



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 27, 2024 REPORT NO. HO-24-040

HEARING DATE: September 4, 2024

SUBJECT: 2126-2128 San Clemente Street and 4109 Udall Street Condominiums,
Process Three Decision

PROJECT NUMBER: [PRJ-1105781](#)

OWNER/APPLICANT: San Clemente Street, LLC/Robert Bateman, Surveyor

SUMMARY

Issues: Should the Hearing Officer approve the conversion of four residential dwelling units under construction into condominiums located at [2124 - 2128 San Clemente Street](#) and 4109 Udall Street within the [Peninsula Community Planning](#) area?

Proposed Actions:

1. Approve Tentative Map Waiver No. PMT-3261515;
2. Waive the requirement to underground existing offsite overhead utilities.

Community Planning Group Recommendation: On May 16, 2024, the Peninsula Community Planning Board voted 13-0-0 to recommend approval of the project without conditions or recommendations (Attachment 7).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 24, 2024, and the opportunity to appeal that determination ended July 9, 2024 (Attachment 5).

BACKGROUND

The project site is currently under construction with two residential duplexes, or four dwelling units, totaling 7,309 square feet. Construction of the project was designed according to the underlying RM-2-5 Zone regulations and was issued building permit project no. PRJ-1042663 on August 22, 2023.

DISCUSSION

The 0.14-acre project site is located at the northeast corner of San Clemente Street and Udall Street (2126 San Clemente Avenue) within the RM-2-5 base zone of the Peninsula Community Planning Area. The Peninsula Community Plan designates the site as "Multi Family" with a maximum of 29 dwelling units per acre yielding four dwelling units on the site.

The project requests a Tentative Map Waiver to waive the requirement to file a Tentative Map and Parcel Map, subdividing the four residential dwelling units into condominium interest. Since the project is currently not occupied, the noticing requirements for condominium conversions have been satisfied. As a condition of approval, the subdivider will file a Certificate of Compliance pursuant to the Subdivision Map Act. The project is for subdivision only and no further development is proposed. Pursuant to San Diego Municipal Code (SDMC) section 125.0122, the project as proposed requires a Process Three, Hearing Officer decision with appeal rights to the Planning Commission.

A waiver of the requirement to underground existing offsite overhead utilities (a requirement of the SDMC for all subdivisions) is included in the application. Because the conversion involves a short span of overhead utility less than a full block in length, it would not represent a logical extension to an underground facility. Therefore, staff recommends the decision maker waive this requirement.

Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions to support approval of the Project (Attachments 3 and 4). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map Waiver No. PMT-3261515, with modifications.
2. Deny Tentative Map Waiver No. PMT-3261515, if the findings required to approve the project cannot be affirmed.

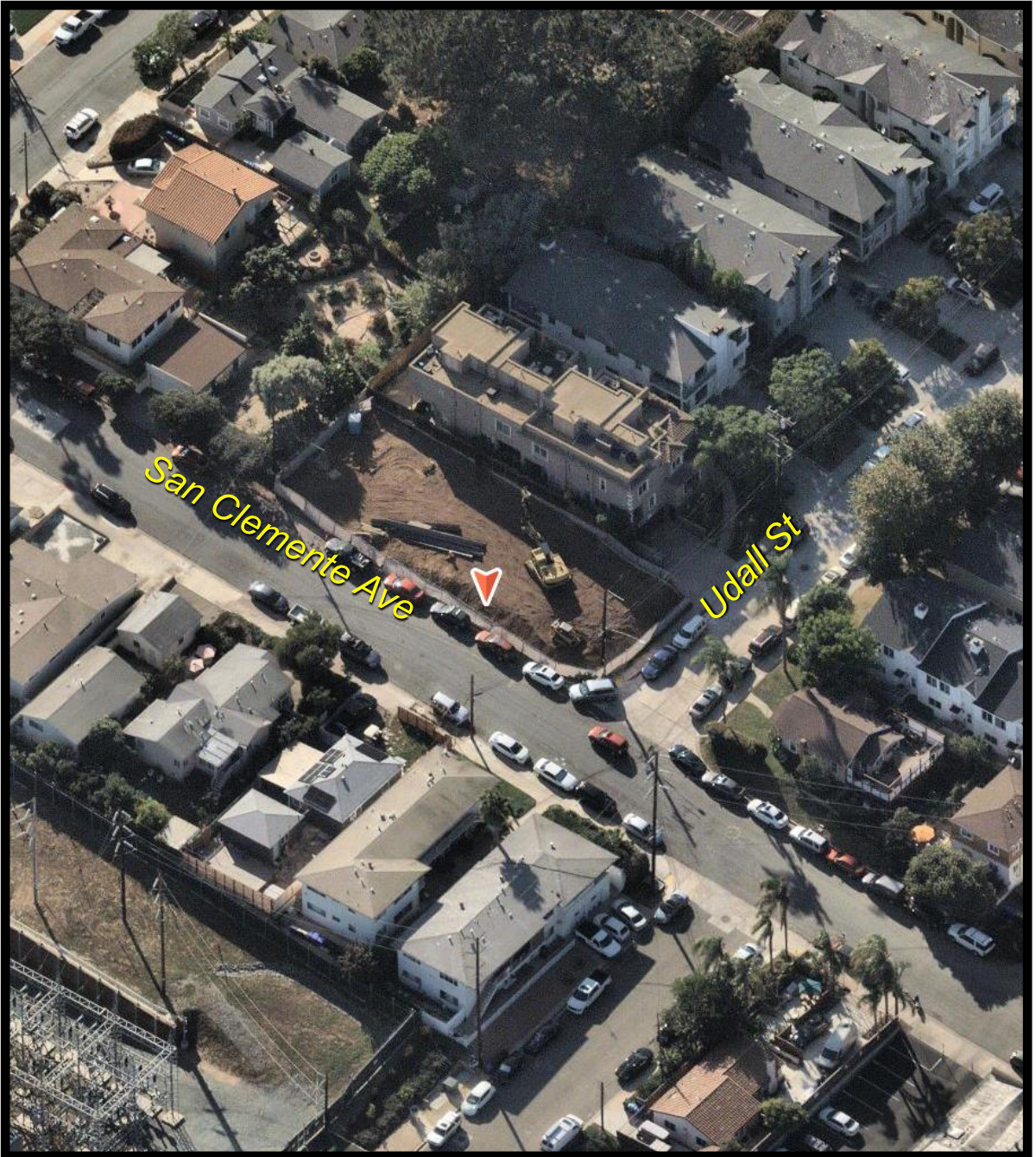
Respectfully submitted,



Francisco Mendoza
Development Project Manager
Development Services Department

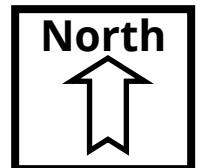
Attachments:

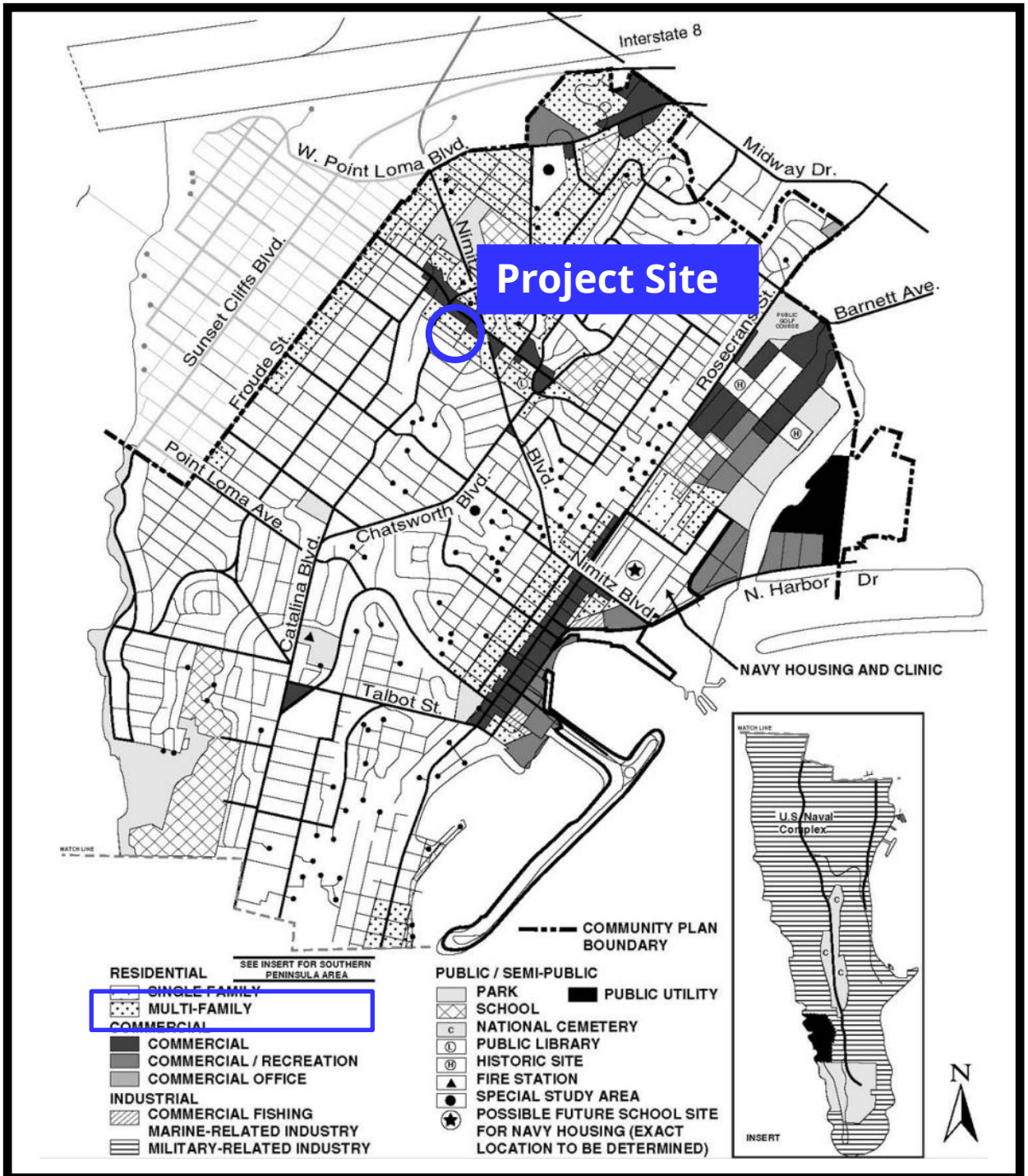
1. Aerial Photographs
2. Community Plan Land Use Map
3. Draft Map Resolution with Findings
4. Draft Map Conditions
5. Notice of Right to Appeal
6. Ownership Disclosure Statement
7. Community Planning Group Recommendation
8. Project Plans



Aerial Photo

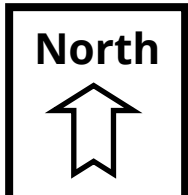
2126 - 2128 San Clemente Ave and 4109 Udall St
Project No. PRJ-1105781





Peninsula Land Use Plan

2126 - 2128 San Clemente Ave and 4109 Udall St
 Project No. PRJ-1105781



RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. PMT-3261515 FOR
2126 SAN CLEMENTE CONDOMINIUMS – PROJECT NO. PRJ-1105781

WHEREAS, SAN CLEMENTE STREET, LLC, Subdivider, and ROBERT BATEMAN, Surveyor, submitted an application with the City of San Diego for Tentative Map Waiver No. PMT-3261515, to waive the requirement for a Tentative Map and Parcel Map for the conversion of four units currently under construction to condominium units, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 2124 - 2128 San Clemente Street and 4109 Udall Street in the RM-2-5 zone of the Peninsula Community Plan. The property is legally described as: Lot 10, Block 4, Loma Alta Number 1, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1078, filed in the County Recorder August 28, 1907; and

WHEREAS, the Map proposes the subdivision of a 0.14-acre site into four residential condominium units on a single lot; and

WHEREAS, on July 10, 2024, 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 15315 (Minor Land Divisions); 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 four residential 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 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) based on the fact that the conversion involves a short span of overhead utility, (less than a full block in length), and would not represent a logical extension to an underground facility; and

WHEREAS, on September 4, 2024, the Hearing Officer of the City of San Diego considered Map Waiver No. PMT-3261515, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 (map waiver), 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, as required by Municipal Code section 125.0440, with respect to Map Waiver No. PMT-3261515:

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 create four residential condominium units currently under construction on one 0.14-acre lot located at 2124 - 2128 San Clemente Street and 4109 Udall Street in the RM-2-5 zone of the Peninsula Community Plan. The Peninsula Community Plan designates the site as "Multi Family" with a maximum of 29 dwelling units per acre yielding four dwelling units on the 0.14 -acre site (28 dwelling units per acre). The site is zoned RM-2-5 and the construction of four residential dwelling units was approved August 22, 2023, as

part of Building permit Nos. PMT-3121500 and PMT-3121501 (PRJ-1042663), and those units are under construction. The proposed subdivision is consistent with the land use designation and the underlying RM-2-5 zone.

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.

No development will result from the subdivision of the site. The four residential units are currently under construction under active Building Permit Project No. PRJ-1042663. The proposed subdivision is consistent with all the development regulations of the RM-2-5 zone and the Peninsula Community Plan. No deviations are proposed or required to approve the tentative map waiver.

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

The site is relatively flat and has been previously graded. The site is situated at the intersection of San Clemente and Udall Streets. The total of 4 residential units meets the allowable density of the RM-2-5 zone. The total Floor Area Ratio of 0.95 is below the maximum 1.35, and the heights of the buildings (27 feet and 28 feet) are below the 30-foot Coastal Height Limit and the maximum permitted per the zone. Therefore, the site is physically suitable for the type and density of the 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 Tentative Map Waiver was reviewed for conformance with the applicable zoning and development regulations of the Land Development Code. The review included requiring compliance with storm water runoff requirements during and after construction. The proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions). The project is located within an urbanized and built environment where there are no watercourses on or adjacent to the site. 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 on 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 Tentative Map Waiver was reviewed and determined to be in compliance with the Municipal Code and the Subdivision Map Act. The Tentative Map and associated development permit includes conditions and corresponding exhibits of approvals, including storm water and construction water runoff, adequate parking, and public improvements, in order to achieve compliance with the regulations of the San Diego Municipal Code. The proposed project is exempt from CEQA pursuant to 15315 (Minor Land Divisions) of the CEQA Guidelines. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The proposed subdivision does not contain or propose any new easements for the development. San Clemente Street fronts the property to the east and Udall Street abuts the property to the south. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

No new development will result from the subdivision of the site. The site is under construction with four residential dwelling units and all public and private improvements are existing or under construction. Each unit allows for passive heating opportunities through daylight openings. Those openings also provide for passive cooling through cross-ventilation of 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 site currently contains four dwelling units under construction. The applicant will pay the in-lieu fee to the City to meet the affordable housing requirement. The decision maker has determined that the provision of four residential units and the associated increase in the need for public services and the available fiscal and environmental resources are balanced by adequate public transit in the immediate area, the proximity of shopping, and essential services and recreation in the nearby developed urban 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. PMT-3261515 including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to San Clemente Street, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Francisco Mendoza
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions
Internal Order No. 11004543

ATTACHMENT 4

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. PMT-3261515
2123 SAN CLEMENTE CONDO - PROJECT NO. PRJ-1105781
ADOPTED BY RESOLUTION NO. _____ ON SEPTEMBER 4, 2024

GENERAL

1. This Tentative Map Waiver will expire September 4, 2027.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Tentative Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, 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 Certificate of Compliance shall conform to the provisions of Building Permit Nos. PMT-3121500 and PMT-3121501 (PRJ-1042663).
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 required to pay or perform any settlement unless such settlement is approved by the Subdivider.
7. Prior to the recordation of the Certificate of Compliance, 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

8. Prior to recordation of the Certificate of Compliance, the Subdivider shall demonstrate compliance with the provisions of the San Diego Municipal Code, including the Condominium Conversion Regulations of Chapter 14, Article 4, Division 5; the Inclusionary Affordable Housing Regulations of Chapter 14, Article 2, Division 13; and the

ATTACHMENT 4

Inclusionary Housing Procedures Manual by payment of the applicable Inclusionary Affordable Housing In-Lieu Fee. (San Diego Municipal Code § 142.1301 *et seq.*).

9. The Subdivider shall either show evidence that relocation assistance has been paid to eligible tenants or enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Subdivider, and secured by a deed of trust which incorporates applicable relocation benefit conditions consistent with the San Diego Municipal Code.

ENGINEERING

10. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
11. 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, is satisfactory to the City Engineer.
12. 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

13. "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).
14. "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."
15. Every Certificate of Compliance 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

ATTACHMENT 4

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 the conversion of the grid-to-ground distances shall be shown on the map.

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 the 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. 11004543



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 24, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11004543

PROJECT NAME / NUMBER: 2126 San Clemente Condo TM / PRJ-1105781

COMMUNITY PLAN AREA: Peninsula

COUNCIL DISTRICT: 2

LOCATION: 2126 San Clemente Street, San Diego, CA 92107

PROJECT DESCRIPTION: Tentative Parcel Map Waiver to convert four residential units to condominium units. The 0.13-acre site, located at 2126 San Clemente Street, is zoned Residential - Multiple Unit (RM-2-5) and designated as Multi-Family in the Peninsula Community Plan. The project is also within the Sustainable Development Areas, Complete Communities Housing Solutions, Complete Communities Mobility Choices, Airport Land Use Compatibility Overlay Zone, Coastal Height Limit Overlay Zone, Affordable Housing Parking Demand, ALUCP Airport Influence Area, ALUCP Noise Contours, and FAA Part 77 Noticing Area, within Council District 2. **LEGAL DESCRIPTION:** Lot 10 of Block 4 of Map No. 1078 (APN 449-254-0900).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15315, Minor Land Divisions.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project meets the criteria set forth in CEQA Section 15315, Minor Land Divisions. The project would convert four residential units into condominiums, while staying in conformance with the General Plan and zoning. The project did not propose any variances or exceptions, all services and access to the proposed parcels to local standards are available, and the parcel was not involved in a division of a larger parcel within the previous 2 years. Furthermore, the parcel has an approximate slope of 12%, which does not exceed the average 20% slope criteria. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was

not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Tyler Sherer
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5378 / TSherer@sandiego.gov

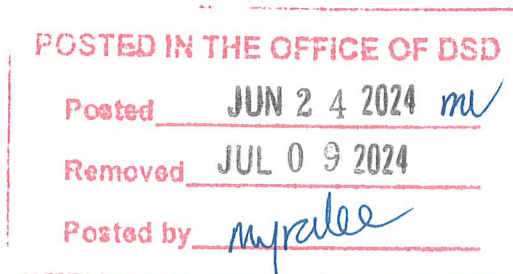
On June 24, 2024 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (July 9, 2024). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.

- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.



	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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: Point View Residences **Project No. For City Use Only:** _____

Project Address: 2126 San Clemente Street

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

Corporation Limited Liability -or- General – What State? WY Corporate Identification No. 93-2229144
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: San Clemente Street LLC Owner Tenant/Lessee Successor Agency

Street Address: 5256 S Mission Road, #701-714

City: Bonsall State: CA Zip: 92003

Phone No.: 858-381-7200 Fax No.: _____ Email: Spencer@CWBIInvestments.com

Signature: *Spencer* Date: 10/11/23

Additional pages Attached: Yes No

Applicant

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency


Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

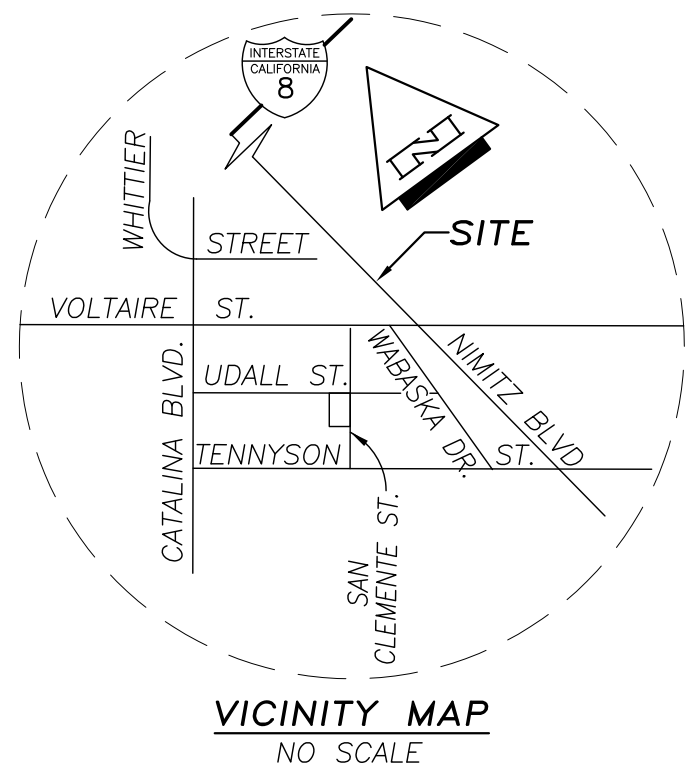
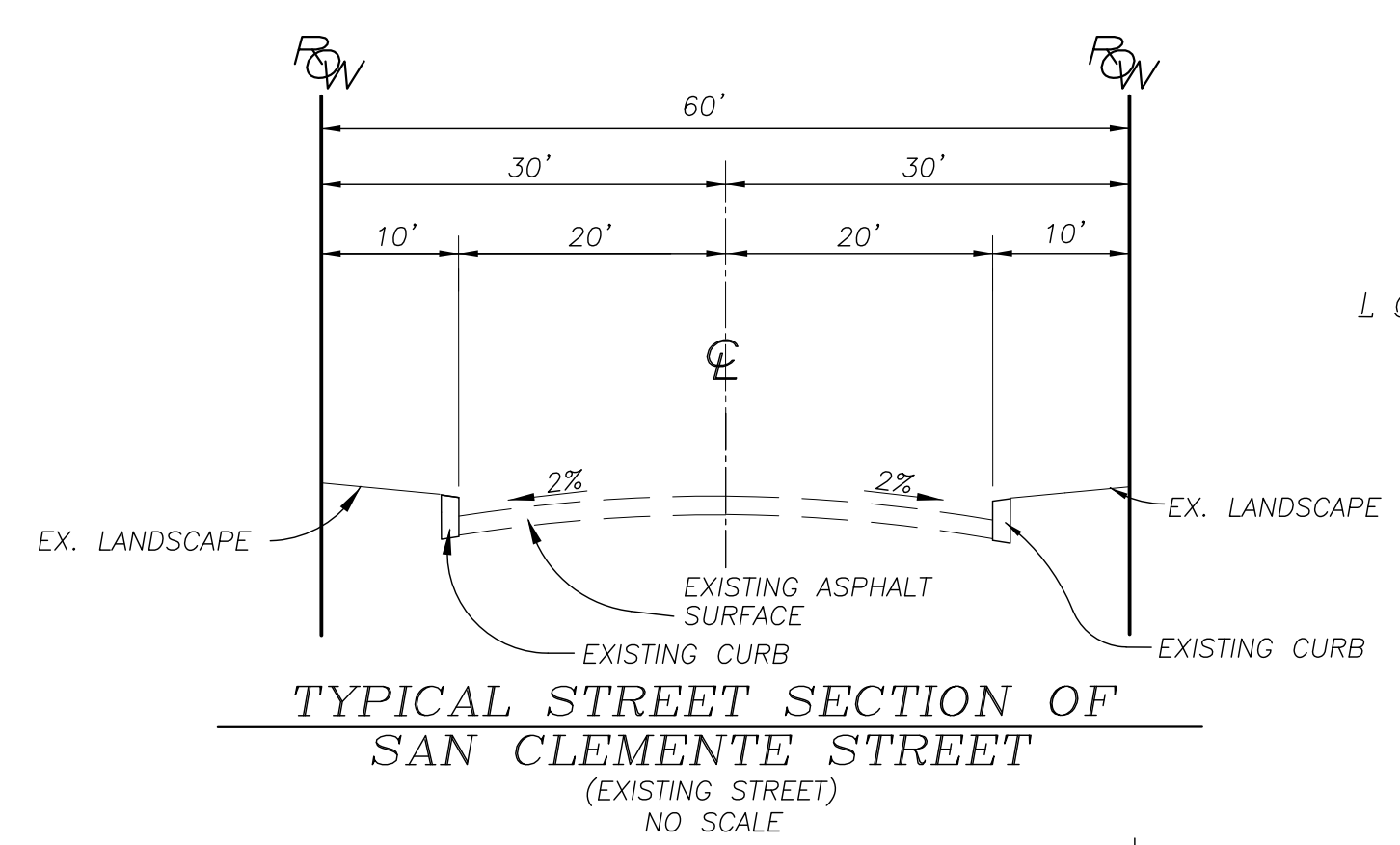
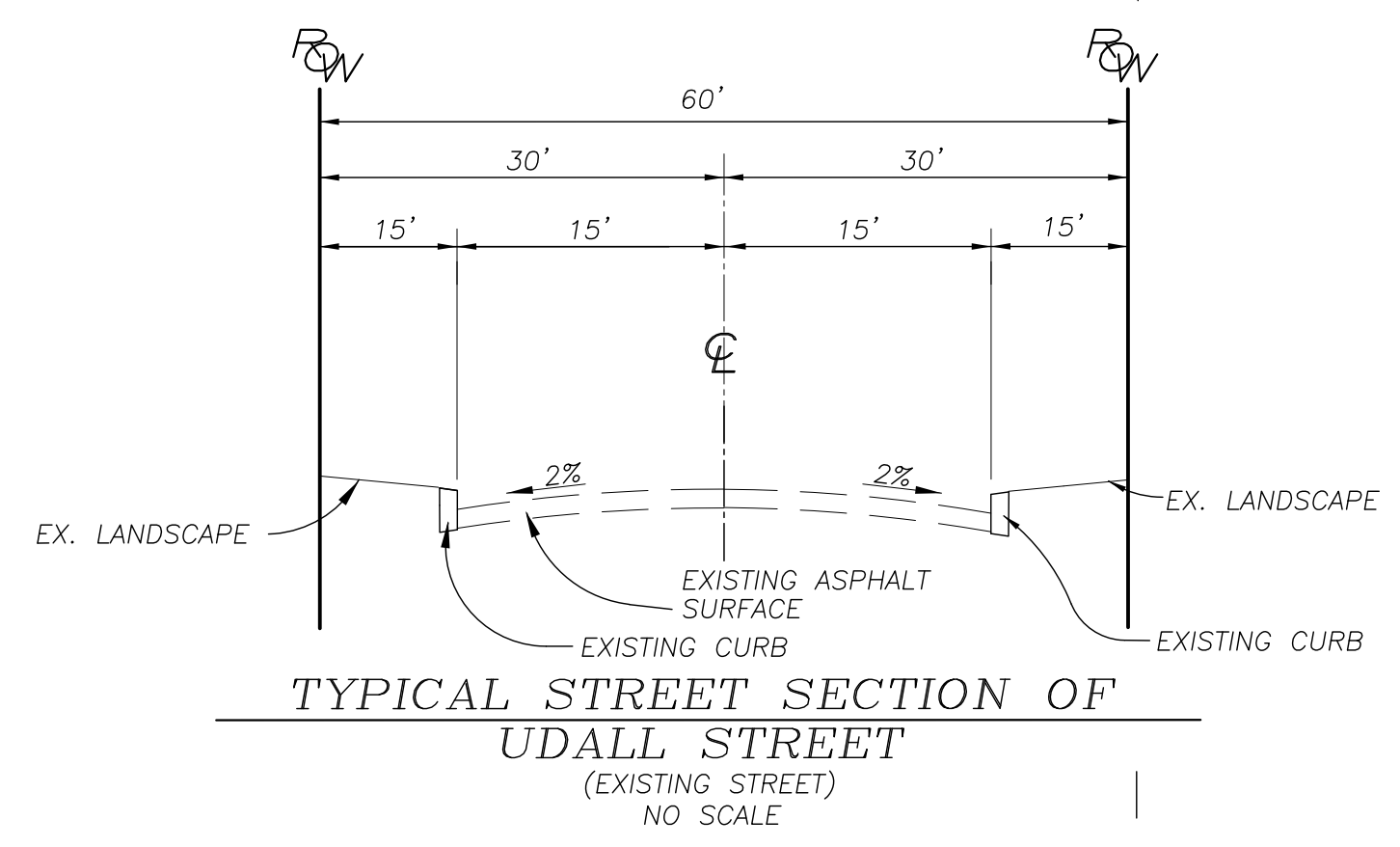
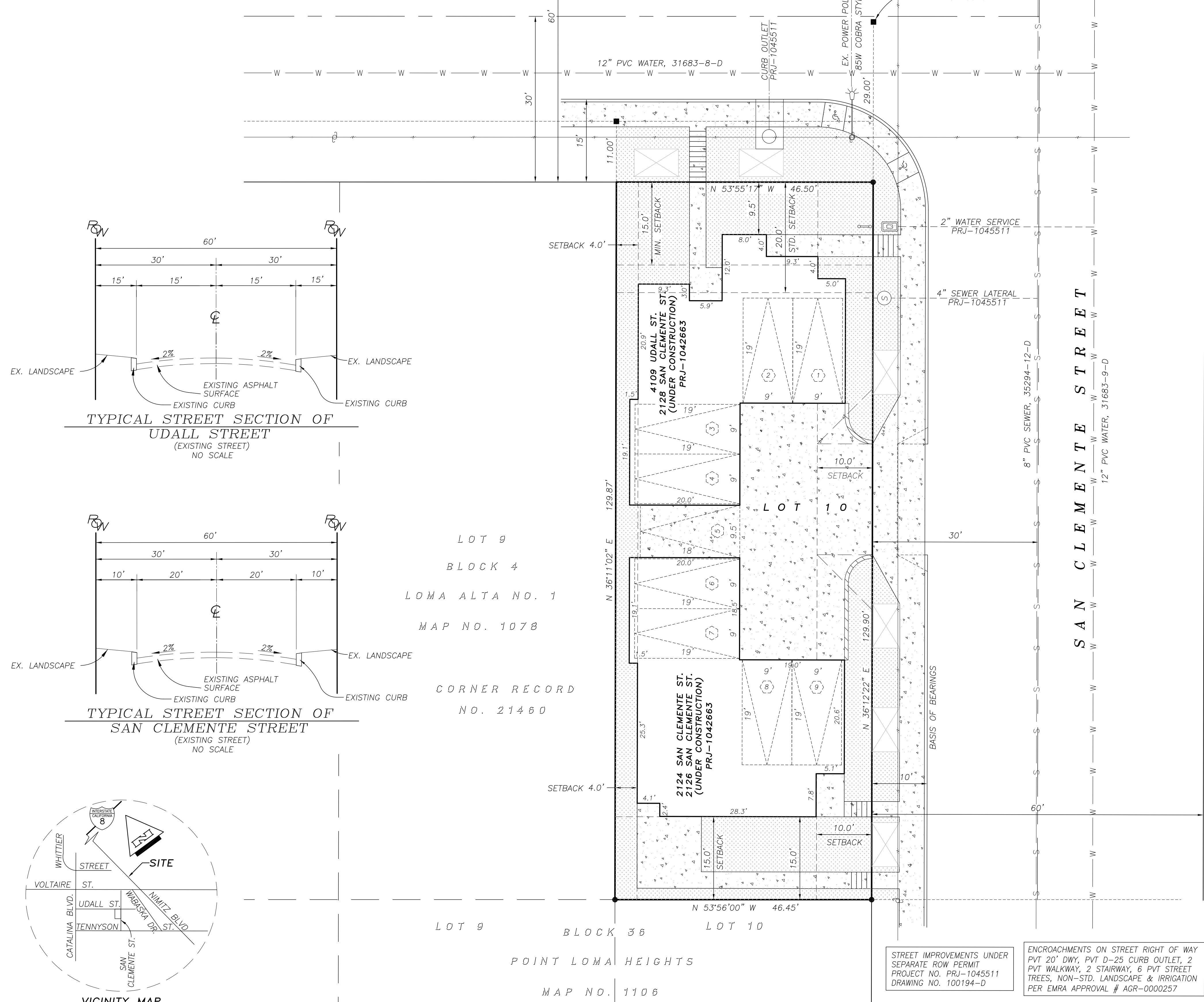
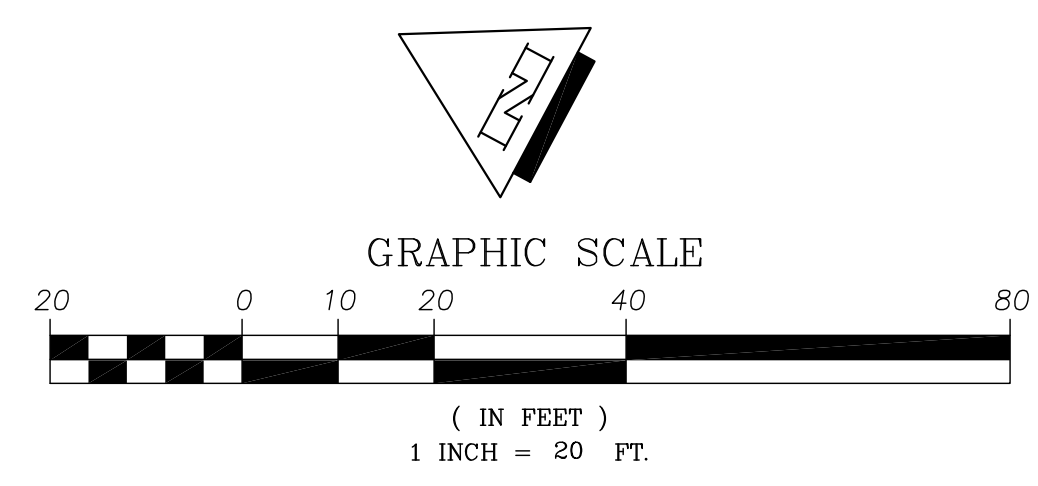
Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form
	Project Name: 2126 San Clemente St map waiver		Project Number: PRJ-1105781
Community: Peninsula			
<p style="text-align: center;">For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p style="text-align: center;">Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: May 16, 2024	
# of Members Yes 13	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations: None			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Eric Law			
TITLE: Chair, Project Review Committee		DATE: May 17, 2024	

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

DISCRETIONARY PERMIT FOR: POINT VIEW RESIDENCES TENTATIVE PARCEL MAP WAIVER



SCOPE OF WORK

CONVERT FOUR (4) RESIDENTIAL UNITS TO CONDOMINIUM UNITS, CURRENTLY UNDER CONSTRUCTION PER PRJ-1042663. NO NEW CONSTRUCTION PROPOSED AS A PART OF THIS PERMIT

SITE ADDRESS

4109 UDALL ST., & 2126 SAN CLEMENTE ST.,
2124 SAN CLEMENTE ST., & 2126 SAN CLEMENTE ST.

APN

449-254-09-00

LEGAL DESCRIPTION

LOT 10, BLOCK 4, LOMA ALTA NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1078 FILED IN THE OFFICE OF THE COUNTY RECORDER AUGUST 28, 1907.

LOT SIZE

SQUARE FOOTAGE 6033.24 OR ACREAGE 0.138504

PROJECT INFORMATION

BASE ZONE - RM-2-5

YEAR BUILT - (UNDER CONSTRUCTION)

OVERLAY ZONE DESIGNATIONS

- COASTAL OVERLAY ZONE - NO
- COASTAL HEIGHT OVERLAY - YES
- VHFSZ REQUIREMENTS - NO
- FAA REQUIREMENTS - YES
- GEOHAZARD CATEGORY - 52
- AIRPORT INFLUENCE - YES_X NO AIRPORT SAN DIEGO INTERNATIONAL AIRPORT-REVIEW AREA 1, NAS NORTH ISLAND - REVIEW AREA 2
- NOISE OVERLAY ZONE - YES_X NO TYPE SDIA
- 65-70 CNEL -
- HISTORIC DESIGNATED IF APPLICABLE - YES NO_X HRB NO
- HISTORIC DESIGNATED DISTRICT - YES NO_X DISTRICT
- FEMA FLOOD HAZARD ZONE - YES NO_X MAP: 06073C1876H WATERSHED: SAN DIEGO

SETBACK

FRONT_20' STD./15' MIN REAR_15' SIDEYARD_4' STREET SIDEYARD_10'

PARKING CALCULATIONS

STANDARD PARKING TOTAL:	9
COMPACT PARKING SPACES:	0
CLEAN AIR VEHICLE TOTAL:	0
TOTAL PARKING REQUIRED:	6
TOTAL PARKING PROVIDED:	9

MONUMENTATION & MAPPING

THIS PROJECT PROPOSES TO WAIVE THE TENTATIVE MAP AND PARCEL MAP. A MAP WAIVER WILL BE SUBMITTED AND A CERTIFICATE OF COMPLIANCE WILL BE FILED AFTER MAP WAIVER APPROVAL. MONUMENTS WILL BE SET AND A CORNER RECORD WILL BE FILED.

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 UNITS IS 4.
- NUMBER OF EXISTING LOTS = 1
NUMBER OF PROPOSED LOTS = 1

UNIT AREAS LIVING SPACE

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT
4 BR UNIT 'B'	1	1,431
5 BR UNIT 'A'	1	1,674
5 BR UNIT 'C'	1	2,094
5 BR UNIT 'D'	1	2,110
TOTAL	4	7,309

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

OWNER

SAN CLEMENTE STREET LLC
OWNER NAME: SAN CLEMENTE STREET LLC
OWNER COMPLETE ADDRESS: 5256 S. MISSION ROAD, #701-714, BONSALL, CA 92003
OWNER PHONE NUMBER:
OWNER EMAIL: Spencer@CWBInvestments.com

PROJECT TEAM

LAND SURVEYOR/
CIVIL ENGINEER
COMPANY: SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
NAME: ROBERT BATEMAN, P.L.S.
ADDRESS: 7028 CONVOY CT., SAN DIEGO, CA 92123
PHONE NUMBER: (858) 244-0420
EMAIL: Rbateman@sdlse.com

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP WAIVER EXHIBIT IS THE NORTHWESTERLY LINE OF SAN CLEMENTE STREET AS SHOWN ON CORNER RECORD MAP NO. 52706, i.e. N 36°12'22" E

LEGEND:

- INDICATES LEAD AND DISC STAMPED "L.S. 3168" PER CR 52706, UNLESS OTHERWISE NOTED
- INDICATES FOUND 3/4" IRON PIPE & DISC STAMPED "LS 9523", PER CORNER RECORD 52706
- INDICATES WATER METER
- INDICATES PARKING SPACE
- INDICATES FINISHED FLOOR
- INDICATES LANDSCAPE AREA
- INDICATES CONCRETE SURFACE
- INDICATES WATER LINE
- INDICATES SEWER LINE
- INDICATES OVERHEAD WIRES
- INDICATES WOOD FENCE
- INDICATES WALL
- INDICATES PROPERTY LINE/MW BOUNDARY
- INDICATES STREET TREE PER PRJ-1045511

EXISTING EASEMENTS:

NONE

PROPOSED EASEMENTS:

NONE

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
3+ BR UNIT	4	1.5	6
TOTAL REQUIRED BY ZONE			6
TOTAL PROVIDED ON-SITE			9

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
7028 CONVOY COURT
SAN DIEGO, CALIFORNIA 92111-1017 (858) 565-8362

Robert J. Bateman 5/28/2024
ROBERT J. BATEMAN, P.L.S. 7046 DATE



REVISIONS TABLE

NO.	DATE	REVISION / ISSUE
1	5/28/24	RESPOND TO FIRST ASSESSMENT LETTER COMMENTS

COVER SHEET - DISCRETIONARY PERMIT: POINT VIEW RESIDENCES

ADDRESS: 4109 UDALL ST, 2124 SAN CLEMENTE ST., 2126 SAN CLEMENTE ST., & 2126 SAN CLEMENTE ST.

The City of SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 1 SHEET

PROJECT NO. 1105781
SHEET TITLE: TM WAIVER

STREET IMPROVEMENTS UNDER SEPARATE ROW PERMIT PROJECT NO. PRJ-1045511 DRAWING NO. 100194-D
ENCROACHMENTS ON STREET RIGHT OF WAY PVT 20' DWY, PVT D-25 CURB OUTLET, 2 PVT WALKWAY, 2 STAIRWAY, 6 PVT STREET TREES, NON-STD. LANDSCAPE & IRRIGATION PER EMRA APPROVAL # AGR-0000257