



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: September 26, 2019 REPORT NO. PC-19-089

HEARING DATE: October 3, 2019

SUBJECT: 3128 – 3138 CANON STREET. Process Four Decision

PROJECT NUMBER: [614063](#)

OWNER/APPLICANT: Canon Street Investors, LLC, Owners and Greg La Marca, Applicant.

### SUMMARY

Issue: Should the Planning Commission approve a Tentative Map for the creation of nine residential condominium units, currently under construction, located at 3128 – 3138 Canon Street in the RM-3-7 Zone within the Peninsula Community Plan and Local Coastal Program Land Use Plan area?

Staff Recommendation: **Approve** Tentative Map No. 2181428.

Community Planning Group Recommendation: On January 17, 2019, the Peninsula Community Planning Board voted 10-1-0 to recommend approval of the proposed project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 12, 2019, and the opportunity to appeal that determination ended February 27, 2019.

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: Project approval would allow the creation of nine residential condominium units in an under-construction multi-family development. The applicant paid a \$123,630.86 in-lieu fee at the time of the City's issuance of the construction permit for the building structure to comply with the City's Affordable Housing Regulations.

## BACKGROUND

The 0.20-acre site is located at 3128 – 3138 Canon Street in the RM-3-7 Zone, Coastal Height Limit Overlay, FAA Part 77 Noticing area within the Peninsula Community Planning area. Nine residential units are currently under construction at the project site, approved in May 2018, under a ministerial approval, Project No. 551948. The Construction Permit allowed the construction of nine new residential units consisting of three, three-bedroom units and six, two-bedroom units. In addition, the project provides 19 off-street parking spaces onsite. This development project is required to provide public improvements per existing construction permits including new City Standard curbs, gutters, new sewer lateral, water lateral, water meter, storm drain, driveway, street trees in the right of way and new sidewalks. No deviations were required for approval of the ministerial project.

## DISCUSSION

### Project Description:

The proposed project requests a Tentative Map pursuant to San Diego Municipal Code (SDMC) Section 125.0430 to consolidate two existing lots into one lot and to create a nine-unit condominium project, currently under construction, and to waive the requirements to underground overhead utilities. The project as proposed requires a Process Four, Planning Commission decision with appeal rights to City Council.

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.

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 SDMC 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. City staff supports the requested waiver and the project has been conditioned to underground any new service run to any new or proposed structures within the subdivision.

### Community Plan Analysis:

The project is in an area identified as Residential Medium density (15-29 du/ac) in the Peninsula Community Plan and the project is consistent with that land use. The project site is designated Multiple Use in the General Plan and is consistent with existing General Plan designation by providing housing within a medium-density range within an urbanized core of the City. In addition, the proposed subdivision will provide an opportunity for home ownership which is consistent with the General Plan, Housing Element, Goal No. 4, "...to provide affordable housing opportunities consistent with a land use pattern which promotes infill development and socioeconomic equity; and facilitate compliance with all applicable federal, state, and local laws and regulations". The project is surrounded by both multi-family and single-family residential development.

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 Peninsula Community Plan and Local Coastal Program Land Use Plan and the City's General Plan. 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 SDMC. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the SDMC and recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

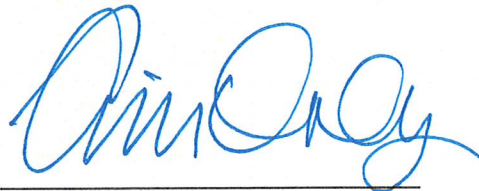
1. Approve Tentative Map No. 2181428, with modifications.
2. Deny Tentative Map No. 2181428, if the findings required to approve the project cannot be made.

Respectfully submitted,



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PJ FitzGerald  
Assistant Deputy Director  
Development Services Department



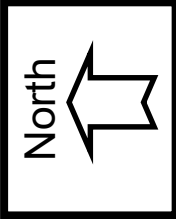
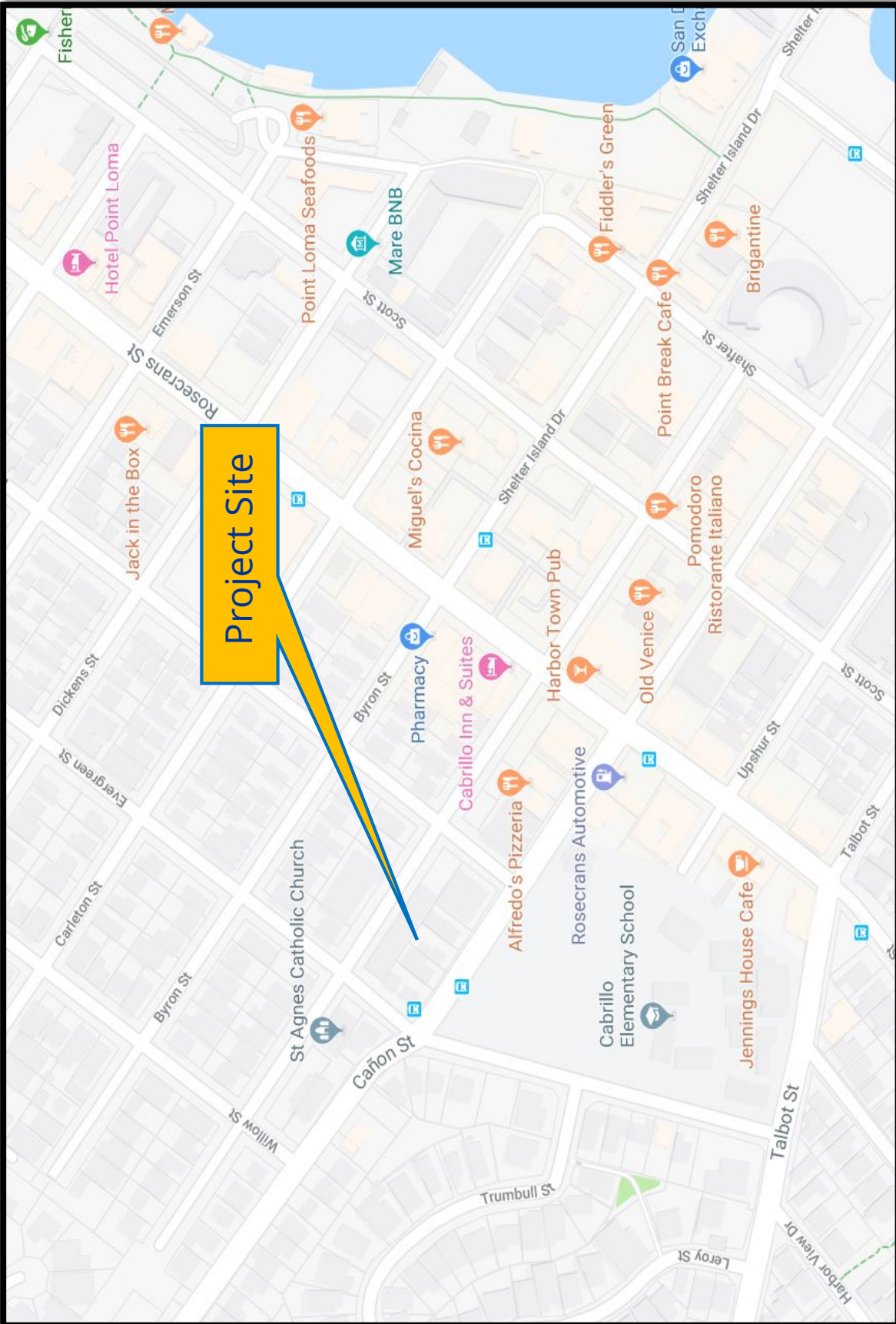
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Tim Daly  
Development Project Manager  
Development Services Department

LOWE/TPD

Attachments:

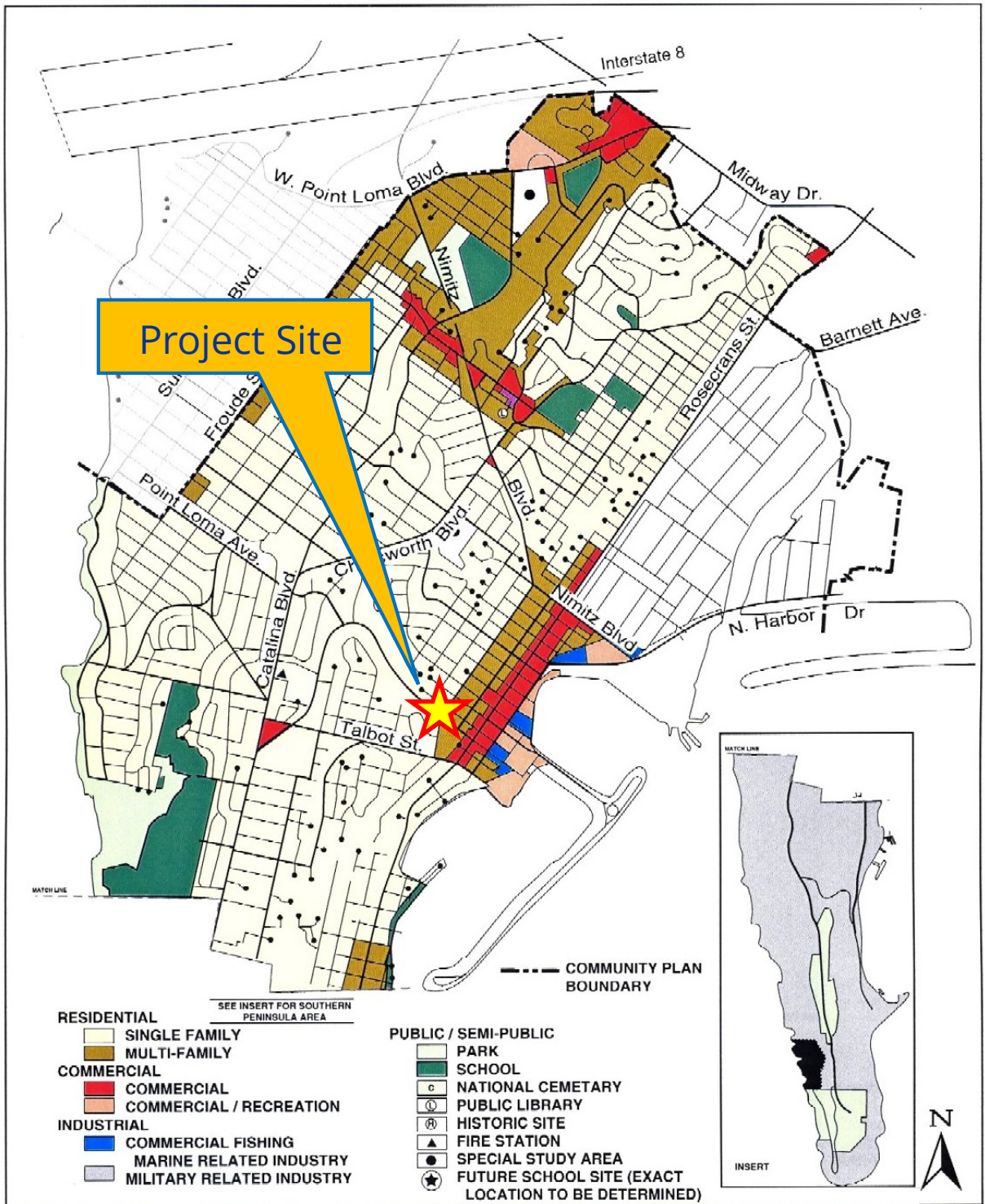
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Map Resolution
5. Draft Map Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Tentative Map Exhibit



## Project Location Map

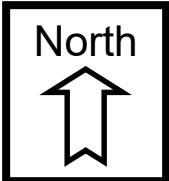
Canon Street TM / 3128, 3130, 3136 & 3138 Canon Street  
PROJECT NO. 614063





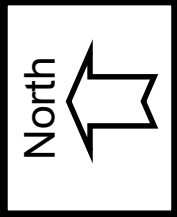
## Land Use Map

Canon Street TM / 3128, 3130, 3136 & 3138 Canon Street  
 PROJECT NO. 614063





Project Site



**Aerial Photo**  
Canon Street TM / 3128, 3130, 3136 & 3138 Canon Street  
PROJECT NO. 614063



PLANNING COMMISSION RESOLUTION NUMBER \_\_\_\_\_

TENTATIVE MAP NO. 2181428, 3128 - 3138 CANON STREET - PROJECT  
NO. 614063.

WHEREAS, CANON STREET INVESTORS, LLC., Subdivider, and ANTONY K. CHRISTENSEN, Surveyor and Engineer, submitted an application to the City of San Diego for Tentative Map No. 2181428 to consolidate two existing lots into one lot and to create a nine-unit condominium project, and to waive the requirement to underground existing offsite overhead utilities. The project site is located 3128, 3130, 3136 and 3138 Canon Street in the Peninsula Community Plan area. The property is legally described as Parcels 1 and 2, all that portion of Lot 188 of Pueblo Lands of San Diego, In the City of San Diego, County of San Diego, State of California, According to map thereof made by James Pascoe in 1870, a copy of which said map was filed in the Office of the Recorder of San Diego County, November 14, 1921, and is known as miscellaneous Map No. 36; and

WHEREAS, the Map proposes the Subdivision of a 0.20-site into one (1) lot for a nine (9) unit residential condominium creation; and

WHEREAS, on February 12, 2019, 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; 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 nine (9); 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) because the conversion would involve a short span of overhead facility, less than a full block in length, and not represent a logical extension to an underground facility; and

WHEREAS, on October 10, 2019, the Planning Commission of the City of San Diego considered Tentative Map No. 2181428, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440 and 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2181428:

**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 proposes a Tentative Map for a subdivision to consolidate two existing lots into one lot and to create a nine-unit condominium project, currently under construction, and to waive the requirements to underground overhead utilities located on a 0.20-acre site at 3128, 3130, 3136, and 3138 Canon Street in the RM-3-7 Zone within the Peninsula Community Plan. The proposed project is located in an area identified as residential medium density (15-29 du/ac) in the Peninsula Community Plan and the project is consistent with that land use. The project has nine units on site and is consistent with density regulations. The Peninsula Community Plan encourages a wide variety of housing types for all age, income and social groups. The project would provide three, three-bedroom units and six, two-bedroom units. The project site is designated Multiple Use in the General Plan and is consistent with existing General Plan designation. In addition, the proposed



subdivision will provide another opportunity for home ownership which is consistent with the General Plan, Housing Element, Goal No. 4, "...to provide affordable housing opportunities consistent with a land use pattern which promotes infill development and socioeconomic equity; and facilitate compliance with all applicable federal, state, and local laws and regulations". The project is surrounded by both multi-family and single-family residential development. Therefore, the proposed development is in conformity with the adopted Community Plan and complies with the regulation of the Land Development Code. The proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project proposes a Tentative Map for a subdivision to consolidate two existing lots into one lot and to create a nine-unit condominium project, currently under construction, and to waive the requirements to underground overhead utilities located on a 0.20-acre site at 3128, 3130, 3136, and 3138 Canon Street in the RM-3-7 Zone within the Peninsula Community Plan.

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 is being constructed by right in accordance with the San Diego Municipal Code base zone regulations. On May 30, 2018, the City of San Diego approved the residential development's building structure construction permits, Project No. 551948. 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 were proposed. The project proposes condominiums for home ownership opportunities and does not affect the previously approved building permits. 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 under construction, in-fill project site is located on a flat, previously graded parcel. No deviations were required for the construction of the project. The original development project was required to construct public improvements, per Project No. 551948 and Right-of-Way Permit No. 1996343, including new City Standard curbs, gutters, new sewer lateral, water lateral, water meter, storm drain, driveway, street trees in the right of way and new sidewalks. Therefore, the site is physically suitable for the type and density of development. The project is located in an area identified as Residential Medium density (15-29du/ac) in the Peninsula Community Plan and the project is consistent with that land use. The project is providing nine units, which is consistent with the density regulations for the project site. The project site is designated Multiple Use in the General

Plan and is consistent with existing General Plan designation by providing housing within a medium-density range within an urbanized core of the City.

**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.

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

The project proposes a Tentative Map for the subdivision of the 0.20-acre site to create nine residential condominium units. 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 project has been conditioned to construct public improvements, as shown on the previously approved construction plans for Project No. 551948, including new City Standard curbs, gutters, new sewer lateral, water lateral, water meter, storm drain, driveway, street trees in the right of way and new sidewalks. Therefore, 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.**

The proposed subdivision does not contain or propose any new easements for the development. The site has frontage on Canon Street. The subdivision proposes public improvements including curbs, gutters, sidewalk and driveway. Therefore, the design of the subdivision and proposed improvement would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The project proposes a Tentative Map for the subdivision of the 0.20-acre site to create nine residential condominium units. 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 site is currently under construction and has paid all applicable Developer Impact Fees (DIF), school fees, water/sewer connection fees and other impact fees, and 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 creation of four units into condominium ownership is consistent with the housing needs anticipated for the Peninsula 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. 2181428, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to Canon Street Investors, 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. 24007977

## ATTACHMENT 5

PLANNING COMMISSION  
CONDITIONS FOR TENTATIVE MAP NO. 2181428  
**3128 - 3138 CANON STREET - PROJECT NO. 614063**  
ADOPTED BY RESOLUTION NO. \_\_\_\_\_ ON \_\_\_\_\_

### **GENERAL**

1. This Tentative Map will expire on October 17, 2022.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

### **ENGINEERING**

6. Prior to recordation of the Final Map, the Subdivider shall install a current City Standard street light adjacent to the site on Canon Street.
7. 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.
8. Prior to the recordation of the Final Map, the Subdivider shall complete construction of required Public Improvements per approved Project No. 551948 and Right-of-Way Permit No. 1996343.

## ATTACHMENT 5

9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
10. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under 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.

### **PUBLIC UTILITIES:**

11. The Subdivider shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
12. Subdivider shall apply for a construction permits for water or sewer services 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.
13. The Subdivider shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.
14. Prior to the recordation of Final Map, the Subdivider shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities, to the satisfaction of the City Engineer in a manner satisfactory to the Public Utilities Director and the City Engineer.
15. Prior to Final Inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.
16. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.
17. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

### **MAPPING**

18. Prior to the expiration of the tentative map, a Final Map to consolidate and subdivide the properties into nine (9) residential condominium units shall be recorded in the County Recorder's office.

## ATTACHMENT 5

19. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Final Map.

20. The Final Map shall be based on a field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

21. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

22. "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].

23. "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."

24. 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.

## ATTACHMENT 5

### 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. 24007977

## 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/Number:** Canon Street TM / 614063

**SCH No.:** N.A.

**Project Location-Specific:** 3128, 3130, 3136 and 3138 Canon Street, San Diego, CA 92106

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

**Description of nature and purpose of the Project:** Tentative Map (TM) to consolidate two existing lots into one lot and to create a nine-unit condominium project on the resulting lot at 3128, 3130, 3136 and 3138 Canon Street. The 0.20 acres site is located in the RM-3-7 zone within the Peninsula Community Plan area. Council District 2. Right of way improvements are per construction plan approval number 1996343 (PTS 567369) and building permit is by approval number 1941691 (PTS 551948). This project is not for the construction of the dwelling units. The original development was for the construction of 9 apartment units. This was reviewed magisterially, and the building permit was issued for construction on May 30, 2018, under PTS # 551948. The subject property is located in the RM-3-7 Zone, the Coastal Height Limitation Overlay Zone, and Transit Priority Area. It is within the Peninsula Community Plan Area and Council District 2.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Greg La Marca, 17828 Villamoura Drive, Poway, CA 92064, 760-802-4888

**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: Section 15305
- 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 City has determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15305, Minor Alterations in Land Use Limitations. Section 15305 consists of minor alterations in land use limitations with an average slope of less than 20%, which do not result in any changes in land use or density. The project, as described in the Project Description section of this notice, meets the criteria set forth in CEQA Section 15305. Furthermore, none of the exceptions described in the CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Courtney Holowach

Telephone: 619-446-5187

If filed by applicant:

1. Attach certified document of exemption finding.



**ATTACHMENT 6**

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



\_\_\_\_\_  
Signature

9/24/19

\_\_\_\_\_  
Date

Check One:

(X) Signed By Lead Agency

( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:



**PCPB January 17, 2019 Minutes**

**(Approved at February 21<sup>st</sup> meeting)**

**Peninsula Community Planning Board  
January 17, 2019 meeting**

**Point Loma Branch Library, 3701 Voltaire Street.**

**General**

**Meeting called to order at 6:30 PM by Robert Goldyn.**

**Present were Robert Goldyn, Scott Deschenes, Fred Kosmo, Patricia Clark, Jerry Lohla, Joe Holosek, Sarah M Alemany, Robert Tripp Jackson, Jim Hare, Mark Krencik, David Dick, and Don Sevrens.**

**Missing were Brad Herrin, and Mick Moore.**

**Fred Kosmo made a motion to approve agenda, second by Scott Deschenes. Unanimous approval.**

**Non-Agenda Public Comment**

**Katie Bendixon asked the board for any assistance that could be given regarding the property at the corner of Nimitz and Famosa.**

**Korla Equinta asked the board to continue to monitor density and housing issues in the area.**

**Lucky Morrison feels the structure of board needs to be changed. He discussed the careers of the board members, and feels it is not the most appropriate build up of people to have on the board.**

**Paula Gandolfo from the PB Planning Group discussed that plankton in water makes oxygen. She wants to redefine patriotism. Discussed looking into future regarding mobility and density, traffic, and impact on the Pacific.**

### **Government Reports**

**Miller Saltzman (City Council District 2) discussed new Council assignments.**

**Officer Surwillo discussed the three times a year shift change. There have been a lot of vehicle break ins in the area. Lock cars and remove items from sight. Load the “Get It Done” app to report issues to the city.**

**OB Planning Board had nothing to report.**

**PLA (Robert Tripp Jackson) discussed a Community Conversation at the Portuguese Hall on 1/22/2019 starting at 5:30 PM.**


**Action Items**

- 1. City presented on West Point Loma Boulevard road diet to add bicycle lanes, and remove/move some parking. Nicole Burgess discussed her support for the plan. Andy Henshaw shows support for the plan making a sustainable city. The community and the board asked questions and discussed concerns. Joe Holosak made a motion to send review of the plan to the traffic committee. David Dick seconded the motion. The board voted unanimously in favor. (11 to 0)**
- 2. Patriots Half Marathon – San Diego Bay Adventures wants support in creating a marathon from from Cabrillo National Monument to Harbor through Point Loma and Liberty Station. Mark Krencik made a motion to support marathon subject to all all city approvals. Don Sevrens seconded the motion. All voted in favor except Jim Hare who abstained due to being on a board at Cabrillo National Monument. (10 to 0 plus 1 abstain)**
- 3. Frank Residence CDP – Mark Krencik discussed support from project Review. Lucky Morrison mentioned the time of day of the project review meetings, and would like more of the community to be available to attend. Don Sevrens made a motion to approve. Fred Kosmo seconded the motion, and all voted in favor. (11 to 0)**
- 4. Dumas NDP – Mark Krencik discussed the project, and the support from neighbors. David Dick made a motion to approve. Mark Krencik seconded the motion. All voted in favor. (11 to 0)**
- 5. Cannon Street TM – Mark Krencik discussed project. Mark Krencik made a motion to approve. Joe Holasek seconded the motion. All but Fred Kosmo voted in favor. (David Dick left after this vote). (10 to 1)**
- 6. 369 Silvergate Avenue CDP – Mark Krencik discussed the project. Don Sevrens made a motion to approve. Seconded by Patricia Clark. All voted in favor. (11 to 0)**
- 7. Sorrento House CDP – Mark Krencik presented the project. Susan Cramer, a neighbor, expressed concerns about parking, and unpermitted living space. Fred Kosmo made a motion to send back to project review regarding these concerns. Patricia Clark seconded the motion. All voted in favor. (10 to 0)**

- 8. Slaten Companion Unit CDP – Mark Krencik presented the project. He then made a motion to approve the project. The motion was seconded by Robert Tripp Jackson. All voted in favor. (10 to 0)**
- 9. North Chapel – Information only. The property management company states the venue will remain open for multiple events through the year.**
- 10. PCPB election structure, process, and procedure – Fred Kosmo discussed the vacancy made due to a resignation being filled with the 6<sup>th</sup> place finisher in the election. Fred Kosmo made a motion to approve. Don Sevrens seconded the motion. All voted in favor. Candidates forum will be 3/7 with election being held 3/21. Fred Kosmo made a motion to approve dates for forum and election. Scott Deschenes seconded. All voted in favor. Fred Kosmo made a motion for the Candidates Forum to count as a qualifying meeting. Don Sevrens seconded the motion. All voted in favor. Fred Kosmo made a motion to approve the new election committee containing himself, Jerry Lohla, Scott Deschenes, and Jim Hare. Don Sevrens seconded the motion. All voted in favor. (9 to 0)**
- 11. PCPB Committee Membership, Liaisons, appointments. Sarah will join the traffic committee in the spot left open by resignation.**
- 12. Internet Service Pros invoice for \$255.00 for website maintenance needs to be paid. Scott Deschenes made a motion to approve. Robert Tripp Jackson seconded the motion. All voted in favor. (9 to 0)**
- 13. PCPB regular meeting start time moving to 6 PM. Motion made by Sarah M Alemany. Motion seconded by Jerry Lohla. All but Robert Tripp Jackson approved. Robert Tripp Jackson was against the move. (8 to 1)**

**PCPB Reports & Parliamentary matters. October meeting was affirmed. Jim Hare made a motion to approve the October minutes. Jerry Lohla seconded the motion. Scott Deschenes, Don Sevrens, and Sarah M Alemany abstained due to absences, the rest voted in favor.**

**Meeting adjourned.**

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<b>Ownership Disclosure Statement</b>	<b>FORM DS-318</b>
			October 2017

**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:** Tavira Tentative Map

**Project No. For City Use Only:** 614063

**Project Address:** 3128-3138 Canon Street, San Diego, CA 92106

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General - What State? CA Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

**Property Owner**

Name of Individual: Canon Street Investors LLC  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 17828 Villamoura Drive  
 City: Poway State: CA Zip: 92064  
 Phone No.: (760) 802-4888 Fax No.: \_\_\_\_\_ Email: greglamarca@sbcglobal.net  
 Signature: [Signature] Date: 7/27/18  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Greg La Marca  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 17828 Villamoura Drive  
 City: Poway State: CA Zip: 92064  
 Phone No.: (760) 802-4888 Fax No.: \_\_\_\_\_ Email: greglamarca@sbcglobal.net  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

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

TENTATIVE MAP NO. 2181428  
PTS NO. 614063  
CONDOMINIUM CREATION

DEVELOPMENT SUMMARY

PROJECT SUMMARY:

THE TENTATIVE MAP PROPOSES THE CONSOLIDATION AND SUBDIVISION OF 2 EXISTING PARCELS INTO ONE LOT FOR A 9 UNIT CONDOMINIUM DEVELOPMENT PROJECT. THE 9 UNITS ARE UNDER CONSTRUCTION. RIGHT OF WAY IMPROVEMENTS ARE PER CONSTRUCTION PLAN APPROVAL NUMBER 1998343 (PTS 557369) AND BUILDING PERMIT IS BY APPROVAL NUMBER 1941891 (PTS 551948).

LEGAL DESCRIPTION:

PARCEL 1:

ALL THAT PORTION OF LOT 188 OF PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1951 AND IS KNOWN AS MISCELLANEOUS MAP NO 36, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF A 70 FOOT STRIP OF LAND CONVEYED TO THE CITY OF SAN DIEGO FOR PUBLIC HIGHWAY BY DEED FROM F. S. JENNINGS COMPANY AND OTHERS, RECORDED IN BOOK 638, PAGE 119, OF DEEDS AND KNOWN AS CANON STREET, WITH THE SOUTHEASTERLY LINE OF THE 70 FOOT STRIP OF LAND CONVEYED BY SAID DEED FOR PUBLIC HIGHWAY AND KNOWN AS EVERGREEN STREET; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID CANON STREET A DISTANCE OF 80 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG THE SAID NORTHEASTERLY LINE OF CANON STREET 40 FEET; THENCE NORTHEASTERLY ALONG A LINE DRAWN PARALLEL WITH AND DISTANT 100 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF SAID EVERGREEN STREET A DISTANCE OF 100 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID PUEBLO LOT; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID PUEBLO LOT 40 FEET; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL WITH AND DISTANT 80 FEET FROM THE SOUTHEASTERLY LINE OF SAID EVERGREEN STREET 100 FEET TO THE TRUE POINT OF BEGINNING.

APN: 531-260-13-00

PARCEL 2:

ALL THAT PORTION OF PUEBLO LOT 188, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PASCOE MAP THEREOF ON FILE IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF 70.00 FOOT STRIP OF LAND CONVEYED TO THE CITY OF SAN DIEGO FOR PUBLIC HIGHWAY BY DEED FROM F. S. JENNINGS COMPANY, ET AL, RECORDED IN BOOK 638, PAGE 119, OF DEEDS, AND KNOWN AS CANON STREET, WITH THE SOUTHEASTERLY LINE OF THE 70.00 FOOT STRIP OF LAND CONVEYED BY SAID DEED FOR PUBLIC HIGHWAY AND KNOWN AS EVERGREEN STREET; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID CANON STREET A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE 50.00 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE DRAWN PARALLEL WITH AND DISTANT 150.00 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF SAID EVERGREEN STREET A DISTANCE OF 100.00 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID PUEBLO LOT A DISTANCE OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID PUEBLO LOT A DISTANCE OF 80.00 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID EVERGREEN STREET A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

APN: 531-260-12-00

OWNER:

CANON STREET INVESTORS, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY  
17828 VILLAMOURA DRIVE  
POWAY, CA 92064

TYPE OF CONSTRUCTION/OCCUPANCY CLASSIFICATION:

CONSTRUCTION CLASSIFICATION:  
TYPE V(A) - SPRINKLERED (NFPA 13R)

OCCUPANCY CLASSIFICATION:  
RESIDENTIAL GROUP (R-2)

PRIVATE GARAGE (U)

ZONING:

RM-37  
SETBACK:  
FRONT: 10' (10' ADDITIONAL SETBACK ABOVE 2ND STORY)  
SIDE: 5'  
REAR: 5'

OVERLAY ZONES:

COASTAL HEIGHT LIMIT

AREA:

SITE AREA: 0.207 ACRES (9,024 SQUARE FEET)

GROSS FLOOR AREA: 14,683 SQUARE FEET (RESIDENTIAL)  
7,180 SQUARE FEET (NON-RESIDENTIAL (GARAGE))  
(TOTAL ENCLOSED SPACE)

USES:

CURRENT USE:  
VACANT/UNDER CONSTRUCTION (FORMERLY 2 MULTI-RESIDENTIAL BLDGS)

PROPOSED USE:  
9 RESIDENTIAL CONDOMINIUM UNITS  
BUILDING PERMIT PTS 551948  
THIS PERMIT IS NOT FOR THE CONSTRUCTION OF THE DWELLING UNITS

TITLE NOTES:

PRELIMINARY TITLE REPORT PROVIDED BY WESTERN RESOURCES TITLE COMPANY, ORDER 00091832-996-SD1-R14, DATED MAY 31, 2018.

2 AN EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 6, 1937, IN BOOK 671, PAGE 125 OF DEEDS. PRECISE LOCATION NOT DISCLOSED OF RECORD.

3 AN EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DATE: JULY 6, 1937 IN BOOK 668, PAGE 231, OF OFFICIAL RECORDS. PRECISE LOCATION NOT DISCLOSED OF RECORD.

ITEMS EXIST IN SCHEDULE B OF THE PRELIMINARY TITLE REPORT THAT CANNOT BE PLOTTED SEE TITLE REPORT.

THERE ARE NO PUBLIC NOR PRIVATE SEWER, WATER OR GENERAL UTILITY EASEMENTS LOCATED WITHIN THE PROPERTY BOUNDARY, AS DISCLOSED IN THE AFOREMENTIONED TITLE DOCUMENT

RESIDENTIAL UNIT TABULATION

UNIT	LIVING AREA	PARKING AREA	DECK AREA	BEDROOMS	PARKING SPACES
A	1,957 SF	436 SF	434 SF	3	2
B	1,576 SF	306 SF	136 SF	2	2
C	1,473 SF	288 SF	101 SF	2	2
D	1,872 SF	435 SF	87 SF	3	2
E	1,458 SF	303 SF	81 SF	2	2
F	1,515 SF	324 SF	122 SF	2	2
G	1,859 SF	435 SF	337 SF	3	2
H	1,458 SF	303 SF	81 SF	2	2
I	1,515 SF	435 SF	122 SF	2	2

TOTAL OFF-STREET PARKING SPACES:

SPACES REQUIRED PER TABLE 142-05C

(2.25) BDRM UNIT X 3 UNITS) = 6.75 SPACES

(2.00) BDRM UNIT X 6 UNITS) = 12.0 SPACES

SPACES REQUIRED = 19 SPACES

SPACES PROVIDED = 19 GARAGE SPACES ONSITE

NO VISITOR PARKING REQUIRED

MOTORCYCLE SPACES:

9 UNITS X 0.1 SP/UNIT = 0.9 SPACES REQUIRED

2.0 SPACES PROVIDED

BICYCLE SPACES:

0.5 SPACES X 6 UNITS (2 BDRM) = 3 SPACES

0.6 SPACES X 3 UNITS (3 BDRM) = 1.8 SPACES

5 SPACES REQUIRED

9 SPACES PROVIDED

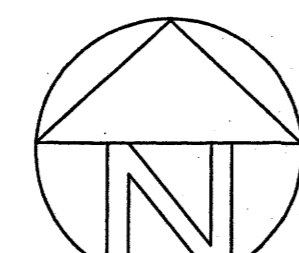
STORAGE REQUIRED  
240 CF REQUIRED PER UNIT  
2,160 CF REQUIRED  
2,508 CF PROVIDED

MONUMENTATION TABLE

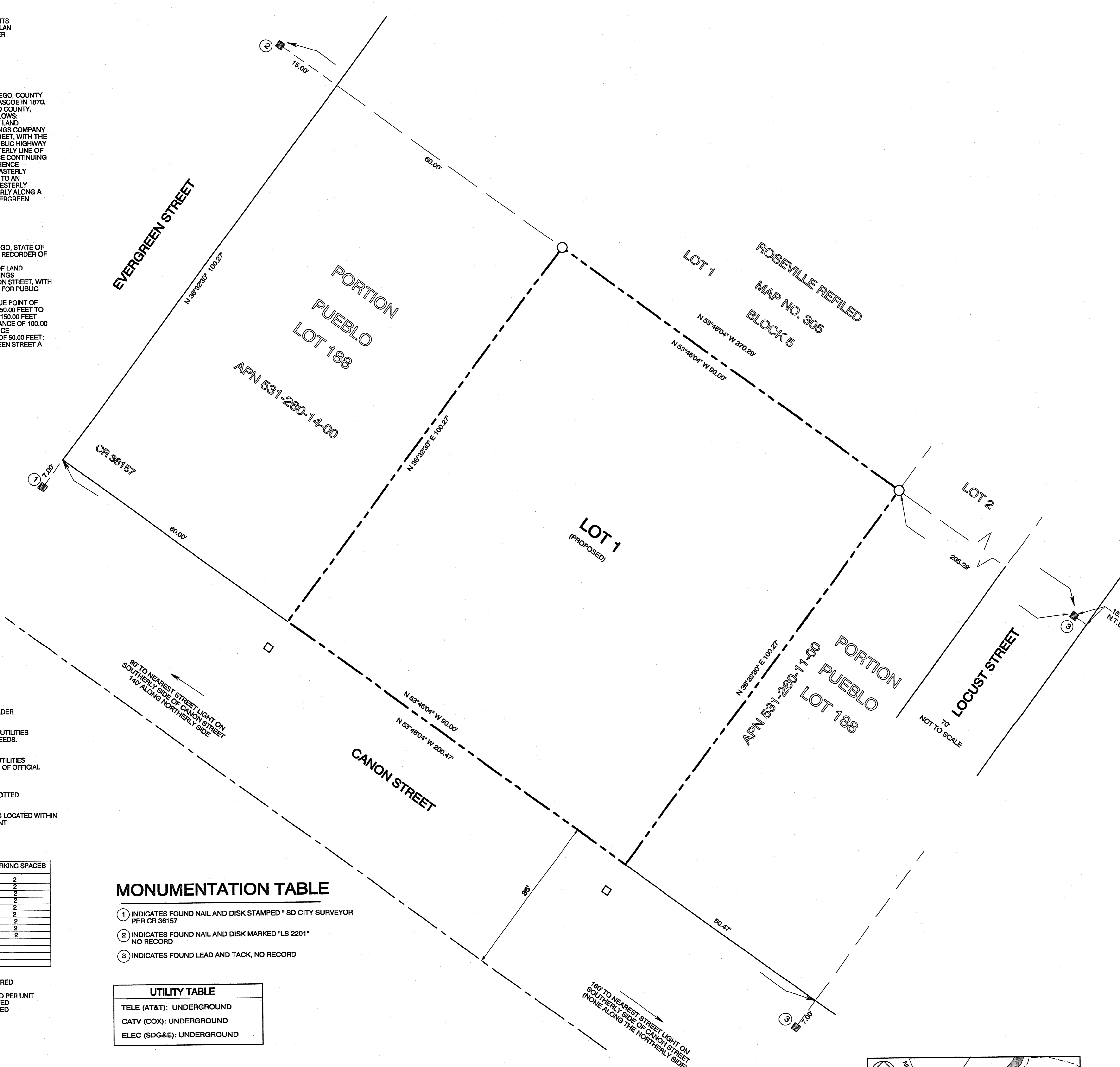
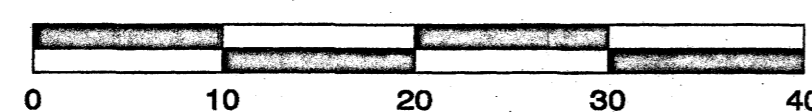
- ① INDICATES FOUND NAIL AND DISK STAMPED "SD CITY SURVEYOR PER CR 36157"
- ② INDICATES FOUND NAIL AND DISK MARKED "LS 2201" NO RECORD
- ③ INDICATES FOUND LEAD AND TACK, NO RECORD

UTILITY TABLE

TELE (AT&T): UNDERGROUND  
CATV (COX): UNDERGROUND  
ELEC (SDG&E): UNDERGROUND



SCALE: 1" = 10'



BASIS OF BEARINGS

IS A PORTION OF CANON STREET AS SHOWN ON RECORD OF SURVEY 11071.  
I.E. N 53°46'04" W.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK BRASS PLUG AT THE EASTERLY INTERSECTION OF ADDISON STREET AND EVERGREEN STREET. ELEVATION 45.521' MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ON THE GROUND SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING DATED JANUARY 27, 2017.
2. THE USE OF PROPOSED LOT 1 IS FOR 9 RESIDENTIAL CONDOMINIUM UNITS.
3. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
4. THE EXISTING NUMBER OF PARCELS ARE TWO. THE PROPOSED NUMBER OF LOTS IN THIS SUBDIVISION IS 1.
5. DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER PHPS POLICY P-00-6 (UFC 901.4.4)
6. THE DEVELOPMENT PROPOSES TO PROVIDE 17 ENCLOSED PARKING SPACES.
7. NAD27 COORDINATES = 202-1697. NAD83 COORDINATES = 1842-6257.
8. A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE FINAL MAP.
9. SUFFICIENT MONUMENTATION EXISTS TO RECREATE BOUNDARY OF PROJECT AND TO PERMIT A MAP PROCEDURE OF SURVEY.
10. THE ASSESSOR PARCEL NUMBERS ARE: 531-260-12-00 & 531-260-13-00.
11. CONSTRUCTION PLAN (PTS 557369) PROVIDES FOR IMPROVEMENTS FRONTING THE SITE, INCLUDING NEW CURB, GUTTER AND SIDEWALK, DRIVEWAY AND WATER SERVICES, WASTEWATER SERVICES AND DRAINAGE FACILITIES.
12. RESIDENTIAL UNIT CONSTRUCTION IS BY BUILDING PERMIT (PTS 551948 / APPROVAL NUMBER 1998348).
13. NO TRANSIT STOPS ARE PROPOSED OR EXIST FRONTING PROJECT SITE
14. 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. TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 9.
15. EXISTING SURVEY MONUMENT EXIST, AS NOTED.
16. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE RIGHT OF WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

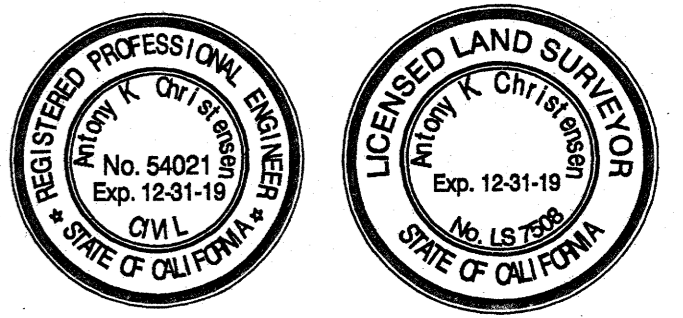
OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE MAP AND THAT SAID MAP SHOWS ALL OF MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

*Greg La Marca* 02/15/19 DATE  
GREG LA MARCA FOR CANON STREET INVESTORS, LLC

*Antony K. Christensen*  
ANTONY K. CHRISTENSEN, RCE 54021  
LS 7508

FEBRUARY 15, 2019 Date



Prepared By:  
CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVENUE, SUITE "J"  
SAN DIEGO, CA 92126  
PHONE (858) 271-9901

Project Address:  
3128-3138 CANON STREET  
SAN DIEGO, CA 92106

Project Name:  
TAVIRA TENTATIVE MAP

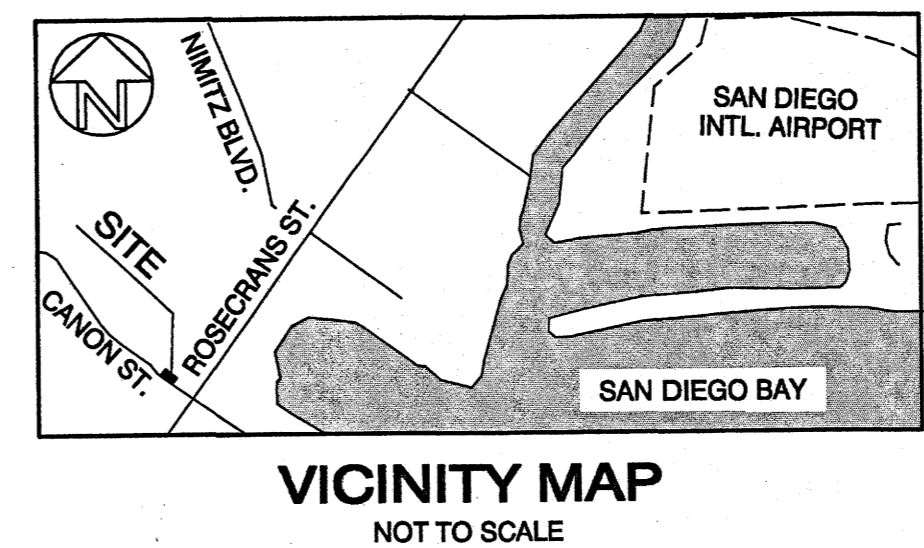
Sheet Title:  
TENTATIVE MAP

Revision 6:  
Revision 5:  
Revision 4:  
Revision 3:  
Revision 2: 02-15-19 ADDRESS CITY COMMENTS  
Revision 1: 10-27-18 ADDRESS CITY COMMENTS

Original Date: JULY 27, 2018

Sheet 1 of 5 Sheets

**CE & S** CHRISTENSEN ENGINEERING & SURVEYING  
CIVIL ENGINEERS LAND SURVEYORS PLANNERS  
7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126  
TELEPHONE: (858) 271-9901



TENTATIVE MAP NO. 2181428  
PTS NO. 614063  
CONDOMINIUM CREATION  
SITE PLAN

NOTES

- IMPROVEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE FOLLOWING PLANS/PERMIT. NO ADDITIONAL IMPROVEMENTS ARE PROPOSED BY THIS TENTATIVE MAP.
- CONSTRUCTION PLAN (PTS 567369) PROVIDES FOR IMPROVEMENTS FRONTING THE SITE, INCLUDING NEW CURB, GUTTER AND SIDEWALK, DRIVEWAY AND WATER SERVICES, WASTEWATER SERVICES AND DRAINAGE FACILITIES.
  - NO CONSTRUCTION IS PROPOSED BY THIS TENTATIVE MAP.

LEGEND

PREVIOUSLY APPROVED ONSITE AND OFFSITE IMPROVEMENTS

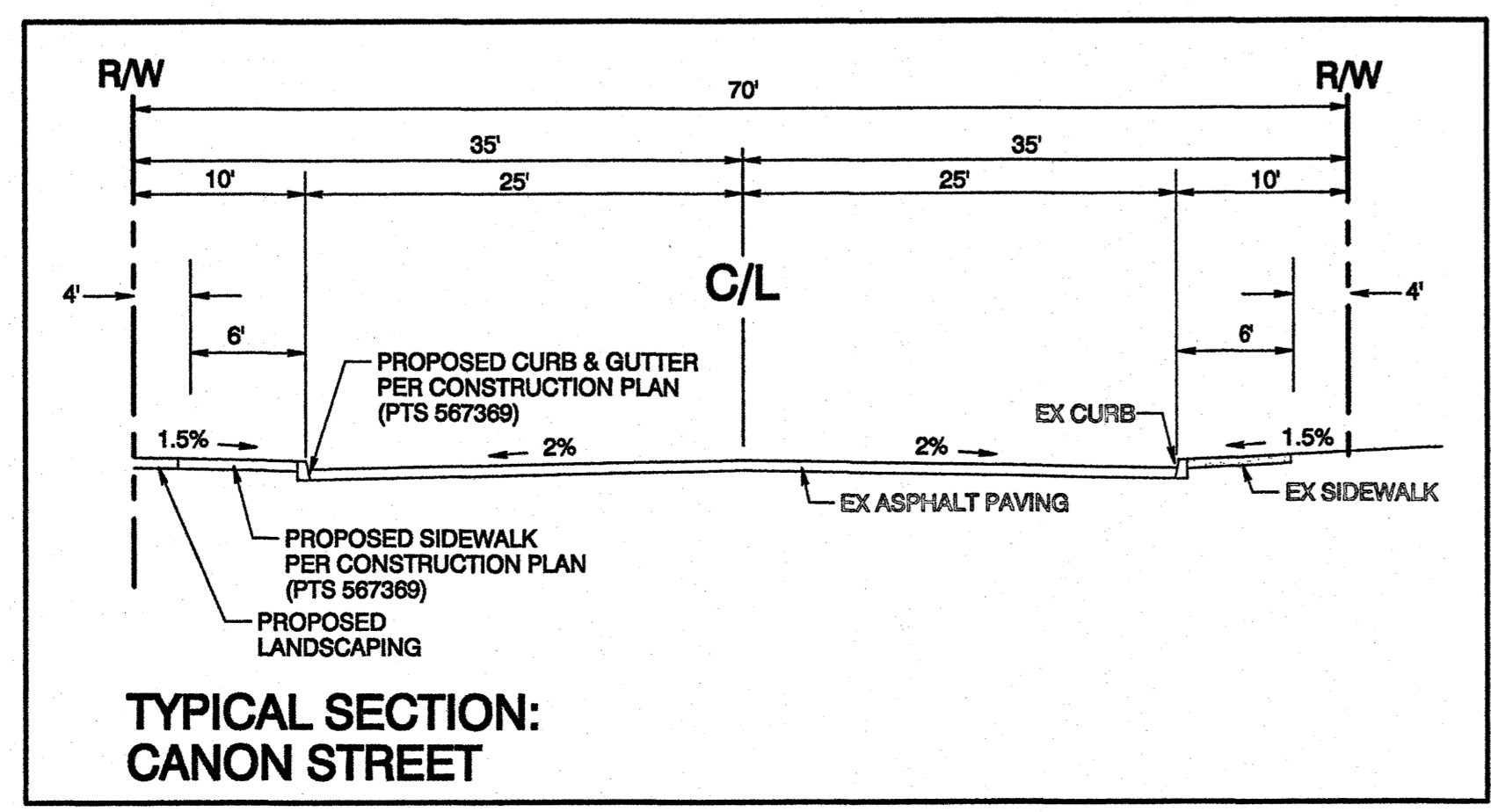
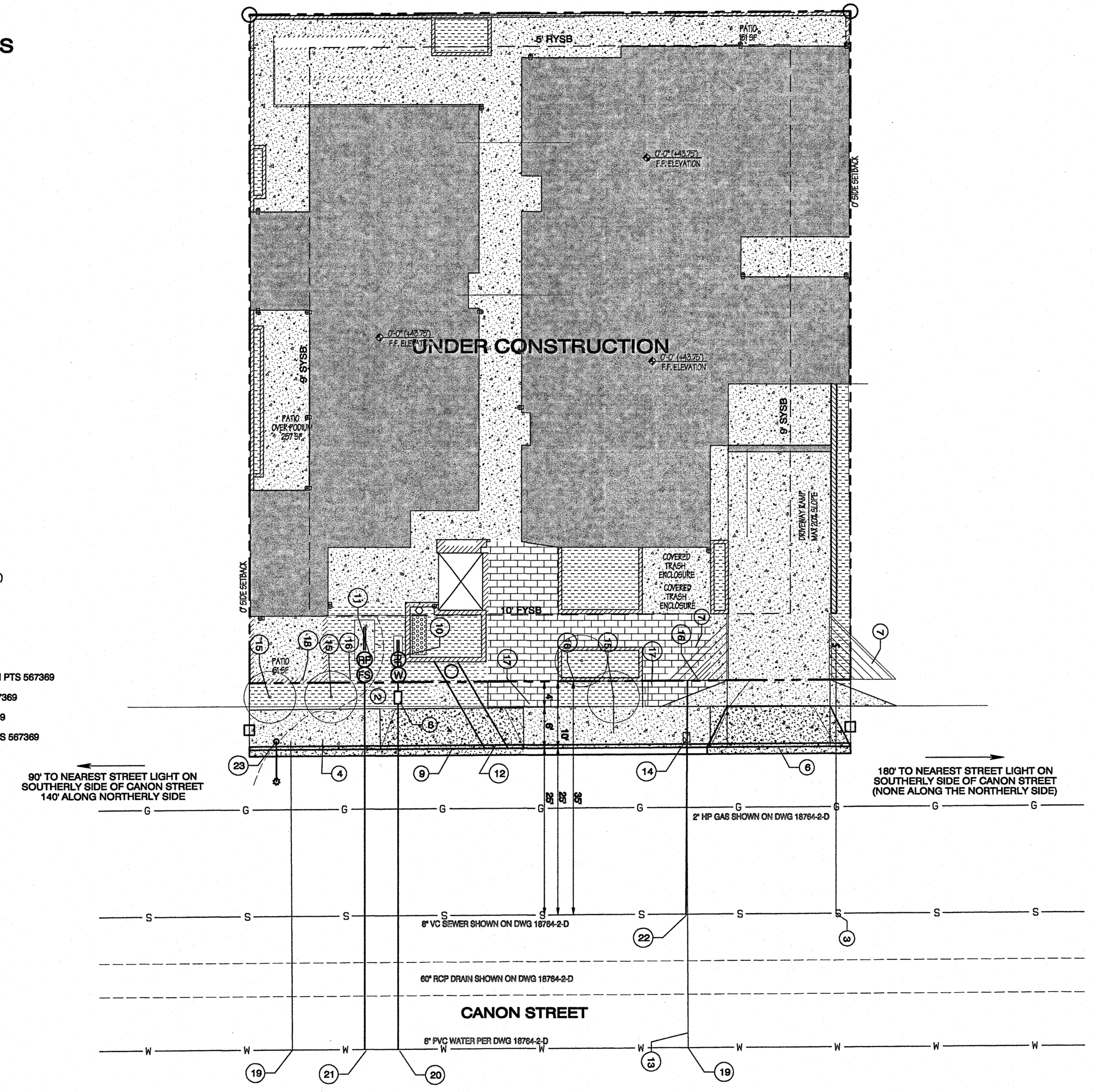
IMPROVEMENT	STANDARD DWGS.	SYMBOL
EX DRIVEWAY TO BE REPLACED WITH CURB, GUTTER AND SIDEWALK		
EXISTING CURB		
2" COPPER WATER SERVICE	SDW-155, SDW-107, SDW-156, SDW-150, SDW-105, WS-03	
4" FIRE SERVICE	SDW-118, SDW-105, SDW-106, SDW-152, 153	
REDUCED PRESSURE BACKFLOW PREVENTER (PVT)	SDW-105, SDW-155	
TRENCH RESURFACING	SDG-107	
PROPOSED DRIVEWAY	SDG-159	
PROPOSED LANDSCAPING & IRRIGATION (PVT)		
PROPOSED CURB & GUTTER		
PROPOSED SIDEWALK		
EXISTING PALM TREE TO BE REMOVED		
PROPOSED PRIVATE CONCRETE WALKWAY (SEE EMRA APPROVAL #: 1996366)		
PROPOSED PRIVATE CURB OUTLET PER D-25 (SEE EMRA APPROVAL #: 1996366)		
STREET TREE (PVT)		
PROPOSED SURVEY MONUMENT		
PROPOSED STREET LIGHT	SDE-101	

EXISTING IMPROVEMENTS

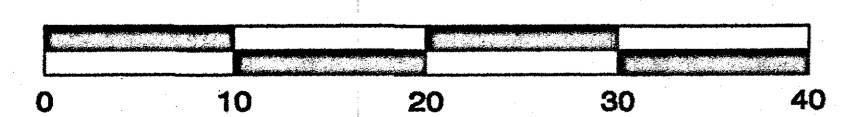
ITEM	SYMBOL
PROPERTY LINE / TM BOUNDARY	
EXISTING CONTOUR	
EXISTING SEWER LINE	
EXISTING WATER LINE	
EX. SPOT ELEVATION	
EXISTING SURVEY MONUMENT (SEE SHEET 1)	
EX PUBLIC DRAIN	
EX UTILITY IMPROVEMENT	
EX SEWER MANHOLE	
EX STREETLIGHT	

CONSTRUCTION NOTES

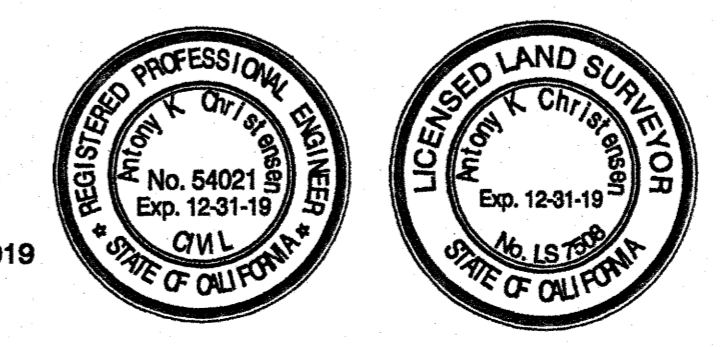
- EXISTING CURB & SIDEWALK TO BE RETAINED (TYP.)
- PROPOSED PVT. LANDSCAPING & IRRIGATION PER SEPARATE LANDSCAPE PLAN
- STA 2+02.71 EXISTING 4" PVC SEWER TO BE ABANDONED AT PL PER CONSTRUCTION PLAN PTS 567369
- EXISTING UTILITY BOX TO REMAIN PROTECT IN PLACE
- NOT USED
- CL PROPOSED 15' DRIVEWAY PER SDG-169 REPLACING EXISTING D/W
- VISIBILITY TRIANGLE, NOTHING EXCEEDING 36" IN HEIGHT PERMITTED IN THIS AREA
- PROPOSED WATER METER BOX PER SDW-134
- CL EXISTING DRIVEWAY TO BE REPLACED WITH CURB, GUTTER AND SIDEWALK PER SDG-156,
- PVT. 2" ZURN WILKINS MODEL 675XL2 PER SDW-155 (REDUCED PRESSURE)
- PVT. 6" ZURN WILKINS MODEL 475DA RPDA BFP OS & GATES PER SDW-105 (REDUCED PRESSURE)
- STA 2+05.3 PROPOSED PVT. CURB OUTLET PER D-25 45.86 FL Q100=0.594 CFS V100=2.5 FPS
- EXISTING WATER SERVICE TO BE REMOVED FROM PL TO MAIN TO AVOID CONFLICT WITH NEW 6" SEWER LATERAL
- EXISTING WATER METER BOX TO BE REMOVED AND REPLACED WITH SIDEWALK
- STREET TREE WITH MIN. 40 SF ROOT ZONE (TYP.) (PVT)
- EXISTING PRIVATE TREE TO BE REMOVED (TYP.)
- PROPOSED PRIVATE CONCRETE WALKWAY SEE EMRA APPROVAL #: 1996366
- SITE WALL PER SEPARATE BUILDING PLAN PTS NO. 551946 (TYP.)
- EX WATER SERVICE KILLED PER CONSTRUCTION PLAN PTS 567369
- 2" WATER SERVICE PER CONSTRUCTION PLAN PTS 567369
- 6" FIRE SERVICE PER CONSTRUCTION PLAN PTS 567369
- 6" PVC SEWER LATERAL PER CONSTRUCTION PLAN PTS 567369
- PROPOSED STREET LIGHT PER SEPARATE PERMIT



SCALE: 1" = 10'



*Antony K. Christensen*  
ANTONY K. CHRISTENSEN, RCE 54021  
LS 7508  
Date FEBRUARY 15, 2019



Prepared By:  
CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVENUE, SUITE "J"  
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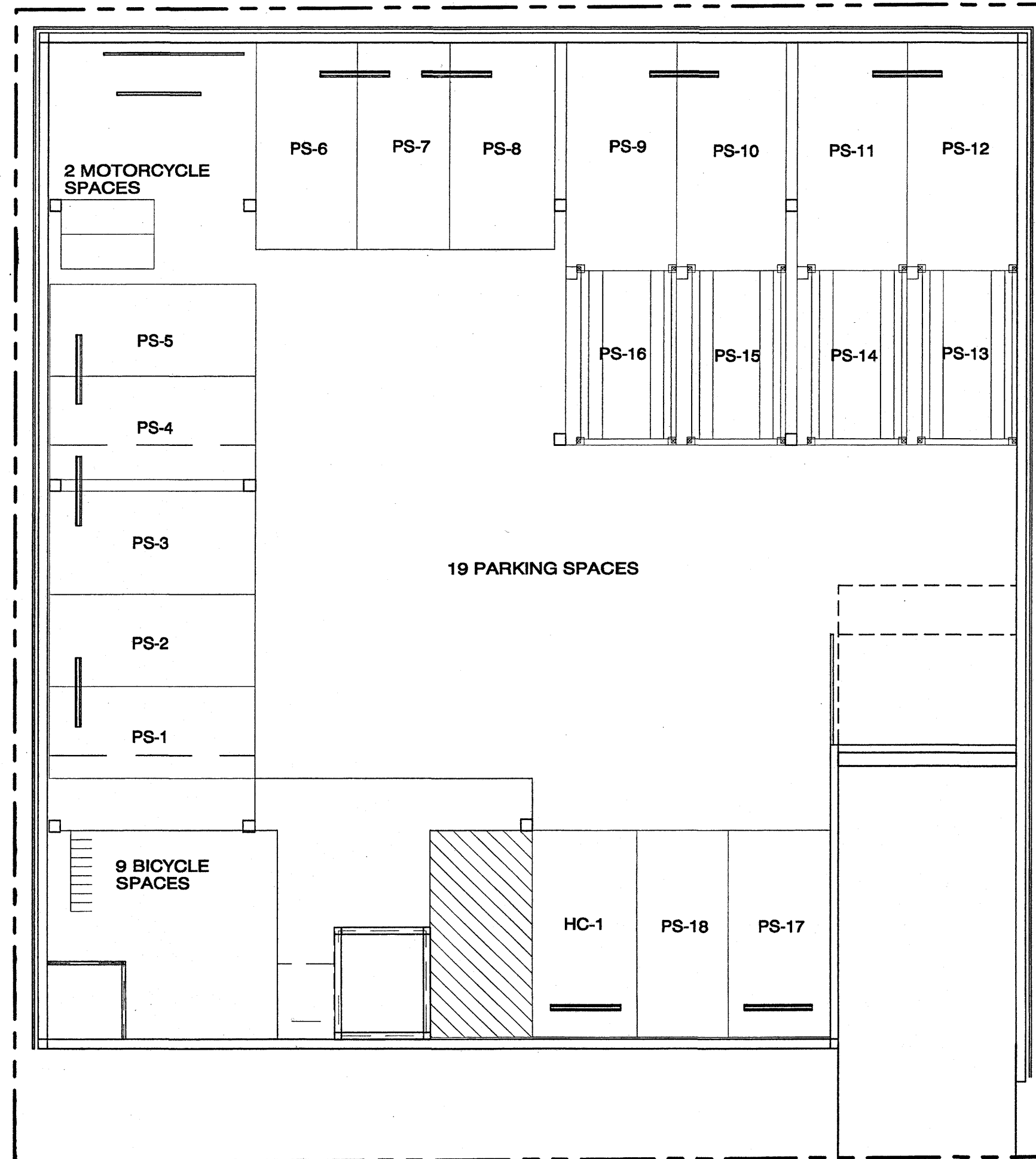
- Revision 6:  
Revision 5:  
Revision 4:  
Revision 3:  
Revision 2:  
Revision 1: 10-27-18 ADDRESS CITY COMMENTS

Original Date: JULY 27, 2018

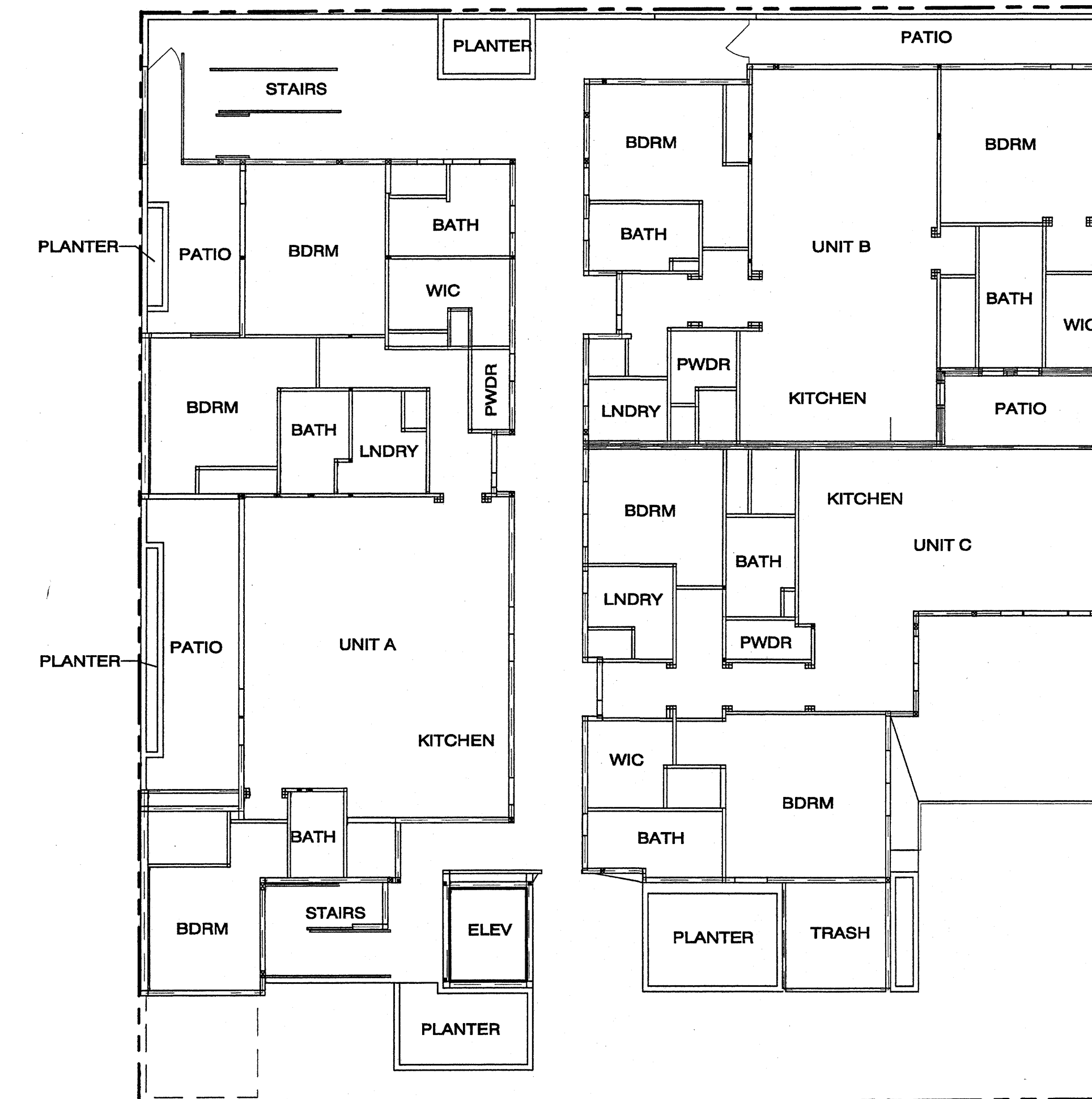
Sheet 2 of 5 Sheets



TENTATIVE MAP NO. 2181428  
PTS NO. 614063  
CONDOMINIUM CREATION  
UNIT PLAN



CANON STREET  
GARAGE LEVEL



CANON STREET  
FIRST FLOOR

Prepared By:  
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PHONE (658) 271-9901

Project Address:  
3128-3138 CANON STREET  
SAN DIEGO, CA 92108

Project Name:  
TAVIRA TENTATIVE MAP

Sheet Title:  
TENTATIVE MAP  
UNIT PLAN

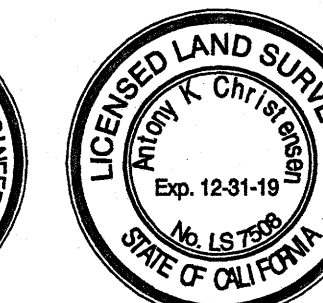
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Revision 4:  
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Revision 1:

Original Date: JULY 27, 2018

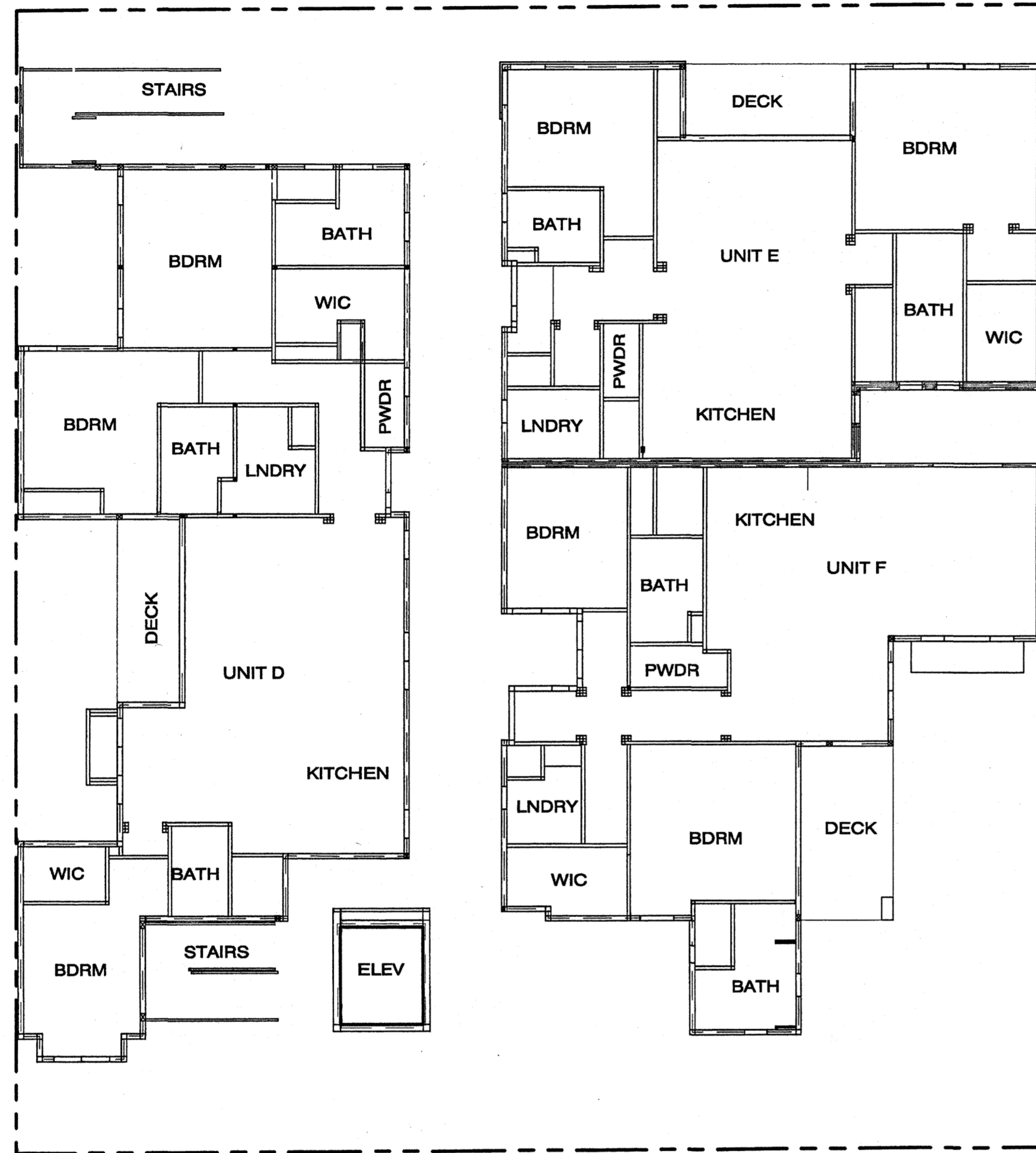
Sheet 3 of 5 Sheets

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LS 7508

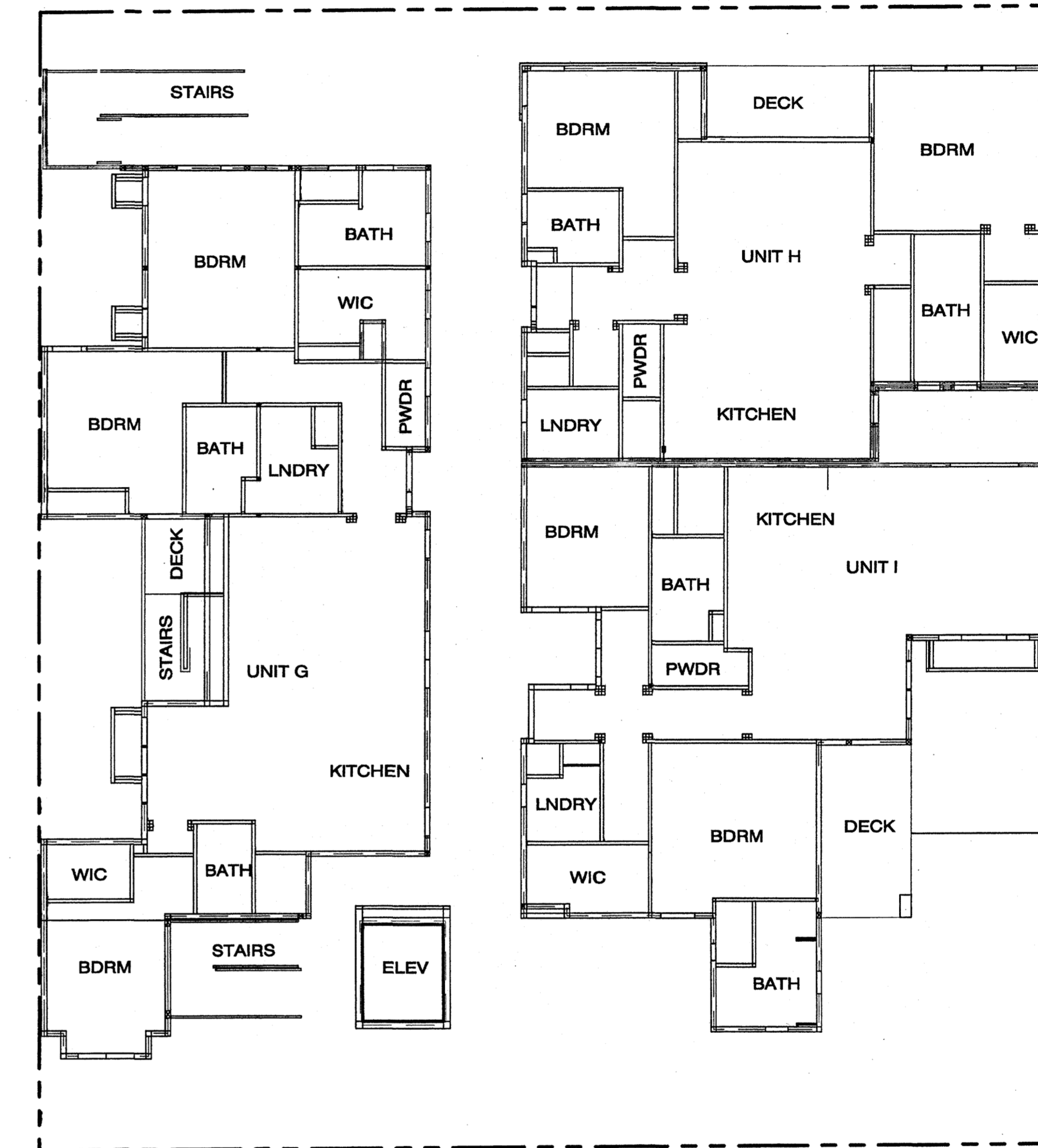
FEBRUARY 15, 2019  
Date



TENTATIVE MAP NO. 2181428  
 PTS NO. 614063  
 CONDOMINIUM CREATION  
 UNIT PLAN



CANON STREET  
 SECOND FLOOR



CANON STREET  
 THIRD FLOOR

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Project Address:  
 3128-3138 CANON STREET  
 SAN DIEGO, CA 92106

Project Name:  
 TAVIRA TENTATIVE MAP

Sheet Title:  
 TENTATIVE MAP  
 UNIT PLAN

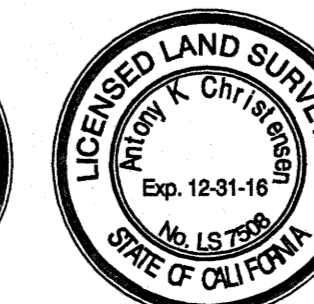
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 Revision 1:

Original Date: JULY 27, 2018

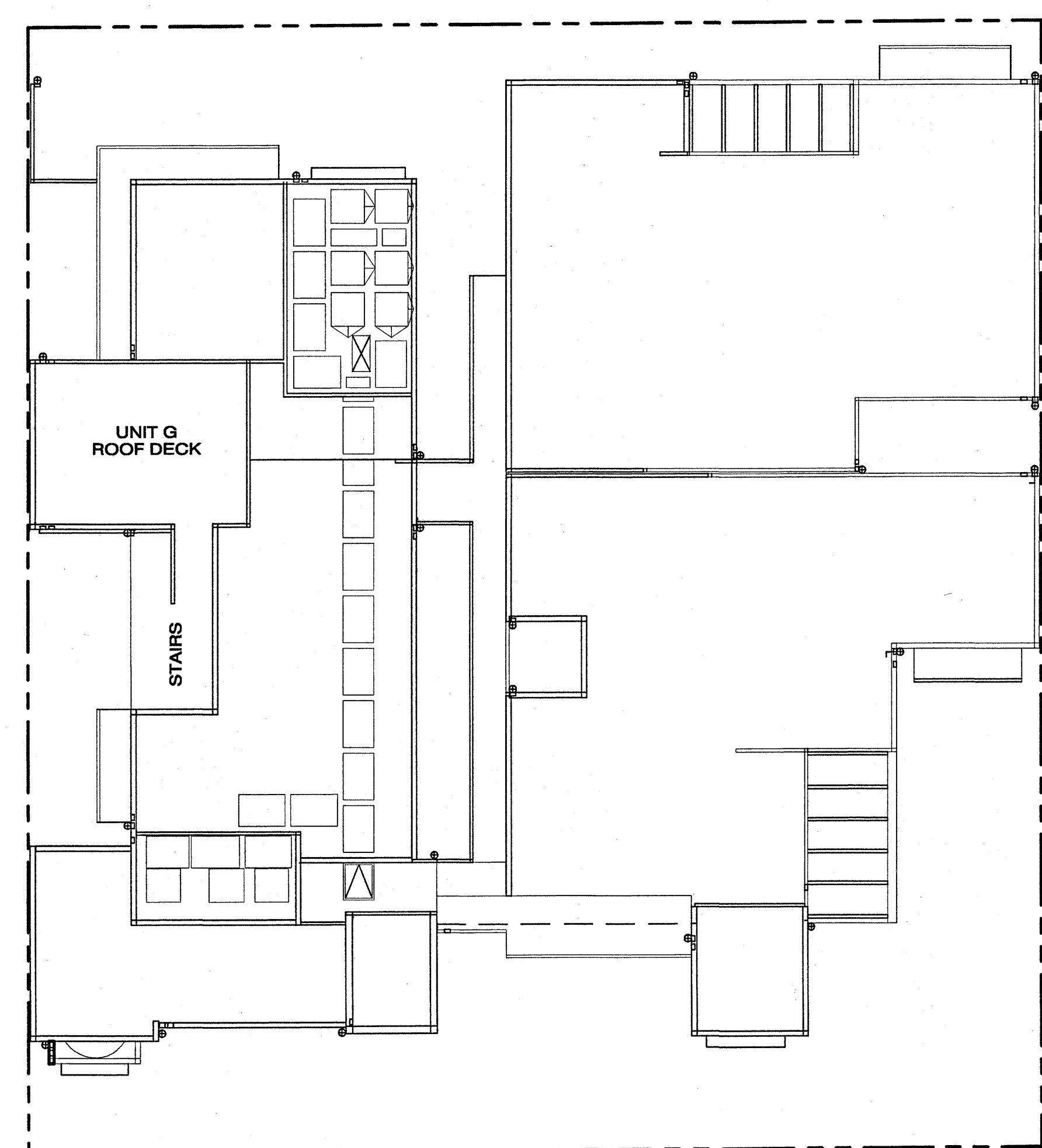
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 LS 7508

FEBRUARY 15, 2019  
 Date



TENTATIVE MAP NO. 2181428  
PTS NO. 614063  
CONDOMINIUM CREATION  
UNIT PLAN



CANON STREET  
ROOF LEVEL

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Project Name:  
TAVIRA TENTATIVE MAP

Sheet Title:  
TENTATIVE MAP  
UNIT PLAN

Revision 6:  
Revision 5:  
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Revision 2:  
Revision 1:  
Original Date: JULY 27, 2018

Sheet 5 of 5 Sheets

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LS 7508

FEBRUARY 15, 2019  
Date

