



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 7, 2017 REPORT NO. PC-17-076

HEARING DATE: September 14, 2017

SUBJECT: FRONT STREET MULTI -FAMILY – TENTATIVE MAP. Process Four Decision

PROJECT NUMBER: [521964](#)

OWNER/APPLICANT: Bankers Hill Property, LLC.

SUMMARY

Issue: Should the Planning Commission approve an application for a Tentative Map for the conversion of eight residential condominium units totaling 10,002 square feet, on a 0.181-acre site and approve the waiver to underground overhead utilities.

Staff Recommendation: Approve Tentative Map No. 1841457, and to approve the waiver to underground overhead utilities.

Community Planning Group Recommendation: On February 7, 2017, the Uptown Planners voted 11-1-1 to approve the project, without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 4, 2017, and the opportunity to appeal that determination ended August 18, 2017.

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

Housing Impact Statement: The proposed project allows the creation of seven residential units (currently under construction) to condominiums including an existing designated historical residence, with one unit. Thus, there would be a potential loss of eight rental units, and a gain of eight for-sale units. The proposed project would not result in any loss of dwelling units on the project site. This condominium project application was deemed complete on November 27, 2013, 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 May 26, 2015.

BACKGROUND

The 0.181-acre site is located at 2124-2138 Front Street in the RM-3-7 Zone, within the Uptown Community Plan area. The site is located in a developed, urban, residential neighborhood south of Ivy Street and west of Albatross Street. The project proposes the conversion of eight residential dwelling units to condominium ownership, and does not affect the previously approved building permits. The site consists of six, 1-bedroom units; and two, 2-bedroom units, for a total of eight units. Seven of the eight units are currently under construction. 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 or existing fish or wildlife habitats. The project site contains an existing single family residence, which is a Designated Historic Resource, [HRB site #1060](#). As a Designated Historic Resource, all work will be reviewed by DSD Historic Resources staff for conformance with the City's Historic Resources Regulations (SDMC Chapter 14, Article 3 Division 2) and the U.S. Secretary of Interior Standards.

The two buildings currently under construction were approved through a ministerial review process in accordance with the SDMC, RM 3-7 Zone regulations. The ministerial building permits were approved on May 26, 2015, via Project No. 349780 and Building Permit No. 1223608. 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.

DISCUSSION

Project Description:

The project requires approval of a Tentative Map for the conversion of a Designated Historical Resource (HRB Site #1060) with one unit; a three-story, three unit building (Building A) over parking garage; and a three-story, four unit building (Building B) over parking garage to eight residential condominium units totaling 10,002 square-feet. Buildings A and B are currently under construction.

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.

The project provides the required ten parking spaces. 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. Each unit is exposed on two sides (north and south) to ensure passive cooling through cross-ventilation of the interior spaces. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities. No deviations are requested with this action.

Community Plan Analysis:

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 as the project enhances the pedestrian experience by reinforcing the street frontages along the Front Street corridors. As proposed, the project would be consistent with the Uptown Community Plan and overall policies for development related to the Land Use and Urban Design, and Density elements contained in the General Plan.

Project-Related Issues:

Undergrounding Utility Waiver - The neighborhood currently contains power poles and overhead utility lines within the public right-of-way along Front Street. The proposed subdivision utilities will be undergrounded and the waiver is being requested for the requirement to underground adjacent utilities serving the surrounding properties. The City's Undergrounding Master Plan designates the site within Block 2A, which has unallocated funding and does not have a proposed completion date. In accordance with SDMC Section 144.0240(b)(5), the subdivider is allowed to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. City staff has determined that the waiver of the requirement to underground privately owned utility systems and services facilities qualifies under the guidelines of SDMC Section 144.0242(c) as follows: 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.

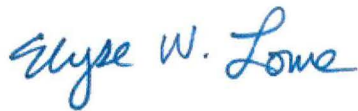
Conclusion:

The project as proposed meets all applicable regulations and policy documents. Staff finds that the project is consistent with the recommended land use designation and development standards in effect for the site per the Uptown Community Plan, SDMC and the General Plan. Staff recommends approval of the Tentative Map.

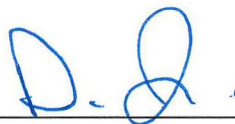
ALTERNATIVES

1. Approve Tentative Map No. 1841457, and the waiver to underground overhead utilities with modifications.
2. Deny Tentative Map No. 1841457, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



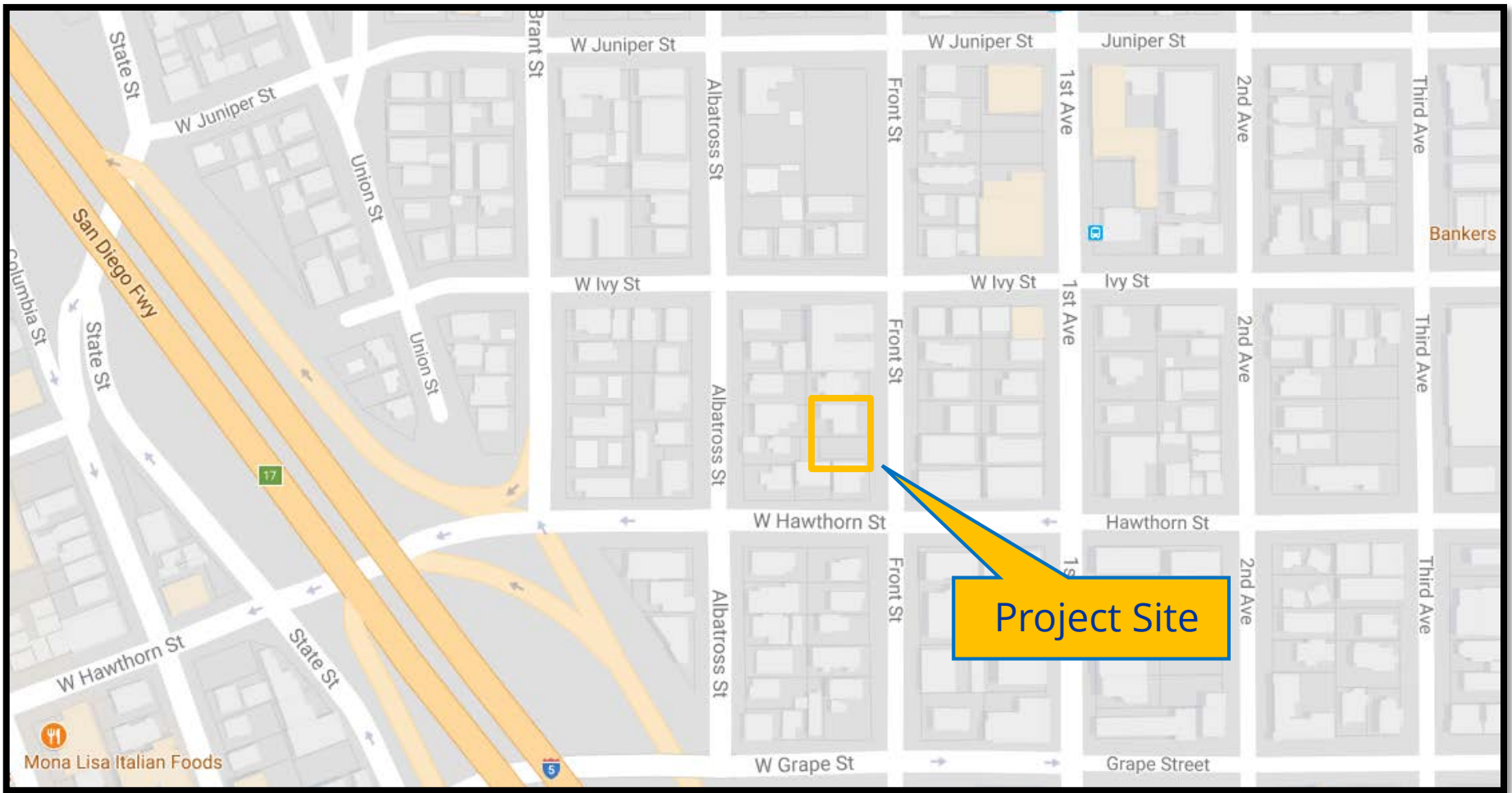
Elyse W. Lowe
Deputy Director
Development Services Department



Derrick Johnson (D.J.)
Development Project Manager
Development Services Department

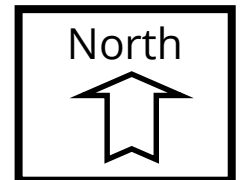
Attachments:

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

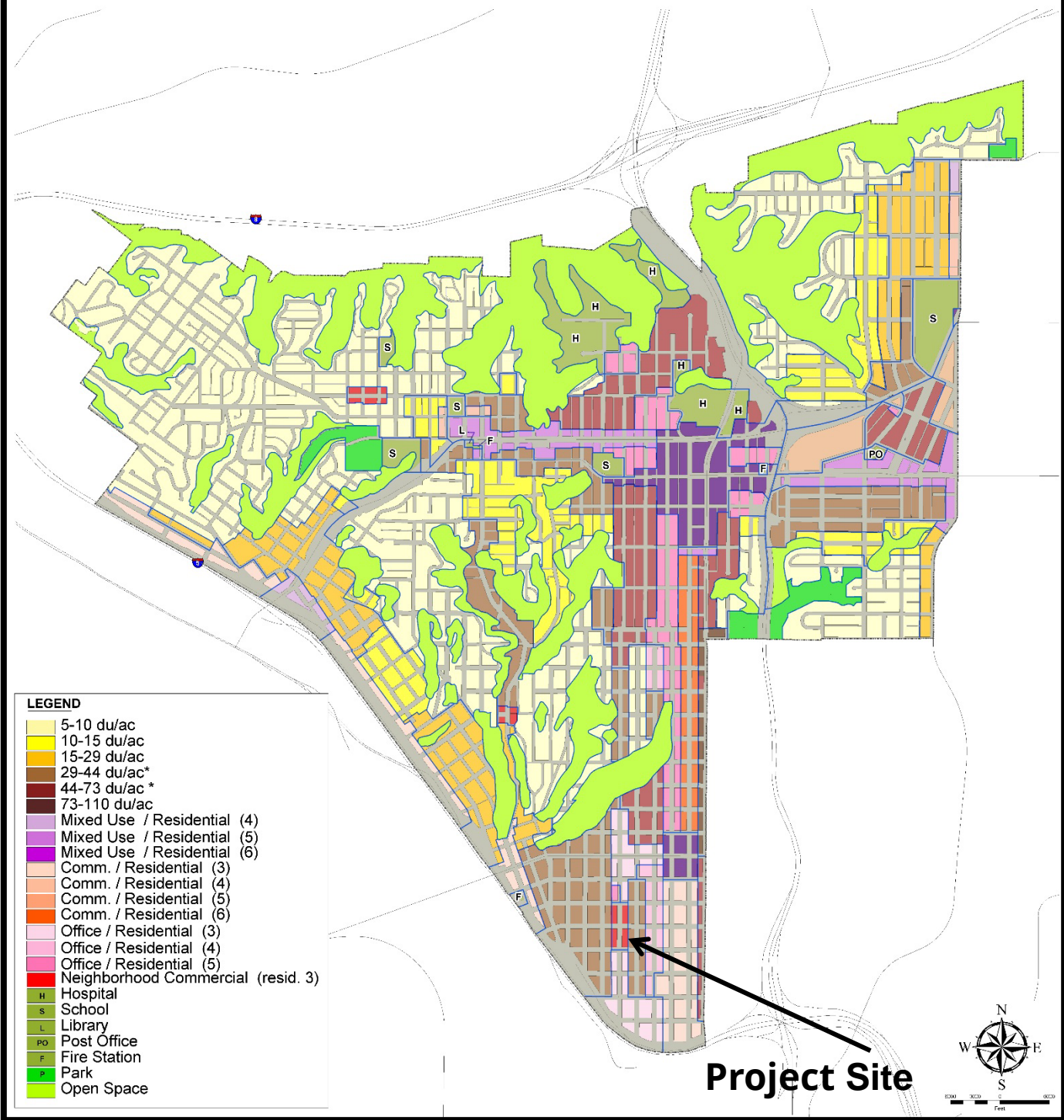


Project Location Map

Front Street Multi-Family Tentative Map / 2124 - 2138 Front Street
PROJECT NO. 521964



Uptown Community Plan Land Use

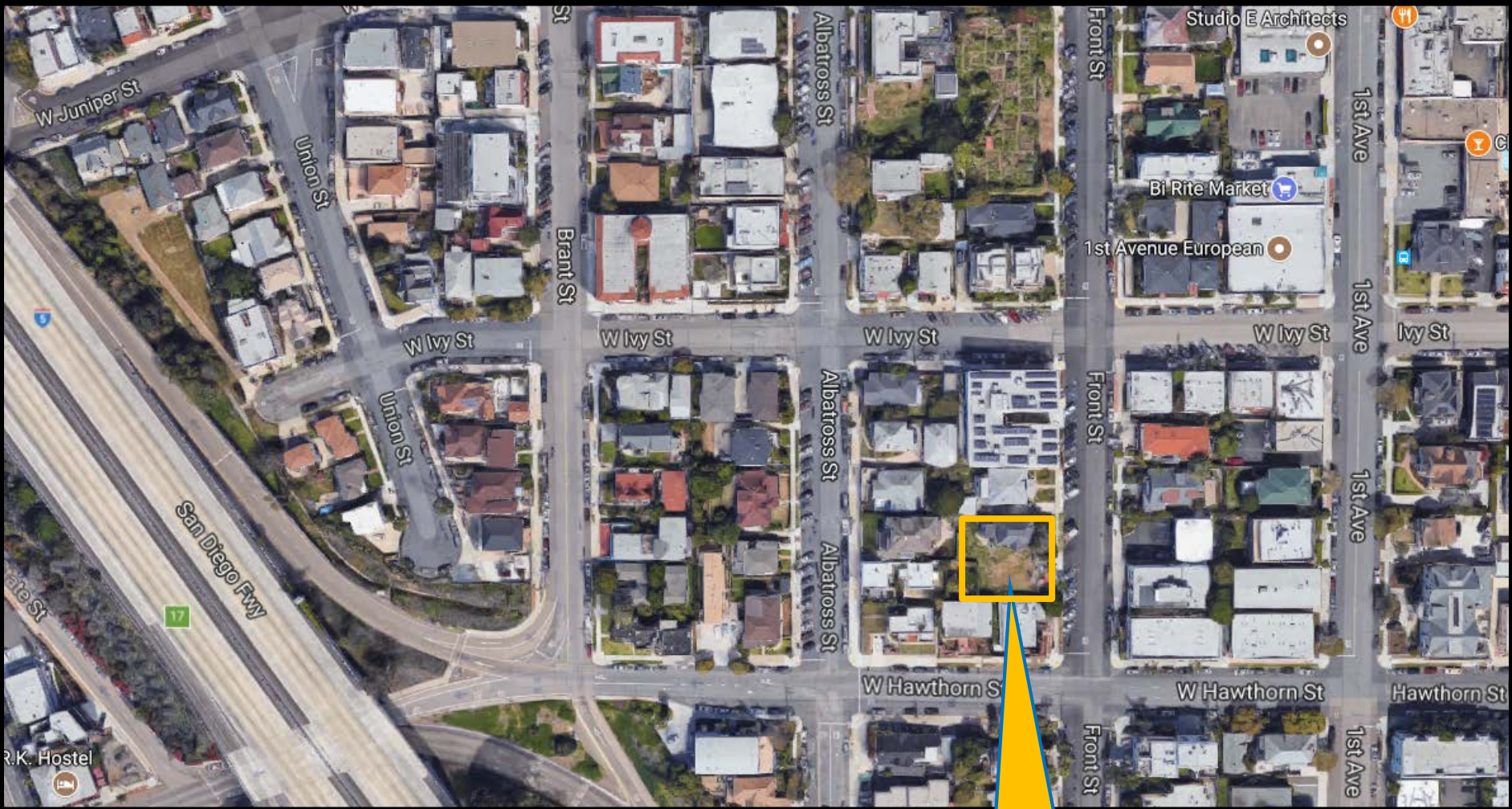


Land Use Map

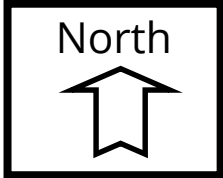
Front Street Multi-Family Tentative Map / 2124 - 2138 Front Street
PROJECT NO. 521964

North





Project Site



Aerial Photo

Front Street Multi-Family Tentative Map / 2124 – 2138 Front Street
PROJECT NO. 521964

PROJECT DATA SHEET

Project Name:	Front Street Multi-Family TM - PTS No. 521964	
Project Description:	The conversion of a Designated Historical Residence, a 3-story four unit apartment building over parking garage and a 3-story three unit apartment building over parking garage to eight residential condominiums.	
Community Plan Area:	Uptown (Mid-Cities Community Plan District)	
Discretionary Actions:	Tentative Map (Process 4) for Condominium Conversion	
Community Plan Land Use Designation:	Medium-High Density (29-44 dwelling units per acre)	
<u>Zoning Information:</u>		
Zone:	MCCPD-MR-1000	
Height Limit:	50 feet where a building is above enclosed parking	
Lot Size:	Min. 6,000sf	
Floor Area Ratio:	.75	
Front Setback:	10 feet	
Side Setback:	6 feet	
Rear Setback:	1 foot, if alley; 15 feet if no alley	
Street Side Setback:	6 feet	
Parking:	13 parking spaces req. (Residential Tandem OZ & Transit Area)	
<u>Adjacent Properties:</u>		
	Land Use Designation & Zone	Existing Land Use
North:	Multi-family, MR-1000	Multi-family
South:	Multi-family, MR-1000	Multi-family
East:	Multi-family, MR-1000	Multi-family
West:	Multi-family, MR-1000	Multi-family
Deviations of Variances Requested:		
None		
Community Planning Group Recommendation:		
On February 7, 2017, the Uptown Planners voted 11-1-1 to approve the project, without conditions.		

PLANNING COMMISSION RESOLUTION NUMBER R-_____

TENTATIVE MAP NO.1841457, FRONT STREET MULTI -FAMILY
TM - PROJECT NO. 521964

WHEREAS, Bankers Hill Property LLC., a California Limited Liability Company, Subdivider, and Walsh Engineering, submitted an application to the City of San Diego for a Tentative Map for the conversion of eight residential condominium units totaling 10,002-square-feet, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 2124-2138 Front Street in the RM-3-7 Zone, within the Uptown Community Plan area. The property is legally described as Parcel 1 of Parcel Map 20707, San Diego County; and

WHEREAS, the Map proposes the Subdivision of a 0.181-acre, this is 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 eight; and

WHEREAS, on August 4, 2017, 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 15332 (Infill Development); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

WHEREAS, 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 eight; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) based on 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

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. 1841457:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan. The project requires approval of a Tentative Map for the conversion of a Designated Historical Residence (HRB Site #1060) with one unit, a three-story, three unit building (Building A) over parking garage, and a three-story, four unit building (Building B) over parking garage to eight residential condominium units totaling 10,002 square-feet. Buildings A and B are currently under construction. The proposed project is located in an area identified as medium density medium density (30-44 dwelling units per acre) in the Uptown Community Plan and the project is consistent with that land use. The Uptown Community Plan encourages a wide variety of housing types for all age, income and social groups.

The project site is designated Multiple Use in the General Plan and is consistent with existing General Plan designations by providing multi-family housing within a medium- high-density range within an 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.

As proposed, the subdivision would be consistent with the Uptown 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 project requires approval of a Tentative Map for the conversion of a Designated Historical Residence (HRB Site #1060) with one unit, a three-story, three unit building (Building A) over parking garage, and a three-story, four unit building (Building B) over parking garage to eight residential condominium units totaling 10,002 square-feet. Buildings A and B are currently under construction. The proposed project is located in an area identified as

medium density (30-44 dwelling units per acre) in the Uptown Community Plan and the project is consistent with that land use.

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 public right-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 current development which is under construction was reviewed for conformance within the RM-3-7 Zone during the Building Permit plan check and conforms to the development regulations. 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. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development. The project requires approval of a Tentative Map for the conversion of a Designated Historical Residence (HRB Site #1060) with one unit, a three-story, three unit building (Building A) over parking garage, and a three-story, four unit building (Building B) over parking garage to eight residential condominium units totaling 10,002 square-feet. Buildings A and B are currently under construction. The proposed project is located in an area identified as Medium density (15-29 du/ac) residential in the Uptown Community Plan and is consistent with that land use. The developed, 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 previously approved construction plan for Right-of-Way Permit No.1436493 (Project No. 410546) including new City Standard curbs, gutters, and sidewalks. 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 or existing fish or wildlife habitats. Therefore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. SDMC § 125.0440(d).

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 conversion of eight residential condominium units. The development conforms to the development regulations of Municipal Code and Subdivision Map Act. The project includes a request to waive the requirement to underground the existing offsite overhead utilities. 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 Subdivider shall construct the required Public Improvements per the previously approved Right-of-Way Permit No. 1436493 (Project No. 410546) including new curbs, gutters, sidewalks and a driveway. As such, the design of the subdivision or the 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.1841457. As such, no conflict would occur with the recording of the subdivision, and there would be no conflicts 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 conversion of eight residential condominium units. The development conforms to the development regulations of Municipal Code and Subdivision Map Act. The project includes a request to waive the requirement to underground the existing offsite overhead utilities. The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. Each unit is exposed on two sides (north and south) to ensure passive cooling through cross-ventilation of the interior spaces. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources. The in-fill project site is surrounded by existing development, consisting primarily of both multi-family residential complexes and single-family residences. The Uptown Community Plan encourages a wide variety of housing types for all age, income and social groups. The site is currently under construction and has paid all applicable Developer Impact Fees (DIF), school fees, water/sewer connection fees and other impact fees, with the exception of the affordable housing fee, 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, water, sewer, electrical and gas lines.

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 conversion of eight units into condominium ownership is consistent with the housing needs anticipated for the Uptown Community Plan 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.

9. The notices required by San Diego Municipal Code section 125.0431 have been given in the manner required. The project requires approval of a Tentative Map for the conversion of a Designated Historical Residence (HRB Site #1060) with one unit, a three-story, three unit building (Building A) over parking garage, and a three-story, four unit building (Building B) over parking garage to eight residential condominium units totaling 10,002 square-feet. Buildings A and B are currently under construction. The project site is vacant. Therefore, no notices pursuant to this section were required.

10. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing. The project requires approval of a Tentative Map for the conversion of a Designated Historical Residence (HRB Site #1060) with one unit, a three-story, three unit building (Building A) over parking garage, and a three-story, four unit building (Building B) over parking garage to eight residential condominium units totaling 10,002 square-feet. Buildings A and B are currently under construction. All cost associated with the processing of this Tentative Map were paid by the applicant. Therefore, the project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing.

11. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed. The project requires approval of a Tentative Map for the conversion of a Designated Historical Residence (HRB Site #1060) with one unit, a three-story, three unit building (Building A) over parking garage, and a three-story, four unit building (Building B) over parking garage to eight residential condominium units totaling 10,002 square-feet. Buildings A and B are currently under construction. The Tentative map was not processed to provide housing for the elderly, disabled or to provide low income housing.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 1841457, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to Bankers Hill Properties, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By



 Derrick Johnson (D.J.)
 Development Project Manager
 Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007076

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 1841457 - FRONT STREET MULTI -FAMILY TM

PROJECT NO. 521964

ADOPTED BY RESOLUTION NO. R-_____ ON SEPTEMBER 14, 2017_____

GENERAL

1. This Tentative Map will expire on September 28, 2020.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance, unless otherwise noted.
3. Prior to the recordation of the Tentative 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.
4. 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.

CONDOMINIUM CONVERSION

5. The Subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:
 - a. For existing tenants, within ten days of the project application for the condominium conversion being deemed complete; or
 - b. For prospective tenants, upon application for the rental of a unit in the proposed condominium conversion.
6. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the Subdivision Map Act.

7. The Subdivider shall provide the tenants a Notice of Application for a Public Report at least ten days prior to the submittal to the Department of Real Estate [DRB], pursuant to Subdivision Map Act section 66427.1(a).
8. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Subdivision Map Act section 66427.1(a)(2)(E). The provisions of this subdivision shall not alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by California Civil Code sections 1941, 1941.1 and 1941.2.
9. The Subdivider shall provide the tenants of the proposed condominiums with written notification within ten days or approval of a Final Map for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
10. The Subdivider shall give each tenant a notice of termination of tenancy sixty days prior to being required to vacate the property. (San Diego Municipal Code § 125.0431(a)(4)).
11. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Subdivision Map Act section 66427.1(a)(2)(F) and San Diego Municipal Code section 125.0431(a)(5). The right shall commence on the date the subdivision public report is issued, as provided in section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right. (San Diego Municipal Code § 125.0431(a)(5)).
12. The Subdivider shall provide a copy of the Building Conditions Report to a prospective purchaser prior to the opening of an escrow account. (San Diego Municipal Code section 144.0504(c)).
13. Prior to the recordation of the Final Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

ENGINEERING

14. 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.
15. The Subdivider shall construct the required Public Improvements per PTS No. 410546 and approved Right-of-Way Permit Construction Plan No.1436493.

16. 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.
17. Prior to recordation of the Certificate of Compliance, the Subdivider shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities in a manner satisfactory to the Public Utilities Director and the City Engineer.
18. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
19. 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.

MAPPING

20. A Certificate of Compliance shall be recorded and issued when all of the conditions in the tentative map, if approved, have been satisfied prior to the TM expiration date.

LANDSCAPE

21. Prior to recordation of the Certificate of Compliance, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Prior to recordation of the Certificate of Compliance, it shall be the responsibility of the Subdivider to install all required landscape and obtain all required landscape inspections.
22. The Subdivider / Subsequent Owner shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other entity approved by the Development Services Department.
23. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees shall not be permitted.
24. If any required landscape (including existing or new planting, hardscape, landscape features, (etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and

equivalent size per the approved documents to the satisfaction of the Development Services Department within 30-days of damage or final inspection.

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. 24007076

NOTICE OF EXEMPTION**ATTACHMENT 7***(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: Front Street Multi-Family Tentative Map**Project No. 521964/SCH No.: N/A**

Project Location-Specific: 2124-2130 Front Street (APN 533-162-14 and 15), Units 1-8, San Diego, California 92101

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

Description of nature and purpose of the Project: **TENATIVE MAP (TM)** for the conversion of a Designated Historical Residence (HRB Site #1060) with one unit, a 3-story, three unit building (Building A) over parking garage, and a 3-story, four unit building (Building B) over parking garage to eight residential condominium units totaling 10,002 square-feet, on a 0.181 acre site. Buildings A and B are currently under construction. The project is within the MR-1000 zone of the Mid-City Communities Planned District within the Uptown Community Planning area.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Tolga Horoz, Bankers Hill Property LLC (Firm), PO Box 120305, San Diego, CA 92112, (858) 504-0514

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 15332 (In-Fill Development Projects)

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 15332. The project's proposal for a TM for the conversion of a Designated Historical Resource, and Buildings A and B to eight residential condominium units would be consistent with the existing land use designation (Medium High Residential 29-44 DU/AC), and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. 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



Senior Planner/AICP

August 18, 2017

Signature/Title

Date

Check One:

☒ Signed By Lead Agency

Date Received for Filing with County Clerk or OPR:

☐ Signed by Applicant

TENTATIVE MAP 1841457 FOR CONDOMINIUM CONVERSION

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

LEGAL DESCRIPTION
PARCEL 1, PARCEL MAP 20707.

ASSESSOR PARCEL NUMBER
533-162-14 & 533-162-15.

SITE ADDRESS
2124 FRONT STREET UNITS 1-8
SAN DIEGO, CA 92101

PROJECT AREA
7,880 SQ. FT.
1 PARCEL
8 RESIDENTIAL CONDOMINIUM UNITS TOTAL (6) 1 BEDROOM UNITS
(2) 2 BEDROOM UNITS

ZONING
MCCPD-MR-1000 (MID CITY COMMUNITIES PLANNED DISTRICT: MR-1000)

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE EAST LINE OF PARCEL 1, PM 20707.

I.E. NORTH 00° 07' 12" EAST

BENCHMARK
DESCRIPTION: BRASS PLUG IN TOP OF CURB

LOCATION: WESTERLY PCR OF THE NORTHWESTERLY CORNER AT THE INTERSECTION OF FRONT STREET AND HAWTHORNE STREET.

ELEVATION: 157.859 MSL

SOURCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK (PG. 262)

COORDINATES
LAMBERT: (NAD 27) 205-1718
CALIFORNIA: (NAD83) 1844-8277

TOPOGRAPHIC SURVEY
THE TOPOGRAPHIC SURVEY FOR THIS PROJECT WAS COMPLETED BY BRISENDINE LAND SERVICES ON APRIL 11, 2009.

EASEMENTS
THE FOLLOWING EASEMENT(S) HAVE BEEN IDENTIFIED FOR THIS PROJECT PER THE PRELIMINARY TITLE REPORT BY: STEWART TITLE ORDER NO. 01180-201285 DATED 01-15-16.

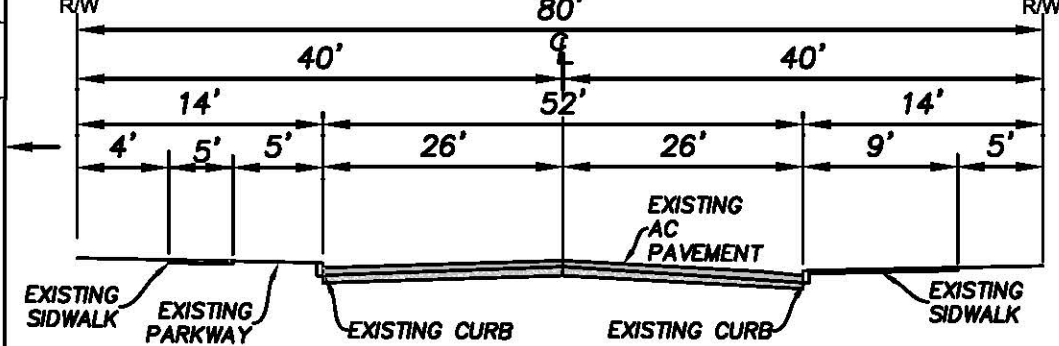
① AN AVIGATION EASEMENT ON, UPON, ACROSS, ABOVE THE SUBJECT PROPERTY, AND TO ALL OF THE AIRSPACE ABOVE THE SUBJECT PROPERTY FILED AS DOC# 2015-0185608 ON APRIL 17, 2015.

LEGEND OF ABBREVIATIONS:
OH OVERHEAD LINES
PP POWER POLE
S SEWER
SMH SEWER MANHOLE
W WATER
WM WATER METER
G GAS

LEGEND
PROJECT BOUNDARY
INDICATES LANDSCAPE AREA DRAIN & PIPE
VISIBILITY AREA
INDICATES CMU RETAINING WALL
INDICATES CONCRETE
INDICATES BUILDING FOOTPRINT
INDICATES LANDSCAPING
INDICATES 3/4" X 18" IRON PIPE W/PLUG STAMPED "LS 8027" PER PM 20707
INDICATES NAIL & TAG STAMPED "LS 8027" PER PM 20707
INDICATES BENCHMARK: BRASS PLUG IN TOP OF CURB ELEV. 157.859 MSL

ONSITE UTILITY TABLE						
	HISTORIC HOUSE		BUILDING "A"		BUILDING "B"	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
WATER	UNDERGROUND	UNDERGROUND	N/A	UNDERGROUND	N/A	UNDERGROUND
SEWER	UNDERGROUND	UNDERGROUND	N/A	UNDERGROUND	N/A	UNDERGROUND
GAS	UNDERGROUND	UNDERGROUND	N/A	UNDERGROUND	N/A	UNDERGROUND
ELECTRIC	OVERHEAD	UNDERGROUND	N/A	UNDERGROUND	N/A	UNDERGROUND
CABLE/TELEPHONE	OVERHEAD	UNDERGROUND	N/A	UNDERGROUND	N/A	UNDERGROUND

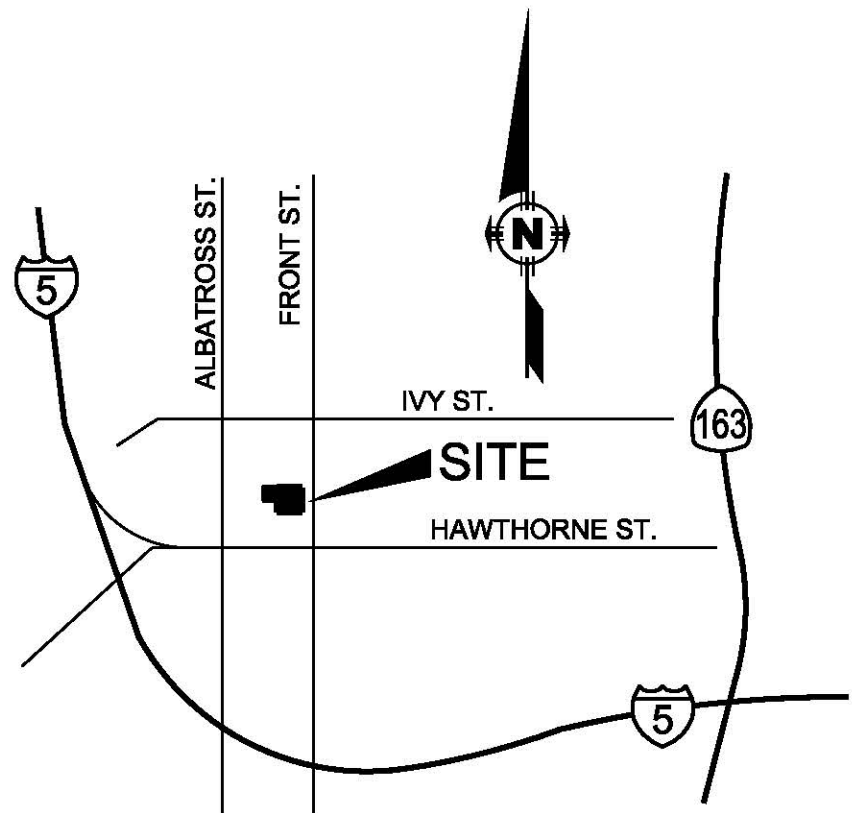
PREPARED BY:
Lawrence W. Walsh 5/11/17
LAWRENCE W. WALSH P.L.S. 7006 DATE
Walsh Engineering & Surveying, Inc.
807 Aldwych Road, El Cajon, CA 92020
(619) 588-6747 (619) 792-1232 Fax



FRONT STREET TYPICAL SECTION

LOOKING NORTH

NO SCALE



VICINITY MAP
NO SCALE
THOMAS BROS. PG. 1289-A1

PROJECT:
PROPOSED MULTI-FAMILY CONDOMINIUMS
2124-2130 FRONT STREET
SAN DIEGO, CA 92101

SHEET TITLE:
TENTATIVE MAP

REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: _____
REVISION 2: MAY 11, 2017
REVISION 1: FEBRUARY 3, 2017
ORIGINAL DATE: FEBRUARY 3, 2016

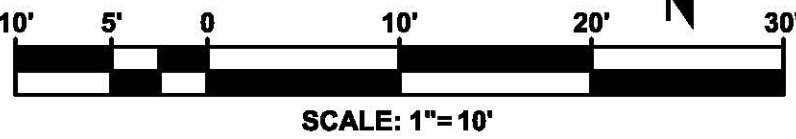
SHEET 1 OF 1

DEP DEVELOPMENT SERVICES

OWNER

TOLGA HOROZ, MANAGING MEMBER
BANKERS HILL PROPERTY, LLC
PO BOX 120305
SAN DIEGO, CA 92112

NOTE: REQUIRED STREET IMPROVEMENTS SHALL BE CONSTRUCTED PER PTS 410546 AND APPROVED CONSTRUCTION PLAN NO. 1436493.



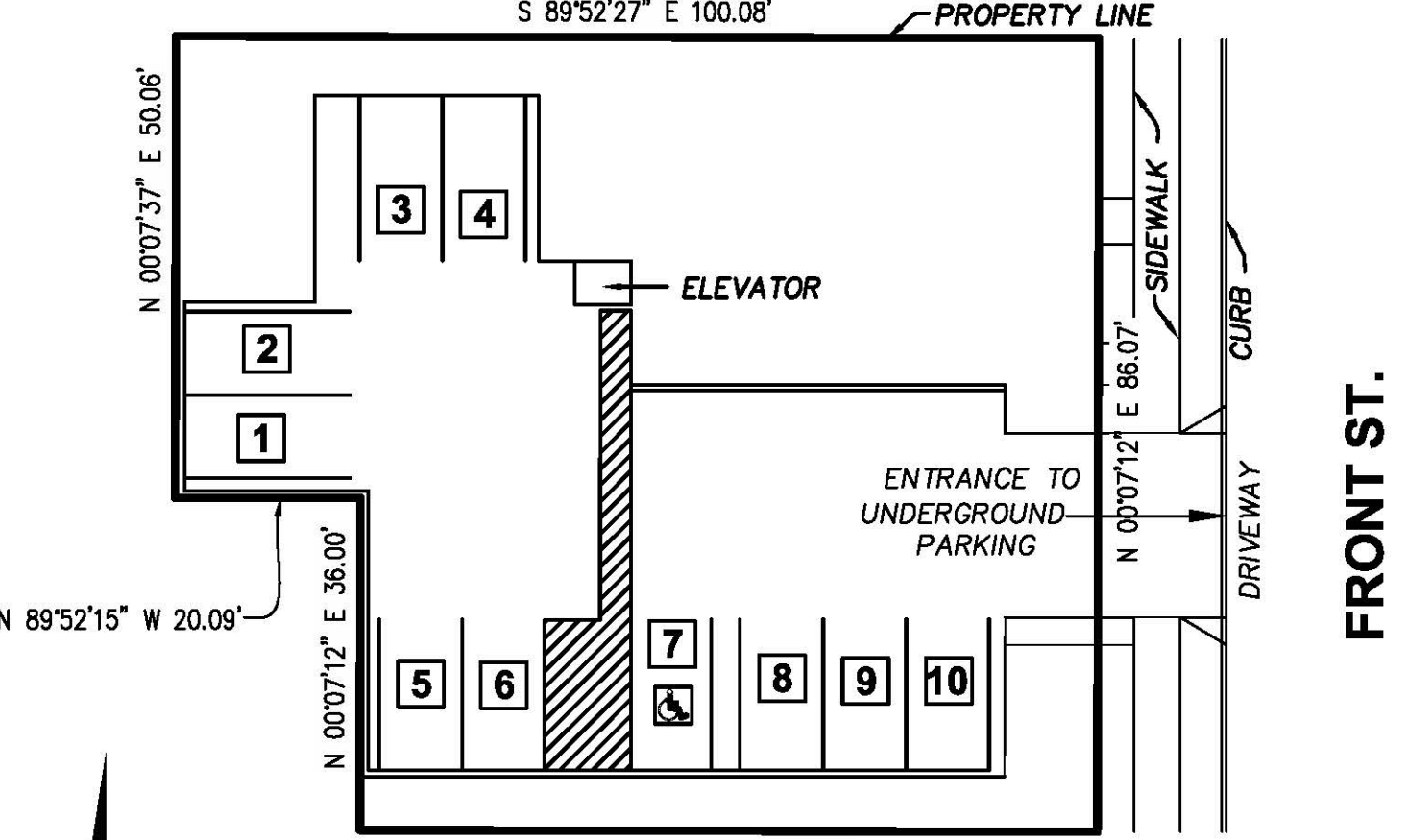
HAWTHORNE

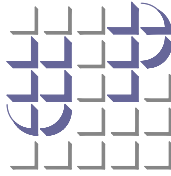
STREET

PARKING LAYOUT (BASEMENT)

SCALE 1" = 20'

NOTE:
ALL PARKING SPACES
ARE 9' WIDE X 18' LONG





UPTOWN PLANNERS

Uptown Community Planning Group

FINAL MINUTES

February 7, 2017

Meeting called to order by Chair Leo Wilson at 6:03.

In attendance:, Jennifer Pesqueira, Soheil Nakhshab, Mat Wahlstrom, Bill Ellig, Dana Hook, Roy Dahl, Amie Hayes, Michael Brennan, Maya Rosas, Gary Bonner, Tom Mullaney, Jay Newington, Ken Tablang, Leo Wilson, Tim Gahagan (arrived at 6:20)

Absent: Cindy Thorsen, Bob Daniel

Marlon Pangilinan, long-time city planner for Uptown present, along with Michael Prinz, who will replace Pangilinan as city planner for Uptown.

I. Board Meeting: Parliamentary Items/Reports:

A. Introductions by board members;

B. Adoption of Agenda and Rules of Order: Motion by Wahlstrom, seconded by Pesqueira, to move Items VI 1 through 3, "Letters of Support", to the Consent Agenda; motion approved by unanimous vote; Consent agenda then approved by unanimous vote.

C. Approval of Minutes – None;

D. Treasurer's Report – Treasurer reported the current balance was \$150.65; no new transactions in the checking account;

E. Chair/CPC Report – Chair reported about two outstanding presentations made at the Community Planners Committee regarding : (1,) The City's Pure Water San Diego Phase 1 project, that will make recycled water 1/3 of water used in the city, and (2) the Mission Bay Navigational Safety Dredging Project, which involves some long overdue dredging of Mission Bay.

Chair also reported the following correspondence was received and distributed to the board: (1.) Balboa Park West Mesa Subcommittee letter regarding special event noise; (2.) Correspondence from Sharon Gehl, Mission Hills BID about parking, and Carol Emerick.

The Chair announced the Design Review Subcommittee would consider the 2810 India Street SDP at its next meeting.

II. Public Communication: Non-Agenda Public Comment; Speakers are encouraged, but not required, to fill out a public comment form, and provide them to the Secretary at the beginning of the meeting.

Carol Emerick spoke in favor of the architectural design of other Nakhshab projects, and spoke in favor of the project. Sharon Gehl supported the project.

After board discussion, Wahlstrom made a motion to approve the project as presented, seconded by Pesquiera. The motion passed unanimously, by a vote of 12-0, with non-voting chair Leo Wilson abstaining.

3. 2124-2138 FRONT STREET TENTATIVE MAP (“FRONT STREET MULTI-FAMILY TM”)
– Process Three – Bankers Hill/Park West – Tentative Map for the conversion of a Designated Historic Residence; a three-story four unit apartment building over a parking garage, to eight residential condominiums totaling 10,002 sq. ft. located at 2124-2138 Front Street. The 0.181 acre site is in the MR-1000 zone.

Applicant made the presentation. There was no public comment. Hayes made several inquiries about the historic nature of the project, and the schedule for completion. An existing unit was historically designated, and an adjacent structure would house seven more units. The project was already built and the applicant was at Uptown Planners for approval of the tentative map.

Motion by Wahlstrom; seconded by Bonner, to approve the project as presented; motion approved by an 11-1-1 vote; Dahl voted against, and non-voting chair Wilson abstained. Dahl voted against the project as a protest against the city policy of allowing development projects being built prior to obtaining their tentative map.

VI. Letters of Support: Action Items:

Moved and approved on the Consent Agenda.

VII. Information Items: Projects:

1. **INDIA STREET TRAFFIC LANE REDUCTION – Middletown** – Khaman Tawfiq – City of San Diego Associate Traffic Engineer – Proposal to reduce India Street between West Laurel Street and Sassafras Street from three lanes to two lanes, and install a buffered bicycle lane in the former east traffic lane. Existing street parking will be preserved. The purpose of this project is to reduce vehicle speeds and accommodate all road users to improve safety, comfort and convenience.

Informational presentation regarding a proposed traffic calming project on India Street, north of Laurel Street. Previously Uptown Planners, at the local community's request, had approved the installation of a stop sign at India and Redwood Street. The City Council office had indicated they would authorize its placement. Subsequently, city traffic engineering informed the City Council office it would not support placing the stop sign, as they felt it created public safety issues. Instead they brought forward an alternative proposal for removing one traffic lane, and replacing it with a bicycle lane; narrowing of lanes, and other traffic calming measures. The existing parking would be preserved.

The community group which had initially supported the stop sign, met with City Traffic Engineering, and the City Council office, and indicated they would support the new plan.

2. **UPTOWN PARKING DISTRICT: Installation of Parking Meters in Hillcrest/Mission Hills & Modification of Parking Meter Hours in Hillcrest;** Presentation by Elizabeth Hannon- Uptown Community Parking District: Proposal would add parking meters to



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

Front Street Multifamily

***Project Address:**

2124-30 Front Street, San Diego 92101

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

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print): <u>Bankers Hill Property, LLC</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>7660 Fay Avenue #H533</u> City/State/Zip: <u>La Jolla, CA 92037</u> Phone No: <u>858-504-0514</u> Fax No: _____ Name of Corporate Officer/Partner (type or print): <u>Tolga Horoz</u> Title (type or print): <u>Managing Member</u> Signature: _____ Date: <u>2.5.14</u>	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____