



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 15, 2016 REPORT NO. HO 16-037
HEARING DATE: June 22, 2016
SUBJECT: TERRACES ON ROBINSON -TM, Process Three Decision.
PROJECT NUMBER: [443431](#)
OWNER/APPLICANT: Mike Firouzi/Rick Turner

SUMMARY:

Issue: Should the Hearing Officer approve the subdivision of four residential condominiums currently under construction located at 124 W. Robinson Avenue within the Uptown Community Planning area?

Staff Recommendation: APPROVE Tentative Map No. 1557736.

Community Planning Group Recommendation: On November 3, 2015, the Uptown Planners voted 12-2-1 to recommend approval of the proposed project without conditions.

Environmental Review: The project was determined to be exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15305 (Minor Alterations and Land Use Limitations). This project is not pending an appeal of the environmental determination. The exemption determination for this project was made on May 4, 2016 and the opportunity to appeal that determination ended May 19, 2016.

BACKGROUND

The 0.137-acre site is located at 124 W. Robinson Avenue in the MR-1000, a multi-family residential zone of the Mid-City Communities Planned District, within the Uptown Community Planning area. The area has a mixture of single and multi-family developments.

Building permits for four, three-story townhome units, contained within two structures, were approved on April 3, 2015 under ministerial Project No. 400961. Each unit has three bedrooms and a three car attached garage and range in size from 1,708 square feet to 1,852 square feet. Eight parking spaces are required where 12 are being provided. Public improvements include a new curb, sidewalks, landscaping and a two and a half-foot alley dedication.

DISCUSSION

Project Description:

The project proposes a Tentative Map to subdivide four residential units to condominium ownerships. The project requires a Process Three Decision by the Hearing Officer with appeal rights to the Planning Commission. The Hearing Officer may approve a Tentative Map if the Hearing Officer 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.

In addition to the Tentative Map, the applicant requests a waiver of the requirement to underground existing overhead utilities. The conversion involves a short span of overhead facility of less than a full block in length and would not represent a logical extension to an underground facility in accordance with San Diego Municipal Code section 144.0242, thus a waiver can be granted.

Community Plan Analysis:

The site is designated as multi-family residential in the Uptown Community Plan. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan. The project has been designed to provide for development compatible with the pattern of the existing neighborhood. The development is street friendly by providing active, accessible and surveyable streets and street yards as called for in the Community Plan.

Conclusion:

Staff has reviewed the request for a Tentative Map and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code and the findings accurately convey compliance of the project with applicable development regulations and policies. Therefore, staff recommends the Hearing Officer approve Tentative Map No. 1557736 and waive the undergrounding of existing overhead utilities

ALTERNATIVES

1. Approve Tentative Map No. 1557736, with modifications.
2. Deny Tentative Map No. 1557736, if the findings required to approve the project cannot be affirmed.

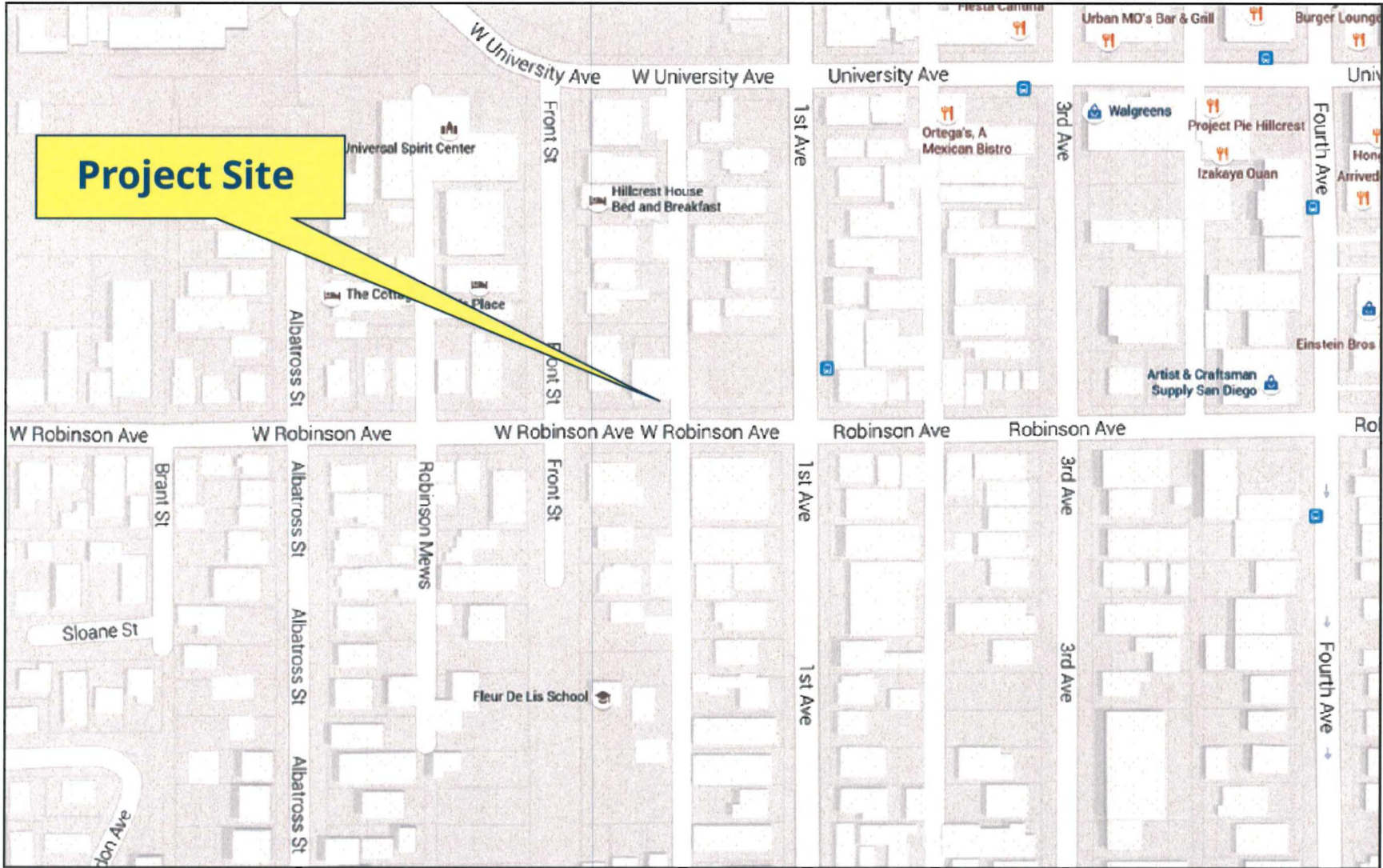
Respectfully submitted,



Jeffrey W. Robles, Development Project Manager

Attachments:

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



Project Site



Project Location Map

**TERRACES ON ROBINSON TM - 124 W. ROBINSON AVENUE
PROJECT NO. 443431**





Location Aerial Photo

**TERRACES ON ROBINSON TM - 124 W. ROBINSON AVENUE
PROJECT NO. 443431**



HEARING OFFICER RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 1557736, TERRACES ON ROBINSON -TM
PROJECT NO. 443431.

WHEREAS, Mission Terraces Limited Liability Company, Owner/ Subdivider, and Kappa Surveying submitted an application to the City of San Diego for a Tentative Map, No. 1557736, for the subdivision of four, three bedroom residential condominium units with three car garages, currently under construction, totaling 9,879 square feet on a 0.137-acre lot and to waive the requirement to underground existing offsite overhead utilities. The project site is in the MR-1000 zone of the Mid-City Communities Planned District within the Uptown Community Planning area. The project site is located at 124 W. Robinson Avenue. The property is legally described as the east 62 feet of Lots 8 and 9 in Block 4, Cleveland Heights, according to Map No. 621, filed on February 4, 1890; and

WHEREAS, the Map proposes the subdivision of four residential condominiums and;

WHEREAS, on May 4, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15305 (Minor Alterations and Land Use Limitations); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, 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 four; 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); and

WHEREAS, on June 22, 2016, the Hearing Officer of the City of San Diego considered Tentative Map No.1557736, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code sections 125.0440 (Tentative Map), and 144.0240 (underground) and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1557736:

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 site is located in the MR-1000 zone of the Mid-City Communities Planned District. The site is designated for multi-family residential development at a rate of 30-44 dwelling units per acre (du/ac), within the Uptown Community Planning area.

This property was approved to construct four residential units on a 0.137-acre site under Project No. 400961. The density is 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 to subdivide four residential units to condominiums on a 0.137-acre site located at 124 W. Robinson Avenue, in the MR-1000 Zone of the Mid City Communities Planned

District, which allows for multi-family development. The project is consistent with the MR-1000 Zone, which allows one dwelling unit per 1,000 square feet of lot, which would allow 24-34 dwelling units on the project site.

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) in that 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.

The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code and complies with the density, lot area, lot dimension, parking, setbacks, and all other applicable regulations, and no deviations are requested with this action. Therefore, 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.

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

The project proposes to subdivide four residential units to condominiums on a 0.137-acre site located at 124 W. Robinson Avenue, in the MR-1000 Zone, which allows for multi-family development. The project was permitted under ministerial Project No. 400961.

The project site is located in an urban, single and multifamily neighborhood. The development is consistent with emerging infill development in the area. All access to the site is from the alley. The site is accessible to commercial/retail services either by walking or public transportation. Improvements to the site consist of dedication and improvement of an additional two and a half feet of the adjacent alley, and reconstruction of the asphalt portion of the alley apron adjacent to the site. 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 project proposes to subdivide four residential units to condominiums on a 0.137-acre site located at 124 W. Robinson Avenue, in the MR-1000 Zone, which allows for multi-family development.

The site is within an existing, developed, urbanized area and there are no watercourses on site. It is not adjacent to any fish or wildlife habitats, environmentally sensitive lands or the Multiple Habitat Planning Area. Therefore, 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.

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

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

The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code and all Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements continue to govern this project. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305 (Minor Alterations in Land Use Limitations). 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 project site is located at 124 W. Robinson Avenue, between Front Street to the west and First Avenue to the east. The site requires public improvements to the site consisting of dedication and improvement of an additional two and a half feet of the adjacent alley, and reconstruction of the asphalt portion of the alley apron adjacent to the site. In addition, the Robinson Avenue frontage will contain a new curb, gutter and side walk thereby improving public access. Therefore, 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.

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

The project proposes to subdivide four residential units to condominiums on a 0.137-acre site located at 124 W. Robinson Avenue, in the MR-1000 Zone, which allows for multi-family development. Other than the subdivision to allow condominium ownership, no additional development or intensification of use is requested.

The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and provide natural heating and cooling for each dwelling unit. Each unit is exposed on two sides (north and south) allowing for 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 project proposes to subdivide four residential units to condominiums on a 0.137-acre site located at 124 W. Robinson Avenue, in the MR-1000 Zone, which allows for multi-family

development. Other than the subdivision to allow condominium ownership, no additional development or intensification of use is requested.

The proposal would add four for-sale dwelling units to the City's housing supply. The site is within walking distance to commercial/retail services and public transportation opportunities. There would be no additional development or intensification of use associated with the subdivision of four condominium ownerships. The graded site is relatively level and is served by existing overhead and underground utilities. The site is accessed from an existing alley. No additional demand for public services or available fiscal and environmental resources would be associated with the subdivision of four residential units to condominium ownership.

Therefore, 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.

That said 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 herein before adopted by the Hearing Officer, Tentative Map No. 1557736, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to Mission Terraces Limited Liability Company, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Jeffrey W. Robles
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24006173

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 1557736
TERRACES ON ROBINSON – TM, PROJECT NUMBER 443431

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire June 22, 2019.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Parcel 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 Parcel 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 the recordation of the Parcel Map the Subdivider shall dedicate and improve an additional two and a half feet of the adjacent alley.
7. Prior to the recordation of the Parcel Map the Subdivider shall reconstruct the asphalt portion of the alley apron, adjacent to the site, with current City Standard Drawing SDG-120.
8. Prior to the recordation of the Parcel Map the Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

9. Prior to the recordation of the Parcel Map the Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
10. 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

11. "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].
12. "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".
13. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 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. 24006173

NOTICE OF EXEMPTION

(Check one or both)

TO: X RECORDER/COUNTY CLERK
P.O. Box 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

Project No.: 443431

Project Title: Terraces on Robinson

PROJECT LOCATION-SPECIFIC: The site is located at 124 W Robinson St., San Diego, CA 92103, within the Uptown Community Plan Area

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Tentative Map for the creation of four residential condominium units currently under construction totaling 9,879 square feet and to waive the requirements to underground existing utilities located at 160-166 Robinson Ave. The proposed project is located at 124 W. Robinson Street in the MR 1000 Zone of the MCCPD in the Uptown Community Plan, Council District 3, on a 15,340 square foot lot. The Overlay zones are Transit, Tandem Parking, FAA Part 77 Notification Area, and AIA Review Area 2. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the residence.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Mission Terraces LLC. 124 West Robinson Avenue, San Diego CA 92103
Contact Mike Firouz (619) 320-8816

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)..
(X) CATEGORICAL EXEMPTION: 15305 (Minor Alterations and Land Use Limitations)
() STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15305 (Minor alterations and land use limitations). This exemption is appropriate in that it allows for minor alterations in land use limitations in areas with an average slope of less than 20%, which does not result in any changes in land use or density. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were indentified; no significant effects on the environmental were indentified; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

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

Handwritten signature and title: SENCER PLANNED

5/4/2016

SIGNATURE/TITLE

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

UPTOWN PLANNERS
Uptown Community Planning Group
November 3, 2015 Meeting
MINUTES

Present: Jennifer Pesqueira, Jay Newington, Chris Ward, Bob Daniel, Roy Dahl, Dana Hook, Tom Mullaney, Jim Mellos, Ernie Bonn, Ken Tablang, Kyle Heiskala, Beth Jaworski, Matt Winter

I. Board Meeting: Parliamentary Items/Reports:

II. Public Communication: Non-Agenda Public Comment.

III. Representatives of Elected Officials

IV. Consent Agenda: No items

Excerpt from the minutes:

Action Item.

1. TERRACES ON ROBINSON -- TENTATIVE MAP PROPOSAL.

Mike Firouzi is representing Mission Hills Terraces, Inc (aka Mission Terraces LLC).

Result: A motion was made to recommend approval of the Tentative Map Waiver. Motion was Approved by a vote of 12-2-1.

Filename: UPTOWNPLANNERSMinutesNov3,2015 Terraces Project.docx

OWNERSHIP DISCLOSURE STATEMENT

PROJECT NO. 443431

MISSION HILLS TERRACES, LLC

MASOUD FIROUZI, PRESIDENT

DAVOOD MANSHADI, PARTNER



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title Project No. For City Use Only
TERRACES ON ROBINSON (124 W. ROBINSON AVE)

Project Address:
160-162-164 & 166 W. ROBINSON AVE, SAN DIEGO, CA 92103

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):
MISSION TERRACES, LLC
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
124 WEST ROBINSON AVE

City/State/Zip:
SAN DIEGO, CA 92103

Phone No: **619-320-8816** Fax No:

Signature: Date: **PRESIDEN, TABRIZ CONSULTANTS, INC**
MANALACAY

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) _____

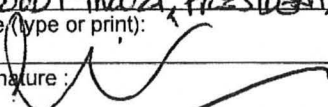
Part II - To be completed when property is held by a corporation or partnership

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):
MISSION TERRACES, LLC
 Owner Tenant/Lessee
 Street Address: 124 WEST ROBINSON AVE
 City/State/Zip: SAN DIEGO, CA 92103
 Phone No: 619-320-8816 Fax No: _____

Name of Corporate Officer/Partner (type or print):
MASOUD FIROOZI, PRESIDENT, TABRIZ CONSULTANTS, INC
 Title (type or print): MANAGER
 Signature:  Date: 9-21-2015

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____

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

 Title (type or print): _____
 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____

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

 Title (type or print): _____
 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____

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

 Title (type or print): _____
 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____

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

 Title (type or print): _____
 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____

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

 Title (type or print): _____
 Signature : _____ Date: _____

WEST ROBINSON AVENUE TENTATIVE PARCEL MAP NO. 1557736

LEGAL DESCRIPTION

THE EAST 62 FEET OF LOTS 8 AND 9 IN BLOCK 4, CLEVELAND HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 621, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY FEBRUARY 4, 1880.

CONDOMINIUM STATEMENT

THIS SUBDIVISION 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 CONDOMINIUM DWELLING UNITS IS 4.

OWNER
MISSION TERRACES, LLC
124 WEST ROBINSON AVE
SAN DIEGO, CA 92103

BY: PRESIDENT, TABRIZ CONSULTANTS, INC.
MANAGER

NUMBER OF EXISTING LOTS = 2
NUMBER OF PROPOSED LOTS = 1

ZONING BASE ZONE: MCCPD-MR-1000 NO CHANGES PROPOSED
PLANNED DISTRICT: MID-CITY COMMUNITIES PLANNED DISTRICT
COMMUNITY PLAN NAME: MID CITY - UPTOWN COMMUNITY PLAN
OVERLAY ZONES: FAA PART 77 - TRANSIT AREA
SAN DIEGO INTERNATIONAL AIRPORT: - REVIEW AREA 2
INFLUENCE AREA OVERLAY ZONE

ASSESSOR'S PARCEL NUMBER: 452-043-09

UNIT SIZE & ON-SITE PARKING

UNIT DATA:
UNITS 160 - 1708 SQ. FT., 3 BEDROOMS AND 3 ON-SITE PARKING SPOTS
UNITS 162 - 1852 SQ. FT., 3 BEDROOMS AND 3 ON-SITE PARKING SPOTS
UNITS 164 - 1852 SQ. FT., 3 BEDROOMS AND 3 ON-SITE PARKING SPOTS
UNITS 166 - 1708 SQ. FT., 3 BEDROOMS AND 3 ON-SITE PARKING SPOTS

UNITS	CONDO ORDINANCE PARKING PER UNIT	PARKING REQ.	PARKING PROPOSED
1-4	2	8	12

TOTAL MAP AREA 0.142 ACRES NET 6200.66 SQ FT

BENCHMARK

THE BENCHMARK FOR THIS PROJECT IS A BRASS PLUG LOCATED AT THE NORTHEAST CORNER OF ROBINSON AVENUE AND FRONT STREET PER CITY OF SAN DIEGO VERTICAL DATUM.

ELEVATION = 276.221 (NGVD 29)

EARTHWORK

CUT: 0 C.Y.
FILL: 0 C.Y.
IMPORT/EXPORT: 0

MAPPING AND MONUMENTATION

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT PARCEL MAP WILL BE FILED UPON APPROVAL OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP.

PROJECT DESCRIPTION

THIS PROJECT IS PROPOSING THE CREATION OF A FOUR UNIT CONDOMINIUM IN THE 124 WEST ROBINSON AVENUE LOCATION. THE OFF-SITE IMPROVEMENTS ARE NEW. THE ON-SITE UTILITIES ARE UNDERGROUND. THERE ARE THREE GARAGED PARKING SPOTS FOR EACH UNIT. WE ARE REQUESTING A WAIVER FOR THE OFF-SITE UNDERGROUNDING. THE SITE IS CURRENTLY UNDER CONSTRUCTION.

SURVEYOR OF WORK:
KAPPA SURVEYING & ENGINEERING, INC.
ADDRESS: 8707 LA MESA BLVD.,
LA MESA, CA, 91942
TELEPHONE: (619) 485-8948

ALLEN R. A. TURNER III
REGISTRATION NUMBER: L.S. 7844
EXPIRATION DATE: EXP. 12/16



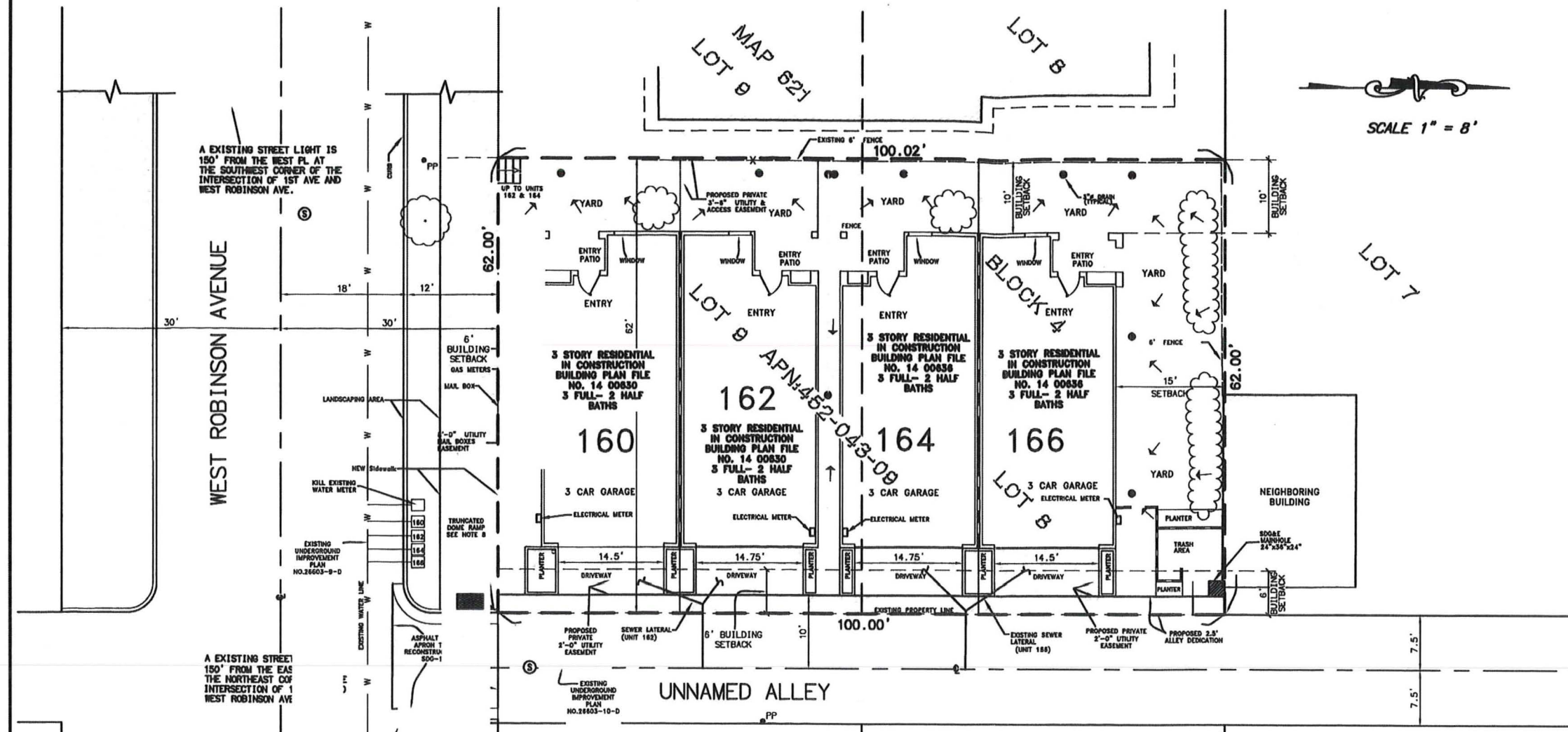
SIGNATURE AND DATE:
Allen R. A. Turner III 02-18-16

KAPPA Surveying & Engineering, Inc.

8707 La Mesa Blvd (619) 485-8948
La Mesa, Calif. 91942 FAX(619) 485-8410

SHEET 1 OF 1 SHEETS	
TENTATIVE PARCEL MAP	
124 WEST ROBINSON AVENUE	
REVISIONS	DATE: 9/17/2015
Allen R. A. Turner III PLS 7844 REGISTRATION EXPIRES 12-31-2016	PROJECT

SCALE 1" = 8'



SITE UTILITIES	
UTILITY COMPANY	CURRENT STATUS
SDG&E -- ELECTRIC	OVERHEAD
COX -- TELEPHONE	OVERHEAD
COX -- CABLE	OVERHEAD

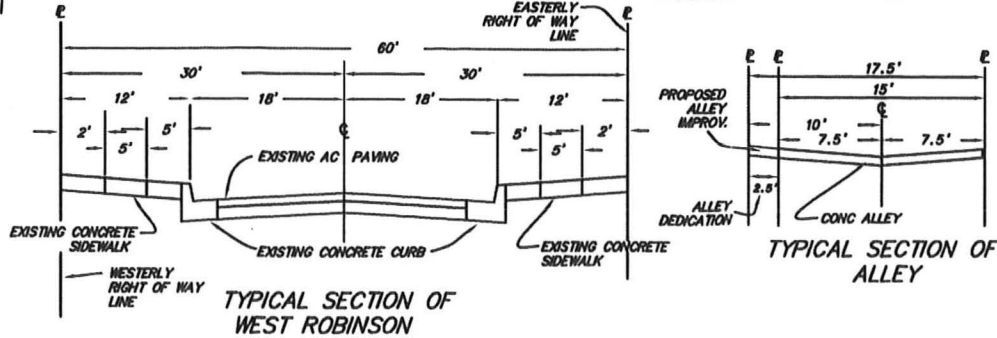
GRADING NOTES

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

USE WHEN GRADING < 1 ACRE - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

NOTES

- SITE ADDRESS: 124 W ROBINSON AVENUE
- SOURCE OF TOPOGRAPHY IS A FIELD SURVEY PERFORMED BY KAPPA SURVEY INC. APRIL, 2015.
- NO EXISTING EASEMENTS.
- A PARCEL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE MAP.
- ALSO REQUESTING A WAIVER OF THE CITY UNDERGROUND REQUIREMENT FOR EXISTING MAIN OVERHEAD FACILITIES.
- NAD 27 COORDINATES: 212-1719
NAD 83 COORDINATES: 1853-8280
- UTILITIES: ALL OVERHEAD FACILITIES THAT SERVE THE SITE WILL BE PLACED UNDERGROUND.
- ENGINEERING HAS DETERMINED THE EXISTING CURB RAMP AT THE ALLEY ENTRANCE, ADJACENT TO WEST ROBINSON AVE IS ADA-COMPLIANT.



- LEGEND**
- EXISTING STRUCTURE
 - PROPERTY LINE/TM BOUNDARY
 - POWER POLE
 - EXISTING FENCE
 - CONCRETE
 - SEWER MANHOLE
 - DRAINAGE FLOW