



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: August 29, 2012      REPORT NO. HO 12-072  
ATTENTION: Hearing Officer  
SUBJECT: 713 DEAL COURT MAP WAIVER  
PROJECT NUMBER: 273504  
LOCATION: 713-715 Deal Court  
APPLICANT: Joel Waymire/ Team Beach M.B.S. Holdings, LLC

### SUMMARY

Requested Action - Should the Hearing Officer approve a Map Waiver to waive the requirement for a Tentative Map to create two residential condominiums and a request to waive the requirement to underground existing offsite overhead utilities within the Mission Beach Community Plan?

Staff Recommendation - Approve Map Waiver No. 961165 and waive the requirement to underground existing offsite overhead utilities.

Community Planning Group Recommendation – The Mission Beach Precise Planning Board voted 10-0-0 on May 20, 2012 to recommend approval of the project.

Environmental Review - This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301(k)(Existing Facility). The environmental exemption determination for this project was made on August 2, 2012 and the opportunity to appeal that determination ended August 16, 2012.

### BACKGROUND

The project proposes a waiver from the requirements of a Tentative Map to create two residential condominiums on a single lot totaling 0.06-acres. The project is located at 713-715 Deal Court in the Mission Beach Community Plan and zoned RS within the Mission Beach Planned District within the Coastal Overlay Zone, State of California jurisdiction. The original structure was constructed in 1955. On December 6, 2007, Waiver No. 6-11-094-W was issued by the California Coastal Commission entitling the remodel of the existing duplex. Building permits for the remodel were obtained on October 10, 2011 under Building Permit No. 858952. The

remodel included the removal of 44-percent of the existing structure walls to be replaced with a 387 square-foot two car garage and a 938 square-foot second story addition resulting in a 2,451 square-foot duplex with four off-street parking spaces. The structure is currently unoccupied. Surrounding the site are multi-family residential structures.

The project requires a Process 3 Map Waiver for the conversion of two existing residential units into condominiums in accordance with San Diego Municipal Code section 125.0122.

## DISCUSSION

The project proposes a Map Waiver to create one two-bedroom and one three-bedroom residential condominium. The structure was reviewed for compliance with the Mission Beach Planned District Ordinance and the San Diego Municipal Code (SDMC) section 125.0120 and 125.0123 regulating Map Waivers in January 2012. The proposed project design meets all development requirements of the Land Development Code including floor area ratio, landscaping, parking, and height. The proposed project will be three stories and consist of 1,236 (Unit "A") and 1,279 (unit "B") square feet of habitable area. Both units will include two off-street parking spaces each for a total of four.

### Undergrounding Waiver Request

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined the undergrounding waiver request qualifies under the guidelines of Council Policy 600-25, *Underground Conversion of Utility Lines at the Developer's Expense*, in that the conversion involves a short span of overhead facility (less than 600 feet in length) and the conversion would not represent a logical extension to an underground facility. It has been determined that such conversion is not a part of a continuing effort to accomplish a total undergrounding within a specific street or area and the conversion is a requirement of a condo conversion permit of an existing development.

The applicant will be required to underground all existing and new service to the site per Condition No. 18 of the draft Map Waiver conditions (Attachment 6). The neighborhood currently contains power poles and overhead utilities lines along Strand Way. The utility lines to these poles extend to other properties located north and south. The City's Undergrounding Master Plan designates the site within Block 2S1, and has been scheduled for undergrounding in the second quarter of 2013 as a utility company financed project (PUC 8209).

## CONCLUSION

Staff has reviewed the Map Waiver request to waive the requirement for a Tentative Map and the request to waive the requirement to underground existing overhead utilities. The project is in conformance with the applicable sections of the San Diego Municipal Code for Map Waivers. The development is also consistent with the Residential Land Use designation of the Mission

Beach Community Plan. Therefore, staff recommends approving Map Waiver No. 961165 and the request to waive the requirement to underground existing overhead utilities.

ALTERNATIVES

1. Approve Map Waiver No. 961165, with modifications.
2. Deny Map Waiver No. 961165, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

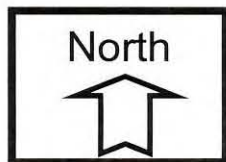
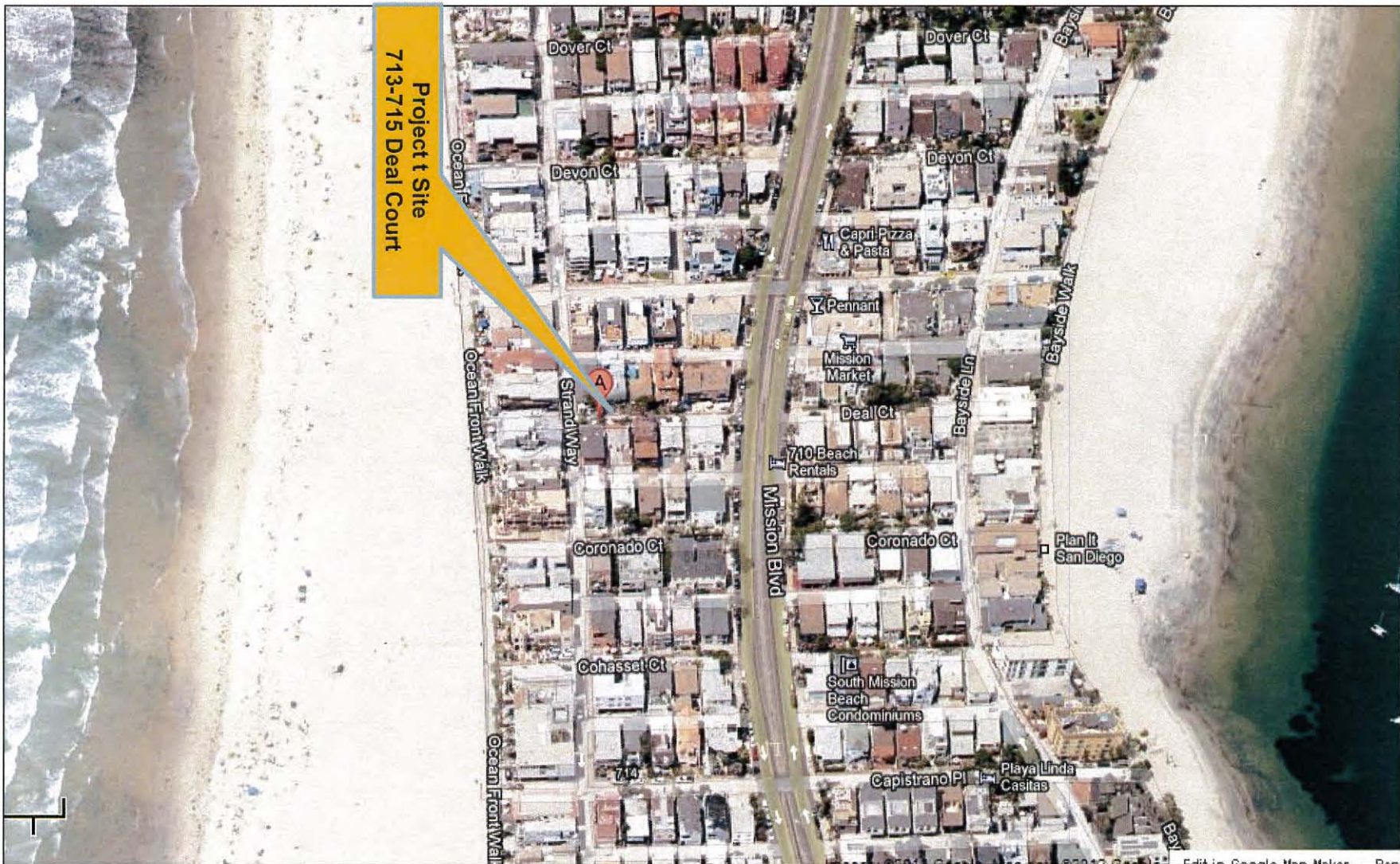


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William Zounes, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Map Waiver Resolutions with Findings
6. Draft Map Waiver Conditions
7. Project Plans
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Utility Undergrounding Schedule
11. Project Chronology
12. Coastal Permit Waiver No. 6-11-094-W



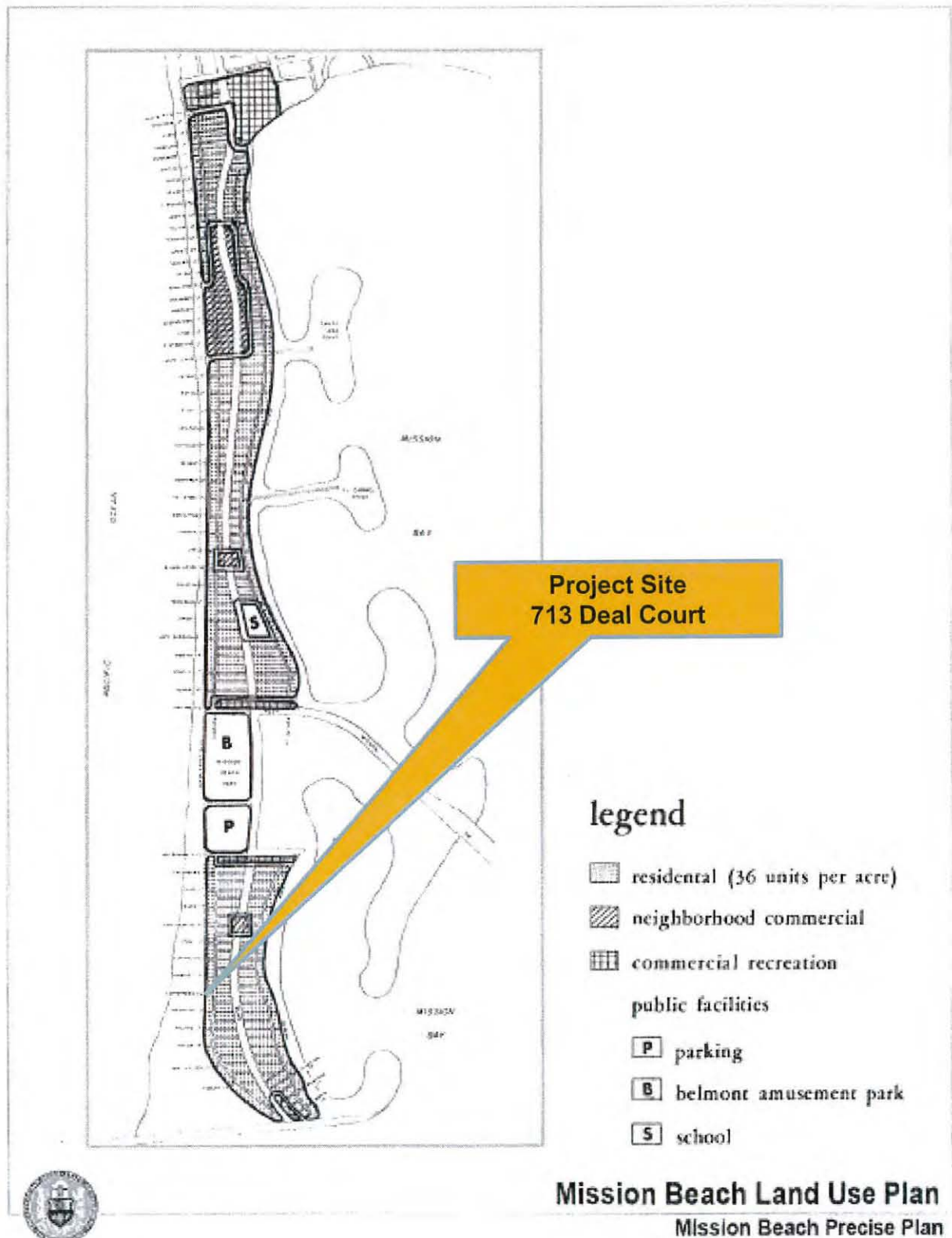
## Aerial Photograph (Birds Eye)

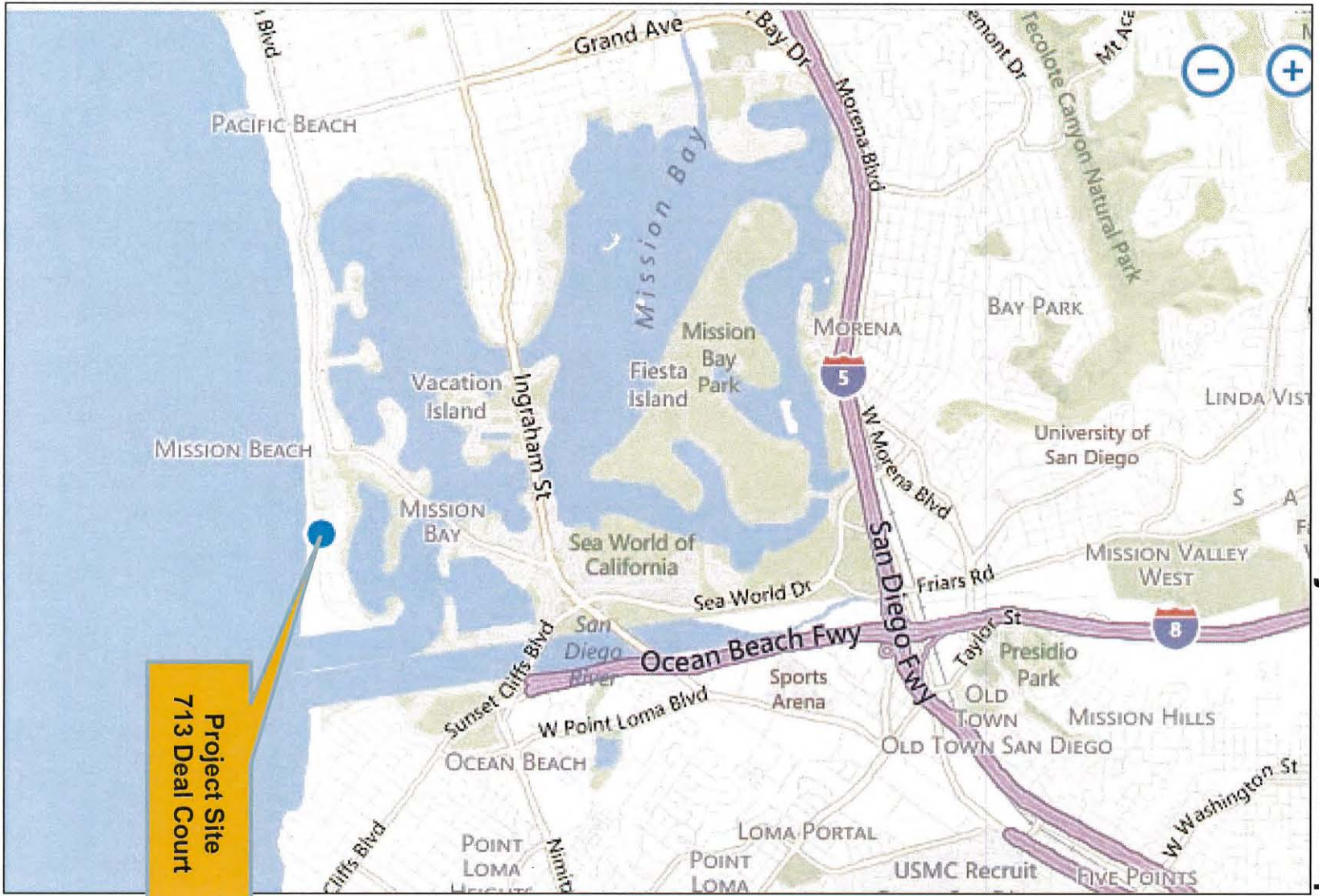
713-715 Deal Court - Project No. 273504

713 Deal Court Map Waiver



# Attachment 2 Mission Beach Land Use Plan





Attachment 3  
Project Location Map

## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	713 Deal Court Map Waiver	
<b>PROJECT DESCRIPTION:</b>	Map Waiver to convert two residential dwelling units into condominiums and waive the requirement to underground existing overhead utilities	
<b>COMMUNITY PLAN AREA:</b>	Mission Beach	
<b>DISCRETIONARY ACTIONS:</b>	Map Waiver	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Residential	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> RS		
<b>HEIGHT LIMIT:</b> 30 feet		
<b>LOT SIZE:</b> 2,429 square-foot minimum lot size.		
<b>FLOOR AREA RATIO:</b> 1.1 maximum.		
<b>FRONT SETBACK:</b> 10/15 feet.		
<b>SIDE SETBACK:</b> 5 feet		
<b>STREETSIDE SETBACK:</b> 10 feet.		
<b>REAR SETBACK:</b> N/A		
<b>PARKING:</b> 4 spaces required		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential; RS	Residential dwellings
<b>SOUTH:</b>	Residential; RS	Residential Development
<b>EAST:</b>	Residential; RS	Residential Development
<b>WEST:</b>	Residential; RS	Residential Development
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On March 20, 2012, the Mission Beach Precise Planning Board voted 10-0-0 to recommend approval of the project.	

**Attachment 5**  
**Draft Map Waiver Resolution with Findings**

RESOLUTION NO. XXXXXX  
DATE OF FINAL PASSAGE AUGUST 29, 2012

A RESOLUTION OF THE HEARING OFFICER  
ADOPTING THE FINDINGS AND APPROVING MAP  
WAIVER NO. 961165 FOR 713 DEAL COURT MAP  
WAIVER- PROJECT NO. 273504

WHEREAS, TEAM BEACH M.B.S. HOLDINGS, LLC, Subdivider, and JOEL A. WAYMIRE, Registered Professional Engineer, submitted an application with the City of San Diego for Map Waiver No. 961165, to waive the requirement for a Tentative map for the conversion of existing residential units into condominium units and waive the requirement to underground existing offsite overhead utilities. The project site is located at 713-715 Deal Court in the R-S Zone of Mission Beach Planned District within the Mission Beach Community Plan. The property is legally described as Lot "E" of Block 39 of Mission Beach Altered Map No. 1809; and

WHEREAS, the Map proposes the subdivision of a 0.06-acre site into a two unit residential condominium conversion; and

WHEREAS, on May 1, 2012, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15301(k); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and



**Attachment 5**  
**Draft Map Waiver Resolution with Findings**

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 requirement to underground existing offsite overhead utility facilities qualifies under the guidelines of Council Policy No. 600-25, *Underground Conversion of Utility Lines at Developers Expense* in that: in that the conversion involves a short span of overhead facility (less than 600 feet in length) and the conversion would not represent a logical extension to an underground facility. It has been determined that such conversion is not a part of a continuing effort to accomplish a total undergrounding within a specific street or area and the conversion is a requirement of a condo conversion permit of an existing development; and

WHEREAS, on August 29, 2012, the Hearing Officer of the City of San Diego considered Map Waiver No. 961165, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0123 (map waiver), 125.0440 (tentative map), 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,

**Attachment 5**  
**Draft Map Waiver Resolution with Findings**

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. 961165:

**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Act §§ 66473.5, 66474(a), and 66474(b)).**

The project proposes to convert two residential units constructed in 1955 and remodeled in 2012, into two residential condominiums and waive the requirement to underground offsite existing overhead utilities on a 0.06-acre site located at 713-715 Deal Court in the RS Zone of Mission Beach Planned District within the Mission Beach Community Plan.

The proposed project is consistent with the land use residential designation of the Mission Beach Community Plan by continuing to maintain a density range of up to 36 dwelling units per acre. The project would meet the goals of the Mission Beach Precise Plan/Local Coastal Program by maintaining residential development and not interfering with public access or public views to the beaches and bays. The project is not within an identified view corridor or public access way. The proposed condominiums will meet the land use regulations of the certified Implementation Program including compliance with the San Diego Municipal Code development regulations including, but not limited to, height, setbacks, parking, landscape, and floor area ratio. As a condition of the Map Waiver, the subdivider will be required to reconstruct the damaged portions of the alley adjacent to the site in accordance with the current City Concrete Alley Standard, and reconstruct the curb ramp to current City Standards. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Act §§ 66473.5, 66474(a), and 66474(b)).

**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 (San Diego Municipal Code § 125.0440(b)).**

The project proposes to convert two residential units constructed in 1955 and remodeled in 2012, into two residential condominiums and waive the requirement to underground offsite existing overhead utilities on a 0.06 acre site located at 713-715 Deal Court in the RS Zone of Mission Beach Planned District within the Mission Beach Community Plan.

The existing structure has currently undergone a remodel under Building Permit No. 858952 issued on October 10, 2011. The remodel includes the removal of 44-percent of the existing walls to be replaced with a 387 square-foot two car garage and a 938 square-foot second story addition. The construction was determined to be consistent with the

**Attachment 5**  
**Draft Map Waiver Resolution with Findings**

development regulations of the RS zone of the Mission Beach Planned District including height, setbacks, floor area ratio, landscaping and architectural design. The project does not include deviations from the regulations. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (San Diego Municipal Code § 125.0440(b)).

**3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).**

The project proposes to convert two residential units constructed in 1955 and remodeled in 2012, into two residential condominiums and waive the requirement to underground offsite existing overhead utilities on a 0.06 acre site located at 713-715 Deal Court in the RS Zone of Mission Beach Planned District within the Mission Beach Community Plan.

The site is flat and has been previously graded. The two residential units currently exist on the site. The site fronts Deal Court and Strand Way. The RS zone allows one dwelling unit for every 1,210 square feet of site area. The existing site is 2,429 square feet which will accommodate two dwelling units. The Mission Beach Community Plan designates the site as residential allowing up to 36 dwelling units per acre. The conversion of two residential units into condominiums is within the community plan's density range and within the RS zone density range. 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 (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).**

The project proposes to convert two residential units constructed in 1955 and remodeled in 2012, into two residential condominiums and waive the requirement to underground offsite existing overhead utilities on a 0.06 acre site located at 713-715 Deal Court in the RS Zone of Mission Beach Planned District within the Mission Beach Community Plan.

The Map Waiver was reviewed by the City of San Diego for conformance with the Land Development Regulations, California Building Code, and Land Use Policies. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (existing facility) of the State CEQA Guidelines which determined that the Map Waiver will have no substantial impact to environment. The project is located within an urbanized and built out environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on or adjacent to the site. Therefore, the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).

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**5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).**

The project proposes to convert two residential units constructed in 1955 and remodeled in 2012, into two residential condominiums and waive the requirement to underground offsite existing overhead utilities on a 0.06 acre site located at 713-715 Deal Court in the RS Zone of Mission Beach Planned District within the Mission Beach Community Plan.

Minor land modifications/improvements are proposed with this Map Waiver to include the reconstruction of curb ramps at the intersection of Deal Court and Strand way and repair damaged portions of the alley adjacent to the site.

The project has been reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Map Waiver includes conditions and corresponding exhibits of approvals relevant to obtaining permits for the work within the Public Right-of-Way and paying applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(k) of the State CEQA Guidelines which determined that the Map Waiver will have no substantial impact to environment. The proposed sidewalk and alley improvements will further add safety conditions by adding an easier path of travel for pedestrians and vehicles passing through these areas. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

**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 (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).**

The project proposes to convert two residential units constructed in 1955 and remodeled in 2012, into two residential condominiums and waive the requirement to underground offsite existing overhead utilities on a 0.06 acre site located at 713-715 Deal Court in the RS Zone of Mission Beach Planned District within the Mission Beach Community Plan.

The proposed subdivision does not contain or propose any new easements for the development. The site has frontage on Deal Court and Strand Way. The subdivision proposes public improvements to include the reconstruction of curb ramps at the intersection of Deal Court and Strand way and repair damaged portions of the alley adjacent to the site. 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 (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).**

The project proposes to convert two residential units constructed in 1955 and remodeled in 2012, into two residential condominiums and waive the requirement to underground offsite existing overhead utilities on a 0.06 acre site located at 713-715 Deal Court in the RS Zone of Mission Beach Planned District within the Mission Beach Community Plan.

The potential and opportunity exists to implement sustainable building techniques that utilize photovoltaic systems (solar panels) to generate a certain percentage of the project's energy needs. The two unit complex incorporates tilted roofs which may facilitate for solar panels in the future. Additionally, new dual-glazed windows having Low E Glazing have been installed which will help reduce solar heat gain within the units. 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 (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).**

The project proposes to convert two residential units constructed in 1955 and remodeled in 2012, into two residential condominiums and waive the requirement to underground offsite existing overhead utilities on a 0.06 acre site located at 713-715 Deal Court in the RS Zone of Mission Beach Planned District within the Mission Beach Community Plan.

The decision maker has reviewed the administrative record including the project plans and environmental documentation to determine the effects of the proposed subdivision on the housing needs of the region. With the proposed conversion of two existing residential units to condominiums, there would be a loss of two rental units and a gain of two for-sale units. The two residential units are within a built out urbanized community with adequate infrastructure. The decision maker has determined that 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. The project is within a half mile from public transit and retail services and sales. In addition, Mission Bay Park and the Pacific Ocean is located within one to two blocks from the site. Therefore, the housing needs of the region are balanced against the needs for public services and the available fiscal and environmental resources.

**9. The proposed subdivision of land complies with requirements of the Subdivision Map Act and the Land Development Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act or the Land Development Code enacted**

**Attachment 5**  
**Draft Map Waiver Resolution with Findings**

**pursuant thereto (San Diego Municipal Code § 125.0123 and Subdivision Map Act § 66428(b)).**

The project proposes to convert two residential units constructed in 1955 and remodeled in 2012, into two residential condominiums and waive the requirement to underground offsite existing overhead utilities on a 0.06 acre site located at 713-715 Deal Court in the RS Zone of Mission Beach Planned District within the Mission Beach Community Plan.

The proposed subdivision would comply with all of the applicable requirements of the Subdivision Map Act and the Land Development Code. The development complies with RS zone of the Mission Beach Planned District which regulates the size and location of the structure including setbacks, coverage, height, and floor area. The proposed subdivision is within a developed urban neighborhood and located on an existing improved and dedicated right-of-way with existing water and sewer facilities hooked into the structure. The development would not be subject to floodwater inundation. Drainage would be directed off the site into the City's storm water collection system. The property is within the jurisdiction of the City of San Diego and, therefore, all normal residential waste generated from the subdivision would be collected at curbside and disposed of in the city landfill. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(k) of the State CEQA Guidelines which determined that the Map Waiver will have no substantial impact to environment. Therefore, the proposed subdivision of land complies with requirements of the Subdivision Map Act and the Land Development Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act or the Land Development Code enacted pursuant thereto (San Diego Municipal Code § 125.0122 and Subdivision Map Act § 66428(b)).

**10. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing (San Diego Municipal Code § 125.0444(b)).**

All costs associated with the processing of this Map Waiver were paid by the applicant. Therefore, the project was not financed by funds 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 (San Diego Municipal Code § 125.0444(c)).**

The Map Waiver was not processed to provide housing for the elderly, disabled or to provide low income housing.

**Attachment 5**  
**Draft Map Waiver Resolution with Findings**

**12. The notices required by San Diego Municipal Code section 125.0431 have been given in the manner required (San Diego Municipal Code § 125.0444(a), and Subdivision Map Act §§ 66452.17 and 66427.1).**

The project proposes to convert two residential units constructed in 1955 and remodeled in 2012, into two residential condominiums and waive the requirement to underground offsite existing overhead utilities on a 0.06 acre site located at 713-715 Deal Court in the RS Zone of Mission Beach Planned District within the Mission Beach Community Plan.

During the processing of this Map Waiver application the existing residential structure was unoccupied due to interior and exterior improvements. However the Map Waiver conditions require all perspective tenants be notified of the condominium conversion. This notice and all other required notices shall be enforced during the life of the Map Waiver. Therefore, all applicable notices required by San Diego Municipal Code section 125.0431 have been given in the manner required.

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. 961165 is hereby granted to TEAM BEACH M.B.S. HOLDINGS, LLC and JOEL A. WAYMIRE, subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
William Zounes  
Development Project Manager  
Development Services Department

ATTACHMENT: Map Waiver Conditions  
Internal Order No. 24002584

HEARING OFFICER  
CONDITIONS FOR MAP WAIVER NO. 961165  
713 DEAL COURT MAP WAIVER- PROJECT NO. 273504  
ADOPTED BY RESOLUTION NO. \_\_\_\_\_ ON AUGUST 29, 2012

**GENERAL**

1. This Map Waiver will expire September 13, 2015.
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 be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**CONDOMINIUM CONVERSION**

6. The Subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:
  - a. For existing tenants, within 10 days of the project application for the condominium conversion being deemed complete; or



**Attachment 6**  
**Draft map Waiver Conditions**

- b. For prospective tenants, upon application for the rental of a unit in the proposed condominium conversion.
7. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the Subdivision Map Act.
8. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Subdivision Map Act section 66427.1(a)(2)(E). The provisions of this condition shall neither alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Civil Code sections 1941, 1941.1 and 1941.2.
9. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days after approval of a 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 recordation of the Certificate of Compliance, the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the condominium conversion inclusionary housing fee pursuant to the Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 142.1301 *et seq.*).
15. Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by paying the Condominium Conversion Inclusionary Affordable Housing Fee in one of the following, manners:
  - a. Deferring payment of the Condominium Conversion Inclusionary Affordable Housing Fee until the close of escrow of the first condominium sold at the development by entering into a written agreement with the San Diego Housing Commission securing payment of the Condominium Conversion Inclusionary Affordable Housing Fee, which shall be recorded against the development and secured by a recorded deed of trust in favor of the San Diego Housing Commission. If Owner/Permittee elects future payment of the Condominium Conversion Inclusionary Affordable Housing, the fee shall be calculated using the rate in effect at the close of escrow of the first condominium unit sold at the development; or
  - b. Pre-paying the Condominium Conversion Inclusionary Affordable Housing Fee to the City based upon the aggregate square footage of all residential units in the project. If Owner/Permittee pre-pays the Condominium Conversion Inclusionary Affordable Housing, the fee shall be calculated using the rate in effect on the date of pre-payment.
16. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Coastal Overlay Zone Affordable Housing Replacement Regulations (San Diego Municipal Code § 143.0810 *et seq.*), to the satisfaction of the Development Services Department and the San Diego Housing Commission.

**ENGINEERING**

17. Prior to the recordation of the Certificate of Compliance, the Subdivider shall set monumentations and file a Corner Record in the office of the County Surveyor.
18. 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

**Attachment 6**  
**Draft map Waiver Conditions**

provide other means to assure the undergrounding, satisfactory to the City Engineer.

19. Prior to the recordation of the Certificate of Compliance, the Subdivider shall reconstruct the damaged portions of the alley adjacent to the site in accordance with the current City Standard Concrete Alley
20. Prior to the recordation of the Certificate of Compliance, the Subdivider shall construct a current City Standard SDG-137 curb ramp at the intersection of Deal Court and Strand Way, adjacent to the site.
21. The Subdivider shall install appropriate private back flow prevention devices on all existing and proposed water services (domestic, irrigation, and fire) adjacent to the project site in a manner satisfactory to the Water Department Director.
22. The Subdivider shall provide a letter, agreeing to prepare 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.
23. 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**

24. Prior to the issuance of a Certificate of Compliance the applicant will provide an updated Title Report.
25. A certificate of compliance shall be requested once the items of the approved map waiver and resolution have been satisfied.
26. Prior to issuance a Certificate of Compliance a field inspection will be performed to verify that all monuments are set in the ground per Map No. 1651 and occupy the location stated on the Map per San Diego Municipal Code 125.0120 (b) that states The Subdivider may request a waiver of the requirement to file a tentative map for the construction of a condominium project on a single parcel that was previously mapped and monumented in a manner satisfactory to the City Engineer in accordance with Subdivision Map Act Section 66428(b)
27. If any property corners are missing, they must be set and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County

Surveyor pursuant to the Professional Land Surveyors Act. A copy of the Record of Survey or a Corner Record shall be provided to the City.

28. Prior to the recordation of the Certificate of Compliance a field inspection will be performed to verify that all utilities are undergrounded and that the monuments are in the ground as noted on the Map Waiver and occupy the location stated on the corner record.
29. "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).
30. "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."
31. 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 Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

#### **LANDSCAPE/BRUSH MANAGEMENT**

32. Complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.

33. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.
34. All required landscape shall be maintained in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
35. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards. All landscape proposed within Public View Corridors shall be no taller than 30 inches at maturity without pruning. Any trees proposed within view corridors shall be maintained by thinning and pruning of the tree canopy to a height of eight feet or greater and shall not significantly obstruct the view corridor.
36. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or a Final Landscape Inspection.
37. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved.

**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.

**Attachment 6**  
**Draft map Waiver Conditions**

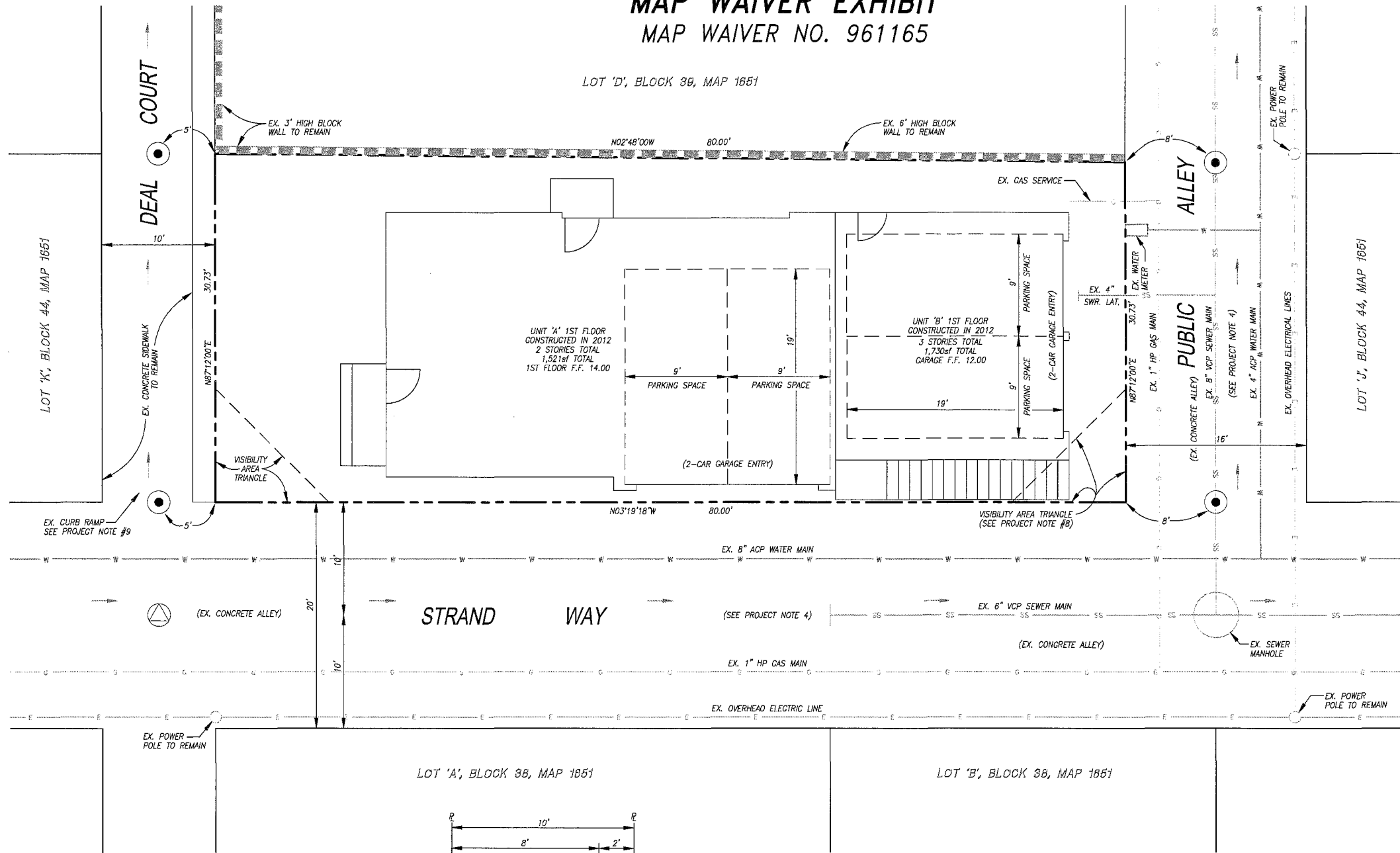
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may 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. 24002584

# MAP WAIVER EXHIBIT

## MAP WAIVER NO. 961165

LOT 'D', BLOCK 38, MAP 1651

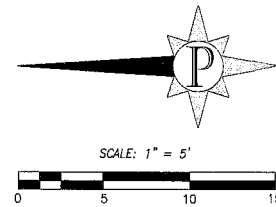
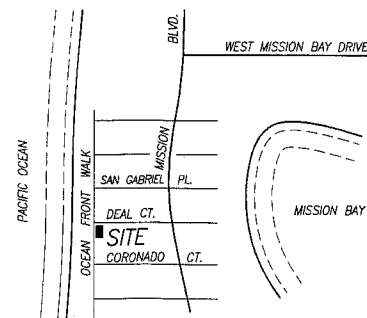
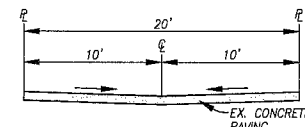
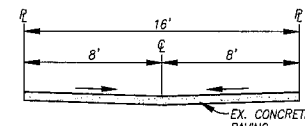
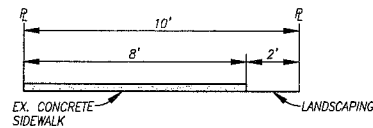


**LEGEND**

---	PROPERTY LINE / TMW BOUNDARY
- - -	EX. LOT LINE
---	EX. BUILDING WALL
---	EX. CONCRETE WALKWAY
---	EX. MASONRY BLOCK WALL TO REMAIN
W	EX. WATER MAIN
SS	EX. SEWER MAIN
S	EX. GAS MAIN
E	EX. OVERHEAD ELECTRICAL LINES
→	EX. DRAINAGE DIRECTION
⊙	EX. LEAD & DISC STAMPED "LS 3168"
⊙	EX. STREET CENTERLINE WELL MONUMENT

**UTILITY TABLE**

ON-SITE UTILITY	LOCATION
ELECTRIC	UNDERGROUND
TELEPHONE	UNDERGROUND
CABLE	UNDERGROUND
GAS	UNDERGROUND
WATER	UNDERGROUND
SEWER	UNDERGROUND



**PROJECT OWNER**

TEAM BEACH M.B.S. HOLDINGS, LLC  
3444 KEARNY VILLA ROAD, SUITE 405  
SAN DIEGO, CA 92123  
(619) 322-3610

MIKE BIGGS

DATE

**LEGAL DESCRIPTION**

LOT "E" IN BLOCK 39 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF 1651, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 14, 1914.

APN: 423-713-01

**PROJECT DATA**

ZONING:	MB PD-R-5	NO. BEDROOMS PER UNIT:	UNIT 'A' = 3 BE UNIT 'B' = 2 BE
LOT AREA:	2,429 SF (0.06 ACRES)	REQUIRED PARKING PER UNIT:	2 SPACES
NO. OF EXISTING UNITS:	2	PARKING PROVIDED PER UNIT:	2 GARAGE SPACE
NO. OF PROPOSED UNITS:	2	PROPERTY SETBACKS:	FRONT = 15' EAST SIDE = 3' WEST/SOUTH SID
NO. OF EXISTING LOTS:	1	LAMBERT COORDINATES:	219-1692
NO. OF PROPOSED LOTS:	1		

**PROJECT NOTES**

- THIS MAP WAIVER IS A REQUEST FOR THE TENTATIVE MAP PROCESS TO BE WAIVED FOR CONVERTING THESE APARTMENT UNITS INTO CONDOMINIUM UNITS.
- THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 2.
- THIS SITE IS CURRENTLY UNDER CONSTRUCTION. SEE PLS# 239369 FOR BUILDING PLANS.
- SUBDIVIDER SHALL RECONSTRUCT THE DAMAGED PORTIONS OF THE ALLEYS ADJACENT TO THE PROJECT SITE PER CITY CONCRETE ALLEY STANDARDS.
- SUBDIVIDER SHALL NOT CONSTRUCT ANY PRIVATE IMPROVEMENTS OTHER THAN A CONNECTING SIDEWALK IN THE DEAL COURT RIGHT-OF-WAY.
- SUBDIVIDER SHALL NOT CONSTRUCT ANY GATE THAT SWINGS OPEN INTO THE DEAL COURT RIGHT-OF-WAY.
- PRIOR TO THE RECORDATION OF THE CERTIFICATE OF COMPLIANCE, THE SUBDIVIDER SHALL SET MONUMENTS AND FILE A CORNER RECORD IN THE OFFICE OF THE COUNTY RECORDER.
- ENCROACHMENT INTO VISIBILITY AREA TRIANGLE APPROVED PER PLS# 239369.
- SUBDIVIDER TO UPGRADE EXISTING CURB RAMP PER SDG-137.

**PROJECT EASEMENTS**

THERE ARE NO EXISTING OR PROPOSED EASEMENTS ASSOCIATED WITH THIS PROJECT.

**BENCHMARK**

TOP OF BRASS CAP IN CENTERLINE WELL MONUMENT AT DEAL COURT AND STRAND WAY.  
ELEVATION: 9.586 MSL.

**ENGINEER OF WORK**

Planning + Engineering + Mapping  
**POLARIS**  
Development Consultants, Inc.  
2514 Jamacha Road, Suite 502-31 • El Cajon, CA 92019 • 619-444-2923



JOEL A. WAYMIRE  
R.C.E. 56258

DATE  
EXP. 12-31-2012

**TENTATIVE MAP WAIVER NO 961165**

**713-715 DEAL COURT CONDO CONVERSION**

**PREPARED BY:**

NAME: POLARIS DEVELOPMENT CONSULTANTS  
ADDRESS: 2514 JAMACHA ROAD, SUITE 502-31  
EL CAJON, CA 92019  
PHONE: (619) 444-2923

**PROJECT ADDRESS:**

713-715 DEAL COURT  
SAN DIEGO, CA 92109

**PROJECT NAME:**

713-715 DEAL COURT

**SHEET TITLE:**

MAP WAIVER EXHIBIT

REVISION 14:	_____
REVISION 13:	_____
REVISION 12:	_____
REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	_____
REVISION 6:	_____
REVISION 5:	_____
REVISION 4:	_____
REVISION 3:	_____
REVISION 2:	_____
REVISION 1:	MAY 25, 2012

ORIGINAL DATE: FEBRUARY 23, 2012

SHEET 1 OF 1

DEP# 273504



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

THE CITY OF SAN DIEGO

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> 713 DEAL CT MAP WAIVER	<b>Project Number:</b> 273504	<b>Distribution Date:</b> 4/12/12
<b>Project Scope/Location:</b> MISSION BEACH (PROCESS 3) Map Waiver application to waive the requirements of a Tentative Map to convert 2 existing residential units to condominiums on a 0.05 acre site at 713 Deal Ct in the R-S Zone of Mission Beach Planned District within the Mission Beach Community Plan. State Coastal, Coastal Ht Limit, Airport Influence Area, Parking Impact, Residential Tandem Parking, Council District 2. Notice Cards=2		
<b>Applicant Name:</b> Joel Waymire		<b>Applicant Phone Number:</b> (619) 248-2932
<b>Project Manager:</b> Sandra Teasley	<b>Phone Number:</b> 446-5271	<b>Fax Number:</b> (619) 446-5245
		<b>E-mail Address:</b> STeasley@sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b>		
<input checked="" type="checkbox"/> <b>Vote to Approve</b>	<b>Members Yes</b> 10	<b>Members No</b> 0
<input type="checkbox"/> <b>Vote to Approve With Conditions Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>
<input type="checkbox"/> <b>Vote to Approve With Non-Binding Recommendations Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>
<input type="checkbox"/> <b>Vote to Deny</b>	<b>Members Yes</b>	<b>Members No</b>
<input type="checkbox"/> <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>		<input type="checkbox"/> <b>Continued</b>
<b>CONDITIONS:</b>		
<b>NAME:</b> MIKE MEYER		<b>TITLE:</b>
<b>SIGNATURE:</b> <i>Mike Meyer</i>		<b>DATE:</b> 5-20-12
<i>Attach Additional Pages If Necessary.</i>		<b>Please return to:</b> Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.		



**Attachment 9  
Ownership Disclosure  
Statement**

**Project Title:**  
713-715 Deal Court Condo Conversion

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

**Legal Status (please check):**

Corporation  Limited Liability -or-  General) What State? CA Corporate Identification No. \_\_\_\_\_  
 Partnership

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

Corporate/Partnership Name (type or print):  
Team Beach M.B.S. Holdings, LLC

Owner  Tenant/Lessee

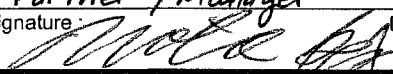
Street Address:  
3444 Kearny Villa Road, Suite 405

City/State/Zip:  
San Diego, CA 92123

Phone No: (619) 322-3610 Fax No: (800) 858-9460

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

Title (type or print):  
Partner / Manager

Signature:  Date: 2-4-12

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:



Refresh Map Help

2665 OCEAN FRONT WALK 92149

Project Block 2S1

Project Site  
7-1-715 Deal Court

### Identify Results

**Council Districts**  
Council District: 2  
Member Name: Kevin Faulconer  
Office Phone: (619) 236-6622

**Utilities Undergrounding Projects**  
Project Name: Project Block 2S1  
Year Allocated: 2009  
Project Start: Mar 31, 2013  
Project End: May 31, 2013  
Contact Person: UNDERGROUND UTILI  
Phone #: (619) 533-3841  
Email: undergrounding@sar  
Website: www.sandiego.gov/l  
Council District: 2  
Phase: Design

**Project Chronology**  
**713 Deal Court Map Waiver**  
**PROJECT NO. 273504**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
4/12/12	First Submittal	Project Deemed Complete and distributed		
5/7/12	First Submittal Assessment Letter out		25 days	
6/15/12	Second submittal In	Normal Submittal		39 days from First Assessment Letter
7/20/12	Second Submittal Assessment Letter out		35 days	
8/29/12	Hearing Officer Hearing		40 days	
<b>TOTAL STAFF TIME**</b>			<b>3 month 9 days</b>	
<b>TOTAL APPLICANT TIME**</b>				<b>1 months 9 days</b>
<b>TOTAL PROJECT RUNNING TIME**</b>		From Deemed Complete to HO Hearing	<b>4 months 18 days</b>	

\*\*Based on 30 days equals to one month.

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4421  
(619) 767-2370 FAX (619) 767-2384  
www.coastal.ca.gov

Attachment 12  
Coastal Permit Waiver  
No. 6-11-094-W

**NOTICE OF PERMIT WAIVER EFFECTIVENESS**

DATE: January 12, 2012  
TO: Finline Enterprise, Attn: Greg Leginski  
FROM: Charles Lester, Executive Director  
SUBJECT: Waiver Number 6-11-094-W

Please be advised that Waiver Number 6-11-094-W, which was reported to the Commission on January 11, 2012, became effective as of that date. Any deviation from the application and plans on file in the Commission office may require a coastal development permit for the entire project.

APPLICANT: Finline Enterprise, Attn: Greg Leginski  
LOCATION: 713 -715 Deal Ct, San Diego (San Diego County) (APN(s) 423-713-01)  
DESCRIPTION: Remodel of an existing 1,513 sq. ft. three story duplex including construction of a new 387 sq. ft. two car attached garage and a 938 sq ft, 2nd story addition, resulting in a 2,451 sq. ft. three story duplex with four off street parking spaces on a 2,429 sq. ft. lot. The existing structure has legally non-conforming sideyard setbacks, which it will be allowed to retain as part of the subject remodel and addition. Remodel will involve the demolition of no more than 44% of the existing exterior walls.

Should you have any questions, please contact our office.

Sincerely,

CHARLES LESTER  
Executive Director



By: MELISSA AHRENS  
Coastal Program Analyst

M.B.S. Holdings Llc