



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 24, 2024 REPORT NO. HO-24-044

HEARING DATE: October 2, 2024

SUBJECT: 4078 STEPHENS STREET MAP WAIVER - CONDOMINIUM CONVERSION,
PROCESS THREE

PROJECT NUMBER: [1075228](#)

REFERENCE: [Historical Resource Nomination](#)
[Historical Designation of Property, R-07071602-80](#)
[California Historical Resource Inventory Database](#)

OWNER/APPLICANT: Stephanie C. Loomis, Trustee of the Stephanie C. Loomis Trust, Owner, and
Steven Bossi, Project Manager of the Atlantis Group Land Use Consultants,
Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Map Waiver for a condominium conversion of two existing detached dwelling units located at [4072 and 4078 Stephens Street](#) and one existing one-story commercial building at [1705 West Lewis Street](#) on one parcel within the [Uptown Community Plan](#) area?

Proposed Actions:

1. APPROVE Map Waiver No. PMT-3227764.

Fiscal Considerations: None. All costs associated with the processing of the application are recovered through a flat fee deposit account funded by the applicant.

Code Enforcement Impact: There are no open code enforcement cases for this site.

Housing Impact Statement: Per San Diego Municipal Code (SDMC) Section 142.1302 the site is subject to inclusionary housing requirements as it proposes a condominium conversion of two or more dwelling units. The applicant has opted to pay the inclusionary housing in-lieu fee in accordance with SDMC Section 142.1306.

Community Planning Group Recommendation: On April 2, 2024, the Uptown Community Planning Group voted unanimously 14-0-1 to recommend approval of the project with no conditions (Attachment 7).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 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 July 19, 2024, and the opportunity to appeal that determination ended August 2, 2024.

BACKGROUND

The project site is located on a single parcel, APN 443-462-1100, within the Uptown Community Plan area and Council District 3. The 0.15-acre project site is zoned within the single-dwelling unit RS-1-7 base zone. The Uptown Community Plan land use plan designates the project site as Very Low Residential with five to nine dwelling units per acre (5-9 DU/AC). The project site is comprised of two (2) existing one-story detached residential units at 4072 and 4078 Stephens Street, and one (1) existing one-story commercial building located at 1705 West Lewis Street. The project site is also in the Airport Land Use Compatibility Overlay Zone (ALUCOZ) - NAS North Island and San Diego International Airport, and the Transit Priority Area (TPA).

The project site and its immediate vicinity are fully developed and comprise a mixture of single-dwelling units, multi-dwelling units, and mixed-use developments. The property frontage with the existing commercial use is adjacent to the West Lewis Street commercial corridor between Stephens Street and Randolph Street.

The premises, with two residential structures constructed in 1922 and one commercial structure constructed in 1924, is located within the Fort Stockton Line Historic District (HRB Site #822). The parcel is listed as HRB Site #822-68, and all three structures are contributing resources to that district, having been constructed within the district's Period of Significance, which is 1910-1939. As a contributing resource, any work on the property requires a construction permit and must be reviewed by Heritage Preservation staff for compliance with the City's Historical Resources Regulations (SDMC Chapter 14, Article 3, Division 2) and the U.S. Secretary of the Interior's Standards.

DISCUSSION

Project Description:

The project proposes a map waiver for the conversion of a fully developed 0.15-acre parcel into a condominium interest. The existing development consists of two (2) detached, one-story single-dwelling units and one (1) detached one-story commercial unit on one parcel. The proposal converts the existing fee ownership from one ownership to three separate condominium ownership units.

There is no new on-site construction or expansion of use proposed under this mapping action to this historically designated site. Per Table 131-04B Use Regulations Table for Residential Zones, retail

uses are not permitted within the RS-1-7 zone, although the existing premises contains a retail use which, per the historic nomination was constructed as a commercial structure in 1924 and has remained in use as such ever since. Per Table 131-04D Development Regulations for RS Zones, the maximum density of the underlying residential single-unit RS-1-7 zone is one dwelling unit per lot and the existing premises contains two residential dwelling units. The premises also has an existing density of thirteen (13) dwelling units/acre (2 du / 0.15-ac = 13 du/acre) which exceeds the five to nine dwelling units per acre (5-9 DU/AC) land use of the Uptown Community Plan, Despite the non-conformity, the existing use and density of the condominium conversion are previously conforming per the Previously Conforming Premises and Uses under Chapter 12, Article 7, Division 1 of the San Diego Municipal Code (SDMC). In addition, the proposed subdivision of this historically designated site is consistent with the U.S. Secretary of the Interior's Standards and is therefore exempt from the requirement to obtain a Site Development Permit in accordance with SDMC Section 143.0220.

There are no proposed deviations required or requested for this project. The requested underground waiver of the existing overhead facilities qualifies under the guidelines of SDMC 144.0242(c) Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities in that a conversion would involve 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 Public Facilities Regulations of Chapter 14, Article 2, Division 6 require public improvements to bring the adjacent right-of-way compliant with City standards to protect public health, safety, and welfare. Improvements in the adjacent right-of-way include street trees, the reconstruction of driveways on Stephens Street, the reconstruction of a damaged sidewalk on Stephens Street and West Lewis Street, the reconstruction of the damaged alley apron, and the reconstruction of the existing curb and gutter on Stephens Street and West Lewis Street. These required engineering improvements have been designed to improve safety and to comply with all applicable Federal, State, and local land use policies including the California Subdivision Map Act and the SDMC.

Permits Required:

- A Map Waiver per SDMC Section 125.0120(b)(2) is required for a condominium conversion project creating four or fewer condominium units.

Community Plan Analysis:

The proposed subdivision of the 0.15-acre project site will convert the existing fee ownership from one ownership to three separate condominium ownership units. The proposal is consistent with Uptown Community Plan Policy LU-2.2 which calls for "rental and ownership opportunities in all types of housing..."

The project site contains contributing resources to the Fort Stockton Line Historic District. Surrounded by residential uses to the south and a commercial corridor along West Lewis Street to the north, these historic resources will be protected in place, with no new construction or alterations proposed. As such, the proposal is consistent with Uptown Community Plan Policy LU-2.5, which calls for residential uses 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 project site is located adjacent to the commercial corridor on West Lewis Street which runs between Stephens Street and Randolph Street. The existing development consists of a mixed-use lot with a commercial use fronting the commercial corridor of West Lewis Street and the residential use fronting Stephens Street. As such, the proposal is consistent with Uptown Community Plan Policy LU-2.8 which calls to “Preserve and provide incentives for mixed residential/commercial development at appropriate locations.”

Conclusion:

The project proposes a Map Waiver for a condo conversion of a 0.15-acre project site with three existing, historically designated structures within the Fort Stockton Line Historic District (HRB Site #822). With no new construction or intensification of use, the proposed subdivision preserves community character and conforms to the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

Per the Previously Conforming Premises and Uses under Chapter 12, Article 7, Division 1 of the San Diego Municipal Code (SDMC), the existing use and density is permitted within the RS-1-7 zone and the 5-9 dwelling unit/acre land use density, respectively.

The proposal converts the existing fee ownership from one ownership to three separate condominium units maintaining existing housing and creating opportunities for ownership.

The proposal will provide public improvements to bring the adjacent right-of-way compliant with City standards to protect public health, safety, and welfare. There are no deviations requested for the proposed subdivision.

Staff has reviewed the condominium conversion of the existing, fully developed parcel with two (2) detached, one-story single-dwelling units and one (1) detached one-story commercial unit and have found the proposal to be consistent with the land development regulations of the SDMC and the land use policies of the Uptown Community Plan.

Staff recommends approval of the project based on the administrative record, including the project plans, environmental documentation, compliance with the SDMC and Community Plan, and the findings.

ALTERNATIVES

1. Approve Map Waiver No. PMT-3227764, with modifications.
2. Deny Map Waiver No. PMT-3227764, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Daniel Neri
Development Project Manager
Development Services Department

ATTACHMENTS:

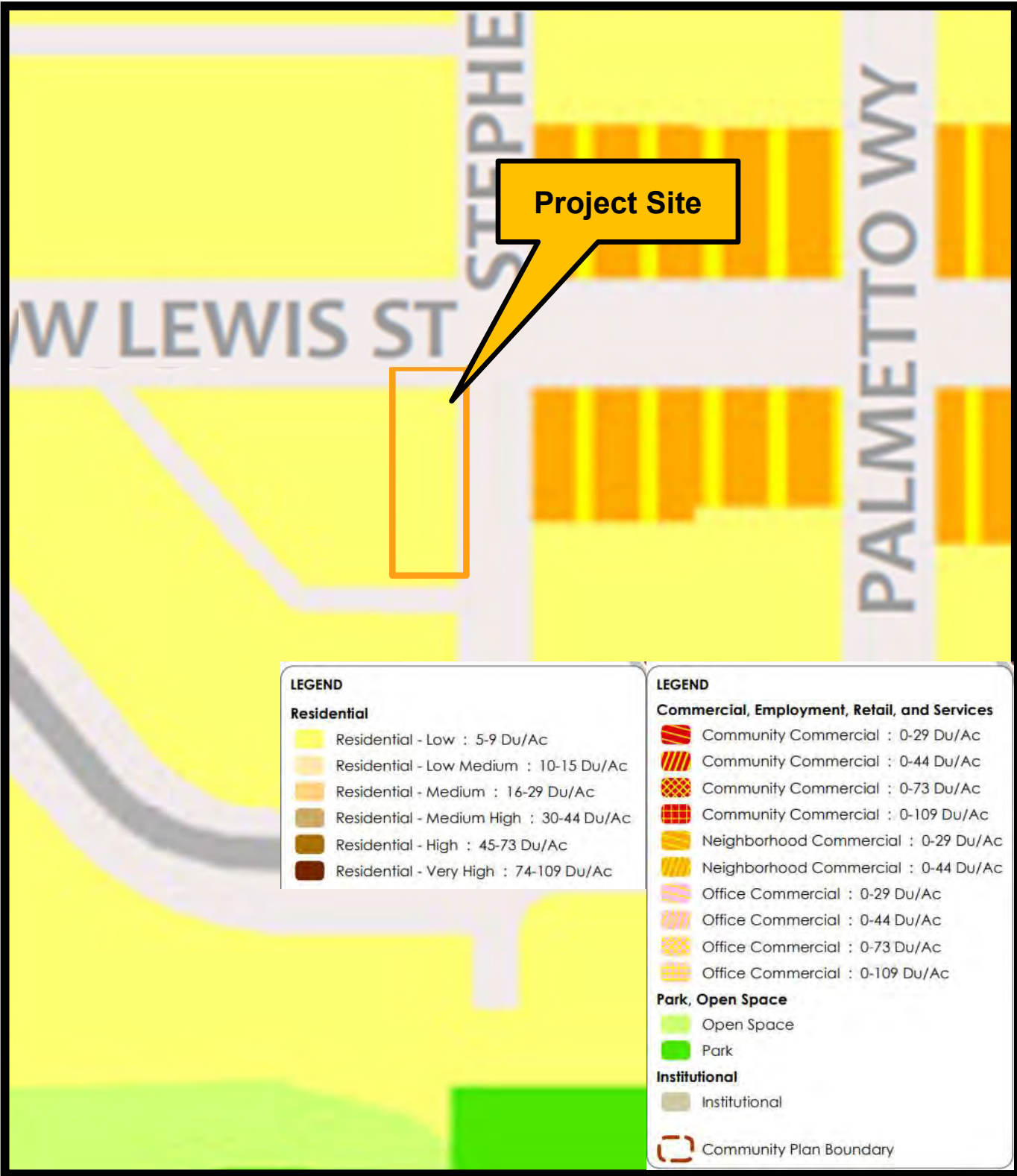
1. Project Location Aerial Photograph
2. Community Plan Land Use Map
3. Zoning Map
4. Draft Map Conditions
5. Draft Map Resolution with Findings
6. Notice of Environmental Exemption
7. Community Planning Group Recommendation / Meeting Minutes
8. Ownership Disclosure Statement
9. Project Plans



Project Location

4078 Stephens Street
Project No. PRJ-1075228

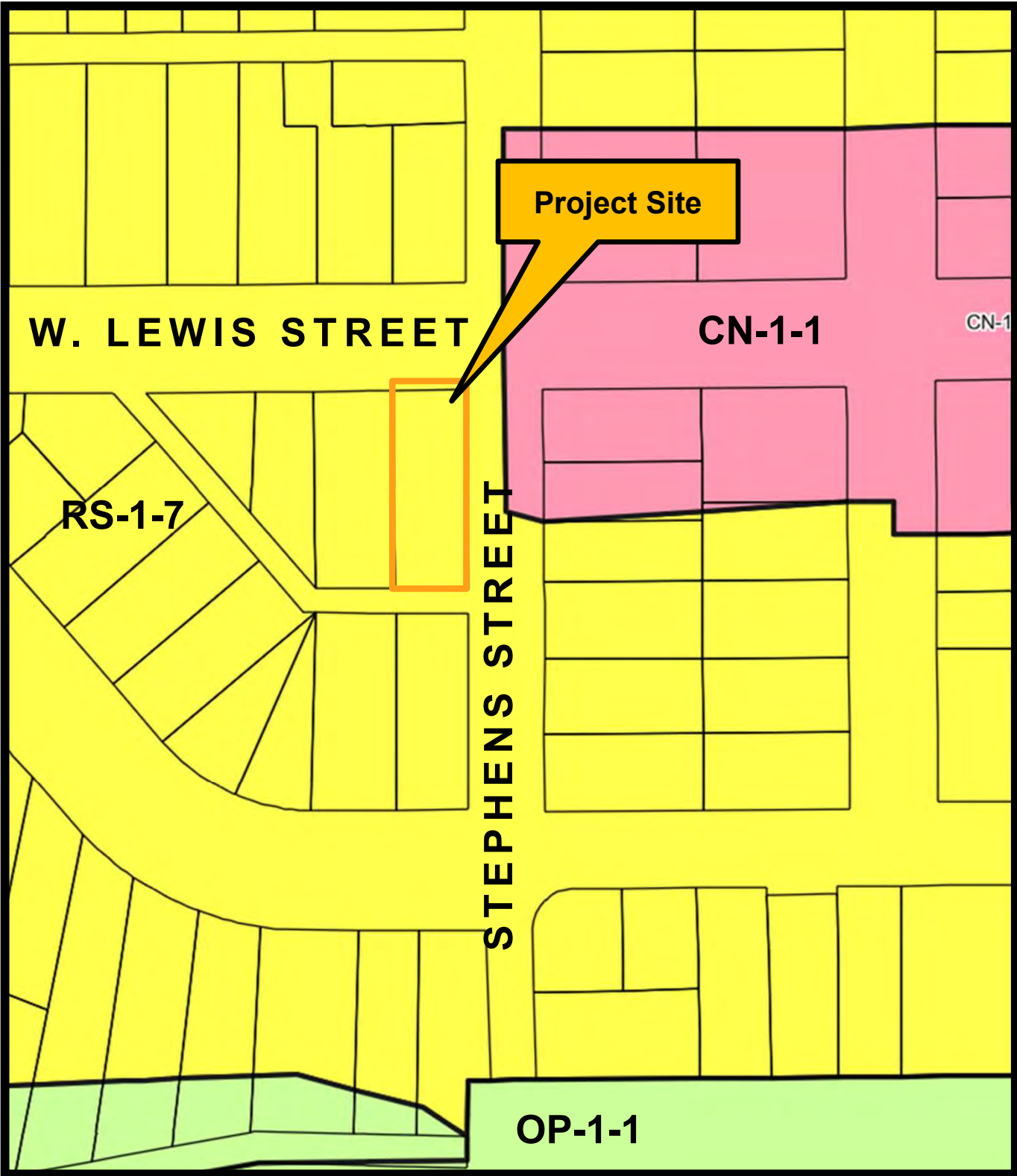




Land Use Map

4078 Stephens Street
Project No. PRJ-1075228





Zoning Map

4078 Stephens Street
Project No. PRJ-1075228



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HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. PMT-3227764
4078 STEPHENS STREET - **PROJECT NO. PRJ-1075228**
ADOPTED BY RESOLUTION NO. _____ ON OCTOBER 2, 2024

GENERAL

1. This Map Waiver will expire October 16, 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 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 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.

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.

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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 the 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 Certificate of Compliance 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 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

14. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate compliance with the provisions of the Condominium Conversion Regulations of San Diego Municipal Code Chapter 14, Article 4, Division 5. 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.

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ENGINEERING

15. Prior to the recordation of the Certificate of Compliance, the Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
16. Prior to the recordation of the Certificate of Compliance, the Subdivider shall reconstruct the existing driveways with City Standard driveways, adjacent to the site on Stephens Street.
17. Prior to the recordation of the Certificate of Compliance, the Subdivider shall reconstruct the existing damaged sidewalk with City Standards sidewalk, adjacent to the site on Stephens Street and West Lewis Street.
18. Prior to the recordation of the Certificate of Compliance, the Subdivider shall reconstruct the damaged alley apron adjacent to the site with City Standards alley apron.
19. Prior to the recordation of the Certificate of Compliance, the Subdivider shall reconstruct the existing curb with City Standard curb and gutter, adjacent to the site on Stephens Street and West Lewis Street.
20. Prior to the recordation of the Certificate of Compliance, the Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the pavers, landscape, and irrigation in the right-of-way.

MAPPING

21. Prior to the expiration of the Tentative Map Waiver (TMW), a Certificate of Compliance to subdivide the property into two (2) residential condominium units and one (1) commercial condominium unit shall be recorded in the San Diego County Recorder's Office.
22. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. Please note if tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted, and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.
23. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monuments are missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.

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WATER / WASTEWATER

24. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
25. The Subdivider shall prepare a Declaration of Covenants, Conditions and Restrictions (CC&Rs) for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.

PLANNING

26. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate compliance with the provisions of the Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13 and the Inclusionary Housing Procedures Manual by payment of the applicable Inclusionary Affordable Housing In-Lieu Fee. The fee shall be invoiced by the City of San Diego and paid to the City Treasurer.

LANDSCAPE

27. Prior to the issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
28. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
29. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

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

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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. 11004543

RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING MAP WAIVER NO. PMT-3227764
4078 STEPHENS STREET – PROJECT NO. PRJ-1075228

WHEREAS, STEPHANIE C. LOOMIS, TRUSTEE OF THE STEPHANIE C. LOOMIS TRUST, Subdivider, and Melissa Peace, PLS, Land Surveyor, submitted an application with the City of San Diego for Map Waiver No. PMT-3227764, to waive the requirement for a Tentative Map for a condominium conversion of two (2) one-story detached dwelling units and one (1) one-story commercial building, and to waive the requirement to underground existing offsite overhead utilities. The project site is located on the southwest corner of Stephens Street and West Lewis Street, commonly known as 4072 and 4078 Stephens Street and 1705 West Lewis Street, within the single dwelling unit RS-1-7 zone of the Uptown Community Plan Area. The property is legally described as Lot 8, Block 14, Mission Hills, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1115, filed in the Office of the County Recorder of said San Diego County on January 20, 1908; and

WHEREAS, the Map proposes the subdivision of a 0.15-acre site to convert the existing fee ownership from one ownership to three separate condominium units, the limits of which will be coincident with the existing buildings on site; and

WHEREAS, on July 19, 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 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)(B) because such conversion would involve 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 October 2, 2024, the Hearing Officer of the City of San Diego considered Map Waiver No. PMT-3227764, 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. PMT-3227764:

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

The project proposes a map waiver for the conversion of a fully developed 0.15-acre parcel into a condominium interest. The existing development consists of two (2)

detached, one-story single-dwelling units and one (1) detached one-story commercial unit on one parcel. The proposal converts the existing fee ownership from one ownership to three separate condominium ownership units. The Uptown Community Plan designates the site as Very Low Residential with 5-9 dwelling units per acre. The density of the existing premises is thirteen (13) dwelling units/acre (2 du / 0.15-acre = 13 du/acre) which exceeds the five to nine dwelling units per acre (5-9 DU/AC) of the adopted land use plan. As the proposed map waiver retains the existing development with no new construction, the project complies with the land use plan per the Previously Conforming Premises and Uses under Chapter 12, Article 7, Division 1 of the San Diego Municipal Code (SDMC).

The project site contains contributing resources to the Fort Stockton Line Historic District. Surrounded by residential uses to the south and a commercial corridor along West Lewis Street to the north, these historic resources will be protected in place, with no new construction or alterations proposed. As such, the proposal is consistent with Uptown Community Plan Policy LU-2.5, which calls for residential uses to “Preserve and enhance the special character of specific, well-defined, low-density neighborhoods from encroachment by incompatible, higher-density residential or commercial development.” Additionally, the conversion of the three existing units to a condominium would create three separate ownership opportunities, consistent with Objective G of the General Plan Housing Element, maintaining the existing housing stock. Therefore, the proposed subdivision and its design or improvement would be 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 existing development consists of two (2) detached, one-story single-dwelling units and one (1) detached one-story commercial unit on one parcel and are all historically designated structures as Contributing Site #822-68 of the Fort Stockton Line Historic District. Per Table 131-04B Use Regulations Table for Residential Zones, retail uses are not permitted within the RS-1-7 zone, although the existing premises contains a retail use which, per the historic nomination was constructed as a commercial structure in 1924 and has remained in use as such ever since. Additionally, per Table 131-04D Development Regulations for RS Zones, the maximum density of the underlying residential single-unit RS-1-7 zone is one dwelling unit per lot and the existing premises contains two residential dwelling units constructed in 1922. As the proposed map waiver retains the existing development with no new construction, alteration, or intensification of use, the project complies with the base zone use and development regulations per the Previously Conforming Premises and Uses under Chapter 12, Article 7, Division 1 of the San Diego Municipal Code (SDMC).

There are no proposed deviations required or requested for this project. The requested underground waiver of the existing overhead facilities qualifies under the guidelines of SDMC section 144.0242(c) Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities in that a conversion would involve 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 condominium conversion is not required to install streetlights because the project is four lots or less and the existing streetlights are located less than 300 feet from the project street frontage, in compliance with current streetlight standards according to the City of San Diego Street Design Manual and Council Policy 200-18. Thus, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The premises is designated as Residential Low (5-9 dwelling units per acre) per the Land Use Map of the Uptown Community Plan. The density of the existing premises is thirteen (13) dwelling units/acre (2 du / 0.15-acre = 13 du/acre) which exceeds the density of the adopted land use plan. However, the existing historically designated development constructed in 1922 and 1924 is previously conforming and does not propose additional development or intensification of use. The proposal converts the existing fee ownership from one ownership to three separate condominium ownership units and maintains the existing density. Therefore, the proposed map waiver 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 proposed map waiver does not propose physical changes to the existing structures or premises. The project site is relatively flat and fully developed within an urbanized area of the Uptown Community Plan area. The premises is not immediately adjacent to, nor does it contain any form of Environmentally Sensitive Lands (ESL) or bodies of water. The premises is located approximately 300 feet north of the northern end of the Mission Hills Open Space Park and approximately 600 feet south of the Mission Hills/Mission Valley hillside, both of which contain portions within the Multiple Habitat Planning Area (MHPA), however, the project is not required to comply with MHPA adjacency guidelines. The project site is required to provide new curb and gutter to City standards, however, no significant effect on the environment was identified, and there are no identified environmental impacts to the open space areas identified above. In addition, this project was determined to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines Section 15315, Minor Land Divisions. Therefore, the proposed subdivision and 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 proposed map waiver does not propose physical changes to the existing structures or premises. The project site is fully developed within an urbanized area of the Uptown Community Plan area. The proposed public improvements, as required by the development regulations of the Land Development Code, include street trees and the reconstruction of driveways, broken sidewalk, broken alley apron, and curb and gutter,

all to City standards. These required engineering improvements have been designed to improve safety and to comply with all applicable Federal, State, and local land use policies including the California Subdivision Map Act and the SDMC. Therefore, the subdivision and public improvements would not be detrimental to 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 map waiver does not include any additional development of the private property. The proposed condominium conversion is located fully within the private property and would not modify access for the existing public rights-of-ways, West Lewis Street, Stephens Street, or any general utility easements. There are no existing access easements or access easements required with this proposal. Therefore, the design of the subdivision and the associated 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.

The proposed map waiver does not include any additional development of the private property. As no physical changes are proposed to those structures, the existing units can accommodate solar panels in the future. In addition, the detached units provide for cross-ventilation airflow, providing natural cooling. Therefore, the existing units as designed will not impede or inhibit any 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 proposed map waiver does not eliminate or reduce existing housing stock on the parcel. The condominium conversion creates three separate ownership opportunities, consistent with Objective G of the General Plan Housing Element, maintaining the existing housing stock. As a condition of approval, the Subdivider will demonstrate compliance with the provisions of the Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13 and the Inclusionary Housing Procedures Manual by payment of the applicable Inclusionary Affordable Housing In-Lieu Fee. 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 regional needs were balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed map waiver would not impact the housing needs of the Uptown Community Plan area.

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

The applicant is required to provide all notices required by San Diego Municipal Code Section 125.0431. Initial Notice of Application of the Map Waiver for the condominium conversion was dated July 14, 2023, and a revised notice was sent on March 29, 2024. The notice was also posted at the subject premises. Furthermore, conditions of approval require that noticing as required by San Diego Municipal Code section 125.0431 will be given in the manner required.

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

This project is privately financed and no funds were obtained from a governmental agency to provide for elderly, disabled, or low-income housing.

11. 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.

This project was not developed to provide housing for the elderly, disabled, or to provide low-income housing.

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-3227764, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to Stephanie C. Loomis, Trustee of the Stephanie C. Loomis Trust, subject to the attached conditions, which are made a part of this resolution by this reference.

By _____
Daniel Neri
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 11004543

NOTICE OF EXEMPTION

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
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Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: 4078 Stephens / PRJ-1075228

State Clearinghouse No.: N/A

Project Location-Specific: 4078 Stephens Street, San Diego, CA 92103

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

Description of nature and purpose of the Project: Tentative Parcel Map Waiver for a condominium conversion, along with site improvements, such as minor site repairs and routine maintenance. The subject property currently consists of two single family residences (located at 4072 and 4078 Stephens Street) and a single-tenant commercial building (located at 1705 West Lewis Street). The project will not increase the number of dwelling units and the lot will not be altered. The 0.15-acre lot size is zoned Residential-Single Unit (RS-1-7) and designated as Residential – Low (5-9 DU/AC) within the Uptown Community Plan area. The project is also within the Sustainable Development Areas, Complete Communities Mobility Choices (Mobility Zone 2), Airport Land Use Compatibility Overlay Zone, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, FAA Part 77 Noticing Area, and a Very High Fire Hazard Severity Zone. LEGAL DESCRIPTION: Lots 8, Block 14, Map No. 1115 (APN 443-462-1100).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Steven Bossi, 2488 Historic Decatur Road, Suite 220, San Diego, CA 92106, (619) 523-1930

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Section 15315, Minor Land Divisions
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The project meets the criteria set forth in CEQA Section 15315, Minor Land Divisions. The project would convert two single-family residences and a single-tenant commercial building into for-sale condominiums, while staying in conformance with the General

Plan and zoning. The project does 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 developed parcel is relatively flat in an existing urbanized environment and 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.

Lead Agency Contact Person: Kristy Blodgett

Telephone: (619) 236-7788

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 the California Environmental Quality Act.

 /Senior Planner
Signature/Title

August 5, 2024
Date

Check One:

- Signed by Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

UPTOWN PLANNERS

Uptown Community Planning Group Meeting Minutes

April 2, 2024

Present: Martin Alonzo, John Barney, Mary Brown, Dylan Brynn, Matt Driver, Patty Ducey-Brooks, Juli Hyde, Laura Kuffner, Don Liddell, Stu McGraw, Tami Ratliffe, Mike Singleton, Mat Wahlstrom, Jim Walsh, Susan White

Absent: Matthew Brown, Mary McKenzie

I. Parliamentary Items/Reports

(Opening of meeting presided by Stuart McGraw, Chair from preceding board year)

A. Introductions/Roll Call – seating of new board members

1. Call to order at 6:05PM
2. Welcome of newly elected members: Martin, John, Dylan, Matt D, Laura, Tami, Mike

B. Adoption of Agenda and Rules of Order

MOTION to approve: Mat Wahlstrom, second Jim Walsh
Approved unanimously

C. Approval of Meeting Minutes (March 5, 2024)

MOTION to approve: Susan White, second Tami Ratliffe
FOR: Mary Brown, Patty Ducey-Brooks, Don Liddell, Stu McGraw, Mat Wahlstrom, Susan White
ABSTAIN: Jim Walsh, Juli Hyde (due to election responsibilities), all new board members
APPROVED

D. Treasurer’s Report - Mary Brown, bank balance \$33.95

City gives us an annual allotment of \$500. June 15 deadline to submit receipts for City reimbursement of board purchases. Receipts received to date submitted and City indicated reimbursement checks will be mailed shortly.

E. Balboa Park Committee Report – None

F. Airport Noise Advisory Committee Report – None

G. CPC Report. – Mat Wahlstrom

- Environmental Justice - Action delayed until next month, to allow CPG's time for review. Concern that giving "priority" to some communities will mean a few locations get all the funds, with little left for other communities.
- Update to Council Policy 600-24 and CPG Recognition - One provision is the requirement for an election within 90 days of a new group being recognized. Also, a procedure for who plans the election.
- Blueprint San Diego – There will be two sub-committee meetings on this important program, one will be in April.

Chair's Report. – Stu McGraw

- HAP 2.0 in effect as of March 17
- Guidance pending re: phone-in speakers at in-person public meetings
- Requests to city re: streets and buildings – from January still pending
- Status of CPG recognition and policy amendments – see attachments to Agenda

TRANSITION TO NEW BOARD

H. Election of Chair (to preside immediately after election)

MOTION to elect Stuart McGraw as Chair – Mat Wahlstrom, second Patty Ducey-Brooks
Proposed SUBSTITUTE MOTION to elect Jim Walsh Chair – Juli Hyde, second Patty Ducey-Brooks
FOR Substitute Motion: Martin Alonzo, John Barney, Mary Brown, Dylan Brynn, Matt Driver, Patty Ducey-Brooks, Juli Hyde, Laura Kuffner, Don Liddell, Stu McGraw, Tami Ratliffe, Mike Singleton, Jim Walsh, Susan White
ABSTAIN: Mat Wahlstrom (wanted to support nomination of Stu McGraw)
APPROVED

I. Election of other officers:

Vice-Chair: Stu McGraw

MOTION to elect Stu McGraw as Vice Chair – Patty Ducey-Brooks, second Mary Brown
APPROVED unanimously

Secretary: Juli Hyde

MOTION to elect Juli Hyde as Secretary – Susan White, second Patty Ducey-Brooks
APPROVED unanimously

Treasurer: Mary Brown

MOTION to elect Mary Brown as Treasurer – Patty Ducey-Brooks, second Susan White
APPROVED unanimously

J. Approval of Chairs of standing/ad hoc Committees:

1. Design Review: Patty Ducey-Brooks
2. Public Facilities: Tami Ratliffe
3. Historic Resources: Patty Ducey-Brooks
4. Operations & Outreach (and Outreach Mgr): Mat Wahlstrom

Chair of continuing ad hoc committee:

- Plan Hillcrest: Mat Wahlstrom

Members of all five committees (standing and ad hoc) approved:

1. Design Review: Mary, Mike, Don, Laura, Juli, Tami
2. Public Facilities: Matt D, Mike, Laura, John, Martin, John
3. Historic Resources: Dylan, Matt D, Juli, Susan, Don, Mary, Tami
4. Operations & Outreach: Don, John, Jim

5. Plan Hillcrest: Dylan, Don, Stu

- CPC representative: Mat Wahlstrom, alternate Don Liddell

--- Next Agenda to include appointments to: Balboa Park Committee, Airport Advisory Committee

K. Completion of required member roster information – completed by all members present.

L. Anonymous completion and collection of demographic survey info – completed by all members present. Chair will obtain info from absent members, enter all info on summary form and submit to City for inclusion in Annual Report.

M. Reminder of requirement to complete Brown Act Training – Chair reminded all members of required completion of Brown Act training online by June 2024.

II. Non-agenda Public Comment – two minutes per person, Susan White timekeeper

Tom Mullaney – at CPC meeting discussion of “Blueprint” came up, there will be a sub-committee this month. It is 850 pages long and 45 days for feedback. It is a program affecting entire city, it comes with a programmatic EIR that may be used to justify all manner of future density increases, zoning waivers, lane closures, etc. Let others know about the meeting, it’s extremely important.

Michael Donovan – there’s a group of community organizations: Vibrant Uptown, Hillcrest Business Assoc, HTC, Impulse, Hillcrest San Diego sponsoring a town hall on Wed, April 10 from 6 - 8pm at LGBTQ Center, subject matter is ‘Hillcrest’, will be having a presentation from the city on that and then dividing people up at tables to provide comment. Will collect the comments and provide back to the city. Hope to see some of you there. Councilmember Whitburn will attend. Primary purpose is to allow people to provide public comment around the tables. We invited groups we’ve worked with. All welcome.

Lu Rehling – at last meeting announced Chris Ward was going to have a Town Hall on new DMV bill, he had it 3/27/24. Stuart and Lu attended, it was informative and there were a lot of comments from the public. Stu recorded it if anyone would like to hear the recording to know what was discussed, he has offered to share. Next step is to vote on this bill in Sacramento if approved, RFPs will be requested by the Housing Authority.

Lisa Mortensen – insurance companies are pulling out of San Diego to cover property and fire insurance on high density locations. Has there been any discussion with the projects in the pipeline or being approved by the city including Plan Hillcrest re: insurability of these projects? Or are the developers going to self-insure? There must be insurance or no financing. It’s not just high fire-risk areas, it’s also high-density areas. Will this affect affordability?

Jim Walsh REQUESTED Shannon Corr – come back to Uptown Planners Meeting soon with information about this insurance coverage issue as it relates to density.

Susan White – at Bankers Hill Community Group Meeting on April 15 there will be a presentation on the very topic of homeowner’s insurance.

Patty Ducey-Brooks – will ask Assemblymember Ward to address this insurance issue.

III. Representatives of Elected Officials, Agencies, and Institutions. Agenda Item

Comment:

No Elected Officials present.

Introduction and welcome to members of Planning Department present:

Shannon Corr, Claudia Brizuela, Coby Tomlins, Phil Trom, Shelby Buso

IV. Consent items. (none)

V. Action Items

1. Map waiver of tentative parcel map. Requested approval of condominium conversion at s/w corner W. Lewis and Stephens (no new construction). Stephen Bossi, Principal Project Manager, Atlantis Group Land Use Consultants. This is a map waiver to change one fee-ownership to three separate condominium units on the site. No development or structural changes to buildings proposed.

Public Comment / Answers (ANS) by Presenter

Sharon Gehl – why can't you do a lot split, others have done it recently?

ANS: doesn't qualify for a lot split per city

Ian Epley – have any of the new laws SB9/10 been applied with map waivers? Or is sub-division act the sub-division act? It's discretionary not ministerial right?

ANS: it's process 3 and goes to hearing officer and if appealed goes to Planning Commission

Board Comment / / Answers (ANS) by Presenter

Susan – confused by ADA compliance in commercial building, something with the door

ANS: there will be upgrades required to bring bldg. up to ADA standards

Juli – will the 2 houses on Stephens stay as they are, they're in good shape

ANS: will stay as they are, have been renovated extensively

Mat – are there plans to have Powers Plumbing take over their bldg?

ANS: yes

MOTION to approve proposed map waiver: Stu McGraw, second Patty Ducey-Brooks

ABSTAIN: Jim Walsh, Chair

APPROVED unanimously

2. **CPG annual report.** Due 14 days after approval of 3/5 minutes. Lu Rehling, (former Chair), Operations & Outreach Committee

Draft report attached to Agenda. City has established an online portal for this report that requires specific information be submitted in a certain way including a review of all minutes to identify dates of votes and the vote. Lu volunteered to complete these details to finalize report.

Public Comment / Answers (ANS) by Presenter

Clifford Weiler - At CPC meeting, I thought Marlon said you just had to attach minutes?

ANS: you do have to attach minutes, but they also now have a form you must fill in online.

Jim Walsh, Chair, will follow up with Marlon to clarify requirement.

Board Comment / / Answers (ANS) by Presenter

Mat – thank you to Lu for volunteering to complete the report, it's incredibly helpful.

MOTION to approve the report pending addition of required information: Mat W, second Patty D-B

ABSTAIN: Jim Walsh, Chair

APPROVED unanimously

VI. Information Items

1. Plan Hillcrest. Overview of second draft of proposed Community Plan Amendment, including summary of changes to 2016 Community Plan. Shannon Corr, Senior Planner /Project Mgr of Hillcrest Focused Plan Amendment and Claudia Brizuela, Senior Traffic Engineer with Sustainability & Mobility Dept. Introduced other members of Plan Hillcrest Team: Shelby Buso, Coby Tomlins, Phil Trom, Scott Zendel, Genevieve Romero-Marquette.

Deadline for public feedback on Plan, including environmental impact, is April 29, 2024. Will take feedback into consideration and then prepare final draft plan to take through the public hearing process for City Council decision in summer 2024.

Can download the DRAFT plan at PlanHillcrest.org. A couple copies will be available at Mission Hills/ Hillcrest Knox Library.

Key themes heard on discussion of the DRAFT:

- Reduction in density
- Need to encourage economic prosperity/support for legacy businesses
- Noise noticing regulations
- Need for additional mobility analysis
- Need for more flexibility around supplemental development regulations

Public Comment / Answers (ANS) by Presenter

Roy Dahl – the SANDAG plan taking out trolley line on Park Blvd which is critical piece for handling global warming, density and getting people downtown is an issue. Diverting that down University makes no sense, it means it would have to be a tram vs trolley. By approving this plan you're cementing the bad decisions of SANDAG into the plan, you are creating a bad transportation decision. What you did not show are the failures of our current street network that get worse ---**it's in the footnotes!** If you make things terrible for people driving around, you will have the Houston model which is do whatever you want.

Tom Mullaney – we worked 7 years on the Uptown Community Plan and went over every block. It's not true that it didn't add density. The 2016 Community Plan allows 50% increase in density. The plan started out to redo the core of Hillcrest 6-9 blocks, this new plan is 14X larger. I'd like to see: 1) Plan Hillcrest Committee meet soon, because need more than one mtg, 2) ask for presentation on behalf of Uptown United to counteract what we just heard, please don't have another long presentation by the city without an opposing presentation of equal length, a lot of what was just presented is factually untrue, 3) on transportation, global level of service D, E, F is failing level of service, request Board to ask: what happens when a bunch of cars driving through the community are hardly moving at all? Air pollution and green house gases increase. Request 60 days for review, as University City was allowed 60 days for review of their plan.

Lu Rehling – procedural comments, as former member of Plan Hillcrest Committee - the Planning Dept was responsive to this Board’s request for printed copies of the 2nd Draft be available to all Board Members, pls take your copy. Will make it easier to go through and analyze.

The Committee’s recommendation was that there be two meetings between now and our next board meeting because at our next board meeting, unless there’s an extension of the time allowed, the board will have this as an action item. One mtg on weekend or in evening or Zoom Mtg to allow more people to participate, plenty of opportunity for input and second meeting in April where city staff would be invited to provide input.

Paul Jamason - I like that you addressed housing needs, we’re behind the state’s requirements. Daylighting intersections, lowering speed limits. Buses should have priority over single occupancy vehicles.

Michael Donovan – two concerns: discontinuous promenades, need to make sure policies address that; 6th avenue regardless of what signs say it’s at least a 40mph zone, least protected bike lane in that space on the path to Balboa Park, would really like to see that re-thought.

Alex Wong – recently SANDAG has been studying an aerial gondola between Hillcrest Medical Center and Fashion Valley, it is critical we accelerate this.

Omar Paredes – cities are for people not cars

Sharon Gehl – in the past we’ve just concentrated on people driving cars and now we must focus on all forms of transportation. Hillcrest is the place to put more housing, the 2016 plan didn’t provide enough housing. Encourage everyone to read the plan.

Ian Epley – this is the dream I’ve been waiting for in central Hillcrest it’s been a blighted area. One concern: is there a legislative way to keep asset management from buying up all the housing we’re producing because affordable housing will go out the window. Need a facility for shared parking like Carvana . I’m disheartened that there’s a historical district, if developers have the restrictions of a historical district they won’t come. Be prepared to get sued.

Karen Ebner – not against development, I liked 50% of what you presented. You stated 17,000 new homes and 35,000 more people will be coming into Hillcrest and then you stated 290 dwelling units per acre not sure what that applies to? Want to address the traffic, noontime traffic on University going East is very bad, bumper to bumper. It’s very narrow and traffic very impacted. People will be coming on and off freeway. How will this work with the addition of 35,000 people.

ANS: 290 dwelling units per acre is just the highest density allowance we have, it’s dark red on map

Board Comment // Answers (ANS) by Presenter

Dylan – live on 8th Ave, one way onto University would be hard to navigate. Supportive of Historical Cultural District, there isn’t a lot of detail need to flush it out.

Mike – since plan increases density and population, I’m uncomfortable with what the plan offers for park and recreation, not much presented about park & rec, but the plan shows a huge deficiency. Used to be able to count on developer impact fees (DIF) to be used here, but the truth is a very high percentage of that money is going to other parts of the city. There were no DIFs offered to Uptown in this particular year, but Uptown has seen some of the most major development of anywhere in the city of San Diego and no money has been pushed to this. How can we be assured that money that’s

ATTACHMENT 7

APPROVED - 05/07/2024

been generated as DIFs in the Uptown area, at least most of it, gets used here to solve the problems that development is creating. Don't see any type of implementation that would assure a financing mechanism. I think it's all going to be up to City Council discretion. I'm a Parks Planner I've done 30 city-wide park master plans, nobody in any of those 30 cities does it the way the city of San Diego does it, and it really leaves a major deficiency here. I'd like to see how we can get something into the Hillcrest Focused Plan that assures that money comes back here to address the park deficiencies, but they are still going to be very major.

Susan – not hearing a lot about infrastructure, where are the new grocery stores going? Where are we getting the funds for the additional police and fire people required, and new fire stations? Where is the water coming from? Where is the power coming from?

ANS: there is a chapter on public facilities and implementation

Patty – echo Mike Singleton 's concern about lack of park and recreation areas, people need park/rec space to stay healthy. Seeing studies indicating more businesses are moving north, will result in more traffic. Agree with Roy Dahl's comments about the need for a trolley on Park Blvd, it works in places like San Francisco. We're losing DIFs because Complete Communities allows developers to build without paying DIFs.

Laura – I live in Hillcrest and work downtown and don't have a car, I walk and bike everywhere. I bike downtown to work, but don't bike to North Park, streetcar between Hillcrest and N Pk would support pedestrian access.

Tami – is it possible to bring back a streetcar since it was original to our Uptown area. It's much more reasonable to think people would hop on that than a bus because easier to do and streets are set up for it.

ANS: in our transit figure there's a blue line, the route is supposed to connect downtown, Hillcrest, N Pk, Golden Hill. We continue to coordinate with SANDAG as to what that's going to look like.

Mat W – appreciate you coming here tonight, you haven't said anything about this since November. Why do we have to wrap up everything by April 29th when It's not going to Planning Commission until May 30th? University City is getting 60 days. Practically we only have 30 days because we have to vote on this at our May meeting. Please get this on the website asap. Echo the concerns especially regarding mobility, DIF fees, 35k people is going to significantly increase our population with no plans for more new libraries, no plans for more fire stations, police services and the mobility issue. Considering 2 of the 3 regional trauma centers are in Hillcrest and making streets one way in context of the medical complex and Hillcrest as a nexus, is very problematic. Heartened there are still plans for a historical district and decreased density a little bit from 19k to 17k units. Feels like it's being rushed and not helpful. Heard the city is not expecting SANDAG to move forward on any kind of trolley until 2050, yet this plan is predicated upon allowing density pre-supposing that the trolley exists. It seems any additional density being allowed for by a trolley, needs to be backed out of this plan and then looked at again when there is a trolley, and we have the infrastructure and mobility option. This plan is only supposed to go to about 2050, yet it is allowing density that is not going to have the needed services.

ANS: I must check; I haven't been made aware that 60 days has been granted. The requirement is 45 days and that's what we're offering. We will be available to Board and Plan Hillcrest Committee.

Matt D – concern about the mobility issue. We're talking about adding 35k people. People are going to have cars, how are they going to get on and off the freeway. Already the traffic situation here is

ATTACHMENT 7

APPROVED - 05/07/2024

squeezed down to a 4-lane highway on the 163, it's really the one way in and out for pretty much everyone. University is 4-lanes and will go down to 2 lanes with one way traffic and Robinson is just 2 lanes. Are you going to make some major infrastructure changes to Robinson? Seems there has to be some coordination with Caltrans and the on-and-off ramps to make it work properly. Sounds like the streetcar is out of your purview. In lieu of that need to create more dedicated bus lanes or something.

Stu – (former Chair, Plan Hillcrest) it's been a great pleasure working with you: Shannon, Claudia, Coby, Phil. We had workshops where we got into the details and worked on some of the problems. My concerns that haven't been addressed: slide 25 - didn't see any roundabouts so you don't have to merge bike lanes into car lanes. Historic bridges spanning 163 are like a rock in the boot of this whole mobility plan, need to deal with these bridges. If you can't help, let us know who we can talk with. Slide 28 - commuter rail, we need transit centers for this commuter rail. Whether it's paid with DIF fees or otherwise, it's going to take some space to accommodate this. Slide 32 – pedestrian connectivity on Washington E between 8th and Lincoln, dangerous for everyone including bicyclists, it's literally a sidewalk to nowhere. These are concerns.

2. People mover. Overview of concept to connect downtown with airport. Alex Wong, Data Researcher, RideSD. Vancouver has been great success story of people movers. Ask for your support for People Mover, if interested can send letter to SANDAG and Councilmember Whitburn, Chair of MTS, to highlight why it's beneficial. Could be extended beyond airport.

Public Comment / Answers (ANS) by Presenter

Roy Dahl – how many hotels does it hit, that's going to be your real marketplace

Omar Paredes – less cars

Alice Kulkofski (sp?) – where is terminus?

ANS: Civic Center

Lu Rehling – what is timeline? Direct impact on Uptown?

ANS: phase one airport to downtown, no direct impact on Uptown

Board Comment // Answers (ANS) by Presenter

Mike – technology used? accustomed to taking the people mover from airport to Oakland. It's like a cable pull bar.

ANS: won't get one like that

Matt D – will this be elevated? Will it impact sightline by water downtown?

ANS: yes, elevated, some impacts

Mat W – who stated people mover is best option? Who is RideSD and connection to plan?

ANS: RideSD is a non-profit for transportation advocacy

MOTION to extend meeting 15 minutes – Stu McGraw / Second Juli Hyde

FOR: Martin Alonzo, John Barney, Dylan Brynn, Matt Driver, Patty Ducey-Brooks, Juli Hyde, Laura Kuffner, Stu McGraw, Tami Ratliffe, Mike Singleton, Mat Wahlstrom, Susan White

AGAINST: Don Liddell, Mary Brown

ABSTAIN: Jim Walsh, Chair

APPROVED

3. Hillcrest Sewer. Project will include replacement and rehabilitation of some mains; abandonment or installation of others; and changes to manholes, sidewalks, and curb ramps.

VII. Administrative Action Items. 8:45 PM

Chair reports and set dates for meetings

- 1 Election (Ad Hoc) - Jim/volunteers of former committee will assemble election procedures
- 2 Operations & Outreach –Mat W/ met 3/30 to prepare info for Annual Report
- 3 Public Facilities – Tami/to reach out to Stu/Jim for more info
- 4 Design Review -Patty/nothing to report
- 5 Historic Resources – Patty/to contact Logan for update on status of old MH Library
- 6 Plan Hillcrest (Ad Hoc) – Mat W/want to have zoom and in-person meetings, more info soon

VII. Request for agenda suggestions, and confirmation of next regular board meeting

May 7, 2024, Joyce Beers Community Center

Agenda Suggestions: reps B Pk Com and Airport Advisory, Hybrid Meeting Guidance

VIII. Adjourn 9:08 PM

	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	<p>FORM DS-318</p> <p>October 2017</p>
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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: Loomis Condo Conversion **Project No. For City Use Only:** _____
Project Address: 4078 Stephens Street, San Diego, CA 92103

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

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

Property Owner SCD
Name of Individual: Stephanie Loomis - Stephanie C. Loomis Trust Owner Tenant/Lessee Successor Agency
Street Address: 9035 Rohr Place Dated 12/10/2003, Stephanie C. Loomis, Trust
City: San Diego State: CA Zip: 92123
Phone No.: 858-869-5474 Fax No.: _____ Email: SunflowerGirl92123@yahoo.com
Signature: [Signature] Date: 08-22-2023
Additional pages Attached: Yes No

Applicant
Name of Individual: Stephanie Loomis Owner Tenant/Lessee Successor Agency
Street Address: 9035 Rohr Place
City: San Diego State: CA Zip: 92123
Phone No.: 858-869-5474 Fax No.: _____ Email: SunflowerGirl92123@yahoo.com
Signature: [Signature] Date: 08-22-2022
Additional pages Attached: Yes No

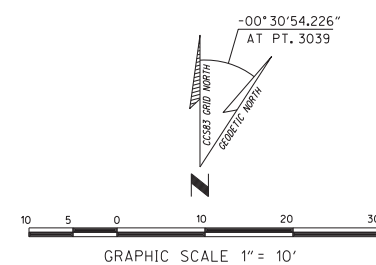
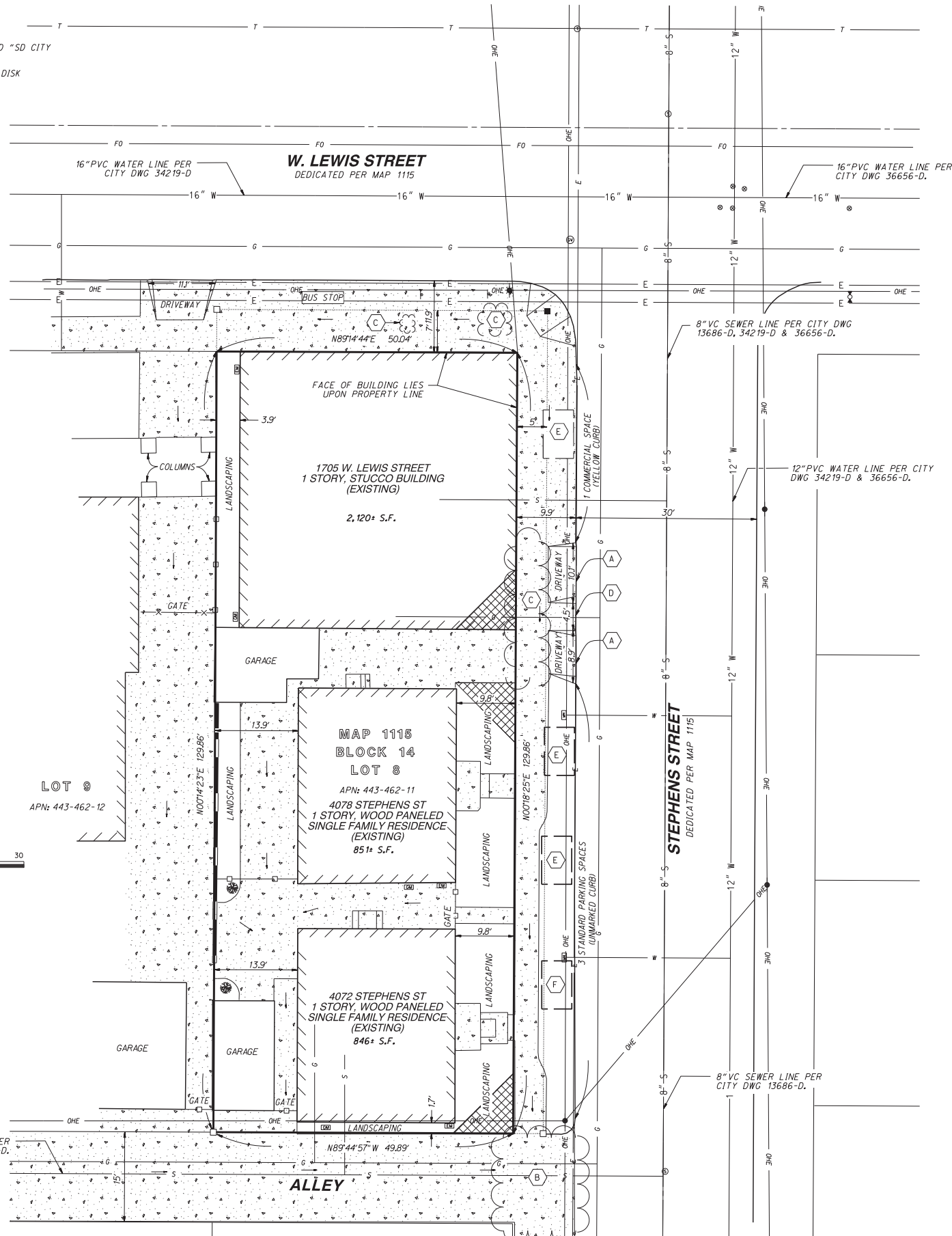
Other Financially Interested Persons
Name of Individual: _____ Owner Tenant/Lessee Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: Yes No

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

TENTATIVE MAP NO. 3227764 WAIVER

LEGEND

- SUBJECT PROPERTY
- FOUND LEAD AND DISK STAMPED "SD CITY ENGR" PER CR 29601
- WILL SET 3/4" IRON PIPE AND DISK STAMPED "LS 8379" PRIOR TO RECORDATION OF PARCEL MAP
- ////// BUILDING
- CONCRETE
- STREET TREE ROOT ZONE
- BLOCK WALL
- OHE OVERHEAD UTILITY LINE
- WOOD FENCE
- 8" S EXISTING SEWER MAIN
- S EXISTING SEWER LATERAL (TO REMAIN)
- 12" W EXISTING WATER MAIN
- W EXISTING WATER SERVICE (TO REMAIN)
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- FO EXISTING FIBER OPTIC LINE
- ELECTRIC METER
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- PEDESTRIAN RAMP
- POWER POLE
- SEWER MANHOLE
- SIGN
- * STREET LIGHT
- TELEPHONE MANHOLE
- △ VISIBILITY TRIANGLE
- WATER VALVE
- WATER METER



NO DEVELOPMENT

THE PURPOSE OF THIS PROJECT IS TO CONVERT THE EXISTING FEE OWNERSHIP FROM 1 OWNERSHIP TO 3 SEPARATE CONDOMINIUM UNITS, THE LIMITS OF WHICH WILL BE COINCIDENT WITH THE EXISTING BUILDINGS ON-SITE.

WAIVER

REQUEST WAIVER OF TENTATIVE MAP AND A PARCEL MAP

CONDOMINIUM NOTE

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 6542 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 AND TOTAL NUMBER OF COMMERCIAL UNITS IS 1.

BUILDINGS/STRUCTURES

EXISTING: 3 UNITS (2 RESIDENTIAL AND 1 COMMERCIAL BUILDING)
PROPOSED: 3 UNITS (2 RESIDENTIAL AND 1 COMMERCIAL BUILDING)

IMPROVEMENTS

- (A) DRIVEWAYS TO BE RECONSTRUCTED TO MEET ADA STANDARDS PER STANDARD DRAWING SDG-162.
- (B) ALLEY APRON TO BE RECONSTRUCTED TO MEET ADA STANDARDS.
- (C) DAMAGED SIDEWALKS TO BE RECONSTRUCTED PER CURRENT CITY STANDARD.
- (D) EXISTING CURB TO BE REMOVED AND INSTALLATION OF STANDARD CURB AND GUTTER TO BE INSTALLED ALONG THE PROPERTY'S FRONTAGE ON WEST LEWIS STREET AND STEPHENS STREET.
- (E) NEW STREET TREE (TYPICAL)
- (F) EXISTING STREET TREE (PROTECT IN PLACE)

ZONING INFORMATION

ZONING CLASSIFICATION: RS-1-7

YARD	SETBACK	MAX BLDG. HEIGHT	24/30
FRONT	15	MAX F.A.R.	VARIES
SIDE	4	MIN. LOT SIZE	5000 SF
REAR	13	MIN. STREET FRONTAGE	50

ONSITE UTILITIES

ONSITE UTILITIES			
WATER	UNDERGROUND	ELECTRIC	OVERHEAD
SEWER	UNDERGROUND	TELEPHONE	OVERHEAD
GAS	UNDERGROUND	CABLE	OVERHEAD

NOTES

- THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE THREE PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409(B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
- THE SUBDIVIDER SHALL OBTAIN 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.

MAPPING NOTE

A CERTIFICATE OF COMPLIANCE SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP WAIVER, IF APPROVED.



LAND SURVEYOR OF WORK

BRIAN D. JAQUESS DATE
LS 8379
EXP. DATE: 12-31-2026



5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165
rickengineering.com

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH (1991,35) AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON 7/19/2022 AND WERE ESTABLISHED FROM G.P.S. STATION 3039 AND G.P.S. STATION 1040 PER RECORD OF SURVEY 14492. THE BEARING FROM G.P.S. STATION 3039 TO G.P.S. STATION 1040 IS N 77°25'43"E.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT G.P.S. STATION 3039 IS 0.99999994. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION AT G.P.S. STATION 3039 IS 246.16 NGVD29.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS THE SEBP AT FORT STOCKTON DRIVE AND LEWIS STREET PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK DATED OCTOBER 4, 2011.

ELEVATION: 271.484 MSL NGVD29

LEGAL DESCRIPTION

LOT 8 IN BLOCK 14 OF MISSION HILLS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1115, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 20, 1908.

TOPOGRAPHIC SOURCE

TOPOGRAPHIC DATA SHOWN HEREON WAS PERFORMED BY RICK ENGINEERING COMPANY USING TRADITIONAL SURVEY METHODS ON 7/21/2022.

OWNER

STEPHANIE C. LOOMIS, TRUSTEE, STEPHANIE C. LOOMIS TRUST DATED DECEMBER 10, 2003.

ASSESSOR'S PARCEL NUMBER

443-462-11

REFERENCE DRAWING

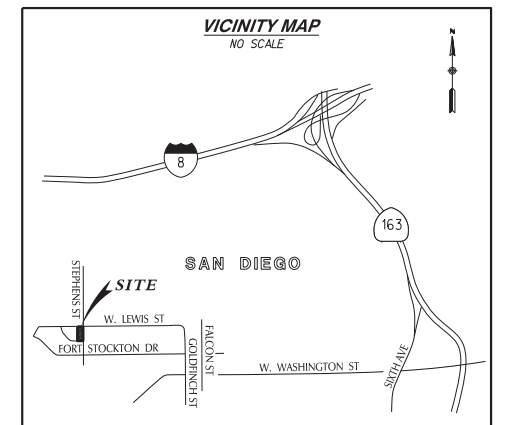
MAP 1115, CITY DWGS 13386-6-D, 26549-6-D, 34219-D & 36656-4-D

GROSS AREA

6,488.59 SQUARE FEET (0.15 ACRES), MORE OR LESS

EASEMENTS

- THERE ARE NO EXISTING EASEMENTS OF RECORD ENCUMBERING THE PROPERTY PER THE PROVIDED TITLE REPORT.
- THERE ARE NO PROPOSED EASEMENTS AS A PART OF THIS PROJECT.



LAMBERT COORDINATES: 214-1713 NAD83: 1854-6273	PRJ: 1075228
PREPARED BY: RICK ENGINEERING COMPANY	REVISION 1: _____ REVISION 2: _____ REVISION 3: _____ REVISION 4: _____ REVISION 5: _____ REVISION 6: _____ REVISION 7: _____
ADDRESS: 5620 FRIARS ROAD SAN DIEGO, CA. 92110 (619) 291-0707	ORIGINAL DATE: _____
PROJECT NAME: LOOMIS CONDO CONVERSION SHEET TITLE: EXISTING & PROPOSED CONDITIONS	SHEET 1 OF 1






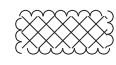



LANDSCAPING EXHIBIT

NO DEVELOPMENT OR IMPROVEMENTS

THE PURPOSE OF THIS PROJECT IS TO CONVERT THE EXISTING FEE OWNERSHIP FROM 1 OWNERSHIP TO 3 SEPARATE CONDOMINIUM UNITS, THE LIMITS OF WHICH WILL BE COINCIDENT WITH THE EXISTING BUILDINGS ON-SITE.

THERE ARE NO PROPOSED ADDITIONS OR IMPROVEMENTS ASSOCIATED WITH THIS PROJECT.

LEGEND

-  LIMITS OF HOLLY DWARF BUFORD BUSH ON-SITE (TO REMAIN)
-  EVERGREEN TREE (TO REMAIN)
-  CALIFORNIA LILAC BUSH (TO REMAIN)
-  SWEETGUM TREE (LIQUIDAMBAR STYRACIFLUA) WITHIN R/W (EXISTING 5" CALIPER TREE TO BE PROTECTED IN PLACE)
-  LITTLE GEM MAGNOLIA (MAGNOLIA GRANDIFLORA 'LITTLE GEM') PROPOSED
-  LIMITS OF HOLLY DWARF BUFORD BUSH WITHIN R/W (TO REMAIN)
-  CONCRETE
-  5' X 8' PLANTING AREA OF LITTLE GEM MAGNOLIA TREES (PROPOSED)
-  *STREET TREE TYPE TO BE PROVIDED CONSISTENT WITH CITY OF SAN DIEGO STREET TREE SELECTION GUIDE.

STREET YARD LANDSCAPE CALCULATIONS

TOTAL YARD AREA: 9.8 FT X 74.95 FT=735 SF
 PLANTING AREA REQUIRED: 735 SF X 50%=368 SF
 PLANTING AREA PROVIDED: 589 SF
 EXCESS AREA PROVIDED: 589 SF-368 SF= 221 SF

PLANTING POINTS REQUIRED: 735 SF X 0.05=37 POINTS
 4 EXISTING HOLLY DWARF BUFORD BUSH
 15 POINTS FOR EACH EXISTING SHRUB GREATER THAN 24-INCH AND LARGE SPREAD AND HEIGHT
 4X15=60 POINTS
 EXCESS POINTS PROVIDED: 60-37=23 EXCESS POINTS

MINIMUM TREE SEPERATION DISTANCE (PER TABLE 143-04E)

TRAFFIC SIGNAS/STOP SIGNS - 20'
 UNDERGROUND UTILITY LINES - 5' (10' FOR SEWER)
 ABOVE GROUND UTILITY STRUCTURES - 10'
 DRIVEWAY (ENTRIES) - 10'
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25'

