



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: September 9, 2015

REPORT NO. HO-15-107

ATTENTION: Hearing Officer

SUBJECT: CAMPUS AVENUE MAP WAIVER
PROJECT NUMBER: 417959

LOCATION: 4481 and 4483 Campus Avenue

APPLICANT: Rick Turner

SUMMARY

Issues: Should the Hearing Officer approve a Tentative Map Waiver to create two residential units (under construction) into condominiums within the Uptown Community Plan Area?

Staff Recommendation:

APPROVE Tentative Map Waiver No. 1469485.

Community Planning Group Recommendation: At the June 2, 2015, meeting of the Uptown Community Planning Group, the project was approved by a vote of 9-3-1 with no recommendations (Attachment 6).

Environmental Review: The project was determined to be exempt (Attachment 5) pursuant to California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) guidelines section 15305 which addresses minor alterations in land use limitations. The environmental exemption determination for this project was made on July 23, 2015 and the opportunity to appeal that determination ended August 6, 2015. This project is not pending an appeal of the environmental determination.

BACKGROUND

The 0.08-acre site is located at 4481 and 4483 Campus Avenue (Attachment 1) in the MR-1500 zone of the Mid-City Communities Planned District within the Uptown Community Plan Area (Attachment 2). The site consists of two, two-story dwelling units with garages under construction via Building Permit Nos. 1019734 and 1019741, issued on January 24, 2014.

The Uptown Community Plan designates the site as residential with a density of 44-73 dwelling units per acre. The project proposes to create two residential units (under construction) for condominium ownership on a 0.08-acre site, or approximately 34 dwelling units per acre, which is less than the community plan land use density for the site. The development is being constructed by right in accordance with the San Diego Municipal Code's base zone regulations and did not require a discretionary action. Therefore, the proposed subdivision and its design are consistent with the policies, goals, and objectives of the applicable land use plan.

DISCUSSION

Project Description:

The project requires a Tentative Map Waiver per San Diego Municipal Code (SDMC) Section 125.0120 to create two residential units (under construction) into condominiums. The project as proposed requires a Process Three, Hearing Officer decision with appeal rights to the Planning Commission. According to SDMC Section 125.0123, Findings for Map Waiver, the decision maker may approve a Tentative Map if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the San Diego Municipal Code.

The project also has requested a waiver of the requirement to underground existing overhead utility facilities. The waiver qualifies under the guidelines of San Diego Municipal Code 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 project requires four parking spaces and four parking spaces are provided. The proposed subdivision is consistent with the development regulations of the underlying zone and complies with setbacks, floor area ratio, and landscaping; no deviations are requested with this action.

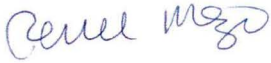
Conclusion:

Staff has reviewed the request for a Tentative Map Waiver and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code and believes the required findings can be approved. Therefore, staff recommends the Hearing Officer approve Tentative Map Waiver No. 1469485 (Attachments 3).

ALTERNATIVES

1. **Approve** Tentative Map Waiver No. 1469485 **with modifications.**
2. **Deny** Tentative Map Waiver No. 1469485 **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Renee Mezo
Project Manager
Development Services Department

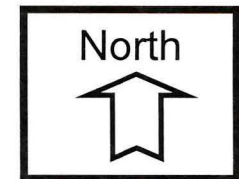
Attachments:

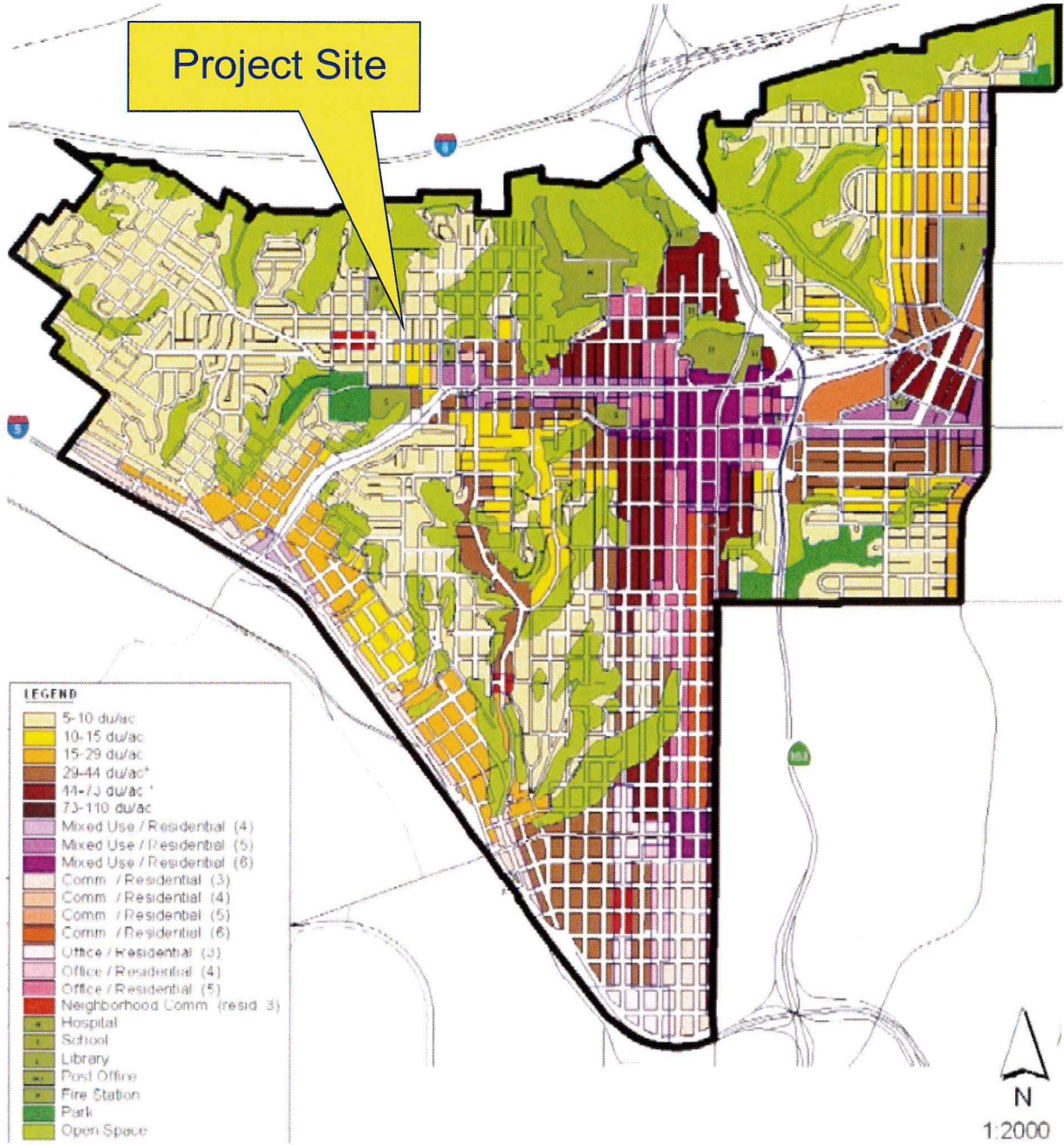
1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Tentative Map Findings and Conditions
4. Map Exhibit
5. CEQA Exemption
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement



Project Location Map

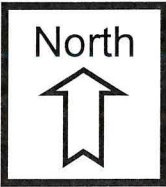
CAMPUS AVENUE MAP WAIVER – 4481-4483 CAMPUS AVENUE
PROJECT NO. 417959





Land Use Map

**CAMPUS AVENUE MAP WAIVER – 4481-4483 CAMPUS AVENUE
PROJECT NO. 417959**



RESOLUTION NO. HO-XXXX
DATE OF FINAL PASSAGE SEPTEMBER 9, 2015

A RESOLUTION OF THE HEARING OFFICER
ADOPTING THE FINDINGS AND APPROVING MAP
WAIVER NO. 1469485 FOR THE CAMPUS AVENUE
MAP WAIVER- PROJECT NO. 417959

WHEREAS, STEWART-THOMAS, A CALIFORNIA LIMITED PARTNERSHIP, Subdivider, and KAPPA ENGINEERING, submitted an application with the City of San Diego for Map Waiver No. 1469485, to waive the requirements for a Tentative Map to create two residential condominium units (under construction) and to waive the requirements to underground existing offsite overhead utilities. The 0.08-acre project site is located at 4481 and 4483 Campus Avenue in the MR-1500 zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. The property is legally described as Lot 4, Block 79 of University Heights, Map thereof made by G.A. D'Hemecourt; and

WHEREAS, the subdivision map proposes the subdivision of a 0.08-acre site into 1 lot for residential condominium development; and

WHEREAS, on July 23, 2015, 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 15305 (Minor Alterations in Land Use Limitations) and there was no appeal of the environmental determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

WHEREAS, 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 project consists of two units under construction for which Certificates of Occupancy have not been issued; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351(f) and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is two; 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)(1) 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; and

WHEREAS, on September 9, 2015, the Hearing Officer of the City of San Diego considered Map Waiver No. 1469485, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 and 144.0240 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. 1469485:

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

The Uptown Community Plan designates the site as residential with a density of 44-73 dwelling units per acres. The project proposes to create two residential units (under construction) into condominiums on a 0.08-acre site, or approximately 34 dwelling units per acre, which is less than the community plan land use density for the site. The development was constructed by right in accordance with the San Diego Municipal Code's base zone regulations and did not require a discretionary action. Therefore, the proposed subdivision and its design 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 proposed subdivision is consistent with the development regulations of the underlying zones and complies with setbacks, floor area ratio, landscaping and parking and no deviations are requested with this action. The site consists of two, two-story dwelling units with garages under construction via Building Permit Nos. 1019734 and 1019741, issued on January 24, 2014. Therefore, the site complies with the applicable zoning and development regulations of the Land Development Code.

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

The project requires a Tentative Map Waiver to create two residential units (under construction) into condominiums. The site is flat and the structures have already been built in compliance with all geologic and engineering requirements. The Uptown Community Plan designates the site as residential with a density of 44-73 dwelling units per acres. The project proposes to create two residential units (under construction) into condominiums on a 0.08-acre site. The site consists of two, two-story dwelling units with garages under construction via Building Permit Nos. 1019734 and 1019741, issued on January 24, 2014. The development was constructed by right in accordance with the San Diego Municipal Code's base zone regulations and did not require a discretionary action. Therefore, the proposed subdivision 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 requires a Tentative Map Waiver to create two residential condominium units (under construction). The 0.08-acre site is located at 4483 and 4481 Campus Avenue in the MR-1500 zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. The site is within an existing, developed, urban in-fill area and does not contain nor is adjacent to any fish or wildlife habitats, environmentally sensitive lands or Multiple Habitat Planning Area lands. Therefore, the design of the subdivision or the proposed improvements 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 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, and paying applicable fees in order to achieve compliance with the regulations of the San Diego Municipal Code. The site consists of two, two-story dwelling units with garages under construction via Building Permit Nos. 1019734 and 1019741, issued on January 24, 2014.

All Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements governing the continued operation of the development to this project. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety and welfare.

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

Other than the subdivision to allow condominium ownership, no other changes are requested, and the project does not include additional development of the property. There are no existing 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 requires a Tentative Map Waiver to create two residential condominium units (under construction). 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. The units are being constructed and the underlying zone provided opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The project requires a Tentative Map Waiver to create two residential condominium units (under construction). Other than the subdivision to allow condominium ownership, no other changes are requested, and the project does not include additional development of the property. The site consists of two, two-story dwelling units with garages constructed under Building Permit Nos. 1019734 and 1019741, issued on January 24, 2014 and have paid the In-Lieu Fee to comply with the City's Affordable Housing Regulations. The decision maker has reviewed the administrative record including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Those needs were balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed subdivision will not adversely impact the housing needs of the Uptown Community Plan area.

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. 1469485 is hereby granted to STEWART-THOMAS, A CALIFORNIA LIMITED PARTNERSHIP subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Renee Mezo
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions

Internal Order No. 24005754

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 1436594
CAMPUS AVENUE MAP WAIVER- PROJECT NO. 417959
ADOPTED BY RESOLUTION NO. XXXX ON SEPTEMBER 9, 2015

DRAFT

GENERAL

1. This Map Waiver will expire on July 8, 2018.
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. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
5. 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.
6. 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.

ENGINEERING

7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

8. 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.
9. 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

10. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
11. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
12. 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.

PUBLIC UTILITIES

13. The Subdivider shall grant adequate water easements, including vehicular access to each appurtenance (meters, valves, etc.) for all public water facilities that are not located within fully improved public right-of-ways. Easements, as shown on the approved tentative map waiver, will require modification based on standards and final engineering.
14. The Subdivider shall process encroachment maintenance and removal agreements, for all acceptable encroachments into the water easement, including but not limited to structures, enhanced paving, or landscaping. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.
15. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and within five feet of any water facilities.
16. Prior to the recording of the Parcel Map, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

LANDSCAPE

17. Prior to the recordation of the parcel map, the Owner/Subdivider shall submit documentation of required, existing landscape to remain consistent with Exhibit "A" Landscape Plan and previous Building Permits issued under PTS 288336.
18. 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 unless specifically noted in this Permit.
19. 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 unless specifically noted in this Permit.
20. If any required landscape (including existing plantings, hardscape, landscape features, etc.) indicated on the approved exhibits be damaged or removed during the life of the project, the Owner/Permittee shall repair and/or replace in kind to the satisfaction of the Development Services Department consistent with section 142.0403(b)(8) of the Land Development Code.

PLANNING

21. Prior to recording the Parcel Map the project must comply with the Inclusionary Housing Regulations as outlined in Chapter 14, Article 2, Division 13 of the LDC.

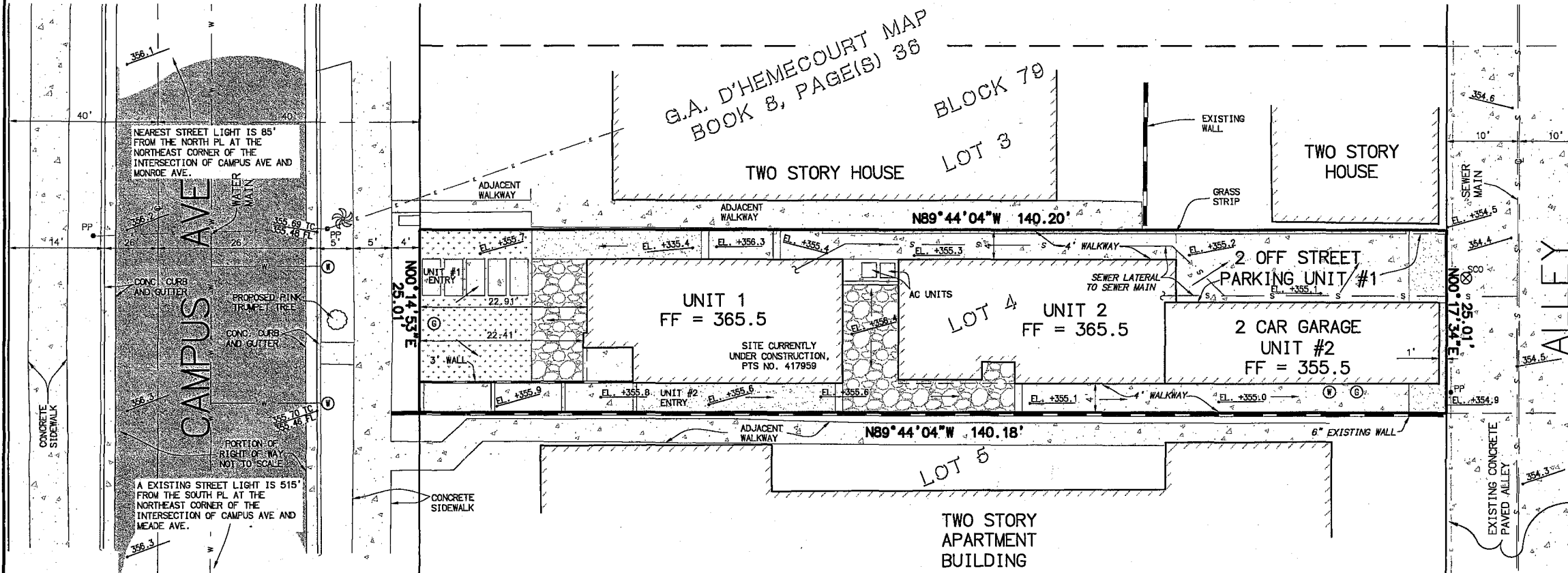
INFORMATION:

- 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. 24005073

CAMPUS AVENUE MAP WAIVER NO. 1469485

SCALE 1" = 8'



LEGAL DESCRIPTION

ALL OF LOT 4 IN BLOCK 79 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE AMENDED MAP THEREOF MADE BY G. A. D'HEMECOURT, RECORDED IN BOOK 8 PAGE(S) 36, ET SEQ. OF LIS PENDENS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONDOMINIUM STATEMENT

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

OWNER

STEWART THOMAS, LLC
4411 PARK BLVD
SAN DIEGO, CA 92116

BY: *J. Thomas*
JASON THOMAS

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

ZONING BASE ZONE: MCPPD-MR-1500 NO CHANGES PROPOSED
PLANNED DISTRICT: MID-CITY COMMUNITIES PLANNED DISTRICT
COMMUNITY PLAN NAME: MID CITY - UNIVERSITY HEIGHTS
OVERLAY ZONES: FAA PART 77 - TRANSIT AREA
SAN DIEGO INTERNATIONAL AIRPORT - REVIEW AREA 2
INFLUENCE AREA OVERLAY ZONE

ASSESSOR'S PARCEL NUMBER: 445-201-04

UNIT SIZE & ON-SITE PARKING

UNIT DATA:
UNITS 1 - 1 BEDROOM - 3 BATHS, 1,144 SQ FT
UNITS 2 - 2 BEDROOM - 3 BATHS, 1,206 SQ FT

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

TOTAL MAP AREA 0.080 ACRES NET 3506.2 SQ FT

BENCHMARK

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

ELEVATION = 354.12 MEAN SEA LEVEL DATUM

EARTHWORK

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

NOTES

- SITE ADDRESS: 4481-4483 CAMPUS AVE
- SOURCE OF TOPOGRAPHY IS A FIELD SURVEY PERFORMED BY KAPPA SURVEY INC., JANUARY, 2015.
- NO EXISTING EASEMENTS.
- THERE IS NO SURVEY OF RECORD FOR THIS SITE AND NO EVIDENCE OF MONUMENTATION EXCEPT AS NOTED. A PROPERTY SURVEY TO BE PERFORMED TO MONUMENT PROPERTY CORNERS AND A CONSOLIDATING PARCEL MAP TO BE FILED WITH THE COUNTY RECORDER'S OFFICE.
- ALSO REQUESTING A WAIVER OF THE CITY UNDERGROUND REQUIREMENT FOR EXISTING MAIN OVERHEAD FACILITIES.
- NAD 27 COORDINATES: 216-1724
NAD 83 COORDINATES: 1854-6280
- UTILITIES: ALL OVERHEAD FACILITIES THAT SERVE THE SITE WILL BE PLACED UNDERGROUND.

PROJECT DESCRIPTION

THIS PROJECT IS PROPOSING THE CREATION OF A TWO UNIT CONDOMINIUM IN THE 4481-4483 CAMPUS AVENUE LOCATION. THE OFF-SITE IMPROVEMENTS ARE NEW. THE ON-SITE UTILITIES ARE UNDERGROUND. THERE ARE TWO OPEN ON-SITE PARKING SPACES FOR UNIT #1 AND THERE ARE TWO GARAGED PARKING SPOTS FOR UNIT #2. WE ARE REQUESTING A WAIVER FOR THE OFF-SITE UNDERGROUNDING. SITE IS CURRENTLY UNDER CONSTRUCTION, PLS NO. 417859.

SURVEYOR OF WORK:

KAPPA SURVEYING & ENGINEERING, INC.
ADDRESS: 6707 LA MESA BLVD.,
LA MESA, CA, 91942
TELEPHONE: (619) 465-8948

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

Allen R. A. Turner III
SIGNATURE AND DATE: 7-21-15

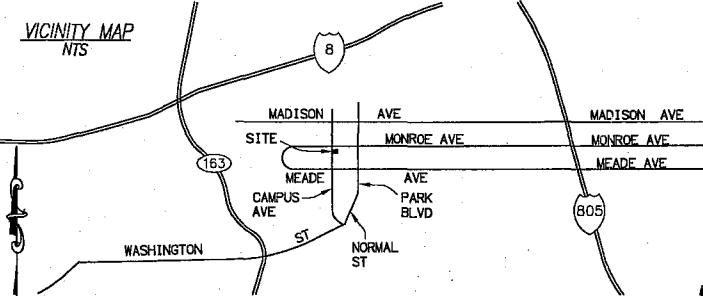


SITE UTILITIES	
UTILITY COMPANY	CURRENT STATUS
SDG&E -- ELECTRIC	OVERHEAD
COX -- TELEPHONE	OVERHEAD
COX -- CABLE	OVERHEAD

GRADING NOTES

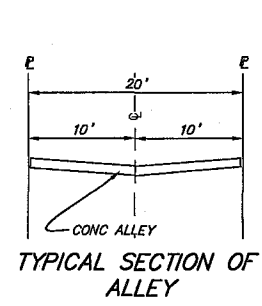
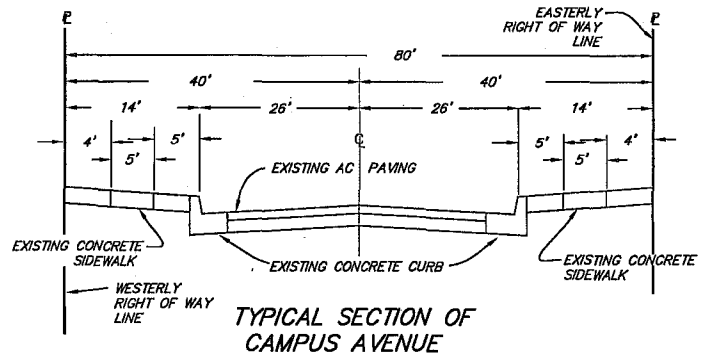
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

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.



LEGEND

PROPOSED STRUCTURE	OFF STREET PARKING
PROPERTY LINE/TMW BOUNDARY	AC PAVING
PROPOSED ELEVATION	CONCRETE
POWER POLE	AREA OF VEGETATION
SEWER CLEAN OUT	PERVIOUS CONCRETE OR 3" DEEP GRAVEL
DRAINAGE DIRECTION	GAS METERS
WATER METER	
AREA OF PAVERS/HARDSCAPE	



KAPPA Surveying & Engineering, Inc.
8707 La Mesa Blvd
La Mesa, Calif. 91942
(619) 465-8948
FAX (619) 465-8410

SHEET 1 OF 1 SHEETS

MAP WAIVER
4481-4483 CAMPUS AVENUE

REVISIONS: 5/8/15 PLAN CHECK
DATE: 3/25/2015
PROJECT

Allen R. A. Turner III PLS 7844
REGISTRATION EXPIRES 12-31-2016

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2422

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.: 417959

Project Title: **Campus Avenue Map Waiver**

Project Location-Specific: 4481-4483 Campus Avenue, San Diego, California 92116

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

Description of nature and purpose of the Project: The project proposes a Map Waiver (MW) to waive the requirements for a Tentative Map to create two residential condominium units (under construction) on a 0.08-acre site.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Rick Turner (Applicant),
 Kappa Survey (Firm),
 8707 La Mesa Boulevard,
 La Mesa, California 91941,
 (619) 465-8948

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 CEQA Exemption 15305 (Minor Alterations in Land Use Limitations)
 Statutory Exemptions:

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

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

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

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

Annah McMerson / Senior Planner
 Signature/Title

July 23, 2015
 Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Mezo, Renee

From: Michael Brennan [michaelbrennan.community@gm.....com]
Sent: Tuesday, July 07, 2015 7:32 AM
To: James Mellos
Cc: Mezo, Renee
Subject: Re: Campus Ave Map Waiver 417959

Renee,

4481-4483 Campus Ave was heard at our June 2nd Uptown Planners board meeting and received a vote in favor of 9-3-1.

-Michael

On Jul 6, 2015, at 10:50 PM, James Mellos <uptownplannerschair2015@gmail.com> wrote:

Michael,

Can you please answer this for Renee?

J. Demetrios Mellos III

Chair
Uptown Planners

Tel: 619-696-3600 x1
e-mail: UptownPlannersChair2015@gmail.com

On Jul 1, 2015, at 10:34 AM, Mezo, Renee <RMezo@san Diego.gov> wrote:

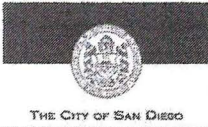
Hi James,

Can you confirm that this item was heard on June 2 and the vote, if possible?

Thanks,

Renee Mezo
City of San Diego
Development Services
Development Project Manager
1222 First Ave. MS501
San Diego, CA 92101-4155
619-446-5001
FAX 619-446-5499
rmezo@SanDiego.gov
<http://www.sandiego.gov/development-services/>

<image001.png> Now: [Pay Invoices](#) and [Deposits](#) Online



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 Campus Avenue Residences **Project No. For City Use Only** 417959

Project Address:
 4481-4483 Campus Avenue, San Diego, CA 92116

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

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

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

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

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

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

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print):
Stewart-Thomas LLC

Owner Tenant/Lessee


Street Address:
4411 Park Blvd

City/State/Zip:
San Diego, CA 92116

Phone No: _____ Fax No: _____
(619) 284-5348

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

Title (type or print):
member

Signature :  Date: 4/16/2015

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: _____