



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 10, 2016 REPORT NO. HO-16-053
HEARING DATE: August 17, 2016
SUBJECT: LINCOLN AVENUE TENTATIVE MAP WAIVER. Process Three Decision
PROJECT NUMBER: 420007
OWNER/APPLICANT: San Diego Residential Properties, Inc./David Parot, T & R Engineers

SUMMARY:

Issue: Should the Hearing Officer approve a Tentative Map Waiver for the conversion of two existing residential units to condominium units at 1052 and 1054 Lincoln Avenue, in the Uptown Community Plan area?

Staff Recommendation: APPROVE Tentative Map Waiver No. 1480114,

Community Planning Group Recommendation: On July 5, 2016, the Uptown Community Planning Group voted 9-0-1 to recommend approval of the proposed project without conditions. Meeting minutes were not available as of the date of this report.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(k), Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 1, 2016, and the opportunity to appeal that determination ended April 15, 2016.

BACKGROUND

The 0.16-acre project site is located at 1052 and 1054 Lincoln Avenue in a developed urban residential neighborhood. The site is located in both the RM-1-1 Citywide zone and MR-3000 Zone of the Mid-City Communities Planned District, both of which allow for multi-family residential development at a rate of one dwelling unit per 3,000 square feet or two units allowed onsite. The Uptown Community Plan designates the site for residential development at a rate of 10-15 dwelling units per acre, or two units allowed onsite. The site is also located within the Transit Area Overlay Zone, the Residential Tandem Parking Overlay Zone, the Federal Aviation Administration (FAA) Part 77 Noticing Area for Lindberg Field and the San Diego International Airport Influence Review Area 2.

The site slopes downward towards the rear of the lot with onsite elevations ranging from 290 feet above mean sea level at Lincoln Avenue to 230 feet above mean sea level at the rear property line. The site is developed with two, two-story residential units, each with three bedrooms. The front unit (1052) was built in 1925 and the rear unit (1054) was built in 1992. The project site is surrounded by similar residential development on all sides. City Historical Resources staff reviewed the project and determined the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

DISCUSSION

The applicant is requesting the approval of a Tentative Map Waiver per San Diego Municipal Code (SDMC) Section 125.0120(b)(2)(A) to convert the two existing residential units to condominiums, which requires a Process Three, Hearing Officer decision. In order to qualify for a waiver of the requirement to file a Tentative Map, the project must be located on a single parcel. The project site currently contains two parcels, therefore a Parcel Map to consolidate into one lot is required prior to the expiration of the map.

As described in SDMC Section 142.0525, 1.25 off-street parking spaces are required for each three-bedroom unit being converted to a condominium in the Transit Area Overlay Zone, which equals three spaces required for this project. The spaces would be provided in an existing one-car garage attached to the front unit and two open tandem spaces located along the northern property line. All spaces are accessed from the Lincoln Avenue frontage.

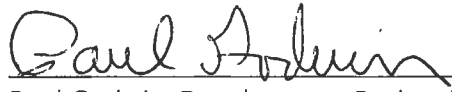
A Building Conditions Report was prepared for the residential structures in accordance with the current condominium conversion regulations. A condition has been included which requires the completion of all recommended repair items prior to recordation of the Parcel Map.

The project is requesting a waiver of the requirement to underground existing offsite overhead utility facilities. The project is served by existing overhead utilities facilities located in the alley right-of-way at the rear of the site. The project qualifies under the guidelines of SDMC Section 144.0242(c), Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities, because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. The City's Undergrounding Program identifies this area as the Residential Project Block 3W with construction expected to begin in 2037.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 1480114, with modifications.
2. Deny Tentative Map Waiver No. 1480114, if the findings required to approve the project cannot be affirmed.

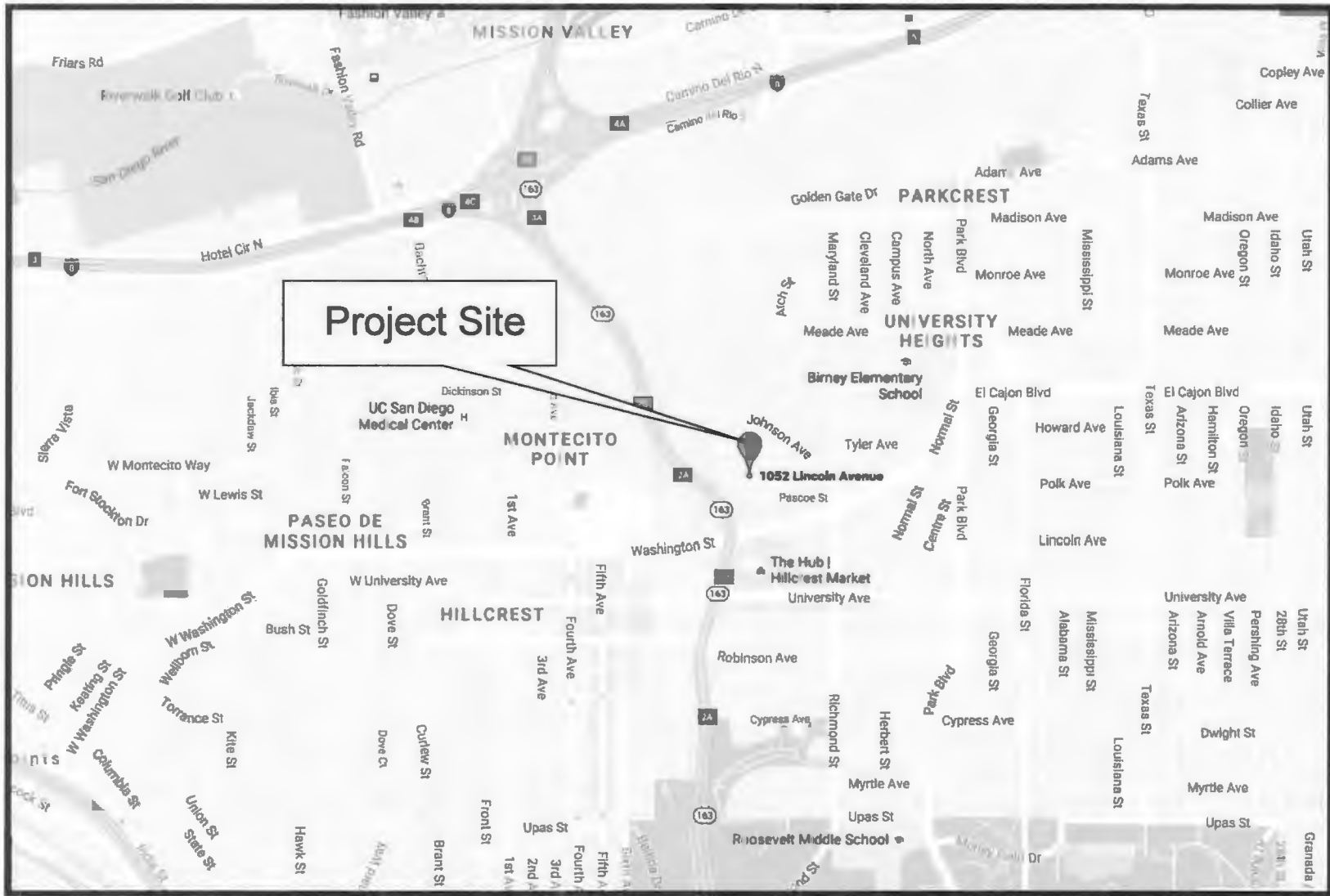
Respectfully submitted,

A handwritten signature in cursive script that reads "Paul Godwin". The signature is written in black ink and is positioned above a horizontal line.

Paul Godwin, Development Project Manager

Attachments:

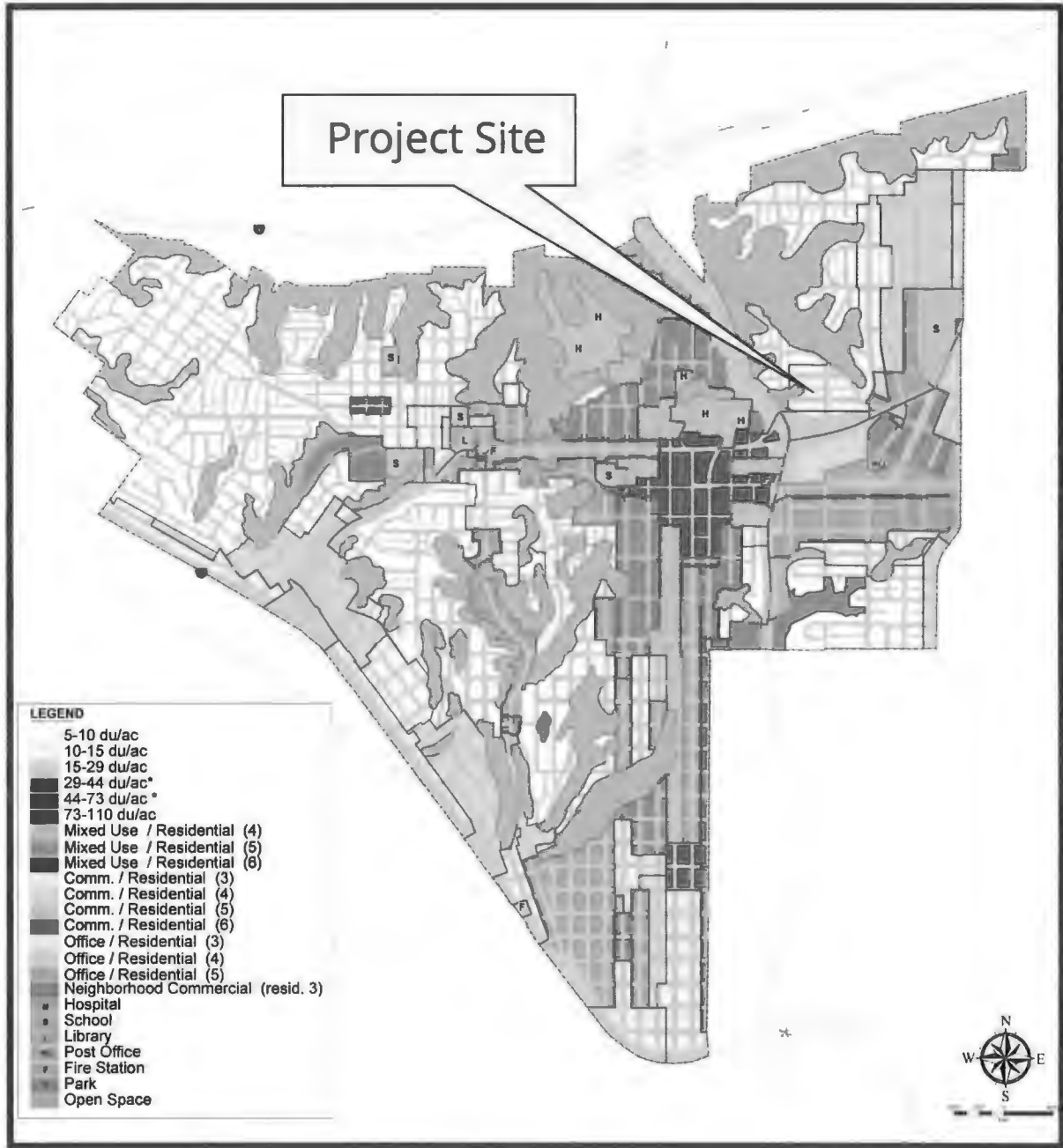
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Map Resolution
6. Draft Map Conditions
7. Environmental Exemption
8. Ownership Disclosure Statement
9. Map Exhibit-Tentative Map Waiver
10. Building Conditions Report – Hearing Officer Only



Project Location Map

Lincoln Ave TMW - 1052 & 1054 Lincoln Ave
Project No. 420007





Land Use Map

Lincoln Ave TMW - 1052 & 1054 Lincoln Ave
Project No. 420007





Location Aerial Photo

Lincoln Ave TMW - 1052 & 1054 Lincoln Ave
Project No. 420007



PROJECT DATA SHEET		
PROJECT NAME:	Lincoln Avenue Tentative Map Waiver	
PROJECT DESCRIPTION:	Conversion of two existing residential units to condominiums	
COMMUNITY PLAN AREA:	Uptown	
DISCRETIONARY ACTIONS:	Tentative Map Waiver	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential, 10-15 dwelling units per acre	
ZONING INFORMATION:		
ZONE:	RM-1-1/MR-3000 Mid-City Communities Planned District	
HEIGHT LIMIT:	30 feet maximum	
LOT SIZE:	6,000 minimum required, 6,970 existing	
FLOOR AREA RATIO:	0.75/.40	
FRONT SETBACK:	15 feet	
SIDE SETBACK:	5 feet	
STREETSIDE SETBACK:	Not applicable	
REAR SETBACK:	5 feet	
PARKING:	Three spaces required and provided onsite	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RM-1-1	Multi-Family Residential
SOUTH:	Residential; MR-3000	Multi-Family Residential
EAST:	Residential; MR-3000	Single-Family Residence
WEST:	Residential; RM-1-1 & MR-3000	Single-Family Residence
DEVIATION REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 5, 2016, the Uptown Community Planning Group voted 9-0-1 to recommend approval of the project with no conditions.	

RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING MAP WAIVER NO. 1480114 FOR
LINCOLN AVENUE TENTATIVE MAP WAIVER – PROJECT NO. 420007

WHEREAS, San Diego Residential Properties, Incorporated, Subdivider, and T & R Engineers, submitted an application with the City of San Diego for Map Waiver No. 1480114, to waive the requirement for a Tentative Map for conversion of two existing residential units to condominium units and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 1052 and 1054 Lincoln Avenue, in both the RM-1-1 Citywide Zone and MR-3000 Zone of the Mid-City Communities Planned District, within the Uptown Community Plan. The property is legally described as Lots 33 and 34, Block 37 of University Heights, according to amended Map by G.A. D’Hemecourt; and

WHEREAS, the Map proposes the subdivision of a 0.16-acre site into a two-unit residential condominium conversion on an existing, single lot; and

WHEREAS, on April 1, 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 Guidelines Section 15301(k), Existing Facilities 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 request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) based on the fact 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; and

WHEREAS, on August 17, 2016, the Hearing Officer of the City of San Diego considered Map Waiver No. 1480114, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 (map waiver), 125.0444 (condo conversion), and 144.0240 (underground) of the San Diego Municipal Code 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 Map Waiver No. 1480114:

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 to convert two existing residential units to condominiums on a 0.16-acre site located at 1052 and 1054 Lincoln Avenue, in both the RM-1-1 Citywide zone and MR-3000 Zone of the Mid-City Communities Planned District, both of which allow for multi-family residential development at a rate of one dwelling unit per 3,000 square feet of lot area, or two units allowed on this site. The Uptown Community Plan designates the site for residential development at a rate of 10-15 dwelling units per acre, or two units onsite.

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

The two existing residential units are consistent with the Uptown Community Plan land use designation. Maintaining the existing structures and character of the site helps to achieve the Uptown Community Plan's residential goal to preserve and enhance the special character of specific, well-defined, low-density neighborhoods from encroachment by incompatible, higher density residential or commercial development.

The site is located in the Transit Area Overlay Zone and is one block away from the Vermont Street pedestrian bridge, which provides pedestrian access to commercial/retail services and public transportation opportunities along Washington Street and University Avenue. Proximity to the pedestrian bridge and commercial/retail services helps to achieve the Uptown Community Plan's transportation goal to facilitate the use of alternative modes of transportation. Therefore, the proposed subdivision and its design or improvement 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 to convert two existing residential units to condominiums on a 0.16-acre site located at 1052 and 1054 Lincoln Avenue, in both the RM-1-1 Citywide zone and MR-3000 Zone of the Mid-City Communities Planned District, both of which allow for multi-family residential development at a rate of one dwelling unit per 3,000 square feet of lot area, or two units allowed on this site. Other than the subdivision to allow condominium ownership, no additional development, grading or intensification of use is requested with this action.

As described in SDMC Section 142.0525, 1.25 off-street parking spaces are required for each three-bedroom unit being converted to a condominium in the Transit Area Overlay Zone, which equals three spaces required for this project. The spaces would be provided in an existing one-car garage attached to the front unit and two open tandem spaces located along the northern property line.

A Building Conditions Report for the structures proposed for condominium conversion has been reviewed and found to address the remaining life of all integral building components. Integral building components include, but are not limited to, exterior roofs, wall and floor coverings needed to protect the occupants and the building from weather exposure damage, vertical and horizontal structural components needed for the building to resist imposed vertical and lateral loads, all heating and ventilation systems, and utilities distribution systems per San Diego Municipal Code Section 144.0507.

The applicant is requesting a waiver of the requirement to underground existing offsite overhead utility facilities. The project is served by existing overhead utilities facilities located in the alley right-of-way at the rear of the site.

The project qualifies under the guidelines of SDMC Section 144.0242(c), Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities, because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. The City's Undergrounding Program identifies this area as the Residential Project Block 3W with construction expected to begin in 2037.

Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code and no deviations are requested with this action.

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

The project proposes to convert two existing residential units to condominiums on a 0.16-acre site located at 1052 and 1054 Lincoln Avenue, in both the RM-1-1 Citywide zone and MR-3000 Zone of the Mid-City Communities Planned District, both of which allow for multi-family residential development at a rate of one dwelling unit per 3,000 square feet of lot area, or two units allowed on this site. Other than the subdivision to allow condominium ownership, no additional development, grading or intensification of use is requested with this action. This is a mid-block site located in an urban, developed residential neighborhood and is surrounded on all sides by similar development.

The previously graded developed site slopes down from the Lincoln Avenue frontage to the rear property line and is served by existing overhead and underground utilities. Access to the project site is provided via two driveways onto Lincoln Avenue. The frontage is developed with existing curb, gutter and sidewalk which would remain. 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 convert two existing residential units to condominiums on a 0.16-acre site located at 1052 and 1054 Lincoln Avenue, in both the RM-1-1 Citywide zone and MR-3000 Zone of the Mid-City Communities Planned District, both of which allow for multi-family residential development at a rate of one dwelling unit per 3,000 square feet of lot area, or two units allowed on this site. The Uptown Community Plan designates the site for residential development at a rate of 10-15 dwelling units per acre, or two units onsite. Other than the subdivision to allow condominium ownership, no additional development, grading or intensification of use is requested with this action.

The site is a mid-block site developed with two residential units within an existing, developed, urban area. The site is surrounded by similar residential development on all sides and does not contain nor is adjacent to any fish or wildlife habitats, environmentally sensitive lands or Multiple Habitat Planning Area lands. Therefore, the design of the subdivision and 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 improvements will not be detrimental to the public health, safety, and welfare.

The project proposes to convert two existing residential units to condominiums on a 0.16-acre site located at 1052 and 1054 Lincoln Avenue, in both the RM-1-1 Citywide zone and MR-3000 Zone of the Mid-City Communities Planned District, both of which allow for multi-family residential development at a rate of one dwelling unit per 3,000 square feet of lot area, or two units allowed on this site. Other than the subdivision to allow condominium ownership, no additional development, grading or intensification of use is requested with this action.

The project has been reviewed and is in compliance with the Municipal Code and the Subdivision Map Act. The Tentative Map Waiver 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 15301 (Existing Facilities). Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety and welfare.

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

The project proposes to convert two existing residential units to condominiums on a 0.16-acre site located at 1052 and 1054 Lincoln Avenue, in both the RM-1-1 Citywide zone and MR-3000 Zone of the Mid-City Communities Planned District, both of which allow for multi-family residential development at a rate of one dwelling unit per 3,000 square feet of lot area, or two units allowed on this site. Other than the subdivision to allow condominium ownership, no additional development, grading or intensification of use is requested with this action.

The mid-block project site fronts on Lincoln Avenue with site access provided by two existing driveways on Lincoln Avenue. There is an undeveloped alley right-of-way located at the rear of the property however no development is proposed that would conflict with any future plans to develop the alley. There are no other easements acquired by the public at large for access through or use of property within the proposed subdivision, therefore no conflicts exist.

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

The project proposes to convert two existing residential units to condominiums on a 0.16-acre site located at 1052 and 1054 Lincoln Avenue, in both the RM-1-1 Citywide zone and MR-3000 Zone of the Mid-City Communities Planned District, both of which allow for multi-family residential development at a rate of one dwelling unit per 3,000 square feet of lot area, or two units allowed on this site. Other than the subdivision to allow condominium ownership, no additional development, grading or intensification of use is requested with this action.

The subject and surrounding properties consist of rectangular lots that run from south to north. The project site is situated mid-block on Lincoln Avenue and is surrounded by existing one- and two-story structures at roughly the same elevation. The existing two-story residential structures include pitched and flat roof portions, providing opportunities for future solar installations. Therefore, the potential and opportunity for passive or natural heating and cooling opportunities or the implementation of sustainable building features, such as photovoltaic (solar) systems, would be provided to the extent feasible with this subdivision.

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 convert two existing residential units to condominiums on a 0.16-acre site located at 1052 and 1054 Lincoln Avenue, in both the RM-1-1 Citywide zone and MR-3000 Zone of the Mid-City Communities Planned District, both of which allow for multi-family residential development at a rate of one dwelling unit per 3,000 square feet of lot area, or two units allowed on this site. Other than the subdivision to allow condominium ownership, no additional development, grading or intensification of use is requested with this action.

The proposal would add two for-sale dwelling units to the City's housing supply. The site is located in the Transit Area Overlay Zone and is one block away from the Vermont Street pedestrian bridge, which provides access to commercial/retail services and public transportation opportunities along Washington Street and University Avenue. There would be no additional development or intensification of use associated with the conversion of two rental units to condominium ownership. The graded site is served by existing overhead and underground utilities. The site is accessed from the developed Lincoln Avenue right-of-way, which includes curb, gutter, sidewalk and street lights. The site is surrounded by similar residential development on all sides and does not contain nor is adjacent to any fish or wildlife habitats, environmentally sensitive lands or Multiple Habitat Planning Area lands. Therefore, there would be no additional demand for public services or available fiscal and environmental resources would be associated with the conversion of two existing residential units to condominium ownership.

6. The notices required by San Diego Municipal Code section 125.0431 have been given in the manner required.

The applicant has provided a signed Certification of Tenant Notice that the 60-Day Notice of Intent to Convert to Condominiums and Notice of Tenants Rights has been provided to all tenants. Therefore, all applicable notices required by San Diego Municipal Code section 125.0431 have been provided in the manner required.

7. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing.

All costs associated with the processing of this Map Waiver are paid by the applicant through a deposit account and no governmental agency funds were provided for elderly, disabled or low income housing, nor is such housing provided onsite.

8. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed.

The project was not developed to provide housing for the elderly, disabled or to provide low income housing, nor is such housing provided onsite.

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 hereinbefore adopted by the Hearing Officer, Map Waiver No. 1480114 including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to San Diego Residential Properties, Incorporated, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Paul Godwin
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 24005807

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 1480114
LINCOLN AVENUE TENTATIVE MAP WAIVER - PROJECT NO. 420007
ADOPTED BY RESOLUTION NO. _____ ON AUGUST 17, 2016

GENERAL

1. This Map Waiver will expire August 31, 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 Map Waiver 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 the Subdivider of any claim, action, or proceeding, or if the 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 bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

CONDOMINIUM CONVERSION

6. The Subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:
 - a. For existing tenants, within 10 days of the project application for the condominium conversion being deemed complete; or
 - b. For prospective tenants, upon application for the rental of a unit in the proposed condominium conversion.
7. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the Subdivision Map Act.

8. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Subdivision Map Act section 66427.1(a)(2)(E). The provisions of this condition shall neither alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Civil Code sections 1941, 1941.1 and 1941.2.
9. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days after approval of a Parcel Map for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
10. The Subdivider shall give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property (San Diego Municipal Code § 125.0431(a)(4)).
11. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Subdivision Map Act section 66427.1(a)(2)(F) and San Diego Municipal Code section 125.0431(a)(5). The right shall commence on the date the subdivision public report is issued, as provided in section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right (San Diego Municipal Code § 125.0431(a)(5)).
12. The Subdivider shall provide a copy of the Building Conditions Report to a prospective purchaser prior to the opening of an escrow account (San Diego Municipal Code § 144.0504(c)).
13. Prior to the recordation of the Parcel Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

AFFORDABLE HOUSING

14. Prior to recordation of the Parcel Map, the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the condominium conversion inclusionary housing fee pursuant to the Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 142.1301 *et seq.*).
15. Prior to the recordation of the Parcel Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Tenant Relocation Benefits (San Diego Municipal Code § 144.0505), to the satisfaction of the Development Services Department and the Housing Commission.

ENGINEERING

16. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
17. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
18. 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.
19. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

20. Every 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.

LANDSCAPE

21. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.
23. Prior to recordation of the Parcel Map, the Owner/Permittee shall ensure that existing landscape and irrigation is field verified by the Development Services Department to be consistent with the Landscape Standards and in substantial conformance with the Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.

INFORMATION:

- The approval of this Map Waiver 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 U.S.C. § 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 Map Waiver 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 Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver 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. 24005807

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 No.: 420007

Project Title: Lincoln Avenue TM Waiver

Project Location-Specific: 1052-1054 Lincoln Avenue, San Diego, CA 92103

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

Description of nature and purpose of the Project: MAP WAIVER (MW) to waive the requirements for a Tentative Map (TM) to allow the conversion of two detached residential dwelling units to condominiums, and to waive the requirements to underground existing utilities, on a 0.160 acre site.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: David Parot (Applicant)
T & R Engineers (Firm)
5030 Playa Catalina
San Diego, CA 92124
(619) 884-1765

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: CEQA Exemption 15301(k) (Existing Facilities)
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301(k) which allows the division of existing multiple family or single-family residences into a common-interest ownership, where no physical changes occur which are not otherwise exempt. In addition; the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

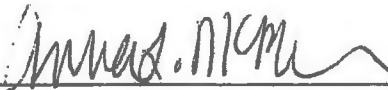
Telephone: (619) 446-5468

If filed by applicant:

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

ATTACHMENT 7

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

 Senior Planner
Signature/Title

April 1, 2016
Date

Check One:

Signed By Lead Agency

Signed by Applicant

Date Received for Filing with County Clerk or OPR:



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: Lincoln Avenue Lot Consolidation Map Project No. For City Use Only: 420007

Project Address: 1052-1054 Lincoln Avenue, 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):
N/A
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of individual (type or print):
N/A
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of individual (type or print):
N/A
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of individual (type or print):
N/A
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Project Title: 1052 - 1054 LINCOLN AVENUE, SAN DIEGO CA 92103 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? CA 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):
San Diego Residential Properties, Incorporated

Owner Tenant/Lessee


Street Address:
1054 Lincoln Avenue

City/State/Zip:
San Diego, CA 92103

Phone No: (619) 208-3823 Fax No:

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

Title (type or print):
President

Signature:  Date: 2/14/15

Corporate/Partnership Name (type or print):
N/A

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):
N/A

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):
N/A

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):
N/A

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):
N/A

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

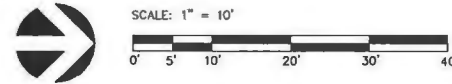
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

TENTATIVE MAP WAIVER NO. 1480114
PROJECT NO. 420007
1052 & 1054 LINCOLN AVENUE CONDOMINIUMS

GRAPHIC SCALE:



LEGAL DESCRIPTION:

LOTS 33 AND 34 IN BLOCK 137, OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP THEREOF BY G.A. D'HEMECOURT, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY IN BOOK 8 AT PAGE 36 ET. SEQ. OF LIS PENDENS.

GENERAL NOTES:

- BUILDING ADDRESS: 1052 & 1054 LINCOLN AVENUE, SAN DIEGO, CA 92103
- ASSESSOR'S PARCEL NO.: 444-373-20-00
- EXISTING AND PROPOSED ZONING: MCCPD-MR-3000, RM-1-2
- SETBACKS WERE DETERMINED PURSUANT TO SAN DIEGO MUNICIPAL CODE 131.0443 PER THE ABOVE ZONE AND ARE AS FOLLOWS:
 - FRONT YARD: 15 FT. FROM P/L
 - SIDE YARD: 5 FT.
 - REAR: 5 FT.
- CALIFORNIA COORDINATE INDEX:
 - NAD 27 INDEX: 214-1721
 - NAD 83 ZONE 6 INDEX: 1854-8281
- TOTAL GROSS / NET AREA: 0.161 AC. / 7,000.00 SQ. FT.
- EXISTING TOTAL NO. OF LOTS: 2
- PROPOSED TOTAL NO. OF LOTS: 1
- EXISTING USE DESIGNATION: MULTI-FAMILY RESIDENTIAL
- TOTAL NUMBER OF PROPOSED RESIDENTIAL CONDOMINIUM UNITS: (2)
 - UNIT 1 (1052 LINCOLN AVE) - 3 BEDROOM, WITH 2 BATHS
 - UNIT 2 (1054 LINCOLN AVE) - 3 BEDROOM, WITH 2 BATHS
 - LIVING UNIT 1 HAS AN ATTACHED SINGLE CAR GARAGE
- THE TOTAL NUMBER OF PARKING SPACES AS REQUIRED PER TABLE 142-05C OF THE MUNICIPAL CODE SECTION 142.0525 IS 1.5 SPACES FOR A CONDOMINIUM CONVERSION PER EACH THREE BEDROOM UNIT, FOR A REQUIRED TOTAL OF 3.0 PARKING SPACES. THERE WILL BE (3) OPEN PARKING SPACES AND (1) GARAGE SPACE PROVIDED ON SITE TO ACCOMMODATE A TOTAL OF (4) FOUR PARKING SPACES.
- OVERLAY ZONES:
 - AIRPORT INFLUENCE AREA - SAN DIEGO INTERNATIONAL
- THERE ARE NO EXISTING OR PROPOSED BUS STOPS LOCATED ON LINCOLN AVENUE.
- THE INDICATED BUILDING LINES SHOWN HEREON IS THAT OF THE BUILDING FOOTPRINT.
- THE SOURCE OF THE TOPOGRAPHY UTILIZED FOR THIS MAP WAS DERIVED FROM A FIELD SURVEY AND A SITE INVESTIGATION PERFORMED ON NOV. 14, 2014.
- DATE PREPARED: D2-23-2015, 1ST REVISION 7-20-2015
2ND REVISION 10-9-2015
3RD REVISION 11-27-2015

BASIS OF ELEVATION:

THE BASIS OF ELEVATION FOR THIS TENTATIVE MAP WAIVER IS A SOUTHEASTERLY BRASS PLUS LOCATED AT THE INTERSECTION OF LINCOLN AVENUE AND VERMONT STREET PER THE CITY OF SAN DIEGO VERTICAL CONTROL BOOK.

ELEVATION: 298.914 M.S.L. (N.G.V.D. 29)

OWNER / APPLICANT:

SAN DIEGO RESIDENTIAL PROPERTIES, INC., A CALIFORNIA CORPORATION
ATTN: EDWARD SULEIMAN
1054 LINCOLN AVENUE
SAN DIEGO, CALIFORNIA 92103
TELEPHONE: (619) 208-3823
EMAIL: EDWARDSULEIMAN@GMAIL.COM

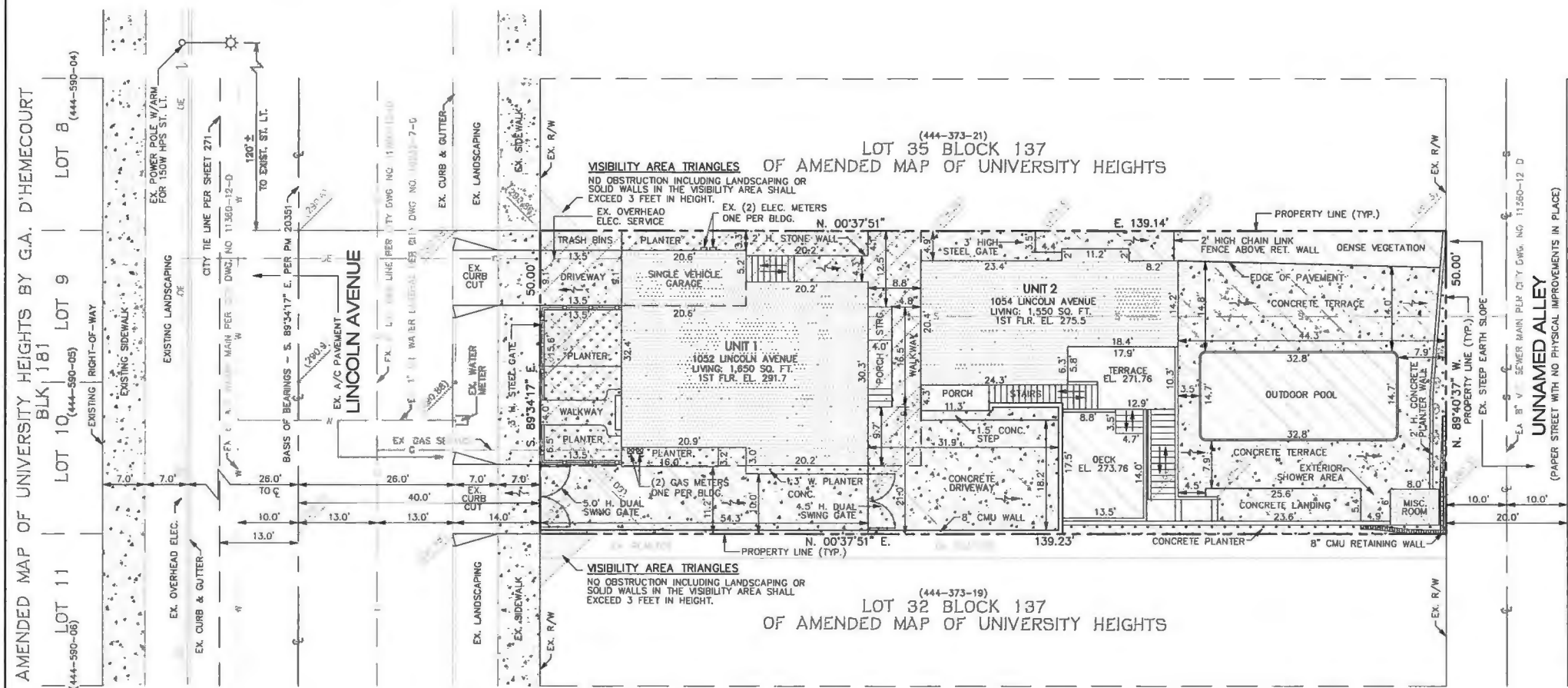
Edward Suleiman
EDWARD SULEIMAN, PRESIDENT

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPRESENTS A TENTATIVE MAP PREPARED UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY 2015, AND IT CONFORMS TO PROFESSIONAL ACCEPTED STANDARDS AND WAS ALSO PREPARED IN COMPLIANCE WITH THE CITY OF SAN DIEGO MAP WAIVER REQUIREMENTS (SECTION 125.0120).



Roberto S. Domingo
ROBERTO S. DOMINGO, RCE 29118
REGISTRATION EXPIRES: 03-31-2017
T & R ENGINEERS & ASSOCIATES
503D PLAYA CATALINA
SAN DIEGO, CALIFORNIA 92124
TELEPHONE: (858) 288-4179
FACSIMILE NO.: (858) 496-0840



DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS IS 2.

UTILITY NOTES:

THE FOLLOWING EXISTING UTILITIES CURRENTLY SERVING THE PROPERTY ARE AS FOLLOWS:

EXISTING UTILITY DESCRIPTION	UTILITY STATUS	
	UNDERGROUND	OVERHEAD
SEWER	YES	NO
WATER	YES	NO
ELECTRICAL	YES	YES
GAS	YES	NO

MONUMENTATION NOTE:

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.

EXISTING IMPROVEMENT DWGS:

DRAWING NOS. 11360-12-D, 16232-7-D, 504-D, CITY OF SAN DIEGO SEWER AND WATER FIELD BOOK, G18S - TILE: BA122

EXISTING & PROPOSED EASEMENTS:

THERE ARE NO EXISTING EASEMENTS, HOWEVER A THERE WILL BE TWO PROPOSED EASEMENTS FOR SHARED DRIVEWAY AND RECIPROCAL ACCESS.

TITLE REPORT BY:

CHICAGO TITLE COMPANY, REFERENCE ORDER NO. 12204016-998-U50.

BASIS OF BEARINGS:

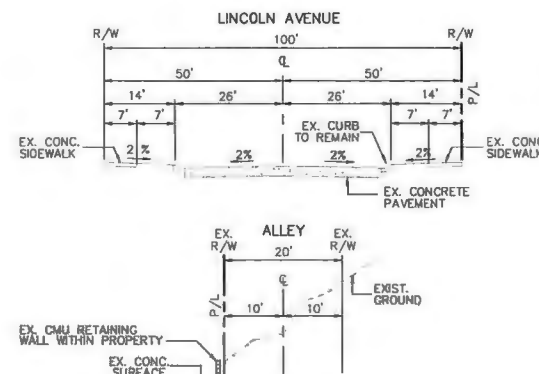
THE BASIS OF BEARING FOR THIS TENTATIVE MAP IS A PORTION OF THE CENTERLINE OF LINCOLN AVENUE EAST OF VERMONT STREET PER PARCEL MAP NO. 20351. (I.E. S. 89°34'17" E.)

LEGEND:

- INDICATES EXISTING ELEVATION
- INDICATES PROPERTY LINE/TMW BOUNDARY
- INDICATES DIRECTION OF DRAINAGE (TYP.)
- INDICATES AREA EXCLUSIVELY IN FAVOR OF UNIT 1 ONLY
- INDICATES AREA EXCLUSIVELY IN FAVOR OF UNIT 2 ONLY

TYPICAL STREET SECTIONS

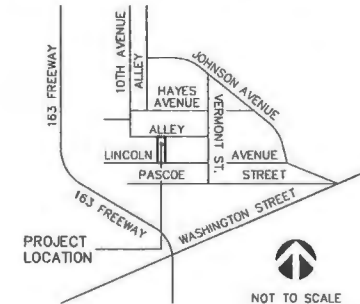
NOT TO SCALE



NOTE: EXISTING ALLEY IS A DEDICATED PAPER STREET DUE TO THE STEEP EXISTING TOPOGRAPHY, THE ALLEY IS UNIMPROVED.

VICINITY MAP

NO SCALE



NOT TO SCALE