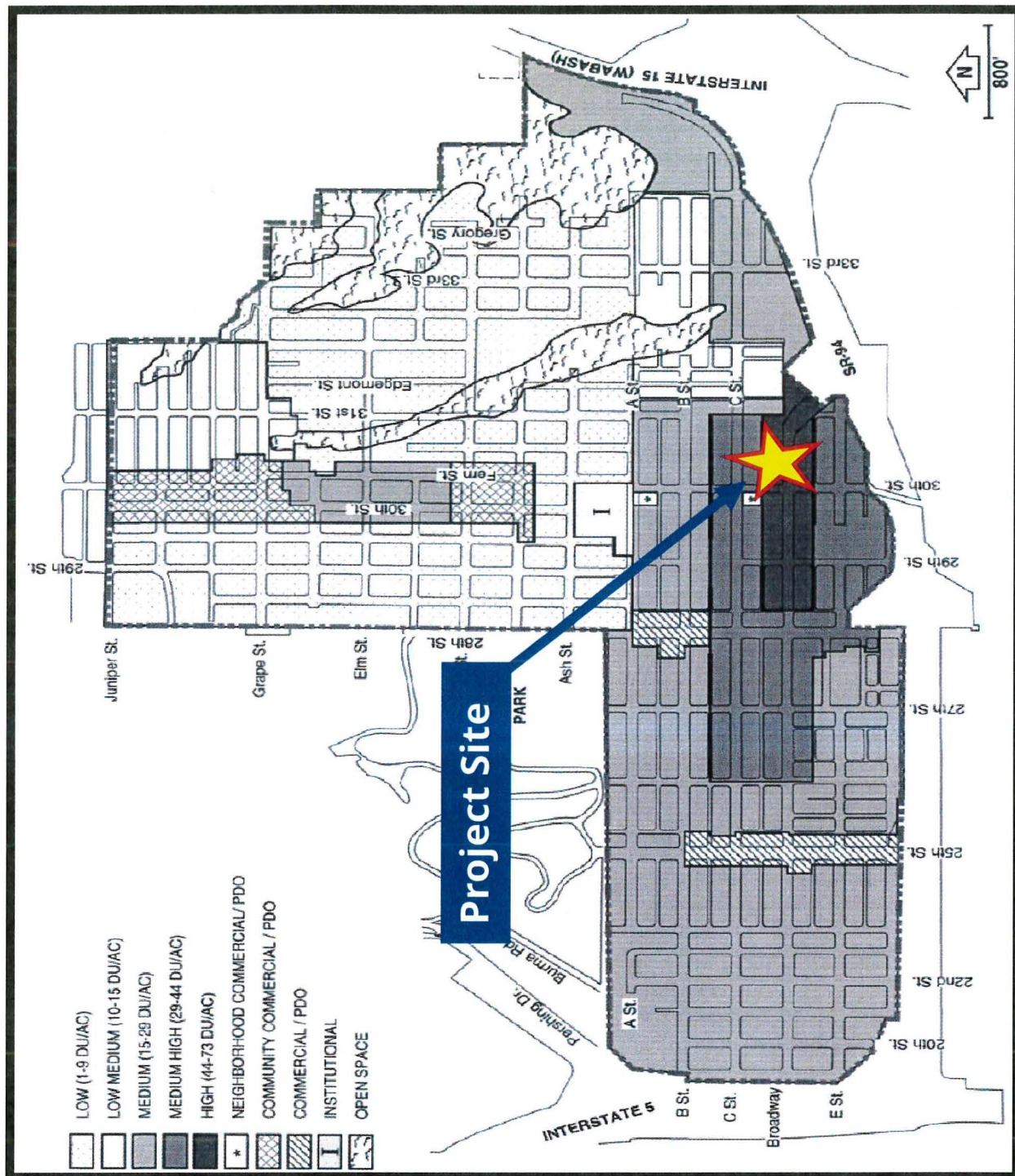
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Map Resolution with Findings
5. Draft Map Conditions
6. Map Exhibit-Tentative Map
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement



Aerial Photo

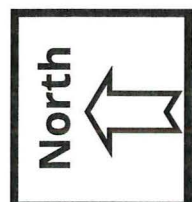
30th and Broadway TM, Project No. 478089
1007 and 1021 30th Street, San Diego CA





Greater Golden Hill Community Land Use Map

30th and Broadway TM, Project No. 478089
1007 and 1021 30th Street, San Diego CA





Project Location

30th and Broadway TM, Project No. 478089
1007 and 1021 30th Street, San Diego CA



PLANNING COMMISSION RESOLUTION NUMBER XXXX-PC

TENTATIVE MAP NO. 1685675, 30TH AND BROADWAY TM
PROJECT NO. 478089.

WHEREAS, Keegan McNamara, MREV-GH1, LLC, Subdivider, and Hossein Zomorodi, Engineer, K&S Engineering, Inc., submitted an application to the City of San Diego for a tentative map, Tentative Map No. 1685675 for the creation of fifteen residential condominium units that are currently under construction. The project site is located north of Broadway and east of 30th Street at 1007 and 1021 30th Street, in the Golden Hill Planned District (GHPD) GH-600 Zone of the Greater Golden Hill Community Plan. The property is legally described as the north 40 feet and south 100 feet of Lots 25, 26, 27, and 28 in Block 94 of E.W. Morse's Subdivision of Pueblo Lot 1150, pursuant to Map No. 547; and

WHEREAS, the Map proposes the Subdivision of a 0.32-acre site to create with fifteen (15) residential condominium units, currently under construction; and

WHEREAS, on August 12, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15305, Minor Alterations in Land Use Limitations; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 15; and

WHEREAS, on November 3, 2016, the Planning Commission of the City of San Diego considered Tentative Map No. 1685675, and pursuant to San Diego Municipal Code section(s) 125.0440, 125.0444, 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. 1685675:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The fifteen units being constructed consist of six, one-bedroom units and nine, three-bedroom units. The project site is designated as High density residential (44-73 DU/AC) in the Greater Golden Hill Community Plan. The City has implemented this designation by the adoption of the Golden Hill Community Planned District and the GH-600 zone. This area is immediately adjacent to the Broadway corridor from 28th Street to 31st Street. The community plan indicates this high density development is appropriate at this location due to Broadway's direct links to downtown, State Route 94 and Interstate 5. The proximity to these major transportation corridors allows residents the opportunity to use public transit or, if using the automobile, to gain immediate access to regional transportation facilities without traveling along local neighborhood streets. The fifteen units proposed on the 0.32-acre site would create a density of 47 dwelling units per acre.

The project site is also in the designated Residential Use in the General Plan and is consistent with existing General Plan designations by providing higher density, multi-family development within the central urbanized core of the City. The proposed subdivision implements General Plan Policy UD-A.5 by contributing to a positive neighborhood character and relating to the neighborhood and community context, and UD-B.1 by recognizing the quality of a neighborhood is linked to the overall quality of the built environment. The proposed condominiums under construction, implement General Plan Policies UD-A.6 and UD-B.4 by addressing street frontages with architectural and landscape interest to provide visual appeal to the streetscape and enhance the pedestrian experience, by reinforcing the street frontages along the Broadway corridor. The

proposal would add fifteen multi-family dwelling units to the City's housing supply and would implement the General Plan City of Villages policy to locate new growth into pedestrian-friendly activity centers linked to regional transit.

As proposed, the project would be consistent with the Greater Golden Hill Community Plan and overall policies for development related to the Land Use and Urban Design, and Density elements contained in the General Plan.

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

The fifteen units under construction consist of six, one-bedroom units and nine, three-bedroom. The development is being constructed by right in accordance with the San Diego Municipal Code's base zone regulations. The building permits were approved in February 2016, via Project Nos. 398883 and 398912. At that time the applicant paid the in-lieu fee in order to be in compliance with the City's Affordable Housing Regulations. During the ministerial review the project was determined to be in compliance with all underlying zone regulations including but not limited to height, floor area ratio, parking, setbacks and landscaping and no deviations are proposed. The project proposes condominiums for home ownership opportunities and does not affect the previously approved building permits.

3. The site is physically suitable for the type and density of development.

The proposed project requires a Tentative Map to create fifteen residential units (under construction) into condominiums on a 0.32-acre site located in a developed urban neighborhood. The development is being constructed by right in accordance with the San Diego Municipal Code's base zone regulations. The building permits were approved in February 2016, via Project Nos. 398883 and 398912. This mapping action complies with all development regulations including lot area, lot dimension and setbacks. The site is flat and the structures are being constructed in compliance with all geologic and engineering requirements including applicable building code requirements. Utility services would be provided through existing utility infrastructure in the surrounding area. The structures under construction were previously approved under a ministerial permit and found to be in conformance with the Land Development Code with regards to density.

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 proposed project requires a Tentative Map to create fifteen residential units (under construction) into condominiums on a 0.32-acre site located in a developed urban neighborhood. The site is within an existing, developed, in-fill area and does not contain nor is adjacent to any fish or wildlife habitats, environmentally sensitive lands or Multiple Habitat Planning Area lands. Therefore, the design of the subdivision or the proposed improvements will not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The proposed project requires a Tentative Map to create fifteen residential units (under construction) into condominiums on a 0.32-acre site located in a developed urban neighborhood. At that time the applicant paid the in lieu fee in order to be in compliance with the City's Affordable Housing Regulations. The project proposes condominiums for home ownership opportunities and does not affect the previously approved building permits.

The project has been reviewed and is in compliance with the Municipal Code and the Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and paying applicable fees in order to achieve compliance with the regulations of the San Diego Municipal Code.

The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code and all Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements continue to govern this project. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Other than the subdivision to allow condominium ownership, no other changes are requested, and there is no additional development of the property as part of this subdivision. There are no existing easements acquired by the public at large for access through or use of property within the proposed subdivision and therefore, no conflicts exist.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The proposed project requires a Tentative Map to create fifteen residential units (under construction) into condominiums on a 0.32-acre site located in a developed urban neighborhood. The units are under construction and the underlying zone provided 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 proposed project requires a Tentative Map to create fifteen residential units (under construction) into condominiums on a 0.32-acre site located in a developed urban neighborhood. Other than the subdivision to allow condominium ownership, no other changes are requested, and the project does not include additional development of the property.

During the ministerial review the project paid the in lieu fee in order to be in compliance with the City's Affordable Housing Regulations. The project proposes condominiums for home ownership opportunities and does not affect the previously approved building permits. The proposal would add fifteen multi-family dwelling units to the City's housing supply and would implement the General Plan City of Villages policy to locate new growth into pedestrian-friendly activity centers linked to regional transit. Those needs were balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed subdivision will not adversely impact the housing needs of the Greater Golden Hill Community Plan area.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 1685675, hereby granted to Keegan McNamara, MREV-GH1, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By

Tim Daly
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24006549

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 1685675, 30TH AND BROADWAY TM - PROJECT NO. 478089

ADOPTED BY RESOLUTION NO. XXXX-PC ON NOVEMBER 3, 2016

GENERAL

1. This Tentative Map will expire November 3, 2019.
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 a Final Map, taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition.
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.

ENGINEERING

6. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
7. 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.
8. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those

exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

9. The Subdivider shall construct all required Public Improvements pursuant to the approved Right of Way Permit No. 1459453, Project No. 417033, including replacing pavement, new curbs, gutters, sidewalks, new driveway, new sewer line, sewer lateral, water laterals, water meter, concrete ramps and continental crosswalk marking, all satisfactory to the City Engineer.

MAPPING

10. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
11. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
12. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

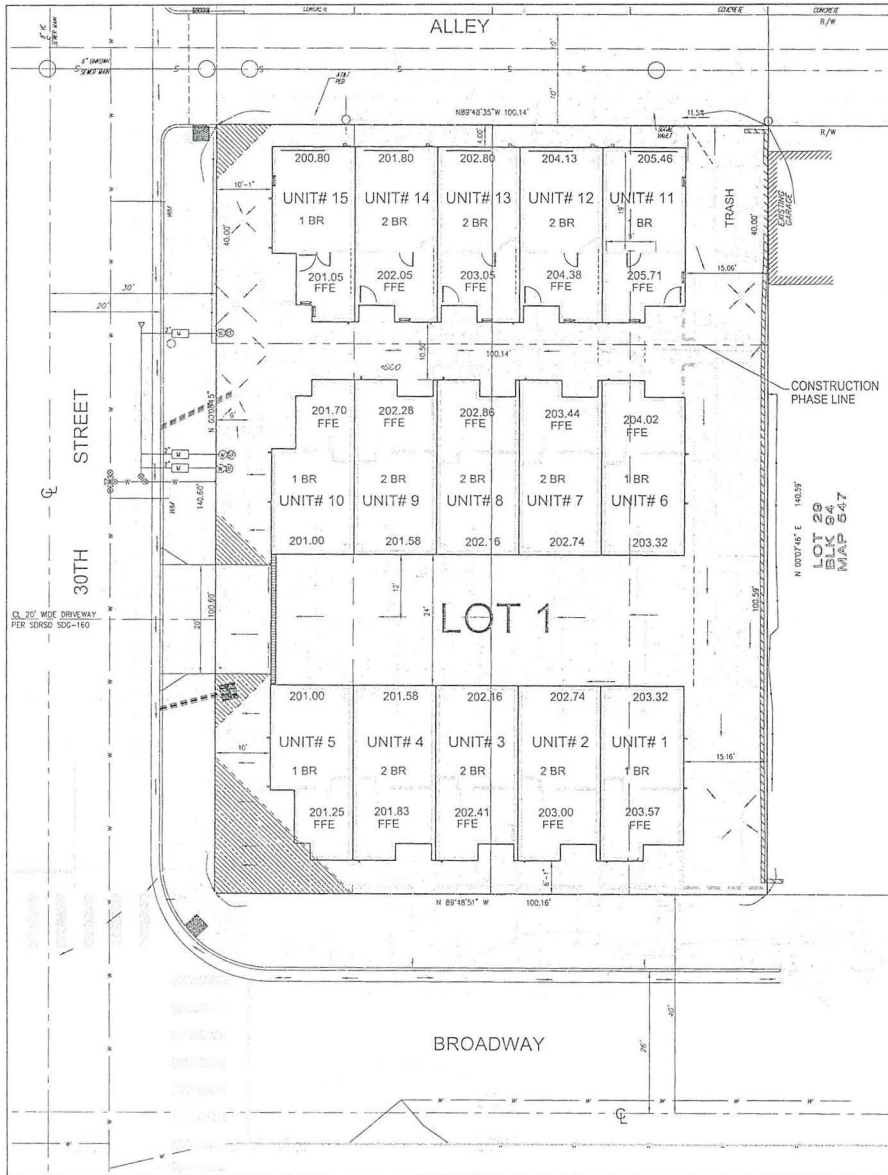
INFORMATION:

- 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

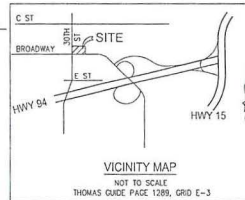
practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- 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. 24006549



TENTATIVE MAP NO.1685675



ABBREVIATION:

BR BEDROOM
BIF BACKFLOW PREVENTER DEVICE
CNG CAST IRON
DNG DRAINAGE
FTE FLOW LINE
OR OR
PP POWER POLE
S SCHEM
TWM TOP OF CURB
W WATER
WAT WATER METER

TOPOGRAPHY:

EXIST. TOPOGRAPHY SHOWN ON THESE PLANS WAS GENERATED BY FIELD METHODS FROM INFORMATION CATERED ON 6/7/2014.
BY: RINEHART ENGINEERING
1431 GLENN WAY SAN DIEGO, CA 92117
P: (619) 296-5565
F: (619) 296-5565

BENCH MARK

CITY OF SAN DIEGO BENCHMARK DESCRIPTION: HWSP
LOCATION: BROADWAY AND 30TH STREET
ELEVATION: 197.576 DATUM: MEAN SEA LEVEL

GRADING NOTE:

NO GRADING IS BEING PROPOSED. BUILDING CURRENTLY UNDER CONSTRUCTION PER BUILDING NO. 388912 & 388883

LEGEND

EXISTING IMPROVEMENTS

PROPERTY LINE/IM BOUNDARY
RIGHT OF WAY
DRAINAGE FLOW
SEWER LATERAL SERVICE
SIDEWALK
SEWER MANHOLE
6" PVC SEWER MAIN
WATER MAIN (SIZE PER PLAN)
20' WIDE DRIVEWAY PER SDCS 506-160
SIDEWALK UNDERDRAIN PIPE (3" PVC)
2" WATER SERVICE W/ PREVENTER DEVICE
ELECTRIC TRANSFORMER
FLUME ALLEY
CONCRETE PAVEMENT ALLEY SECTION
CURB AND GUTTER
CURB RAMP WITH TRUNCATED DOME
CONTINENTAL CROSSWALK MARKING
CONTOUR
STREET AND TRAFFIC LIGHT
SPOT ELEVATION
OVERHEAD ELECTRIC LINE
POWER POLE
LANDSCAPE
VISIBILITY AREA TRIANGLE
NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

SYMBOL

R/W

GENERAL NOTES:

- THIS IS TO CREATE 15 RESIDENTIAL CONDOMINIUM UNITS.
- ALL OFF SITE IMPROVEMENTS SHALL BE CONSTRUCTED PER RIGHT OF WAY PERMIT NO. 417033 AND BUILDING PERMIT NO. 388912 AND 388883.
- NEW ELECTRICAL UTILITY SERVICES SHALL BE UNDERGROUND.

TOTAL GROSS AREA:

14,000 SF, 0.32 ACRES

SITE DESIGN DATA:

EXISTING NUMBER OF LOTS IS: 4
PROPOSED NUMBER OF LOTS IS: 1
TOTAL NUMBER OF BUILDINGS: 3
TOTAL NUMBER OF UNITS: 15
NO. BEDROOMS: 5-ONE BEDROOM
9-ONE BEDROOMS

YEAR BUILT: UNDER CONSTRUCTION; PLAN FILE NO. _____

PARKING REQUIREMENTS:

TABLE 142-25C
6-1 BEDROOM @ 1.25 EA= 8
6-3 BEDROOM @ 1.75 EA=16
TOTAL 24
PROVIDED 24 (2 CAR GARAGE) + 9 (2 CAR GARAGE W/CAR LIFT)= 24
TYPICAL PARKING DIMENSION: 9'x19'

COORDINATES:

LAMBERT COORDINATES: 200-1729
NAD 83 COORDINATES: 1840-6289

EXISTING & PROPOSED USE:

RESIDENTIAL CONDOMINIUMS

EXISTING & PROPOSED ZONING:

GH-500 OF THE GOLDING HILL PLANNED DISTRICT
SR-1-3

EASEMENT NOTES:

NO EASEMENTS ON THIS PROPERTY

UTILITIES:

WATER: CITY OF SAN DIEGO
SEWER: CITY OF SAN DIEGO
ELECTRIC: SAN DIEGO GAS & ELECTRIC
GAS: SAN DIEGO GAS & ELECTRIC
TELEPHONE: PACIFIC BELL
CABLE: COX CABLE CO.

SITE ADDRESS:

1007 & 1021 30TH STREET
SAN DIEGO, CA 92102

LEGAL DESCRIPTION:

THE NORTH 40 FEET AND THE SOUTH 100 FEET OF LOTS 25, 26, 27 & 28 N. BLOCK 14 OF EX. HORSES SUBDIVISION OF PUEBLO LOT 1150, PER MAP NO. 547

ASSESSOR'S PARCEL NUMBER:

539-542-25-00 & 539-542-26-00

CONDOMINIUM NOTE:

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 15.

MAPPING AND MONUMENTATION NOTE:

A ONE LOT FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. IF APPROVED, A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

PRIOR PERMITS:

BUILDING NO. 388912 & 388883
RIGHT OF WAY PROJECT NO. 417033
EMRA APPROVAL NO. 1487658

BMP NOTE:

SEE APPROVED BUILDING PERMIT NO. 388912 & 388883

OWNER / APPLICANT

MILEY-DILL, LLC A CALIFORNIA LIMITED LIABILITY COMPANY
777 S. HIRBY, 101, SUITE 205, SOLANA BEACH, CA 92075

REC'DAN MONIMARA DATE _____

K&S ENGINEERING, INC.

Planning • Engineering • Surveying
7801 Mission Center Court, Suite 100 San Diego, CA 92108
(619) 296-5565 Fax: (619) 296-5564

Prepared By:

Name K & S ENGINEERING

Address 7801 MISSION CENTER CT, SUITE 100
SAN DIEGO, CA 92108

Phone (619) 296-5565

Project Address: 1007 & 1021 30TH STREET
SAN DIEGO, CA 92101

Project Name: 30TH AND BROADWAY

Sheet Title: TENTATIVE MAP NO. 1685675

Revision 14

Revision 13

Revision 12

Revision 11

Revision 10

Revision 9

Revision 8

Revision 7

Revision 6

Revision 5

Revision 4

Revision 3

Revision 2

Revision 1

Aug 03, 2016 Cycle Issues

May 20, 2016 Mapping Note

May 20, 2016 Building setback

April 4, 2016

Original Date: FEBRUARY 11, 2016

Sheet 1 of 1

PROJ. NO. 478088

NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

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

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

Project Name: 30th and Broadway TM

Project No./SCH No.: 478089/N.A.

Project Location-Specific: 1007 and 1021 30th Street, San Diego, CA 92101

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

Description of nature and purpose of the Project: TENTATIVE MAP (TM) for the creation of 15 residential condominium units within three structures totaling 19,559 square-feet (currently under construction), on a 0.33 acre site.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Maggie Roland (Applicant), Maggie Roland Associates (Firm), 3752 Park Boulevard #701, San Diego, CA 92103, (619) 578-2916.

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: CEQA Exemption 15305 (Minor Alterations in Land Use Limitations)
- ☐ Statutory Exemptions:

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

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

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

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

Anna L. McMerson

Senior Planner

August 12, 2016

Signature/Title

Date

Check One:

☒ (X) Signed By Lead Agency

Date Received for Filing with County Clerk or OPR:

☐ () Signed by Applicant



THE CITY OF SAN DIEGO

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

Community Planning Committee Distribution Form Part 1

| | | | |
|--|---------------------------------|---|---|
| Project Name: 30th & Broadway - TM | | Project Number: 478089 | Distribution Date: 5/27/2016 |
| Project Scope/Location: GREATER GOLDEN HILLS (Process 4) Tentative Map for the creation of 15 residential condominium units within three structures totaling 19,559 square-feet (currently under construction). The 0.33-acre site is located at 1007 30th Street and 1021 30th Street in the GHPD-GH-600 zone of the Greater Golden Hills Community Plan area within Council District 3 | | | |
| Applicant Name: | | Applicant Phone Number: | |
| Project Manager: PJ Fitzgerald | Phone Number: (619) 446-5107 | Fax Number: (619) 321-3200 | E-mail Address: PFitzgerald@sandiego.gov |
| Project Issues (To be completed by Community Planning Committee for initial review): | | | |
| <i>Attach Additional Pages If Necessary.</i> | | Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101 | |
| Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities. | | | |



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

Community Planning Committee Distribution Form Part 2

| | | | |
|---|---------------------------------|--|---|
| Project Name: 30th & Broadway - TM | | Project Number: 478089 | Distribution Date: 5/27/2016 |
| Project Scope/Location: GREATER GOLDEN HILLS (Process 4) Tentative Map for the creation of 15 residential condominium units within three structures totaling 19,559 square-feet (currently under construction). The 0.33-acre site is located at 1007 30th Street and 1021 30th Street in the GHPD-GH-600 zone of the Greater Golden Hills Community Plan area within Council District 3 | | | |
| Applicant Name: | | Applicant Phone Number: | |
| Project Manager: PJ Fitzgerald | Phone Number: (619) 446-5107 | Fax Number: (619) 321-3200 | E-mail Address: PFitzgerald@sandiego.gov |
| Committee Recommendations (To be completed for Initial Review): | | | |
| <input checked="" type="checkbox"/> Vote to Approve | Members Yes 10 | Members No 0 | Members Abstain 1 |
| <input type="checkbox"/> Vote to Approve With Conditions Listed Below | Members Yes | Members No | Members Abstain |
| <input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below | Members Yes | Members No | Members Abstain |
| <input type="checkbox"/> Vote to Deny | Members Yes | Members No | Members Abstain |
| <input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) | | | <input type="checkbox"/> Continued |
| CONDITIONS: | | | |
| NAME: DAVID SWARENS | | TITLE: CHAIR - GREATER GOLDEN HILL C. P. C. | |
| SIGNATURE: <i>[Signature]</i> | | DATE: 6/20/2016 | |
| Attach Additional Pages If Necessary. | | Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101 | |
| Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities. | | | |



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

Project No. For City Use Only

30th & Broadway TM

478089

Project Address:

1007 and 1021 30th Street

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:

see reverse

Project Title:

30TH & BROADWAY TM

Project No. (For City Use Only)

478089

Part II - To be completed when property is held by a corporation or partnership**Legal Status (please check):**

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

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

Corporate/Partnership Name (type or print):
MREV-GH1, LLC, a CA limited liability company

☒ Owner ☐ Tenant/Lessee

Street Address:
777 Hwy 101, Ste 205

City/State/Zip:
Solana Beach, CA 92075

Phone No: 858-735-6096 Fax No:

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

Title (type or print):
Managing Member

Signature :  Date: 03/03/2016

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):
MREV-GH1, LLC, a CA limited liability company

☒ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):
Managing Member

Signature :  Date: 3.7.16

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Project Title: 304 1/2 BROADWAY TM

Project No. (For City Use Only)

478089

Part II - To be completed when property is held by a corporation or partnership**Legal Status (please check):**

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

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

Corporate/Partnership Name (type or print):
MREV-GH1, LLC, a CA limited liability company

☒ Owner ☐ Tenant/Lessee

Street Address:
777 Hwy 101, Ste 205

City/State/Zip:
Solana Beach, CA 92075

Phone No: 858-735-6096 Fax No:

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

Title (type or print):
Managing Member

Signature :  Date: 03/03/2016

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):
MREV-GH1, LLC, a CA limited liability company

☒ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):
Managing Member

Signature :  Date: 3.7.16

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

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Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date: